

Village of Altamont Planning Board
Regular Meeting
August 23, 2010

Stephen Parachini, Chairman
James Greene
Elaine Van De Carr
Lois Ginsburg
Kevin Clancy

Rob Panasci, Village Attorney
Donald Cropsey, Jr., Building Inspector
Dean Whalen, Village Liaison
Kelly Best, Secretary
Mr. Paul Cowley (on behalf of his father)

Chairman Parachini called the meeting to order at 7:40 pm. The only item on the agenda is the pre concept hearing for the sub division of the Cowley property. The minutes from the July meeting were not completed and will be available prior to the next meeting.

The Board discussed application procedures. The Board would like all paperwork to be submitted at least 15 days in advance of a meeting if they wish to be on the agenda. Once the paperwork is approved by Mr. Cropsey, Jr. the Secretary will email the Board members that the packets are available and it would be the Board members responsibility to pick up the packets at Village.

Chairman Parachini asked Mr. Cowley to review the information that has been submitted. Mr. Cowley stated that his parents would like to sub divide their property into two additional lots. They own 17 +/- acres, all of which are in the Village. Mr. Cowley stated that there are pre-existing driveways entering each lot and is aware they are not up to code.

Chairman Parachini asked Mr. Cowley if the road cuts have been approved by the State Department of Transportation. Mr. Cowley stated that the driveways have been in existence for 20 to 40 years, pre-existing any current State requirements.

Board member Greene stated that the map provided seemed to be a satellite photograph. Board member Greene stated that this map needs to be more detailed. Mr. Cropsey stated it would, that this was just the conception map. The Board inquired if the two other lots would be sold off and if so would they be sold for residential use. Mr. Cowley stated that they would. The Board determined that this would be considered a major sub division. Board member Greene asked if the Zoning Board would have to review the request. Mr. Cropsey stated that they would not since all the lots would meet the required zoning for an R-40.

The Board determined that as presented in the conceptual map, lot 1 would be considered a key hole lot. Mr. Cropsey stated that key hole lots were not prohibited. The Board asked if Mr. Cowley had spoken yet with the Village of Altamont Public Works as to whether water and sewer would be accessible to the lots. Mr. Cowley stated that all three lots are within the village limits. He has not yet spoken with Mr. McIntyre. Mr. Cowley stated that his parents have village water and a septic system for their residence. He thought that it would be up to the potential buyers of the other lots whether they wish to connect into the village water and sewer systems. The Board asked Mr. Cowley to speak with the Village of Altamont Public Works. Mr. Cropsey stated that the applicant should also provide the Planning Board with detailed maps and accurate topo maps. Mr. Panasci stated that the maps needed to be very detailed depicting things clearly like the 30 feet lot frontage required. The applicant will also have to provide the Planning Board with the SEQR long form. Mr. Cropsey stated that Mr. Cowley would have to provide a detailed map to include things such as road cuts, sight distance at the highway/driveways, emergency vehicle access to the lots, steep slopes, water course, list adjacent property owners and information relating to services such as water and sewer supply. It was agreed that Mr.

Cowley will proceed with the process of gathering the needed materials and will appear before the board once the items requested are submitted. The Board advised Mr. Cowley that this would take a number of meetings to review the proposal. Mr. Cowley stated that he understood that.

Board member Ginsburg made a motion to adjourn the meeting at 8:10 pm. Board member Van De Carr seconded the motion. All in favor.

Respectfully Submitted

Kelly Best
Secretary