

VILLAGE OF ALTAMONT
REGULAR BOARD MEETING
December 12, 2018

Mayor Kerry Dineen
Trustee Nicholas Fahrenkopf
Trustee Michelle Ganance
Trustee John Scally
Trustee Dean Whalen

Patty Blackwood, Clerk
Catherine Hasbrouck, Treasurer
Jeffrey Moller, Supt. of Public Works
Paul Miller, Altamont Fire Chief
Todd Pucci, Altamont Police Chief
Justin Heller, Legal Counsel

General Public: 108

7:00 p.m.

Mayor Dineen called the meeting to order with the Pledge of Allegiance.

Keith C. Lee, Co-Chairman of the Parks Committee, submitted a Parks report. Copy of the Parks report included with Official Minutes.

Mayor Dineen stated the Victorian Holiday celebration was very successful and thanked Altamont Community Tradition for all their hard work with hosting the event. Mayor Dineen thanked Altamont Police Department for their efforts during the event.

Todd Pucci, Chief Altamont Police Dept., reported winter parking regulations are in effect from November through April.

Paul Miller, Chief Altamont Fire Department, submitted a Chief's report for November. Copy of the Chief's report included with Official Minutes.

Jeffrey Moller, Supt. of Public Works, reported leaf pickup with the vacuum truck has ended on December 4th. Leaves in bags will continue to be picked up once a week until the snow flies.

Trustee Scally made a motion seconded by Trustee Whalen to approve the Treasurer's report; Abstract #11 and #12 and transfer of funds as submitted. **Roll Call: All in favor**

Public Comment:

Stewart Linendoll, Park Street, stated he has Christmas trees from this week's Altamont Community Tradition event. The trees are in the front of his home and are free to anyone making a donation to the Altamont Food Pantry.

Kristen Casey, Main Street, informed the public that there is a public hearing with the Planning Board on Monday, December 17th at Village Hall regarding a proposed cell tower in the Village. Ms. Casey stated she has SEQRA questions regarding the Stewart's request to rezone and will address those during the SEQRA portion of the meeting.

Harvey Vlahos, Main Street, asked the public if they had heard about the public hearing on the cell tower for next week. Mr. Vlahos stated the Village needs to be more proactive with getting notification out to the public. Mr. Vlahos stated the residents can get notification of meetings and minutes by signing up on the Village website.

Public hearing 7:08 p.m.

Justin Heller, Legal Counsel, read the Legal Notice regarding Stewart's Shops Corp., 107-109 Helderberg Avenue, requesting to rezone 107-109 Helderberg Avenue from a residential zoning district to commercial zoning district.

Trustee Fahrenkopf made a motion seconded by Trustee Ganance to open the public hearing. **Roll Call: All in favor**

Mayor Dineen stated the Board is considering a rezone of a Helderberg Avenue address. The Village Board is only voting this evening on the potential rezone not the plans specifically, although that is to be kept in mind in the deliberations. Those decisions on details of any plan would fall solely to the Planning Board should the change occur. For tonight's public hearing they are going to first hear from Stewart's representative, Chuck Marshall, a few words about the plan. Mayor Dineen stated she would then ask the Board if they have any questions about Mr. Marshall's presentation before they take public comments. Mayor Dineen asked the public to state their name and address when they come up to the microphone. Tonight, the Board is asking to keep comments to a maximum of two minutes. It's the only way to hear everyone fairly and equally. Mayor Dineen stated that if your comments, that you're hearing, have been represented by other people, perhaps that is something you can summarize and say you agree with because there are a lot of us here and we really want to hear from all those involved.

Chuck Marshall, Stewarts Shops, thanked the Board for having him here this evening. Mr. Marshall stated he is the real estate representative for Stewarts. Like Mayor Dineen and Trustee Whalen, he was here four years ago when the Board voted a two-two tie. At that time, Stewarts proceeded with the purchase of 107-109 Helderberg Avenue because Stewarts is locked between Altamont Boulevard and Helderberg Avenue at an awkward intersection. If Stewarts was ever to expand, the purchase of the adjoining lot was the only way to do so. At that time, Stewarts notified the current tenant of their intentions to eventually seek the zone change and the tenants were placed on a month-to-month lease. Mr. Marshall stated he knows many people want answers about what is going to happen or what could happen. The reality is Stewarts can't do anything until the zoning is changed. An element like lighting, it's very likely Stewarts could accommodate the loss of some soffit lighting or the reduction in LED but that is a planning element and not something that is discussed here tonight. With that said, Stewarts did supply a building plan that is 3675 square feet, maintained the same number of fueling positions of two. Stewarts did add diesel as a service. The architecture will match with what starts to be the multi-tenant building across the street. Mr. Marshall stated he was before the Board four years ago but being in the store it's definitely a different shop than the one that was here four years ago. He thinks that is has to do with Carmen and her crew. This Stewarts was built in 1980. The year Mr. Marshall was born. He has two children of his own now and he even feels some aches and pains. While he doesn't need to be rebuilt from the ground up, the store can't be done by piece mail. It can't be done by adding an appendage here, taking the roof off, or bringing the building closer to the road. People have probably seen it but last week Mr. Marshall saw a gentleman with a truck and trailer blocked three of the fueling positions, watched someone getting air block the passage on that side of the building and had to wait for him to move to be able to get though. Stewarts doesn't do two pumps in a series anymore because it's the most inefficient fueling mechanism. Stewarts doesn't do the gas close to the rear of the parking. Stewarts doesn't build stores they did in the 1980's. They aren't used the way they are and because it's been 38 years some people think it's a dramatic change and maybe from their

perspective it is. It's a use that is driven by people driving by. Many probably don't realize that a new store has been built in Troy recently but no one gets in their car to see the new Stewarts like they would Legoland or Disney World. Mr. Marshall stated he will answer any of the Board's questions and then after the public hearing if there are a theme of questions from the public or if the Board would like him to answer anything he will do so.

Trustee Fahrenkopf stated he wasn't on the Board four years ago. He knows that it was probably similar response and he believes that Stewarts has taken into account some of the feedback from the Village. Trustee Fahrenkopf asked Mr. Marshall to highlight what has changed about the proposal they have today versus four years ago.

Chuck Marshall stated those elements about the site plan that aren't really specific but Stewarts shows no soffit lights on the rear of the building which is the part that will remain abutting to the R10 zone. The application looks to only change one parcel from R10 to CBD. The other issue is two pumps versus three and at time of initial proposal there was stand alone diesel and kerosene facility closer to the creek so Stewarts has eliminated those. It's tough because Stewarts isn't in that planning stage and he doesn't want to get into the weeds. There are things that Stewarts could potentially do and in the response to the Planning Board's comments he pointed some things out. One of the Planning Board's comments was there was too much blacktop. There is too much blacktop because the planning requirement is one space for every one hundred square feet of gross floor area so that means there are 37 spaces required at approximately two hundred square feet of space that is 7,400 square feet of blacktop. A compromise could be if they reduce the square footage of the building, Stewarts could then reduce the number of parking spaces and the potential for greenspace goes up while also reducing the variance that will ultimately be needed. It's those types of things that they can work through should they get there. Mostly for SEQRA and the requirement in the application for a plot plan is why the material was submitted the way it was.

