

Village of Altamont Planning Board
Regular Meeting
April 25, 2011

Stephen Parachini, Chairman
Steve Caruso
Elaine Van De Carr
James Greene
Kevin Clancy
applicant
Cathy Glass, Alternate

Donald Cropsey, Jr., Building Inspector
Dean Whalen, Village Liaison
Michael Moore, Village Attorney
Kelly Best, secretary
Stephen Walrath, representing Carol Dubrin, future
applicant
Mr. Roosa, 115 Bozenkill Road
Mr. and Mrs. Raczkowski, 111 Bozenkill Road

Chairman Parachini called the meeting to order at 7:30 pm. Chairman Parachini introduced Cathy Glass, appointed in April of 2011 as an Alternate to the Planning Board. The Board reviewed the minutes from January 2011. Board member Caruso made a motion to accept the minutes. Board member Van De Carr seconded the motion. All in favor.

It was confirmed that the Village has not received any report back from Albany County Planning Board as of this meeting. It was determined that the road in front of the proposed parcels is a Village right of way in the front of the parcels. Mr. Cropsey stated that curb cuts for the driveways would be obtained from the Village of Altamont DPW. These would be requested when a building permit is submitted. The curb cuts are on Bozenkill Road. Mr. Cropsey stated that the map was revised to meet the required setbacks.

Board member Greene pointed out that the existing sanitary lateral runs through one of the proposed lots. Mr. Walrath stated that it did run through proposed lot 1 on the edge of the property. It is far enough from the area on the proposed lot that a house would be built and would be an easement. Mr. Walrath informed the Board that he was aware that there are regulations regarding the separation of water and sanitary lines. Since it is an existing sanitary line, Mr. Walrath has created an easement for that area. There is an existing water line which runs down the existing driveway. Mr. Walrath pointed out on sheet 3 site plan where the proposed water and sewer lines would be located on the proposed lots. He also stated that the sanitary lines would have to be on a pump system which would have to be maintained by the new property owners. Storm water would run away from the homes. The Dubrin home is connected to village water and sewer and is on a pump system. The proposed homes would also be on the village water and sewer system.

The Board asked if the applicant considered having the proposed driveways connect to the existing driveway instead of the main road. Mr. Walrath stated that the applicant did not want to consider a shared driveway because of consideration of dealing with maintenance agreements and easements. If there is ever any subdivision of lots further back on the Dubrin property, this might be a consideration.

The Board inquired if any proposed lots were considered to be wetlands. Mr. Walrath stated that there are wetlands in the area where the existing home is currently located and not on the two new proposed lots. The drainage currently runs along Bozenkill Road. It was determined that the lots are lower than Bozenkill Road.

Chairman Parachini read the following legal notice: Notice is hereby given that the Planning Board of the Village of Altamont, New York will hold a public hearing pursuant to 355-42 of the Zoning Law on the following proposition: Request of Carol Dubrin for a preliminary approval for a subdivision to permit the division of a 12.56 acre parcel of land

into three lots, two street front lots and a keyhole lot with an existing dwelling unit per chapter 315 Section 315-16 of the Code of the Village of Altamont for property owned by Carol Dubrin. The property is situated at 101 Bozenkill Road,

Altamont, New York 12009. Tax Map Number 37.09-1-11 and is zoned R-20. Plans were open for public inspection at the Village Offices during normal business hours. The said hearing will take place on the 25th of April 2011 at the Altamont Village hall at 7:30 pm. Chairman Parachini asked if there were any public comments

Mrs. Raczkowski, 111 Bozenkill Road, was concerned about the water on the land and about the amount of fill that would be used when building the new homes and that it might divert more water onto the Raczkowski property. She stated that her property is already extremely wet, especially in the spring. She was mainly concerned that the drainage would not be sufficient.

The Board asked the Village Attorney who was responsible to make sure the drainage is done properly. Mr. Moore suggested that the Planning Board have the Village designed engineers review the plans presented.

Mr. Walrath stated that he did not think the proposed lots would need much fill. He also stated the current drainage runs away from the Raczkowski property. The Raczkowski house elevation is approximately 437. The proposed garage on lot 1 is placed at an elevation of 433.5 which is approximately 4 ½ lower than the Raczkowski house. The existing grade is 432 where the garage is to be located. The proposed house would be at 433. Mr. Walrath stated that he thought the only fill would come from the land on which the house was being built and no fill would be brought on to property.

Both Mr. and Mrs. Raczkowski stated that it was a major concern of theirs especially once the houses are built. They were concerned that the new home owners would bring in fill for other projects on their property. Mr. Raczkowski is not concerned with the house structures, but the change in the path of the drainage caused by building the houses. Mr. Walrath stated that all the grading would be done according to the plan. Mr. Walrath stated that the future owners would have to apply for building permits which

often include a grading plan if they wish to add to their homes or build accessory buildings. He also pointed out that nothing could be placed on area of easement where the sanitary line is existing. Mr. Walrath pointed out the sediment control and erosion plans to the board.

The Board asked Mr. Moore if this stipulation could be included in the approval. Mr. Moore said it could.

The Board asked Mr. Cropsey if the division of this land will have any impact on the Bozenkill creek. Mr. Cropsey stated that it is far enough away and would not have an impact on the Bozenkill creek. The current Dubrin home is at least 1500 feet from the Bozenkill creek.

Board member Van De Carr made a motion to close the public hearing. Board member Clancy seconded the motion. All in favor.

The Board discussed the need for village designated engineers to review the plans based on the comments made at the Public Hearing. They felt that it needed to be done to assure the neighbors that the drainage will not create any issues in the future. Mr. Walrath agreed to submit the plans to the appointed engineer per instructions from Chairman Parachini. The village designated engineers would then submit a quote. This would determine the amount needed for the escrow. Mr. Moore suggested the appointed engineers should also review the Village Code to ensure that all

requirements are met. Mr. Walrath has already submitted a short form SEQRA. The Planning Board agreed that they approved the submission of the short form SEQRA at the January meeting.

Board member Caruso made a motion to reopen the Public Hearing. Board member Van De Carr seconded the motion.
All in favor.

Board member Greene made a motion that the Village of Altamont Planning Board submit the subdivision plans of Mrs. Dubrin, Tax Map Number 37.09-1-11, 101 Bozenkill Road, Altamont, NY to a village designated engineer for the purpose of reviewing that the plan meet the requirements of the current code focusing on drainage including storm water. The applicant's representative will provide the village designated engineer with sheets 1 through 5 of the submitted plan, dated 4/1/11 prepared by William H Smart, in addition the Village Planning Board will provide the village designated engineer with a copy of the January 2011 and April 2011 minutes and are requesting a estimate. Board member Van De Carr seconded the motion. All in favor.

The Planning Board acknowledged it may or may not have the report back from the village designated engineer.

Mr. Moore was directed by the Board to contact the village designated engineer.

Mr. Moore stated that a legal announcement must also be made for the next meeting.

The public hearing will remain open and continue on May 23, 2011.

Board member Van De Carr made a motion to adjourn the meeting at 8:14 pm. Board member Caruso seconded the motion. All in favor.

Respectfully Submitted

Kelly Best
Secretary