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VILLAGE OF ALTAMONT

Planning Board Meeting
Regular Meeting
October 22, 2018
7 pm

PRESENT:

Tim Wilford, Chairman
John Huber
Wayde Bush
Deb Hext
Connie Rue

Lance Moore, Building / Code Enforcement
Justin Heller, Village Attorney
Kerry Dineen, Mayor

ABSENT: Stephen Caruso
Kelly Best, Secretary

Chairman Wilford opened the meeting. He stated that the Planning Board was meeting for the purpose of reviewing Stewart's request to re-zone 107 – 109 Helderberg Avenue from R-10 to CBD and provide recommendations to the Village Board.

The Board reviewed the request and the draft plans. The Board held a lengthy detailed discussion. The Board discussed the safety issues, green space, percentage of space taken up by building, amount of blacktop and parking that the draft plans depict. They also discussed the creek and stabilization of the creek walls relating to flooding. The Board discussed in great detail 107-109 Helderberg Avenue in regards the change in zone, the availability of parking for tenants, the property tax revenue, and the impact on the neighborhood. The Board went over the SEQR submitted.

From the discussion, the Board developed a list of topics the Planning Board would like the Village Board to take into consideration when considering to re-zone 107-109 Helderberg Avenue.

The Planning Board submitted the attached letter for the Village Board's review and consideration.

Respectfully Submitted,

Kelly Best
Kelly Best

Dear Village Board

The planning board has reviewed the Stewarts proposal to combine lot and make a new store. We discussed several issues while reviewing the plan, most issue would be able to be answered or worked out during concept approval and after an engineer has reviewed the plans. We found no language in the comprehensive plan that would would stop the project. Here is a list of the topic's from our meeting.

The two family home currently has no off street parking and tenets use Stewarts parking lot. (this would make the current store short of it's required minimum spaces.)

The amount of green space has decreased yet the lot and building have increased. This would need to be address if project were to move forward.

The over all size of the store is large and parking spaces could be an issue. Or reduce the store size. The size of the store does seem to almost 3 times as large as current store. We would like see this size reduced some.

The size and design gas station pumps was a concern with the proposal. We would like to review previous complaints about the pumps and the canopy. We were pleased with no increase in number of pumps.

Appears to have a safer traffic flow. Would take a closer look at foot traffic safety.

An engineers evaluation of the topography and of water run off. Also the impact it may have on the creek, if any.

In the SEQR the project refers to Heavy equipment on site. Is this for the build or is there addition equipment remaining? (temporary or permanent).

The lot width could require a variance (current 80' proposal 119). If a variance is needed. Either the ZBA would prove this or if village approves lot change they should approve this the required lot width at that time. (Justin Heller and Lance Moore should confirm which steps maybe required)

When the lot change was made 8 years ago, what was the villages reason? Does it still fit the plan the village was trying to make. What would stop Stewarts from no longer using the building for tenets and it became empty? or even remove the building altogether?

The planning board has not voted on the proposal and would be able to a address design concerns if lot change were approved. The SEQR was review yet no declaration was made. We marked 4 or 5 sections to be review by the village and/or if the project were returned to the planning board.

Sincerely ,

Timothy Wilford

Planning Board Chairperson

John Hukey
Stephen Caruso
Deborah Hext



Wayde Bush
Connie Rue

Planning Board Members