Trustee Scally stated he has been thinking about what to say since the last Board meeting. He was on the Planning Board that time when Stewarts came through and he is having a bit of a conundrum. Stewarts has been here since 1980. They have done good business and has been a good neighbor. His kids like to go there for ice cream and they go there quite frequently as a family. On the other hand, he also lives next to the Central Business District since 2007 which is probably quite unique from the rest of the Board members. Trustee Scally stated he understands what it's like being next to the CBD with the lighting and understands the amount of trucks that go through and they had to make that decision when they purchased their home. Mr. Scally stated he understands the concerns that some of the public are going to bring up this evening and he wanted to keep an open mind. In perspective, he lives next to Agway and they are good neighbors. If Agway came forward with a proposal, he would try to have an open mind and tell them to bring forth what they have to say and he will hear what they have to say. Much like Stewarts currently with their plans. The comprehensive plan has to do with the historic character of the Village, what it is to be an Altamonian and how important that is, the community to be together, and being a good neighbor. He feels Agway is a good neighbor for him and he feels Stewarts is also a good neighbor. He is a preservationist at heart and it's hard for him to see a Victorian home being removed for this. Mr. Scally stated a letter was received that referenced movement of a Victorian home. He's not sure if that would be an option that Stewart's could propose. Mr. Scally stated the decision he is going to make tonight is difficult but he will make one and is here representing the people of Altamont and that's important to him.

Trustee Whalen asked what is the scale of the proposed building in relation to the one on route 146 and route 20.

Chuck Marshall stated the proposed building is 10% smaller than that store. The one in Guilderland has 6 pump fueling canopy with stand-alone diesel and kerosene. That location is sitting on 2.5 acres with two businesses on it. That building has 6 pumps with 30 parking spaces and a drive around. The current Stewarts in Altamont also has a drive around but was pointed out earlier that it doesn't operate as a drive around all the time. The proposed plan for Altamont doesn't have a drive around.

Michael McNeany, Severson Avenue, stated he and his wife have two sons and are expecting a baby girl in May. Mr. McNeany stated we are here for two reasons tonight. Many of us are here because we want a larger Stewarts and many of us are here because we oppose the rezone. They're not mutually exclusive. It's a big area where they overlap. Mr. McNeany stated he wants a bigger and nicer Stewarts. He stated Stewarts is nice and he thinks Carmen is great. He loves how they redid the interior. Mr. McNeany stated we're here for a rezone and not for whether or not we want a bigger Stewarts. He believes we can have both. The proposed project eliminates a huge amount of green space in the Village which acts as a buffer between Stewarts and the residential areas. When he drives around the capital district all other Stewarts have a least one plot of land between them and the residential area that abuts them. We're eliminating that which is wrong. Even with a much nicer looking Stewarts, the amount of blacktop and concrete that is going to be generated is going to be more than what he thinks is proportional to the size of the Village. Mr. Marshall mentioned that they are interested in the business driving through the Village. As a Village, we are not interested in the business of the people driving through. We have a Stewarts on the other end of route 146 and route 156. We need a Stewarts that's the size we need for Altamont. It's our town and it's not something that we're going to be using to cater to outside people. Mr. McNeary stated he implores the Village to oppose the rezone of this property and if they can't he would like the Village to give a moratorium on this decision because with five weeks from when this was proposed to right now isn't enough time to discuss this as a community.

Rob Rabbin, Main Street, stated the Board has heard from him before and Mr. McNeany had it right. This is about the zoning. This is not about their plans. Their plans have no relationship to what we're here to discuss. We're talking about rezoning a property whose zoning is correct. It's in the masterplan and what is correct about it is that you have a commercial business next to a two-family then next to a one-family because the two family is a rental and that's exactly how you want to do it. If you look at correct zoning where you have residential next to commercial, you want to have a buffer. The cases where you can't do it the businesses shut down at night. Agway, bank, and the post office are not open at night. Stewarts closes at midnight and they open at 4:30 a.m. It is incorrect to put Stewarts next to a one-family. It amounts to eminent domain because you are taking away hundreds of thousand of dollars or \$100,000 from that single-family home and you're doing it to the entire neighborhood. Such a drastic change should only be used for important government projects and this is not for the public good. This is for Stewarts' good. It does so little for us compared to what it takes away. If you like zoning at all you will say this is absolutely the wrong thing to do because zoning is here to protect us from exactly this kind of activity. Let's look at some of the reasons that people have put forward. You're thinking of zoning as a solution to this when you'll discover it's not a solution to the problems. The first is the rush-hour which occurs in the

morning and maybe at 5:00 but it's mostly a weekday morning thing. The rush-hour occurs at a lot of businesses during peak hours. The reason this is a problem is because they are slow inside and you run out of parking outside solely due to Stewart's management decision to not properly staff for those times. Remember the morning rush is not a surprise. If they have an extra cashier or express lane with getting only three items and if they got the people out, that would free up the parking. The key is this has nothing to do with the size and you can tell this because they're only increasing the parking space by one. This is not even an issue they consider worth addressing.

Kristen Casey, Main Street, read a letter written by her mother, Jean, that she grew up here in the twenties, thirties, and forties and after leaving for many years to raise her family she returned to spend these last twenty years at home in Altamont. In the thirties and forties, she remembers 15 businesses in the Village center and they all were in buildings that look the same today. The A&P, the Grand Union never changed the buildings to accommodate their stores. They knew if they came to town, they accepted that that was the way it would be. There was no massive lighting or extensive commercial advertising. The businesses then were either owned by local people or if out-of-town businesses like the A&P, they were managed by local people. Most of the 1800s and early 1900s still stand and look just the way they did then. That was how community worked. People walked everywhere and that made for a close-knit community. She remembers what the Village looked like then with a beautiful house on the corner of Park and Main, with a two-story brick bank adjacent to it. Some of the buildings that circled our Village square. She remembers the Severson Inn a stop on the way to the hilltowns that became a two-family dwelling. She remembers the two hotels that shoulder the train tracks in the Lainhart building that burned and she attended the 1900 schoolhouse her entire school years. Change has occurred with the times. Those buildings that were mentioned are gone but the core of the Village has remained the same. Her family lived in the Helderberg neighborhood for many years. Her grandfather built the three houses above the funeral home for her great aunt and uncle, who was also a Village mayor. This has always been a quiet neighborhood and she is very upset by how the increase lighting, asphalt, and tree removal will certainly change that. It bothers her that the proposed building will be right across from the main entrance to the funeral home. The funeral parlor has always had a dignified appearance of beautifully landscaped setting in the approach to the hill and to the Helderberg neighborhood. Changing the look of this corner will be sad. She feels that Stewart is looking primarily to their needs without real consideration for everything else the Village cares about. They need to blend-in with the community without all the lighting and a great big parking lot. If this is allowed, what will be next. Altamont has always been home to her so after her husband's career took her away, she came back 20 years ago because of the spirit and warmth of Altamont. Altamont has a sense of history and community. Please don't let bold commercialism change the heart of our Village.

Stewart Linendoll, Park Street, read a letter he prepared for the Board asking Stewart to listen to other alternatives than what they have offered. Copy of letter included with Official Minutes.

