

Draft Minutes  
Village of Altamont Planning Board  
Regular Meeting  
June 25, 2012

James Greene, Chairman	Kelly Best, Secretary
Steve Caruso, Board member	Dean Whalen, Village Liaison
Cathy Glass, Board member	Stephen Walrath, representative for Carol Dubrin
Kevin Clancy, Board member	Mrs. Dubrin, her daughter and grandson
Elaine Van De Carr, Board member (late)	Gladys Short and her Daughter

Chairman Greene called the meeting to order at 7:00 pm.

Minute approval was deferred to the next Planning Board meeting due to the fact that all the Board at that meeting are not present tonight. (Board member Van De Carr arrived approximately at 7:25 pm)

At 7:05 pm Board member Clancy made a motion to open the public hearing regarding the request for a Special Use Permit by Gladys Short for a 3 foot picket fence in the front yard of her home at 109 Fairview Avenue, Altamont NY TMN 37.18-7-12. Board member Glass seconded the motion. All present in favor. There were no comments from the public.

Board member Glass made a motion to close the Public Hearing. Board member Clancy seconded the motion. All in favor

The Board stated that there were no comments from the public. The Board declared the action as an unlisted action under SEQRA.

Board member Caruso made a motion to approve the Special Use Permit request of Gladys Short, 109 Fairview Avenue, Altamont, NY TMN 37.18-7-12 for the installation of a 3 foot high picket fence in the front yard consistent with a survey dated 5/8/2012 with the following findings and conditions: The board has declared the action an unlisted action under SEQRA and approval is pending determination whether the action needs to be reviewed by Albany County Planning Board and if so, what recommendations are listed by Albany County Planning Board. Board member Glass seconded the motion. All in favor.

The Board directed the secretary to contact Jan Weston and/or Donald Cropsy regarding the necessity for review by Albany County Planning Board. Once the information is received, forward the information to Chairman Greene and if directed to do so, secretary will then notify Mrs. Short.

Mr. Walrath has presented the engineering plans to the Board on behalf of Mrs. Dubrin relating to the one lot subdivision of her property on Bozenkill Road. The Board reviewed sheet 3 site plan. The Board reviewed the fact that the plan list the finished garage is estimated to be at an elevation of 431 feet. Mr. Walrath stated that

proposed elevations approximate from 429 feet around three sides of the home and rises to 430 feet on the last side of the home. Mr. Walrath stated that there would be minimal run-off from the home.

The Board reviewed that fact that there are wetlands depicted on the back right corner of the property and also a small area on the west side. There is a drainage swale. The water drains into the Bozenkill creek.

Chairman Greene inquired about the driveway and grade needed to build a home on the lot. Mr. Walrath stated that all run-offs would be directed away from the home. He also stated that there would be no puddling. Board member Greene inquired if there Mrs. Dubrin had any specific house plans that they were considering. Mr. Walrath stated that there were not. Mrs. Dubrin was leaving the choice of house plans to whoever purchases the property. Chairman Greene pointed out that when a home is to be built on the lot, the owner will have to abide by the building codes in relation to grading, placement of home on lot and placement of driveway.

Board member Caruso asked if Mrs. Dubrin is continuing to work with Albany County DOT relating to the drainage issue along her property.

The Board reviewed the sewer easement on the engineering plans. Mr. Walrath stated that the sewer line is not currently installed but is shown on the plans. Mr. Walrath stated that Albany County has been contacted. Mr. Walrath stated that Albany County has worked on drainage on the east side of property and it has minimalized / controlled the amount of water draining onto Mrs. Dubrin's property.

Mr. Walrath stated that the County has identified the remaining water issue but does not have the funds to correct the rest of the drainage. At this time, Mr. Walrath stated that the Albany County highway and engineering are not planning on doing any more work. The Board and Mr. Walrath agreed that the drainage issue does not impact the area of land on which the requested lot is on.

The Board inquired if there were any plans to subdivide the area of Mrs. Dubrin property on which there are drainage issues. Mr. Walrath stated there are no plans to subdivide the remainder of the property.

Chairman Greene asked the other Board for thoughts on the Village Engineer reviewing the submitted plans. Also the Board asked Mr. Walrath who approves the curb cut. Mr. Walrath stated the Town of Guilderland has issued the curb cut permit and he will check on the expiration date, if there is one. Chairman Greene informed Mr. Walrath that an escrow account would need to be set up. Mr. Walrath asked that the Village Engineer provide Mrs. Dubrin with an estimate on the cost of reviewing the plans and then an account could be set up.

Board member Van De Carr made a motion to have the Village Engineer review the current plans. Board member Clancy seconded the motion. All in favor.

The Board directed the secretary to submit plans to Village Engineer to obtain an estimate. Once the estimate is received, the secretary will notify Chairman Greene for instructions.

The Board determined that it doesn't have to stipulate the size or placement of the house that will be determined by the Building Department. Mrs. Dubrin grandson inquired if someone just wanted to buy it for the land and not build on it. Would that make any difference in the process? The Board stated it would not. The Board reviewed the law and it states that if land is subdivided it must be buildable. This was confirmed by Mr. Whalen. He informed the Board that they need to look at the subdivision as it is zoned. It is an R-20 and for normal use. Mr. Whalen also stated that the Board could add to the final approval a stipulation that there would be no drainage onto another person's property.

Mr. Walrath asked if a Public Hearing could be set for the July 23, 2012 hearing. The Board did not feel that was possible due to setting up an escrow account, review and response from Village Engineer, the receipt of recommendations from Albany County Planning Board and final comments from Jan Weston. All efforts will be made.

The next meeting of the Planning Board will be on Monday, July 23, 2012 at 7 pm.

Board member Greene made a motion to adjourn the meeting. Board member Clancy seconded the motion. All present in favor.

Respectfully submitted,

Kelly Best  
Secretary