

Village of Altamont Planning Board
Regular Meeting
October 25, 2010

Stephen Parachini, Chairman
Steve Caruso
James Greene
Lois Ginsburg
Elaine Van De Carr

Catherine and Robert Traina, applicants
Donald Cropsey, Jr., Building Inspector
Dean Whalen, Village Liaison
Kelly Best, Secretary
Kevin Clancy, Alternate
Troy Miller, applicant
Jean Conklin, owner of Hungerford Market

Chairman Parachini called the meeting to order. The Board reviewed the minutes from September 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 Catherine and Robert Traina for a Special Use Permit/Site Plan Review under the Zoning Law to permit the use of 1200 sf of space as a martial arts studio per Article V Section 355 subsection 37 for property owned by Altamont, LLC located at 187 Main Street, Altamont, NY, 12009, TMN 48.06-3-1 and zoned Central Business District. There was no communication from the public through the village office. There were no comments from the public at this hearing. Board member Caruso made a motion to close the Public Hearing. Board member Ginsburg seconded the motion. All in favor.

The Board reviewed the recommendations received from Albany County Planning Board. Albany County Planning Board recommended the Village should ensure that adequate parking will be provided for all uses in the building. The Board after reviewing the submitted application determined that there would be sufficient parking.

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 Van De Carr 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 Ginsburg 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 September meeting that they waive 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. 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 the there were no negative aspects to the proposed business.

Board member Caruso made a motion that the Village of Altamont Planning Board 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 plans and agreed that there is adequate parking; having received and reviewed the comments of the Public Hearing of October 25, 2010. The Village of Altamont Planning Board approves the Special Use Permit and gives site plan approval to Catherine and Robert M. Traina to create and operate a martial arts school at 187 Main Street, Altamont, NY, Tax Map parcel 48.06-3-1 with the following conditions: Hours of operation: Monday, Tuesday, Thursday, and Friday, 4 pm to 8 pm, Saturday, 4 pm to 5 pm; External lighting and signage to be in compliance with all Village Laws and Regulations. Board member Van De Carr seconded the motion. All in favor.

The Board reviewed the pre application for a Special Use Permit and Site Plan of Troy Miller. Mr. Miller, 10 Indian Maiden Pass, stated that he had spoken with the owner of Hungerford Market, Jean Conklin. Ms. Conklin stated that her building has been purchased by a new owner and she was looking for a place to relocate her business in the village. Mr. Miller has a vacant store front at 106 Maple Avenue available and they had discussed moving her business to that location. Chairman Parachini asked if the new location would need to be updated including fire safety codes. It was determined that the Building Inspector would determine that when a building permit was submitted. Board member Greene asked how the bagels are baked. Ms. Conklin stated she uses convection oven. She also stated that she plans to keep the same business hours. She may add a few more tables – may have exterior seating on the parking lot side of the building during good weather. She would also like to continue serving dinners. The Board inquired if they need an interior layout. Mr. Cropsey stated that they could.

The Board stated that the application would need to be submitted to Albany County Planning Board. Chairman Parachini asked Ms. Conklin to provide the board in writing the hours of operation, the placement of the outside tables, and general business plan. She will also have to provide the Board with the short SEQRA form. The Chairman suggested that Ms. Conklin be broad in stating hours and type of foods offered even if she chooses to not offer these at this time. The Board agreed to waive the need to show natural features and contours on the site plan. Mr. Miller stated that trash will be stored in cans in a closed in area behind the business and be picked up weekly. The Board was concerned about where large delivery trucks would park. Ms. Conklin stated that she has a couple of deliveries a week and the trucks usually find a parking space along Main Street. She stated that there should be no problem on Maple Avenue. Mr. Miller stated that he was planning on painting the building in the spring. Mr. Cropsey stated that Mr. McIntyre should review the property for drainage relating to sewer and storm water. Mr. Miller stated that he would review the signage with Mr. Cropsey after the Special Use Permit was granted. Mr. Miller stated that he had no plans to change the lighting at that location. The Board acknowledged that there is a right-of way in the alley between the two buildings.

Board member Ginsburg made a motion that the Village of Altamont Planning Board approve the pre application of Troy Miller for a Special Use Permit and Site Plan for property located at 106 Maple Avenue, Tax Map Parcel 37.18-4-24, to operate a bagel shop. The applicant has been requested to provide an interior plan, placement of exterior seating, hours of operation, provide a short SEQRA form and a statement relating to the existing right of way. The location of the trash barrels is to remain the same. The application will be reviewed by the Superintendent of Public Works, Timothy McIntyre for drainage relating to sewer and water. The Board waives the need for the applicant to show contours on the pre application sketch; and the need to show natural features on such sketch. The Public Hearing will be held at the next schedule Planning Board meeting at 7:30 pm. The motion was seconded by Board member Van De Carr. All in favor.

The Board reviewed the information provided relating to 100 Main Street Bean and Bakery. The Board was satisfied and felt that the dinners served were within the scope of the Special Use Permit granted.

Board member Van De Carr made a motion to change the Planning Board meeting to November 29, 2010. Board member Caruso seconded the motion. All in favor.

Board member Ginsburg made a motion to adjourn the meeting at 8:15 pm. Board member Van De Carr seconded the motion. All in favor.

Respectfully Submitted

Kelly Best
Secretary