Kelly Best, Altamont Boulevard, stated she grew up in Altamont and she has seen many changes. People keep talking about the comprehensive plan. The comprehensive plan is an ever-evolving document that is to be reviewed every six years and updated to meet the needs of the up and coming generations. It is not written in stone. It is not something that you have to say everything has to stay the same. We've heard people talk about 107-109 Helderberg Avenue as being a historic building. She grew up on 108 Lark Street that

was built in 1895. It's not historical. These are old buildings. Historical buildings are maintained along Main Street in the historic overlay. Just because it's old, doesn't make it historical. People are saying the proposed Stewarts won't fit within the character of the Village. The old one doesn't fit within the character of the Village. There are safety issues there. Children catch the bus there for elementary, middle, and high schools. People who say that there is not a lot of traffic there, they're not either patronizing the store or being there. It would be a much safer place. People are saying the people in the home next door will be displaced. The Planning Board just approved the construction of two new apartments on Altamont Boulevard by the Altamont Auto Store. You drive around the Village and there are for rent signs throughout the Village. People are saying there is no place for these people to go. Ms. Best stated when she moved back to Altamont from college, she found an apartment in the Village. Just because the lack of people didn't come to the meetings four years ago, a lot of people do support Stewarts. Ms. Best stated her experience with working for the Village and doing the Village Board meetings, when people don't have a problem with change, they don't come to the meetings. They assume you know if they're not coming to say something negative that they support it. Working with the Planning Board for 20 years this has been her experience. Ms. Best stated she mails out the legal notices, puts the legal notice in the Altamont Enterprise more than 10 days which is required by law. People know these things are coming up. They have to take responsibility to look for this stuff and to check the website. Ms. Best stated she truly supports this property be rezoned. It was a business for many years. It was changed in the comprehensive plan. The Village needs to consider things like sales tax that is generated. Stewarts is our major contributor of the sales tax to the Village which brings down our property taxes. All those out here who support it need to let the Village Board know tonight.

Carol Rothenberg, Helderberg Avenue, stated she would like to see the Altamont Community and Stewarts come together in a win-win solution. She lives in the neighborhood. She uses Stewarts. Her and many people in the audience have been to Stewarts and bought items in the last two weeks. Stewarts workers are friendly and people enjoy going into Stewarts and having conversation because it's a friendly inviting place. Stewarts is now in the housing real estate business. They have over 200 homes and Stewarts now owns one of our older resident homes, Severson house from 1900. Ms. Rothenberg asked Stewarts to be a responsible landlord for their newly acquired two-family home that is located within the residential neighborhood. Being a responsible corporate citizen of our community means supporting the residents in that area. Taking down the house then doubling the commercial footprint does not show concern for that specific neighborhood. The block now contains three lots and two of those lots are owned by Stewarts. There will be a decrease in property value. Ms. Rothenberg stated she contacted a realtor and the homes that are either side of Stewarts plus a few homes up Helderberg Avenue along with one or two homes on Route 156 will lose a value of about 25%, that's without appraisals. Down either of the streets and on Severson would see about a 10% decrease in property value. Ms. Rothenberg stated she hopes that the Board doesn't allow for a spot rezoning. Picture your neighborhood with a proposed commercial site on the corner when your area has been deemed residential. Many here have signed the petitions, over 200 that were obtained within a little less than 15 days. We ask you, our elected officials, if you could please consider the effects of the rezoning on the residents to be a commercial plot of land. We have established a comprehensive plan that addresses development and it could be thought as our constitution, even though the constitution is going to be amended. Altamont is a very unique Village which was exemplified with Altamont Community Tradition's Victorian Holiday and there were also many commercial events that were complimenting the historic tour. Ms. Rothenberg

stated you are called our trustees and our community trust in you as our elected officials to care for and preserve the character of Altamont. Bigger is not always better. Let's take some time to focus on the solution that supports Stewarts in designing a store that really fits within our commercial footprint and keeps our residential community intact.

Edna Litten, Main Street, stated she has been a resident of Altamont for 38 years. A great deal of thought, effort, and work went into producing the comprehensive plan. It is not something that should be thrown away lightly. There must be a compelling reason. Kelly Best said that the comprehensive plan is supposed to be reviewed every six years. That's very different than doing a spot zoning and say well we have a comprehensive plan but we're going to ignore it right here. Ms. Litten stated she didn't think allowing expansion of Stewarts is a compelling reason to toss away the comprehensive plan.

Ronnie Lindberg, Western Avenue, stated she has lived in Altamont for 21 years. She loves living in Altamont. Loves going to Stewarts. She's sorry Subway is gone. She pulled up the comprehensive plan that was dated 2006 and spent time reading the 44 pages. Ms. Lindberg stated that what Kelly said was correct. The plan was to be relooked at every six years. It's out of date. Page 27 of the economic development was one of the goals and within economic development one of the objectives was to maintain the unique aesthetic character of Altamont as a whole. This structure will mirror the Subway structure and match that. It will enhance the business area streetscape with additional street furniture such as waste receptacles, kiosks, and benches. Reflect local architecture with adjacent buildings similar setbacks and scale and building size which will match that. Enhance parking downtown. Amend zoning to allow for mixed-use structures. Extend the business district to include all lands surrounding Orsini Park. Continue to work with local business owners to establish a business organization, increasing hours of operation, aesthetics of the streetscape, marketing, traffic flow, and access and parking. The comprehensive plan which is already eight years out of date really does incorporate it and her understanding is of spot zoning is when you take something in the middle of say Lark Street and plop a store in there but this is right next to and just extending it and if you look across from where that house currently is that is looking to be rezoned, it's at the very end of a residential area right across the street is the funeral home. It's not in the middle of a residential area.

Lynnette Flynn, Fairview Avenue, stated she has 31 signatures of representatives that couldn't be here tonight. Unfortunately, lives get busy. They are also supporting the rezoning Stewarts. Keeping in mind with the whole academic aspect this would be a good change. There are often times the parking lot gets very crowded. There are times she has circled around the parking lot five times. It's not always the safest. Ms. Flynn state like the person said before her the lot is still on the end of a residential area. There are people living in that house. The house is not being kept up properly. We look at a house that is not being cared for which is also an eyesore. Ms. Flynn stated she grew up in Altamont. She understands life changes, people change and she sees this as a need for this area.

