

Village of Altamont Planning Board
Regular Meeting
January 25, 2011

Stephen Parachini, Chairman
Steve Caruso
James Greene
Kevin Clancy
applicant

Donald Cropsey, Jr., Building Inspector
Dean Whalen, Village Liaison
Kelly Best, Secretary
Stephen Walrath, representing Carol Dubrin, future applicant

Chairman Parachini called the meeting to order at 7:32 pm. The Board reviewed the minutes from November 2010. Board member Green made a motion to accept the minutes. Board member Caruso seconded the motion. All in favor.

Stephen Walrath stated that he was representing Carol Dubrin. She would like to subdivide her land on Bozenkill Road into two more lots. One lot will be 29,000 sq feet, the other will be 36,000 sq feet and the remaining lot will be 12 acres. The land is zoned R 20 and is located within the Village of Altamont.

Chairman Parachini inquired about road cuts. Mr. Cropsey stated that Albany County Planning Board will advise the Village and the resident as to whom road cuts need to be approved by State, County or Village.

Chairman Parachini asked if the property had sewer and water access. Mr. Walrath did not have an answer but would provide the information in the future. There was some discussion if the subdivision would have any impact on Bozenkill Creek. Mr. Cropsey stated that he did not foresee any impact at this time. The Board inquired of Mr. Cropsey if a contour map should be included on the preliminary map. Mr. Cropsey stated it should due to the location and nature of the property.

Mr. Walrath was directed to include the following on the preliminary map: current utilities, water and sewer service, contours.

The Board made a determination that the request would be considered a major subdivision. It was established by the applicant and the board that the one lot will be a keyhole lot. This is the lot on which Mrs. Dubrin will continue live on. Mr. Cropsey stated that the lot exceeds the minimum required footage needed for a keyhole lot. Mr. Cropsey advised Mr. Walrath that he may want to consider both lots to be corner lots. This would increase the side setbacks to 25 feet.

Under advisement of Mr. Cropsey, the Board determined that the applicant would not need to hire an engineer since there would be no new streets and no new increase to water and sewer lines. The applicant was advised to complete the SEQRA. Mr. Cropsey will complete the referral to Albany County

Planning Board. Once the proper highway department is identified, Mr. Walrath can apply for curb cuts. If the curb cuts are denied, Mr. Walrath will withdraw or change the application.

Board member Caruso made a motion to approve the concept plan of Mrs. Dubrin for the 3 lot sub division for land located on Bozenkill Road. The site map will be submitted by Stephen Walrath. The Board waives the need to show contours on site map. The Board waives the preliminary plat review providing that everything outlined in the preliminary plat process will be covered in the final plat review. Both reviews will be conducted in one meeting.

Board member Greene seconded the motion. All in favor.

The Board reviewed the sign request of Robert Traina for the Martial Arts School. Mr. Cropsey stated that the sign is consistent with the rest of the signage on that property.

A motion was made by Board member Greene approving the request of Robert and Catherine Traina owners of Martial Arts, Inc. located at 187 Main Street, Unit 2, Altamont, New York, the Village of Altamont Planning Board determined that the proposed sign is in harmony with the standards for permitted signs, that the proposed sign is compatible with the neighborhood environment and character and shall not be detrimental to adjacent property. The proposed sign does not, by reason of location, create a hazard of any nature to the public in general or to any adjacent owner or occupant, that the proposed sign does not interfere with the lawful and aesthetic enjoyment of the public highway or of the adjacent property, approves the said request. Board member Clancy seconded the motion. All in favor.

Board member Greene made a motion to adjourn the meeting at 8:17 pm. Board member Caruso seconded the motion. All in favor.

Respectfully Submitted

Kelly Best
Secretary