

Draft Minutes
Village of Altamont Planning Board
Regular Meeting
July 23, 2012

James Greene, Chairman	Kelly Best, Secretary
Steve Caruso, Board member	Dean Whalen, Village Liaison
Cathy Glass, Board member	Michael Moore, Village Attorney
Kevin Clancy, Board member	John Massaroni, co-owner and attorney for business
Elaine Van De Carr, Board member	

Chairman Greene called the meeting to order at 7:03 pm.

Board member Caruso made a motion to accept the minutes from June 2012. Board member Van De Carr seconded the motion. All in favor.

The secretary checked both hers and the Village Clerks email for a response from Albany County Planning Board. It was confirmed that the application and paperwork was submitted by Mr. Cropsey on July 6, 2012 and should have been heard on at their July 19th meeting.

Mr. Moore advised the Board that the need to amend both the Special Use Permit and Site Plan.

Board member Caruso made a motion to open the public hearing for a request to amend the Special Use Permit and Site Plan by Michael Giorgio for Vio Mino to permit the placement and use of a gas grill in conjunction with outdoor dining at an existing restaurant pursuant to Article V Section 355-35B for property owned by Altamont Properties located at 186 Main Street, Altamont, NY TMN 37.18-4-21 and zoned CBD. Plans were open for review by the public. Board member Glass seconded the motion. All in favor.

The secretary stated that there were no communications from the public prior to the meeting. The Board acknowledged that there were no members of the public present.

Mr. Massaroni presented a description of the grill, stated if approved would run it on natural gas, that the line is already installed but capped off. He stated that the grill is not a commercial model. It is a home model purchased at either Home Depot or Lowes. They would like to use it spring, summer and fall. He stated that they would cook burgers and light fare. It would be only for seasonal use. They have created a patio menu. The grill has 3 to 4 burners and is made of stainless steel. The Board asked if the restaurant will be smoking any meats. Mr. Massaroni stated that there is a smoker on the bottom of the grill, it is self contained, described it to be like an oven and at this time had no plans to use a smoker. They may wish to smoke a brisket during the day in the future. The smoker was a feature of the grill, not sure if and how they would use it.

The board asked how much use the patio got on a daily basis. Mr. Massaroni stated that there are approximately 25 people on any weekend night and approximately 8 – 10 people on a week night.

Mr. Massaroni stated that the kitchen closes around 9:30 pm every night and the bar closes at 10:00 pm at night. He stated that they would like to start doing lunches or brunches in the future. As far as cooking steaks, they are all cooked inside.

The Board asked where the grill will be placed on patio. Mr. Massaroni stated that the grill will not be seen by the guests on the patio. The Board stated that Mr. Massaroni needs to consider fire safety when installing the grill.

Board member Caruso made a motion to close the public hearing at 7:25 pointing out that there were no members of the public in attendance nor were there any comments or concerns submitted by the public prior to the meeting. Board member Glass seconded the motion. All in favor.

The Board discussed the fact that the recommendations from Albany County Planning Board have not been received as of this date and that formal action cannot be taken this evening. The Board asked Mr. Moore on how the Board could proceed without having to have applicant wait an entire month for a decision.

Mr. Moore stated that once the recommendations from Albany County Planning Board are received by the secretary, she will notify the Board of those recommendations. Then the motion must then be posted on the website and on the bulletin board stating that the Village of Altamont Planning Board will hold a vote on the Special Use Permit and Site Plan amendment for Mio Vino request to permit the placement and use of a grill on the patio of Mio Vino. The vote will take place on July 25, 2012.

Chairman Greene reviewed the process with Mr. Massaroni.

A motion was drafted. Board member Glass made a motion to amend the Special Use Permit and Site Plan for Mio Vino Restaurant to install a natural gas fueled 3 to 4 burner sized grill on the property located at 186 Main Street, Altamont, NY TMN 37.18-4-21 for seasonal use in accordance with the Site Plan submitted marked with the location dated May 10, 2012 done by C2 Design Architecture, PC. The grill is to be used only during the hours of operation of the restaurant. The applicant must employ a license plumber or technician to make the natural gas connection. The Board found that the use of the grill will create no new environment issues and have referred back to the original SEQRA declaration. Board member Clancy seconded the motion.

Mr. Moore suggested that the Board read the legal notice into the record when opening a public hearing or at least attach it to the minutes.

New business – none.

Old business – Chairman Greene reviewed with the Board why he asked Michael Moore to attend tonight's meeting. Chairman Greene explained that Mrs. Dubrin called the Village Office and spoke with the Village Clerk, Patty Blackwood. She expressed she was not happy about setting up an escrow account. Patty Blackwood contacted Chairman Greene regarding her telephone call.

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Chairman Greene verified that no funds from Mrs. Dubrin have been received in the Village offices as of this date. There has also been no further communication from Mrs. Dubrin or Mr. Walrath. Chairman Greene suggested writing a letter of intent with a dead line to Mrs. Dubrin and copy to Mr. Walrath. The Board acknowledged that this is the second application to sub-divide her property and when asked to set up an escrow account, Mrs. Dubrin doesn't proceed. The Board discussed the fact that they must follow the process as outlined in the Village Code. All the members of the Planning Board agreed that a letter from the Board with a deadline set and if the applicant doesn't take action, the application will be considered withdrawn after the deadline.

Board member Glass made a motion to adjourn the meeting at 7:45 pm. Board member Van De Carr seconded the motion. All in favor.

Mr. Whalen discussed the revisions being considered for the Village Code and specifically the proposed zoning change for property on Maple Avenue. Mr. Moore will draft and forward the new proposed zoning change to the board secretary. She will forward it to the Planning Board and they will review and vote on it at the August meeting.

The next meeting of the Planning Board will be on Monday, August 27, 2012 at 7 pm.

Board member Clancy made a motion to adjourn the meeting at 7:45 pm. Board member Van De Carr seconded the motion. All present in favor.

Respectfully submitted,

Kelly Best

Secretary