Kristin Casey, Main Street, stated she will talk about SEQRA later which is a separate issue. She wanted to follow-up on the comments about the comprehensive plan. She was on the comprehensive plan committee. She thought it was interesting that the Planning Board said that they found no language in the comprehensive plan that would stop the project. This is really disheartening. For those of us who developed the plan, at the direction of the Village Board, for weeks and weeks. We conducted a number of focus groups, met with community groups, and members including senior citizens, teen,

veterans, Village officials, and local businesses. We held public hearings. We conducted a village-wide community survey. The planning committee included Dean Whalen, Kate Provencher, John Smith, Harvey Vlahos, Steve Parachini, Andrea Dean, Tim McIntyre, Don Cropsey, her, and a planning consultant. The comprehensive plan states that this plan is the roadmap and policy foundation upon which future decisions in Altamont should be made. In New York, all land use regulations must be in accordance with the comprehensive plan and it provides a basis for land use regulations in Altamont. The Village should update these local laws where necessary to be in accordance with the plan. The fact that the Village didn't do a major update of the comprehensive plan every six years is a non-issue. Right now, this plan is the one that is in existence. She knows that you can pull out anything that relates. They tried to cover all aspects of the Village when they did the comprehensive plan. Yes, they looked at businesses; yes, they looked at parks; yes, they looked at everything you could think of. Anything that the community talked about. The vision statement says that Altamont recognizes that the important role in history and significant period architecture play in the community's character. There is an actual goal number three under goals and objectives that says historically significant building sites and neighborhoods are preserved. Objective one to identify potential locations for retail and commercial development and ensure they are properly zoned to both encourage their uses and ensure they are compatible with the district and the neighborhood. Clearly established and defined commercial zones throughout the Village. That is what the Zoning Board did. That is what the plan said. They tried to define the business district for what it was. The reason that building next door, the one they want torn down, in the past was zoned commercial is because there were a couple of home businesses in that building. It was always a duplex. It was built in 1900. Ms. Casey stated you may think it's just an old building but it's an old building that's part of Altamont and looks like the other old buildings in Altamont. That is what we're trying to protect is the feel of the community based on buildings like this one. The reason it was changed from commercial to residential is because that's how it's been used for most of its life. There was a period of time in there when it had some home businesses but the majority of its life, it has been a residential facility. The comprehensive plan and the zoning identified it for what it was actually being used for.

Paul Schopody, Knox, stated he lives in the Town of Knox. He is going to be reiterating a lot of the things that were already said but feels like they're very important for them to be repeated. Between the Keenholts and the Uhls, three generations of his family have resided in Altamont. Although he currently lives in Knox, he still has strong ties to the Village. He supports several of the businesses here and that includes Stewarts. He gets gas there and other things occasionally. He resolutely is opposed to this rezone. It feels like it's very wrong for the Village. Mr. Schopody stated Kristin was just talking about how the comprehensive plan came about and he was doing a little research on that as well. He knows that they were devoted citizens and Village officials that went through a thorough and exhaustive process to create a masterplan which became know as the comprehensive plan. Feedback was obtained from young people and older people, business owners, residents, and a number of organizations. The purpose of this inspired document is to guide future development in Altamont. This plan specifically prohibits knocking down that house. The following is a quote from a publication that he found. It was written by the Land Use Law Center at PACE Law School. It says New York State Court of Appeals noted in Udel versus Haas that the comprehensive plan is the essence of zoning. Without it there is no rational allocation of land use. Indeed, the statute requires that all land use regulations must be made in accordance with the comprehensive plan. Mr. Schopody stated he was reading the application and it said that Stewarts states it believed that a new facility would ultimately be more compliant with the vision

established in the comprehensive plan. It would be nice to see a more historically sensitive building design but can and must have been on the site. There's lots of ideas you're an intelligent group of people that can come up with lots of alternatives. It's our responsibility to maintain this unique historic character of the Village.

Laura Haight, Euclid Avenue, stated her husband Andrew Labruzzo, already submitted a letter. Before they moved to the Capital District, they lived in Northern Dutchess County in a small town called Pine Plains. It's very similar to Altamont but a little bigger with about 500 more people and a stoplight. One thing Pine Plains didn't have was zoning. When Stewarts came to town wanting to build their convenience store, the town had no resources. There was no ability to make any changes to the design, the lighting, the site layout, the look and this was in the 1990s and it's the same ugly Stewarts that we have now with brown shingles and a mansard roof. We got a Stewarts on the outskirts of town and the bright lights were shocking and even now talking about it she remembers every night driving home how the landscape changed because of the lights as you approach town. One of the reasons why we decided to move to Altamont was in fact because it had a comprehensive plan, her husband is a planner and they pay attention to these things. It was clear that this Village really cared, the people cared about the historic nature and the beauty of the Village, and people cared about their neighbors. This mattered a lot to them so they moved here in 2010 after the plan was developed. That was one of the reasons they choose to live in Altamont. For all these reasons, it's disheartening that the Village Board is actually considering throwing away this tool ignoring the existing zoning and allowing this, what would be considered spot zoning, questioning legality, by changing the residential to commercial in violation of existing zones and a comprehensive plan. She's very concerned as a resident; she loves Stewarts, loves Carmen, loves the ice cream; about the impacts this will have in our community not just as a precedence and on the neighbors but the light. Ms. Haight stated she started looking around while taking a walk. She knows this plan isn't necessarily what it will be. She took pictures while walking up Main Street going slightly uphill from Lincoln onward. All the way in the distance you can see the store. These lights will be especially visible from that direction. She doesn't know from the other direction, as people careen down the hill at too high speeds, whether the light is going to be impact safety there. She thinks it's very impactful and people should think about that. In light of the concerns raised by the people here, the appropriate approach the Village should take should be to revisit the comprehensive plan. There have been changes in the downtown area since 2006. We've had new businesses open and the building behind Sunoco burned down. It's always appropriate to go back and revisit it and that should be done first before considering any kind of zoning change that's in contradiction to the existing comprehensive plan. Ms. Haight thanked the Board and asked them to please vote no tonight.

John Gulino, Fredendall Funeral Home, stated he owns Fredendall Funeral Home. He bought the funeral home in 2006 and also owns the house next door to the funeral home. He asked if something like this got approved, would he be able to change the residential landlord into his adjacent building and if he wanted to put a commercial building on that. Fredendall owns that just like Stewarts owns the two-family. He asked the Board if they were setting a precedent.

Michael Seinberg, Lincoln Avenue, stated he lives in the Temperance Hall which is part of Museum in the Streets. He has an opinion on what constitutes historical. 1900's is in the ballpark but the bottom line is this is not about rezoning or anything. This whole thing is about money. The Village is interested in improving sales tax revenue and it's

true it does help our tax rate. Stewarts is interested in a new building because they'll improve their bottom line. The problem is the process for doing this involves building a new building while leaving the old building in place so that they don't lose any revenue for the roughly four to six months it takes to put this together. Bottom line is Stewarts is a multimillion-dollar company spread across multiple states. They can, they are capable of putting up a new building and absorbing four months without a little revenue. They could even keep their people on staff by moving them to different stores in the short-term and then leaving the building that they want to now in place, get a new building, and making everything work for everybody but it's about the money. We have to decide whose money matters more the Villages, Stewarts, or ours. Where is the character of our Village fall into this and what's that worth.

Shannon Duerr, Lincoln Avenue, stated a different way of looking at the comprehensive plan, a couple of people have mentioned tonight that they have gathered petitions from different sides and we're here to try to figure out what it is that the majority of the residences of the Village would feel would be the most to benefit. Part of the comprehensive plan, she understands, was actually going out and asking people, who didn't make the effort to come to Board meetings, what their feelings are and what their priorities were for the Village. At that time that was done, the majority of the villagers that were spoken with, the cross section of our residents, were interested in seeing that stay as residence and that be part of the residential district and that not be absorbed into the commercial district. Ms. Duerr stated she thinks if we're trying to figure out what it is that people who aren't here tonight, how the percentages would fall out in terms of what our priorities as Village residents may be, it makes sense to add weight to the effort from when the Village actually went out and polled people instead of waiting to see who had a free evening to come out here.

