

Draft Minutes  
Village of Altamont Planning Board  
Regular Meeting  
January 28, 2013

James Greene, Chairman	Kelly Best, Secretary
Kevin Clancy, Board member	Dean Whalen, Village Liaison
Elaine Van De Carr, Board member	Geoff Brown, Applicant
Cathy Glass, Board member	Jim Herzog, Towing and Recovery Operator

Chairman Greene called the meeting to order at 7:05 pm.

Chairman Greene stated that the Board will not review the Minutes from the July 2012 meeting this evening.

The Board opened the concept review of the Special Use Permit application submitted by Mr. Brown. Mr. Brown introduced Mr. Herzog. It was established that Mr. Herzog currently operates a towing and recovery service. Mr. Herzog stated that he originally ran the business out of his home but was informed by Mr. Stone (past Zoning Enforcement Officer for the Village) that Mr. Herzog could not park his towing and recovery trucks in his driveway overnight. Mr. Herzog then moved his vehicles to 974 Altamont Blvd. Mr. Herzog stated he owned two (2) trucks: 1. International Flat Bed Truck 2. 550 Ford Recovery Truck. Mr. Herzog stated that he can tow/haul only automobiles to light duty trucks.

Chairman Greene stated after reviewing the Special Use Permit application that the applicant ask to operate an automotive repair shop including towing and recovery. The board inquired where automotive repair work would be completed. Mr. Brown stated that there were 3 parts to the building. 1. Side of building contained administrative type offices – 6 offices on 1<sup>st</sup> floor and 6 offices on 2<sup>nd</sup> floor. 2. Front side of building contains a bay area of approximately 60 feet by 100 feet. 3. The back part of the building contains a bay approximately twice the size of the other bay.

Mr. Brown described the parking area in the front of the building would be used for vehicles requiring simple one day repairs. He stated that vehicles requiring long term repair would be stored in the building or in the area labeled seasonal parking which is located behind the fencing in back of the building.

The Board inquired if the building was currently set up for automotive repair work. Their concerns centered on environmental issues such as oil storage. Mr. Brown stated that if he were to get approval he would then apply for a VS1 which is a Department of Motor Vehicles License to operate an automotive repair shop. Mr. Brown would be required under the law to abide by all Department of Motor Vehicle repair shop rules and regulations which includes the proper storing and disposal of waste materials.

Mr. Brown also stated that he was hoping to have no more than three (3) 55 gallon drums of new product and no more than three (3) 55 gallon drums of used product. Mr. Brown has done some research on ways in which the used product can be sold as a renewal resource.

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Mr. Brown stated that there may occasionally be overnight parking of some vehicles. He explained that some vehicle parts must be ordered and it can delay the repair by 48 to 72 hours. Mr. Brown stated that he would try to store long term repair jobs inside overnight or at least in the seasonal storage area which is fenced.

Mr. Brown described the fencing around the seasonal storage area. The back side facing the rail road is 8 foot. The front side bordering the property of Mr. and Mrs. Taber is 6 foot. The side fence bordering the Townhouses on Mountaindale Court is 8 foot.

Mr. Herzog stated that the seasonal storage area is entirely fenced from the public. This is where vehicles which have been in accidents, vehicles towed by request of law enforcement will be stored. Mr. Herzog stated that in the case of vehicles involved in an accident, it was about an average of three (3) days before an insurance adjuster would view the vehicle and make the decision as to what is to happen with the vehicle. During winter months and bad weather related times, a vehicle may sit longer before an adjuster is able to view the vehicle and determination.

Mr. Herzog stated that there will be no storage of junk cars or sell salvaged car parts. The Board told both Mr. Brown and Mr. Herzog that the board would not approve the storage of junk vehicles for any long term parking.

Mr. Brown told the board that he has spent a lot of time cleaning up the property and wants the business and the property to be sort of upscale.

