

Village of Altamont Planning Board
Regular Meeting
February 27, 2012

Stephen Parachini, Chairman	Kelly Best, Secretary
James Greene, Board member	Dean Whalen, Village Liaison
Steve Caruso, Board member	Geoff Brown, Applicant
Elaine Van De Carr, Board member	Judith Wines, Representative for Altamont Library
Kevin Clancy, Board member	
Cathy Glass, Board member	

Chairman Parachini called the meeting to order at 7:30 pm. The Board reviewed the minutes from January 2012. Board member Greene made a motion to accept the minutes. Board member Clancy seconded the motion. All in Favor.

Chairman Parachini stated that the Board would continue the Public Hearing for the request of Geoffrey Brown for a Special Use Permit/Site Plan Review under the Zoning Law to permit to use the premises for a landscaping business. The hearing was held over awaiting the recommendations from Albany County Planning Board and needed to complete the SEQRA review.

Chairman Parachini read the recommendations received from Albany County Planning Board which deferred the matter to local jurisdiction for consideration.

Chairman Parachini asked for public comment. There were none.

The Board then began the review of the SEQRA. It was determined that this request would be considered an unlisted action. The Board determined that the action will have no impact on the environment. Board member Greene made a motion that the Planning Board found a negative declaration for this project. Board member Van De Carr seconded the motion. All in favor.

Board member Greened stated that the Board has also received a letter dated January 23, 2012 from property owner Mr. Nadeau indicating that Mr. Brown has the legal rights to occupy the premises. The Board reviewed the details of the business narrative and the documents submitted with the application.

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

Board member Caruso made a motion to approve the request of Geoff Brown for a Special Use Permit/Site Plan review for a landscape business at 974 Altamont Blvd, Altamont, NY 12009 Tax Map Number 48.06-3-12, the Village of Altamont Planning Board have waived the need for contour map and the plans showing the details specified, having determined that it is a negative declaration under SEQRA and having received the recommendation to deferred to local jurisdiction from the Albany County Planning Board, having conducted a public hearing approve the Special Use Permit/Site Plan with the following conditions: Hours of operation - Sunday through Saturday, 5 am to 8 pm; No more than 4 employees; No deliveries are to be made at this

property; continued use of existing exterior lighting; Mr. Brown has the right to operate by lease and will maintain the lease, and that the extended hours are considered reasonable given the description or use of business. Board member Greene seconded the motion. All in favor.

Chairman Parachini stated that the next item of business is for the board to review the sign application for the Altamont Free Library.

The Board determined from the application submitted that the sign is 5 feet by 2 feet equaling 10 square feet per side. The property is located in the CBD. Ms. Wines agreed. She said the Library initially asked for a larger sign but revised the application. The Board reviewed Chapter 355, Article IV Section 355-23 Paragraph e (page 72) after reviewing the application. The Board determined that the sign was a free standing sign; the property is in the CBD, was greater than 6 square feet and could only be permitted on property with frontages of 100 feet or more. Mr. Whalen stated that 'lot frontage' is defined in the Village Code.

The Board inquired about the plans for lighting the sign. Ms. Wines stated that each side would be lit from the ground up. The Board reminded Ms. Wines that the lighting had to be compliant with the Village Code. Ms. Wines stated that it will be a wooden sign and the design is depicted accurately in the application.

The Board considered approving the proposed sign as depicted in the application dated 2/17/2012 contingent upon receiving approval for a variance from the Zoning Board of Appeals or a determination from the Zoning Board of Appeals that no variance is required.

Geoff Brown, Altamont Voorheesville Road, inquired which direction the sign would be facing. Ms. Wines stated that the sign would be placed at a 90 degree angle to Main Street.

Ms. Wine inquired if there was a difference if the Library had considered a hanging sign. The Board reviewed the Village Code and stated that the sign would be approximately the same sign, maybe even smaller.

Board member Greene made a motion that the Village of Altamont Planning Board approve the application of the Altamont Free Library for a free standing sign as depicted on the application dated 2/17/2012 contingent on whether the Zoning Board of Appeals determines a variance is not required or if required, a variance is granted and contingent on the lighting meet the requirements of 355-18 of the Village Code. Board member Van De Carr seconded the motion. All in favor.

Board member Van De Carr made a motion to adjourn the meeting at 8:06 pm. Board member Caruso seconded the motion. All in favor.

Respectfully submitted,

Kelly Best
Secretary