Rob Matchman, Helderberg Avenue, stated him and his wife live on second floor of the historic Fredendall Funeral Home. He complimented Stewarts on their employees and for what they do and bring to each of their communities. We need Stewarts here. There are a few things that the Village Board as well as the residents of Altamont should do. Take a little time and stand in front of 109 Helderberg Avenue for 15 minutes any day, any hour, any time of the week, 7 days a week. Stewarts is open almost twice as long as any other business in the Village. It's a very busy facility. Besides regular customers talking, listening to slamming doors, sounds of the horn when the customers lock their car doors, loud mufflers, loud music, and barking dogs. Take it all in. You might be surprised that the two-story home and its trees act as a buffer to the rest of the residential homes up Helderberg Avenue and Severson Avenue. Mr. Matchman stated he encourages everyone here, including Stewarts' representatives, to put themselves in Carol Rothenberg's shoes. Carol's home is right next door to the proposed home to be taken down. Carol has lived at 111 Helderberg Avenue for nearly four decades. Why should Carol or any of their nearby neighbors have to deal with a commercial building encroaching their properties. Good for the former owners of the subject home for selling their residential home to Stewarts. Mr. Matchman asked the Board to put their feet in Carol's shoes as well as her neighbors. If Stewarts' plans were to go through, your kitchen window would be 12 feet away from the dismal looking bland solid wall. Now go to the second-floor bedroom overlooking the new Stewarts with all the noise and bright lights. Take a little walk further up Helderberg Avenue and look at all the brake lights that the former home and trees blocked. He thinks our friends up at the Altamont Manor would think there's a football stadium that is well lit up down below. Who wants to listen to the freezer coolers and compressors running 24 hours a day in your backyard ten feet away. The hours of operation are still going on long after most folks have gone

to bed or even wake up in the morning. Board members, do what is right. This could be your personal home, your privacy, your way of life, and property values affected. He believes Stewarts and its engineers can construct a beautifully-designed structure that will conform to the Village's historical expectations on their Route 156 existing corner property and leave the residential Helderberg alone.

Tresa Matulewicz, Main Street, stated she is in favor of the rezoning. Stewarts' plan is a good plan. As a Village, we are inundating that corner with traffic. Back in the eighties there was Bonfare and Ketchums which provided a lot of different varieties of products. Business was dispersed. When Bonfare left and Ketchums became Sunoco, everything got shoved to Stewarts. That became our convenience store. As a result, that corner is a nightmare in the mornings and in the evenings. Ms. Mouskewitz stated her son gets on the bus there. Three times last week he was almost hit by cars coming in and out of the lot. It may be an inconvenience to some that that store needs to expand, but her son's life and the lives of our kids who get on the bus there is not an inconvenience. Their safety is not an inconvenience. The safety of our residents is not an inconvenience. There's a lot of traffic there right now. People are also saying no to Stewarts and this is our town and we don't want more people coming to Stewarts. As the gentleman from Stewarts said, they've never heard of somebody say I want to go to a town because they have a Stewarts. That doesn't happen. If it were to happen, so what, the Altamont Fair numbers have been down and there were threats to close our elementary school because they didn't have enrollment. Maybe we want people coming to the Village and maybe having a Stewarts that's nice will give them a place to sit and have a cup of coffee as say this is nice, we should come up here more often and spend our money and put that money into our economy.

Joe, Stewarts' employee, stated he serves everyone ice cream at night. Some of us were born here, we grew up here, we know what we want from our town. He didn't grow up here. In fact, he was kind of put in the position where he had to move because he was evicted from his house and it wasn't that he wasn't paying his bills. It was that things were changing. He remembers one day he was driving into Altamont and looked at that corner and said we live in a very pretty town. We have amazing beautiful homes and we also have vacant lots in our community. Joe state he has been to Detroit and he's seen some of the most devastated areas where there's lots everywhere because there wasn't enough planning going on to be able to have incorporated that and plus there were a lot of businesses that left. When he thinks about Stewarts, he works there at nights, he had two things that happened. One, and he's humbled, he went from having a \$50,000 job to taking out the trash at Stewarts. He said he's going to go to Stewarts and he's going to do the best that he possibly can every single night that he works. He's worked there when he was sick from the pain from his Lupus. He still worked and he realized he loves the customers. He loves this town but he also loves the town enough to say that there are huge safety issues that take place on that corner. Having a better store and having the lot changed into a bigger store isn't going to take away from any other business. He loves serving coffee and ice cream to the people from the other businesses. When customers are coming home from work, they tell their stories and he enjoys being a friend to them. He doesn't love seeing certain safety factors, for him the worker, the store is not big enough, the freezers are so small, and people are scared to go out the west side of the building because there's a driveway and trucks come out of there. He doesn't like having a bathroom behind the cash register. He doesn't like that at all. Joe stated he's a big guy and he still doesn't like that. There are certain safety issues that have to be addressed. Having a bigger store will give us that opportunity not to mention the more modern Stewarts he has worked at have had better surveillance on the community. He's not just

the ice cream bartender. He is also neighborhood watch. He's called the Altamont Police 25 times in the last 3 months because something has happened. He had to respond because who else is going to. Having rezoning and having a new vision keeps these beautiful homes on Main Street alive but also when you get to the end of the town you run into a beautiful Stewarts that matches the town and that is able to serve the town. Seven miles from Stewarts is a Hannaford and seven miles the other way is something else. We want to honor the community and the neighbors in that neighborhood. Give Stewarts the opportunity to step up the state-of-the-art surveillance and lighting and being able to match our community. It will be one of the best things this town will see. It will encourage business within that realm to be able to expand and also grow because we really want this business district to be successful here in Altamont.

Anne Linendoll, Park Street, stated she didn't plan on talking tonight but as she was listening, especially to the last speaker, everything he said can be done without rezoning. If you look at other ways and safety of children. She cares about safety for children and that can be done without rezoning. When you look at this time of year, you hear appeals for homeless people and the fact there's not enough affordable housing in the area. Then we're going to take two families out of houses in Altamont. Ms. Linendoll stated someone else commented on the fact that the house is run down. It's up to the landlord to fix that house. Stewarts can't let the house deteriorate and then tear it down. That's happened all over the Capital District where people who want a building torn down buy it and let it deteriorate. We need safety, we need security, we need a better Stewarts, but we can do it all without rezoning. Take a look at other ways of doing this.

