

Village of Altamont Planning Board
Regular Meeting
March 26, 2012

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

Kelly Best, Secretary
Dean Whalen, Village Liaison
Stephen Walrath, representative for Carol Dubrin

Chairman Parachini called the meeting to order at 7:30 pm.

Chairman Parachini stated that the board would be reviewing the subdivision pre-application regarding the Dubrin request for a one lot subdivision. Mr. Walrath stated that he was representing Mrs. Dubrin. Mr. Walrath stated that the proposed new lot would consist of approximately 36,184+/- sq feet. He also stated that the remaining property within the village consist of 12.7 acres.

The Board inquired if there has been any more information relating to the drainage issues on the Dubrin property between Mrs. Dubrin and Albany County. Mr. Walrath stated that Mrs. Dubrin has been corresponding with a new person at Albany County who may be of more assistance in correcting the drainage issues along Mrs. Dubrin's property.

Mr. Walrath reported that Mrs. Dubrin is currently residing in California in a nursing home recouping from a broken hip or knee.

Mr. Walrath stated that Mrs. Dubrin also owns property in Guilderland. She sold between 40 to 50 acres and continues to own 5.29 acres.

Mr. Walrath stated that there are no plans at this time regarding the remaining property in Village of which 2 acres is approximately wetlands.

The Board discussed that the new application is different for the following reasons: Mrs. Dubrin is asking to subdivide one lot from her property. The second proposed lot on the left side of the driveway has been withdrawn because of the drainage concerns. Mr. Walrath stated that the talks with the county have been informal discussions but Mrs. Dubrin seems to think that some progress is being made at this time.

Mr. Walrath stated that to develop further back on Mrs. Dubrin's property, she would have to deal with wet land disturbance and drainage issues, so at this point there are no plans to by Mrs. Dubrin to subdivide that area.

The Board reviewed what was discussed at the previous meetings regarding the subdivision of this land.

The Board determined that the new application for subdivision is only for one lot, eliminating the second lot with the drainage issues completely. The Board had requested escrow accounts be set up for both engineering and legal assistance when they had reviewed the original application for a two lot subdivision. The Board determined that the new request falls under the scope of a minor subdivision and that it should be processed as such.

Mr. Walrath stated that there are no wetlands on the proposed lot and that the development of the lot will not increase the surface water runoff much more.

The Board determined that the pre application information as presented by Mr. Walrath outlined the following: Request for a one lot subdivision, the proposed lot would be 36,184+/- feet indicating that the lot meets the current zoning regulations and that utilities (water/sewer) are available at this location. Mr. Walrath would have to submit a formal application and fee before the board can conduct a concept hearing.

Chairman Parachini made a motion that the Village of Altamont Planning approves the pre-application plan for a minor subdivision as described on sheet 1 of the drawings submitted for this meeting and dated January 9, 2012 per the request of Mrs. Dubrin. Board member Greene seconded the motion. All in favor.

Board member Greene asked that the record reflect the fact that the drainage issues have not been eliminated and will have to still be reviewed by the Board for this new application request. The Board asked that Mr. Walrath communicate this information to Mrs. Dubrin.

The Board agreed to move the meeting time from 7:30 pm to 7:00 pm to be consistent with the other Village boards.

Board Van De Carr made a motion to reschedule the Planning Board meeting scheduled for Monday, May 28, 2012 meeting to Tuesday, May 29, 2012 due to the Memorial Day holiday and to reschedule the Planning Board meeting scheduled for Monday, December 24, 2012 to Monday, December 17, 2012 due to the Christmas holiday. Board member Caruso – approved, Board member Van De Carr – approved, Board member Clancy – approved, Board member Greene – approve. Chairman Parachini – abstained.

Dean Whalen reviewed the plat plan review process and discussed the fact that the board has the option to waive certain requirements or combine certain aspects of the process. The Board discussed lot by lot subdivision and if there is a minor sub-division now, that any other request to sub-divide would be considered a major sub-division. It was pointed out that in the Village Code Article 315-8 Definitions “Major Subdivision” that if the land is to be divided into three or more lots within a period of two years from the date of approval of the first subdivision and that is not classification as a minor subdivision. The Board thought this may need some review since it allows for applicants to continuously apply for minor subdivision and avoid the process and requirements needed for a major subdivision.

Board member Caruso made a motion to accept the minutes of February 2012. Board member Greene seconded the motion. All in Favor.

The Board thanked Chairman Parachini for all the years of service on the Planning Board as both a member and serving as Chairman. His term expires this month and he has decided to not to accept another 5 year term. He has served on the Planning Board since 1993.

Board member Greene made a motion to adjourn the meeting at 8:26 pm. Board member Caruso seconded the motion. All in favor.

Respectfully submitted,

Kelly Best
Secretary