Chairman Greene reviewed some of the potential restrictions the board may attach to the Special Use Permit so Mr. Brown and Mr. Herzog would be aware prior to hearing it at the public hearing for the first time.

1. No storage of unregistered vehicle. There was some discussion on exactly what was considered an unregistered vehicle. Most of the calls from law enforcement are to tow an unregistered and/or uninsured vehicle.
2. Board is considering prohibiting any sale of vehicles. Mr. Brown asked if the restriction would include personal vehicles.
3. The Board may impose time frames for vehicles to be on property when towed to or repaired. The Board states they will investigate reasonable time limits.

The Board informed Mr. Brown that there may be other restrictions which may come about once the public hearing is held.

The Board asked if the any of the property owners surrounding this property would be able to see vehicles parked. Mr. Brown stated there are arborvitaes on one side. He stated that there is fencing along the sides and the rear of the two properties surrounded by this property. The Board inquired if Mr. Brown was planning on doing any alterations to the Building. Mr. Brown states he still intends to only paint the building. Mr. Brown stated that no alterations need to be made for the requested business. The Board inquired if the new use would impact the landscaping business. Mr. Brown stated it would not.

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Mr. Brown again stated that all wrecked vehicle will be stored in the area labeled seasonal storage. Mr. Herzog stated that he will not park either the flat bed or the tow truck in the front of the building.

Chairman Greene asked Mr. Brown and Mr. Herzog when they would like to get the business up and running. Mr. Brown stated as soon as possible.

Mr. Moore advised the Board that an architectural plot plan is required. The plot plan submitted is not sufficient.

Chairman Greene explained that Mr. Brown would have to provide the Planning Board with a surveyed engineered plot plan. Mr. Whalen explained to the applicant how this plot plan would show actual placement of building, landscaping, parking, lot lines and layout of the interior of the building. Mr. Whalen also stated that it is required under the Village Code. The Board pointed out that the drawing will include aspects of the property such as the location of the railroad and that it will help minimize concerns by neighbors.

The Board asked the number of employees Mr. Brown will employ. Mr. Brown stated that there will be one mechanic and Mr. Herzog. Mr. Herzog stated he has been in the auto towing and recovery business for 35 years. Mr. Herzog stated he wants to run a clean, organized business.

Chairman Greene informed Mr. Brown again that to proceed he must submit the engineered plot plan.

The Board went on to describe the review process for the Public Hearing. It was determined that if Mr. Brown would like to meet the deadline to hold the Public Hearing in February, the plot plan must be in Mr. Cropsey's office no later than February 8 so it can be submitted to Albany County Planning Board by the deadline date of February 11<sup>th</sup>.

Chairman Greene asked the secretary to forward the draft minutes from this meeting as soon as possible so the Board members will have time to review and determine what restrictions/conditions might be attached to the granting of this Special Use Permit. Chairman Greene asked each of the Board members to think about these prior to the next meeting.

When the Board inquired what Mr. Brown would call the business, Mr. Brown stated Altamont Auto Plaza, LLC. Mr. Brown has not incorporated. He wanted to wait until he was granted a Special Use Permit. At this time, Mr. Herzog is considering conducting the automotive towing and recovery business as a separate entity.

Chairman Greene informed Mr. Brown and Mr. Herzog that he would have to speak with the Village Attorney as to whether a separate Special Use Permit would be required to be submitted for the Towing and Recovery Business. If the Village Attorney advises the Board that a separate Special Use Permit is required, then the

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Board will consider that the concept hearing portion of the application process has been held this evening. The Chairman will communicate his findings to the secretary who will then contact Mr. Herzog.

Mr. Brown stated that he would be incorporating the auto repair business once he is approved. He indicated that he would be listed as the principle owner.

The Board determined that there was no old business to review.

Board member Clancy made a motion to adjourn the meeting at 8:05 pm. Board member Glass seconded the motion. All present in favor.

Respectfully submitted,

Kelly Best  
Secretary