

Village of Altamont
Planning Board Meeting
July 26, 2010

Lois Ginsburg, Acting Chairman

Stephen Caruso

Elaine Van De Carr

James Greene

Kevin Casey

Donald F. Cropsey, Jr., Building Inspector

Kelly Best, Secretary

Liberty LiVecchi, Applicant

Lynn Cassin, Landlord

Acting Chairman Ginsburg opened the meeting at 7:30 pm. Board member Caruso made a motion to approve the minutes of June 2010. Board member Van De Carr seconded the motion. Board member Ginsburg, Van De Carr, Caruso and Casey were in favor. Board member Greene abstained.

Acting Chairman Ginsburg opened the Public Hearing in regards to the request of Liberty LiVecchi for a Special Use Permit/Site Plan Review to permit the use of 450 sq ft of space located in a mixed use building mixed as a hair salon pursuant to Article VI Section 355-42 of the Zoning Law per Article V Section 355-37 for property owned by Knowersville Plaza, Inc. 100 Main Street, Altamont, NY, 12009, TMN 37.19-1-27 and zoned Business. Plans were available for public inspection at the Village Offices during normal business hours.

The Board reviewed the recommendations from the Albany County Planning Board. They deferred all recommendations for local consideration. The applicant submitted a site plan, a floor plan and a narrative. The applicant would be using 450 sq ft, using an open floor plan, includes a bathroom. The applicant explained that all gray water would go into the existing sewer system.

The applicant suggested hours of operation of Tuesdays & Thursdays – 10 am to 5 pm, Wednesdays and Fridays – 7 am to 7 pm and Saturdays 9 am to 3 pm. She planned on being closed Sundays and Mondays.

Board member Greene asked approximately what is the maximum customers that could be serviced in an hour. Ms. LiVecchi stated 4 customers maximum. Ms. LiVecchi stated that only she and a nail tech would be employed at the business. Board member Greene asked if there were busier times during the business day. Ms. LiVecchi stated that the evening hours were the busiest. The nail tech cannot do more than one customer at a time. Ms. LiVecchi double books her clients. There can be up to 4 or 5 clients in the shop during the evening hours.

The Board inquired about the parking. Mr. Cropsey stated that most the other businesses were closed in the evening. He informed the board that there was adequate parking at the location. Ms. LiVecchi stated that most customers were by appointment and that there were very few walk in customers. The Board determined that this business was taking over an existing retail space.

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Acting Chairman Ginsburg suggested that Ms. LiVecchi may want to extend her business hours requested even though she may choose not be open all of them. Acting Chairman Ginsburg suggested Wednesdays through Fridays 10 am to at least 8 pm and Saturdays 9 am to at least 5 pm.

Acting Chairman Ginsburg asked if there were any comment from the public. There were none.

Board member Greene made a motion after no comment from the public to close the public hearing. Board member Van De Carr seconded the motion. All in favor.

The Board then reviewed the SEQR. The Board determined that it was an unlisted action. Board member Caruso made a motion having determined that the proposed action: 1) complies with existing Zoning Laws; 2) is compatible with land use in the vicinity of the project; 3) will not adversely impact: a) existing air quality, surface or ground water quality, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion or flooding problems; b) aesthetic, agricultural, archaeological, historic or other cultural resources; or community or neighbor character; c) vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or endangered species; d) the community's existing plans or goals as officially adopted, or use or intensity of use of land or other natural resources; e) growth, subsequent development, or related activities; and f) Long term, short term, cumulative effects, the Village of Altamont Planning Board has determined the project will not have any significant adverse environmental effects and makes a negative declaration under SEQRA. Board member Greene seconded the motion. All in favor.

The Board then reviewed the requirements for a Special Use Permit and Site Plan. The Board determined that the hair salon was an appropriate use. The applicant has provided all the documents needed by the board for review. The Board inquired about the traffic pattern at the location.

Lynn Cassin, 2568 Western Avenue, co-owner of the building told the board that the traffic pattern signs were taken down during the Maple / Main road construction and were never replaced. They can be replaced.

Board member Caruso made a motion after having reviewed the application for a special use permit under the Village of Altamont Zoning Law, Chapter 355, Article V, Section 355-35, Paragraph E; having reviewed the proposed plan under the Village of Altamont Zoning Law, Chapter 355, Article V, Section 355-36, Paragraph E; having determined that the proposed plan is an unlisted action under the State Environmental Quality Review and having made a negative declaration; having received and reviewed the comments of the Public Hearing of July 26, 2010; having notified the Town of Guilderland regarding the proposed project and having not received comment; The Village of Altamont Planning Board approves the special use permit and gives site plan approval to Liberty LiVecchi to create and operate a hair salon consisting of two stations and a pedicure unit at 100 Main Street, Altamont, NY Tax Map Parcel # 37.19-1-27 with the following conditions: Hours of operation – Tuesdays and Thursdays - 10 am to 5 pm, Wednesdays and Fridays – 10 am to 8 pm, and Saturdays – 9 am to 5 pm; and external

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lighting and signage will be in compliance with all Village Laws and regulations. Board member Van De Carr seconded the motion. All in favor.

Board member Van De Carr made a motion to adjourn the meeting at 8:00 pm. Board member Caruso seconded the motion. All in favor.

Respectfully Submitted

Kelly Best
Secretary