Tom Gessick, Altamont Boulevard, stated he lives 2 doors down from Stewarts. He had prepared comments as well but hearing many other comments he will not go with those comments and respond because he's sure people are sitting there and wishing they could stand up and take exception with some of the things people are saying. His house was built in 1900, perhaps by the same contractor that built the one that might get torn down. His house is one of the nicer homes in the Village. He considers it very historical. The other house could have been as well if it was kept up the way it should have been. Once it's gone, it's gone and there will be a bigger Stewarts. Comments have been made that bigger is not always better. He feels strongly that this is the case. The thought is that more product will be offered and people can sit and have a meal there or more takeout options. Village Pizza has four or five tables people can sit at as does Paisano's, Hungerford, and Homefront. There is a lot of places we can sit down and have a sandwich or talk to our neighbors. He's in a unique situation because he lives across the street from a commercial establishment. As a CPA, he knows that businesses change, times change, and businesses have to be fluid and change with it. We had a very quaint 8-lane bowling alley that couldn't make profit so the current owners revised it into a parts store and yet retained the character of the business. They put in a laundromat in the back, added apartments, and they've kept the character of the building. We would all love to see a different Stewarts building that was more in character with the Village but do we really need one that's this big and this bright. Mr. Gessick stated it blows him away with what that corner is going to look like with increased lighting that is expected to be there. Economic development was mentioned as well. If this store is expanded and they're offering more products, what will happen with the rest of the businesses in the Village. Certainly, it's going to have a negative effect on all the other businesses that sells those same products. We all love Stewarts. Everyone that stood up here said that. It doesn't seem right for the Village and he strongly opposes the change.

Harvey Vlahos, Main Street, stated he wanted to address a couple of points. The issue of school enrollment, why people come here, and how that impacts the Village. People come here because of the architecture. As the historic properties shrink it's because of corrosion and erosion. It goes with what Jean's letter said earlier. Places that used to be here and then how many are not anymore. There are a variety of reasons but it does change the character. We need to try to keep everyone that we can because nobody's building Victorian homes anymore. Whatever is going to replace it is not going to be in character with the Village. There may be some issues with NYS DOT that no one has talked about but maybe that's for the Planning Board. If there's an issue, that's something that should be addressed before the zoning is done. As far as safety goes, he's heard that but if there are a lot of accidents, he would like to see accident reports from Todd. How many fender benders. If there are accidents, there should be records of those. Can't just say it's not safe. Let's provide the empirical evidence that it's not safe. Mr. Vlahos stated someone brought up the plan had been changed. The plan should be changed but it is still spot zoning. The idea of taking one and putting it in the middle of Maple Avenue, that's spot zoning, but this is also spot zoning because the residential area and the commercial area are clearly defined and there's a line there. Just because it happens to be on the edge of one into another doesn't mean that it's not spot zoning. Mr. Vlahos stated he had a question for council about are there legal ramifications when you do something like spot zoning. Isn't it subject to potentially having litigation issues. The comprehensive plan was a huge successful Village-wide tremendous example of citizen participation. That's what democracy is all about. At a certain point, people have to rise above individual issues that arise in day-to-day governments and believe in the process because that's really what America is all about from the federal level, to the state, to the individual level. Our comprehensive plan is truly of the people, by the people, and for the people. We were able to be a consensus on the kind of Village that we want and want to live in. It clearly defines which areas are to be various districts such as commercial, residential, and densities. If our Village Constitution needs to be changed, it needs to be changed by the people. You may want to call another Constitution Convention and somehow put up a big effort to get as much input as possible and to make those changes in a very measured and thoughtful way. Do you believe in the process or don't you.

Kristen Casey, Main Street, asked how to address the SEQRA questions now. Ms. Casey stated she had two questions regarding the SEQRA documents. Before the SEQRA document should be approved, these questions should be answered. A copy was made available for every Board member. Copy of Questions on SEQRA Review included with Official Minutes.

Fran Porter, Berne Altamont Road, stated charming, unique, historic, beautiful, preserved, quaint, and quiet are some of the descriptions that you can find if you look in the links that are on the internet that apply to the Village of Altamont. She doesn't live in the Village but her history is her house which is sort of inextricable. She is in a pre-Civil War building that used to be a Stagecoach Inn. By the time the horses and stagecoaches got to Helderberg Avenue they would have come to her house to rest the horses. She feels like she's been a part of the community since 1985 when she came here and built the house. These are the things that we would like to see. Please delay your decision. There's so much feeling expressed tonight. This is a matter of enormous concern to the citizens of Altamont and to the people of the community-at-large. Please wait and deliver this decision more deliberately. It is understood that you're talking about rezoning, but none the less, the detail is in the weeds. We have enough information that's been reported to know that they will have more asphalt, there will be more lights, and a historic building will be torn down. So far, we haven't heard any real compelling reason

for this change. Perhaps the citizens can work with the Stewarts' corporation to come up with a plan where the footprint isn't so expanded and doesn't require making such drastic changes. Back in July 2017, there was the unveiling of the living history of the Village of Altamont. We have invested in this Village through things like the grant that was obtained with the help of Assemblywoman Fahey. We have to put effort into things like the Victorian stroll and that is our Economic Development. Caregivers of this community, the historic nature, the buildings were here for a short time and we'll pass it on and the people that come into the Village to enjoy it and see the historic architecture. It's hard to put an economic value on that. By making some of these changes, we're in fact working counterproductively with the kinds of things we've done to enhance the historic value of the community. It's a community that we should treasure. We like Stewarts. Let's help Stewarts meet some of its needs in a way that doesn't take away from the character in our beautiful community.

Martin Burke, Maple Avenue, stated him and his family moved here about a year ago. Two reasons they moved here is they like old architecture, they've had two old homes prior to living here in Altamont and they bought another old home. The other reason they moved here is because Altamont is a walkable and pedestrian-friendly community. The Stewarts' plan proposes to demolish a historic building. The building that exists is a Severson building and has stood there for a hundred years or so. Stewarts last building was built in 1980. That's only 38 years ago. Mr. Burke stated he wonders how long the Stewarts' plans for its current land and building will last. There were several people that raised issues of safety. Mr. Marshall indicated that the pumps were blocked by a truck or that it was difficult to exit the parking lot of Stewarts. The proposal is to demolish a historic house and then add more asphalt. He doesn't think asphalt for vehicles adds more to a pedestrian-friendly and walkable community. More asphalt just adds more cars. It will only make it less pedestrian-friendly and walkable.

Kate Provencher, Thatcher Drive, thanked the Village Board for their patience and for listening to everybody tonight. Ms. Provencher stated Kerry said to try to summarize what other people have said that you agree with. She will try to do that. She was also one of the people who served on the comprehensive plan committee. She would like to add to what others have said that that was a long process that involved surveys, talking to specific groups in the community, and holding a public hearing. Like this public hearing. There was a lot that went into it. She supports the idea that if we believe that the plan needs updating that it could be done in a similar process. Not by making decisions piecemeal as a particular individual, organization, or business in the community decides that they have a specific need. She doesn't think that the way to improve upon the plan is this process. There's been a lot said about the neighborhood and how it affects neighborhoods. Ms. Provencher thanked Trustee Scally for what he said about knowing what it's like for those neighbors to have purchased homes and to find out that their neighborhood is going to change because of this process. She asked the Board to vote against it. She loved the ideas of working with Stewarts or about engaging the community again in a process to update the plan, if that's what we need. She reiterated this is not about whether we want a bigger or better Stewarts. It's about whether we want to rezone in this way.

Bob Freeman, Brandle Road, stated he has lived here all his life, 50 some years. His grandfather was a dairy farmer here across from his house. At that time, there was no cash register. It was a cigar box so it was all on trust. Where Stewarts is now used to be Morty Porter's Exxon station. This place has grown since he was a kid. His parents owned a travel trailer business on the outskirts of Altamont on his grandfather's farm.

