

Village of Altamont Planning Board
Regular Meeting
January 23, 2012

Stephen Parachini, Chairman
James Greene, Board member
Steve Caruso, Board member
Elaine Van De Carr, Board member
Kevin Clancy, Board member

Kelly Best, Secretary
Dean Whalen, Village Liaison
Geoff Brown, Applicant

Chairman Parachini called the meeting to order at 7:30 pm. The Board reviewed the minutes from October 2011. Board member Caruso made a motion to accept the minutes. Board member Greene seconded the motion. Chairman Parachini abstained. Board members Greene, Caruso, Van De Carr and Clancy voted in favor.

Chairman Parachini read the legal notice to hold a public hearing pursuant to Article VII Section 51 of the Zoning Law on the following proposition: 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 per Article VII Section 51 for property owned by Robert Nadeau. The property is situated at 974 Altamont Blvd, Altamont, NY 12009. Tax Map Number 48-06-3-12 and is zoned Light Industrial. Plans were available for public inspection at the Village Offices during regular business hours.

Chairman Parachini stated that the Planning Board initially received the Special Use Permit application June 13 2011. The Board met on September 2011 and referred the matter to the Zoning Board of Appeals to determine if landscaping would fall into the Light Industrial Zone since it is not listed in the Village Code.

Chairman Parachini stated that the Planning Board received a letter from the Zoning Board who developed a definition for Landscaping and approved landscaping as an allowable use in a Light Industry zone. The definition is as follows: Landscaping – the storage of landscaping/lawn care equipment necessary for the performance of such business and that no stock piles of sand, stone, mulch or other materials be stored on premises and there should be no agricultural or farming activities as defined Agricultural in 355.5 of the Village Code.

Chairman Parachini listed the documents submitted by the applicant. These included Application for Special Use Permit, Checklist for Special Use Permit, SEQRA, and a copy of map showing concrete building, landscaping and parking for 974 Altamont Blvd, a project narrative which he read.

Chairman Parachini also stated that the Planning Board has received the letter from Mr. Robert Nadeau acknowledging that Mr. Geoff Brown is leasing the property with the option to buy.

Chairman Parachini reviewed Chapter 355-37 of the Village Code. He stated that even though the Board has discussed the issue, the Board has not formally held a pre sketch meeting. He felt that the Town overlooked the pre sketch meeting requirement and submitted legal notification for a public hearing.

Board member Greene asked if the legal notice and neighbor notifications were sent announcing the public hearing. It was determined that this was done. Chairman Parachini asked the Board how they thought the Board should proceed at this time.

Board member Greene explained to the applicant that the Board has to follow the process as outlined in the code. He pointed out that neighbor notifications were sent and was informed that there has been no correspondence received to date regarding this public hearing. The secretary informed the board that one neighbor did attend the public hearing held by the Zoning Board of Appeals in support of allowing landscaping at that location. There have been no positive or negative comments for this hearing.

After reviewing the code it was determined that the only element missing is a more formalized map. Chairman Parachini had some questions on the business plan. Board member Greene stated after reviewing Chapter 355-37 of the Village Code that the Board has the capability to determine if some part of the process or requirements may be waived and that since the legal notice and neighbor notifications have been made that the Board and there has been no negative comments from the public.

Board member Greene made a motion that for this Special Use Permit application for Sundown Lawn and Landscaping Inc. that the Board waive the need for a pre application sketch submission given the fact that the Planning Board had previously submitted this matter to the Zoning Board of Appeals and that the materials received consist of a straight forward request for land that was already used commercially. Board member Van De Carr seconded the motion. All in favor.

Chairman Parachini asked about deliveries. Mr. Brown stated that all deliveries will be made at site further down Altamont Blvd in the Town of Guilderland which he already has a Special Use Permit from the Town of Guilderland. This includes mulch, stone, soil, etc. Small items will be stored within the building like tools and peat moss. Mr. Brown only buys materials as needed. He has three vehicles, two dump trucks and one commercial truck. There will be no delivery trucks coming to this facility.

Kelly Best, 979 Altamont Blvd, stated that it was a great improvement to property, not a lot of traffic in and out, would not know there was a business there.

Mr. Brown explained that most of the time traffic would be picking up the equipment in the morning and returning the equipment at night to the facility.

Mr. Brown was asked about lighting. He stated he is using the existing dusk to dawn lighting utilizing 15 watt bulbs which creates limited lighting. He expects to foliage the property so that it will not be noticed from the road. It was determine that the property has water and sewer. The applicant was asked about signage. He currently has a very small sign. He has removed the Moisture Barriers sign. He stated that he will not do any type of roofing work but he might in the future. He was asked about waste storage. Mr. Brown does not have any waste on site. He takes brush to landfill regularly.

The Board reviewed submitted documents and inquired if Albany County Planning Board was notified. There was no record that Albany County Planning Board had been notified. The Secretary will complete the paperwork and submit the information to ACPB. Recommendations should be available at next Planning Board meeting. Board member Greene suggested keeping the Public Hearing open until the Board hears from the Albany County Planning Board. He also suggested that the SEQR could be done at next meeting.

The Board reviewed Article 355 Section 37 C. It was pointed out that there were no contours intervals are shown on the map but Board member Greene did not think contours were needed.

Board member Greene made a motion that the materials submitted by Mr. Brown for a Special Use Permit are sufficient to fulfill the requirements of Article 355 Section 37 C of the Village Code which include the map, the narrative, an application answer all the items shown in sub section C except for contour intervals and it does not include information on soil area and class but Board doesn't feel the need for those items.

Board member Clancy seconded the motion. All in favor

The Board informed Mr. Brown that the hearing will continue at the next board meeting which will be held on Monday, February 27 at 7:30 pm.

Board member Caruso 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