

Planning Board
Special Meeting October 6, 2014

James Greene, Chairman
Stephen Caruso
Elaine Van De Carr
Tim Wilford
Cathy Glass

Kelly Best, Secretary
Jonathan Tobler, Co-Applicant
Zachary Cowan, Co-Applicant
2 friends of Tobler and Cowan
Mr. and Mrs. Todd Dube
Mark Burlingame
Stephen Walrath, Representative for Dube

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

Board member Caruso made a motion to open the Public Hearing regarding the subdivision application for Mr. and Mrs. Dube. Board member Van De Carr seconded the motion. All in favor.

Board member Glass made a motion to open the Public Hearing regarding the Special Use Permit for the Cowan and Tobler application. Board member Wilford seconded the motion. All in favor.

The Board reviewed the new plans submitted by Dube. The driveway to the new lot would be coming off of Sunset Drive. The Board reviewed the Albany County Planning Board recommendations and inquired if anyone knew anything about the cemetery access. It was determined that the cemetery was not even on the Dube property and there is no access to it from Dube property. The Board determined that the 5 ft strip ACPB refers to does not lead to the cemetery.

The Board then reviewed the updated Special Use Permit stating that the narrative outlined the days, hours of operation and projected foot traffic expected. The Board then reviewed the factors outlined in the Village Code to consider prior to granting a Special Use Permit. The Board had no concerns that this type of business would change the character of the neighborhood setting or street and is an appropriate use of the building. The Board felt there would be no affect on the neighborhood from the nature and intensity of the businesses. The requested use does not conflict with other community facilities and poses no danger to health, safety or general welfare. The use will not greatly increase traffic. There is adequate parking available. The requested use is appropriate for the building and neighborhood. The use will not affect the neighborhood negatively. The proposed use does not conflict with the Comprehensive Plan. There was no comment from the public at this meeting regarding the Special Use Request.

Board member Van De Carr made a motion to close the Public Hearing for the Special Use Permit request of Zachary Cowan and Jonathan Tobler. Board member Caruso seconded the motion. All in favor.

Board member Glass made a motion that the Special Use Permit application of Zachary Cowan and Zachary Tobler dated October 1, 2014 for the use of 104 Maple Avenue as a business offices for an insurance agency and tax / accounting services to be approved with the following conditions: Hours of

operation are limited to 8 am to 10 pm, 7 days a week. The businesses will utilize the municipal parking lots as well as the parking allotted along Maple Avenue. Board member Van De Carr seconded the motion. All in favor.

The Chairman asked that the record reflect that there were no comments from the public present regarding the sub division request of Mr. and Mrs. Dube.

Board member Glass made a motion to close the Public Hearing for the Dube Sub division request. Board member Van De Carr seconded the motion. All in favor.

Board member Caruso made a motion to approve the Dube Sub division after the board reviewed the following factors: The board reviewed and approved the practicality of the layout and the best use of the land. The Board found that water and sewer services were available, as well as drainage. The subdivision of this land is consistent with the concept plan developed by the Village of Altamont. There has been no public comments against the subdivision. Board member Van De Carr seconded the motion. All in favor.

Board member Glass made a motion to approve the minutes from September 22, 2014 of the Planning Board. Board member Wilford seconded the motion. All in favor.

The next meeting of the Planning Board is set for Monday, October 27, 2014 at 7 pm.

Board member Glass made a motion to adjourn the meeting at 7:35 pm. Board member Caruso seconded the motion. All in favor.

Respectfully submitted,

Kelly Best