This is about Altamont, a place that he lives. He goes to the fair all the time and everybody complains about the fair being too much money. He goes because it's his responsibility as a citizen. You get all the people that have been coming off the hill for many years. The people are going to keep coming here. He knows about the façade of Altamont. He's confident that Stewarts' really wants to be here and will work with us. Mr. Freeman stated he is in favor.

Barbara Muhlfelder, Maple Avenue, stated listening tonight she really does understand both sides of the issue but feels that Stewarts has been a wonderful company to the Village of Altamont. She doesn't know about anybody else but it seems when she goes to Stewarts, if you go around the corner, you bump into somebody. It is time for a change. We do need to expand it. She understands that this is a historic house but thinks we're living in the past. She moved here because she loved Altamont and loves the historic aspect of it. She lives in a Victorian house but thinks we need to be forward-thinking. In terms of the traffic, it's not going to change. The same amount of cars are going to go in and go out. It can be a little dicey at times. She thinks it would be beneficial to the Village to support this.

Ted Neumann, Lark Street, stated he agrees Stewarts is a wonderful store and we all go there but if they're so wonderful he thinks they could work with the Village, which has been suggested, and have a committee draw a plan that is good for everybody, that satisfies the expansion, desire, but also retains the beautiful aspect of our Village. The last time we had this discussion he mentioned that there is a Stewarts that has expanded in Northville, NY. It's totally out of place. It looks ridiculous in that cute little town. He recently was in Middleburg and it's the same situation. There's this wonderful town that is rebuilding, after the flood, and then there is this massive Stewarts with a bunch of pavement in front of it. That is not walker friendly. You have to walk a football field length just to get to the store. He knows this isn't that far but it's like its not going to be part of the Village. It's going to be a massive thing that is not part of the Village that's going to look out of place and out of size. We can come up with a better plan. We don't need rezoning. We need Stewarts to make more of an effort.

Lara Stelmaszyk, Maple Avenue, stated she thinks that there's kind of this current trend that Stewarts is phasing out the brick buildings and they're just moving on to their different corporate model of this building. You can see this in a lot of places. There is also this trend just like Stewarts but also the Cumberland Farms that was just built and it's not limited to just them. Buildings or companies are using their buildings as billboards. There's no practical reason for that Cumberland Farms, at the corner of 146 and Western Avenue, to be as big as it is. There's not reason for it. It's serving as a billboard and Stewarts is following that model as well. With the better planning, better use of the space inside, less waste, a better design they could get the walking space that they need of the shelf space for products. Stewarts have some sense of purpose in the community. They are always very nice but if that space doesn't work for them it just seems wasteful to knock down a perfectly good building next door to it. It just seems wasteful. If that space doesn't work because of the limits of the topography because of the creek, she understands that there might be setback issues that they can't get too close to the creek and they might not be able to move their building back closer to it and because of the hillside there. There is an issue of safety. She knows that the kids use that as a bus stop which maybe the school district could look at moving the bus stop to a safer point. She was wondering if Stewarts, with the real estate division, had looked at buying a different plot of land. There are two vacant lots that she doesn't know the status of them or whether they are for sale. There may be room then to accommodate the parking

lot and accommodate a tree line buffer. The idea of a buffer is a very important for privacy reasons and quality of life. If those places were for sale, maybe Stewarts could look at a different location. It just seems wasteful not to.

Tom Person, Leesome Lane, stated he has lived here for 35 years. He's heard a lot of negative things about Stewarts tonight and felt compelled to tell about the good things that he knows about. His family is involved in many charities and Stewarts has never said no to them. In fact, they have given money for Clowns On Rounds for his wife. A large sum every year to have clowns in the local hospitals and nursing homes. Stewarts goes out of their way to serve the community. He knows there's problems. He hopes things can be worked out as far as location and traffic. Every morning his dogs wake him up and he goes down to Stewarts for their coffee. Mr. Person stated he sat here and listened to the negative comments and there were a lot of positive as well but felt compelled to mention how many people in this room have received goods from Stewarts. He felt that he had to say something sitting there and listening about all the negative comments.

Judith Hilton, Kelly Circle, stated she has lived in Altamont for 20 years. She frequents Stewarts like everyone does. She's for the expansion. It's the only shopping store unless you drive to Voorheesville to Hannaford or drive to Western Avenue. She likes to get her products at Stewarts. It's quick and easy. She's for it. The charm of Altamont is not going to be spoiled by having a little extra macadam. Maybe it could be arranged for a bigger buffer. Big trees that will cut down on the noise, may not cut down on the lighting, but the noise for the house up the street. The charm is still there. If you come into Altamont from Western Avenue and 146, you have the Crouse house falling down, that's not very charming. You've got two very ugly potholed empty lots, that's not very charming. Two butcher shops that have gone out of business. We would have no food in town. We have no stores expect for the bistro that's open at night. If she wants to go and buy something at a larger store, she's not talking about Cumberland Farms because she goes there every morning, she's talking about being able to go get a sandwich for dinner. A larger Stewarts would do us a lot of good.

Terri Freeman, Brandle Road, stated she is for the Stewarts expansion. She feels Stewarts is a big part of the community. They generate great revenue for the Village. Without them, which possibly could happen if they feel they have outgrown this location, they can move outside of the Village. There's plenty of other areas for them to expand in areas outside of the Village. If we lose them because we don't want to look or try to work with them to expand their location, she's afraid that's going to happen. If that happens, our taxes will go up. Ms. Freeman stated she hates pulling into the Stewarts' parking lot. As far as everyone being worried about the traffic flow, she doesn't think that is going to be an issue. It's worse pulling out of Prospect than it is pulling out of Stewarts, for safety wise. She's for the expansion. She thinks it's good for the Village. She doesn't think it's going to take away from the Village feel. She feels the façade of the current building doesn't fit in with the Village. It's horrible. Many other buildings within the Village have been renovated to fit in with the feel for the Village. They did not look like that to begin with. We did that as a Village. The Village Board made sure that the façade of the buildings fit our décor.

Lincoln Grimm, Route 158, stated he wants people to think about what they said. The gem, the beautiful town we have. It is a beautiful town you have. He lives on the outskirts. You want to build a cell tower. He was a communications technician in the Navy and cell towers give off many hundreds of gigahertz of power. They tell you not to

put your cell phone in your pocket or hold it along your head too long because you'll get brain cancer or cancer of the leg but you want to build a cell tower and keep the ambiance of beautiful downtown Altamont. His pet peeve is, like the lady before him said, you got a parking lot down the street that was an auto repair shop that burned down. Beautiful downtown Altamont. He likes driving by there or driving by the old ice cream shop that's not there anymore. He likes to see Dr. Fred Crouse, he went to high school with his grandson. His uniform hangs in Home Front Café. He died of cancer because of his duty to the service. They worked side by side on submarines. His proposal is to get Stewarts to fix up Dr. Fred Crouse's house, take the people that live in that two-family home, that house is not historical it's an old house, fix up the Dr. Crouse house and let them live there for the rest of their lives and put Stewarts there because we need a bigger Stewarts.

