

Planning Board Meeting  
September 26, 2016  
Regular Meeting

Present:

Tim Wilford, Chairman  
John Hukey  
Steve Caruso  
Kevin Clancy  
John Scally

Kelly Best, Secretary  
Dean Whalen, Board Liaison  
Bill Buchanan, Landlord  
Lynne Buchanan Haines, Landlord  
Pamela McQuate, Applicant  
7 Guests

Absent:

Deborah Hext, Alternate

Absent:

Glenn Hebert, Zoning Administrator

Chairman Wilford opened the meeting at 7:15 pm. He read the following legal notice into the record: Notice is hereby given that the Planning Board of the Village of Altamont, New York, will hold a public hearing pursuant to Article 355 Section 35 of the Zoning Law on the following proposition: Request of Pamela A. McQuate for a Special Use Permit under the Zoning Law to operate a Natural Path Organic retail store and Cuts. Plans were open for public inspection at the Village Offices during normal business hours. Said hearing will take place on Monday, September 27, 2016 at the Altamont Village Hall beginning at 7:00 pm.

Ms. McQuate told the Board that she has an existing business but wants to expand her current business and add retail sales of natural bath and home products. She will continue to have two barber chairs. She would like the barber shop on the left of rental and the retail sales on the right side of the shop. Currently she is planning to be closed on Sunday and Monday, open on Tuesday, Wednesday and Thursday on 9 am to 7 pm, Friday and Saturday from 10 am to 4 pm. She stated that the customer traffic will be walk in. She clarified that the area she will be in is where the old liquor store resided.

Chairman Wilford made a motion to open the public hearing. Board member Hukey seconded the motion. All in favor.

Sarah McDonald, Owner Salon 146, stated that she has expanded her business into the area which was once occupied by the flower shop, an area of roughly 1600 square feet. She was concerned that the competing business is so close, stated that 90% of her walk in business is comprise of men and boys. She also stated she now sells their own organic skin and health care line.

The Chairman explained to Ms. McDonald that the Planning Board does not have the authority to deny a business because completion is within the same vicinity.

The Board asked for a floor plan from the applicant. She stated she submitted one to the Zoning Officer. The Secretary took copies from his desk and distributed them among the board. Ms. McQuate

pointed out the areas which would be used as storage, the one room eventually becoming a library. Another room would be used as an aroma therapy room.

The Board asked if applicant has submitted a building permit for any alterations for the space. The applicant stated that she only intended to do interior painting, minor plumbing and electrical changes and install shelving. She was advised to check with Building Inspector if a building permit would be required. She agreed to do so.

The Board asked about lighting. It was determined nothing on the outside of the building will change. The applicant is responsible for all the interior lighting which she stated would be low impact.

The Board reviewed the SEQR Assessment. Chairman Wilford made a motion that the SEQRA finding for this action to be an unlisted type and determined the action as a negative declaration. Board member Hukey seconded the motion. All in favor.

Chairman Wilford made a motion to close the public hearing. Board member Caruso seconded the motion. All in favor.

Board member Hukey made a motion to approve the Special Use Permit of Pamela McQuate to establish the Natural Path Organic retail store and relocate Pam's Natural Cuts to 100 Main Street based on the business outline presented and the following additional findings: there will be no change to the outside lighting, parking will not be an issue. Board member Scally seconded the motion. All in favor.

Board member Scally made a motion to approve the minutes from the August 8, 2016 meeting. Board member Clancy seconded the motion. All in favor.

Board member Hukey distributed the draft letter to the Board of Trustees that the Planning Board discussed at the last meeting relating to Zoning Enforcement. It was decided that all the members would sign the letter and if available Chairman Wilford will read it to the Board of Trustees at the October 4, 2016 meeting. If he is not available, he would contact the Board members and see who would be available. The Planning Board asked the Secretary to distribute the letter prior to the meeting to the Mayor and Trustees.

The Board announced the next regular meeting of the Planning Board is scheduled for Monday, October 24, 2016.

Board member Hukey made a motion to adjourn the meeting at 8:50 pm. Board member Clancy seconded the motion. All in favor.

Respectfully submitted,

Kelly Best