

Village of Altamont Planning Board

Regular Meeting

November 29, 2010

Stephen Parachini, Chairman

Steve Caruso

James Greene

Lois Ginsburg

Elaine Van De Carr

Donald Cropsey, Jr., Building Inspector

Dean Whalen, Village Liaison

Kelly Best, Secretary

Kevin Clancy, Alternate

Mr. and Mrs. Conklin, owner of Hungerford Market, applicant

Troy Miller, applicant

Jeff Perlee, future applicant

Stephen Walrath, representing Carol Dubrin, future applicant

1 resident

Chairman Parachini called the meeting to order. The Board reviewed the minutes from October 2010. Board member Ginsburg made a motion to accept the minutes. Board member Van De Carr seconded the motion. All in favor.

Chairman Parachini opened the Public Hearing for the request of Troy Miller for a Special Use Permit/Site Plan Review under the Zoning Law to permit the conversion of an existing real estate office to a bagel store/restaurant pursuant to Article V Section 355-37 and Zoning Law Use Schedule for property owned by Troy Miller. The property is situated at 106 Maple Avenue, Altamont, New York, 12009. Tax Map Number 37.18-4-24 and is zoned Central Business District. Plans are open for public inspection at the Village Offices during normal business hours. Said hearing is to take place Monday, November 29, 2010 at 7:30 pm. Board member Caruso made a motion to close the Public Hearing. Board member Van De Carr seconded the motion. All in favor.

The Board reviewed the recommendations received from Albany County Planning Board. Albany County Planning Board recommended the Village Planning Board should ensure that the project is reviewed by the Albany County Department of Health for food service and obtain all required permits.

Chairman Parachini stated that the applicant was asked to provide board with a narrative and the general hours of operation for this meeting. The information was provided.

Chairman Parachini asked Mr. Cropsey if he had spoken with Mr. McIntyre, Superintendent of Public Works regarding drainage - sewer and water. Mr. Cropsey stated that he had and that Mr. McIntyre indicated that his department had no problems with the business moving to the new location in relation to sewer and water service.

Chairman Parachini asked Mr. Miller if he had any information regarding the private Right of Way. Mr. Miller never responded. Board member Ginsburg stated that she has observed a garbage can in the Right of Way for a number of days and now noticed an old toilet in the same area. The Board asked Mr. Miller to please remove these items. He agreed to take care of it.

The Board reviewed the SEQRA and determined it would be considered an unlisted action. The Board reviewed the Part II Environmental Assessment and determined that all the questions could be answered no. Board member Ginsburg made a motion having determined that the proposed action complies with the existing Zoning Law; is compatible with land use in the vicinity of the project; will not adversely impact: existing air quality, surface or ground water quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion or flooding

problems; aesthetic, agricultural, archaeological, historic or other cultural resources, or community or neighborhood character; vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or endangered species; the community's existing plans or goals as officially adopted, or use or intensity of use of land or other natural resources; growth, subsequent development, or related activities; 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 Caruso seconded the motion. All in favor.

The Board reviewed the factors required under the Village Zoning Law relating to Site Plan approval. The Board agreed at the October meeting that the Board waives the need to show natural features and contours. The Board determined that there was adequate parking. There were no issues with traffic patterns, access for emergency vehicles, and landscaping. Mr. Miller asked about placing a sign on the north side of the building (facing the parking lot). Mr. Cropsey will look into the specifics of the law for a wall sign. Mr. Cropsey informed the Board that it was not something the needed to be part of this hearing. The Board determined that the use was consistent with the comprehensive plan. The Board reviewed the factors required for Special Use Permit. The Board determined there were no negative aspects to the proposed business. Chairman Parachini wrote the address of the building on the interior layout plan.

Board member Van De Carr 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 Albany County Planning Board regarding the proposed plan; having received no comments before or at the Public Hearing of November 29, 2010. The Village of Altamont Planning Board approves a Special Use Permit and gives Site Plan approval to Troy Miller to create a bagel shop for property located at 106 Maple Avenue, Altamont, NY, Tax Map Parcel 37.18-4-24 with the following conditions: Hours of operation will be between 6:30 pm to 3 pm – Sunday through Saturday, during Lent – Friday nights 6 pm to 8 pm and may possibly serve dinner one or two nights a week; external lighting and signage to be in compliance with all Village Laws and Regulations, all required permits are to be obtained and maintained through Albany County Department of Health for food service; all garbage receptacles are to be screened and not visible from the sidewalk; and permission is granted for 3 bistro sized tables to be placed outside business on the parking lot side of building. The motion was seconded by Board member Ginsburg. All in favor.

Chairman Parachini spoke with Mr. Walrath and Mr. Perlee. They were both informed that they needed to submit an application and fee required for the minor sub-division requests. Chairman Parachini acknowledged that the Board has received the narrative and preliminary plan from both applicants. He informed the applicants that the Board will not meet again until January 24, 2011. The Board and the applicants discussed setting up times to do site visits prior to the January meeting.

Chairman Parachini informed the Board that this is the last meeting for Board member Ginsburg. He thanked her for all her years of service. Board member Ginsburg made a motion to adjourn the meeting at 8:07 pm. Board member Caruso seconded the motion. All in favor.

Respectfully Submitted

Kelly Best  
Secretary