Carmen, Stewarts' employee, stated she is the current manager and entertainer at your local Stewarts. This evening she is the bearer of good news. For this holiday season, depending on what you celebrate in your home with your traditions, is upon us and she's here to give wonderful news. You all can have your cake and eat it too, including her. We can all get what we want. It is absolutely workable. The character, that is so emotionally attached to so many of the comments, will be retained. We're not here to strip. Stewarts is here to add, to provide, to serve. She is not here to cause harm, discomfort, or discontent. We're not here to talk about lights or parking lots. Those pieces, we will all get. All that you will want and you need, we will get. Give us the approval to give the Town what it would like. A building that conforms to the requirements and requests to the character of the Town. We will do that so we can all have our cake and eat it too. She will be there to serve it. She is for it.

Judi Dineen, Sunset Drive, stated she has been in Altamont since 1948 except for a few years that she lived in Maine. She raised her children here. She knows what this Village was way back then. She knows what it is like today. It was quaint back then, it's quaint now, and it will remain quaint. She remembers in the 1950s there was a huge split with some people, still not talking to each other today, over removing some trees and widening Main Street and it's beautiful today. We had to do it because we needed sewers because the Village had more people. That's why they had to do these things. There are reasons to grow. She goes to Stewarts but not often because there just isn't any room. She doesn't like to be in a crowded situation. She feels that it gets crowded and the lines sometimes long despite Carmen and her wonderful crew because they work hard trying to move in a small place. She sees the reason they need to rezone in order to be enlarged. She thinks there's a safety problem and she has left many times. No one can say that they never had a problem parking there. There are always problems parking there unless you happen to be there at the right time. They do need this room. They are calling the house next door historic. Historic is where something momentous happened in that particular area, something momentous in history. Historical is an old house. It is an old house and it is a historical house. She would like to see the rezone and let them address with the Planning Board the lighting. When Jeff built the little Altamont mall, where Subway just left, there was a lot of friction. There was a lot of friction but the lighting isn't killing anybody. Everyone is very happy there. It's a very lovely building. They did a beautiful job copying the library for the old train station. We are not going to lose the feeling of our Village. She knows because she has been here longer than any of you. She knows that that's just not true. It will remain beautiful and she is one of the biggest cheerleaders for Altamont. She says allow the rezone.

Spencer Tyson, Helderberg Avenue, wanted to thank everyone for the kind comments they've given to his family during this time. He wants to also thank the people who are for the zoning for the advice they have given them about places to go. He also wanted to thank the person who suggested the Crouse house thing, if that could be done, he would even pay rent on that. Four years ago, when they were doing this, they were the center of this because it was his family and his kids were in Altamont Elementary. They wanted their kids to be in the Altamont community and stay in the Altamont school. They didn't want it but it organically became that they became the center of it. That was difficult for his kids and family because kids were already saying that his kids were going to have to move, you're going to have to do this, and you're going to have to do that. They approached it differently this time because his kids are older. They discussed if they should go. One of the big things they discussed was the house. They've heard all the whispers about it being an eyesore, being a dump, and it's this and it's that. It's hard for them because they haven't been in the position to do as much as they would like. They don't own the house and couldn't fix it like they would have liked to. There have been various landlords. His children said this is home to them. They asked their dad to go and tell everyone that this is home to them and even though they understand that this may go through and they have to find a new home elsewhere, for 18 years Beth and him have tried to make that a home. They have heard whispers and some directly to their faces about their house being a dump. He doesn't feel people are trying to be malicious. This is by far the greatest town. There is a reason that they fought to stay here and to have their kids go through that school which they think is the greatest elementary school ever created. Outside the house might be the eyesore and historical or historic, plenty of other people know how to define that, but outside the house might look like a dump or an eyesore but inside is home. Whether or not this goes through or not, the Board has an enormous responsibility and he doesn't envy that. He thanked the Board for giving the forum for being able to disagree without being disagreeable. In the time that we live in now we see a lot of disagreement and being disagreeable for disagreeable sake. The fact that we can all come together, as basically a family, and hash out our differences and disagree, have different views about whether or not we want this or not, whether or not this is what this town wants, and whether or not this is the way we are going forward, the fact that we can come together and hash it out, talk it out, and no matter what when we go outside after this is all over, we will all hug. The fact that we do all this and agree or disagree without being disagreeable is the most important thing. No matter where they go, they will figure it out. This is who they are. Mr. Tyson wanted to thank everyone for that because this is where they have wanted to be for 18 year and where they'd like to stay. If this does go through, he asked if anyone has any help to please come find them. They love this town and that's why they fought to stay here and be here no matter what direction this goes in. Thank you to all of you.

Michael McNeany, Severson Avenue, stated it's surprising that this hasn't come up already. The existing commercial district pretty much ends at 156. The Severson Inn and the Fredendall Funeral Home were granted exceptions because they're residences. The Severson Inn fell into disrepair and we got a Mobile Station on a technicality because it was already commercial. Now that commercial district is looking to push even further into the residential area that existed before.

Kate Provencher, Thatcher Drive, inquired what is the criteria that the Board uses when they make a decision. On the Zoning Board, when they make a decision to make a variance there are specific criteria that they have to go through and she wonders what those criteria are for the Village Board.

Mayor Dineen made a motion seconded by Trustee Whalen to close public hearing at 9:05 p.m. **Roll Call: All in favor**

The Village Board of Trustees; Justin Heller, Village Counsel; Chuck Marshall, Stewarts Shops; and Tim Wilford, Planning Board Chairman, discussed at length the SEQRA review of proposed Local Law No. 1 of 2018 of the Village of Altamont amending the official zoning map to change a parcel of land owned by Stewarts Shop Corp., 107-109 Helderberg Avenue, presently zoned as R-10 to be zoned as CBD. The Board reviewed parts two and three short form of SEQRA while using part one long form submitted by Stewarts Shops. Part one long form provided all the information that would have been needed for the short form part one plus expanded information. Copy of parts one, two, and three of SEQRA included with Official Minutes.

Trustee Fahrenkopf made a motion seconded by Trustee Ganance to approve resolution to authorize a SEQRA Negative Declaration for the rezoning of 107-109 Helderberg Avenue under Local Law No. 1 of 2018.

Roll Call:

Trustee Whalen	Opposed
Trustee Ganance	In favor
Trustee Fahrenkopf	In favor
Trustee Scally	Opposed
Mayor Dineen	In favor

Motion Carried: 3 In favor/2 Opposed

Trustee Whalen stated he hasn't heard anything compellingly different than four years ago other than the owner being different on this parcel in question. This is strictly a zoning question tonight as it has been presented. It would be nice to have a bright shiny Stewarts but he doesn't see a strong enough reason to change the zoning on a parcel that has historically been in the fabric of the Village as a residence, in this case a duplex, but a residence in the same build and form as the adjacent parcel and all around that particular neighborhood and throughout the Village. Trustee Whalen stated that's where he is coming from and he urged the rest of the trustees and the mayor to vote to the negative on this proposal.

Trustee Ganance stated coming from her experiences in the Village, having lived in Guilderland all her life but having lived in Altamont for the past 15 years and raising her children here, she appreciates that everyone has their point of view and she listened objectively but she really feels looking around the Village, over the last 15 years, that some parts of the Village do not fit into the beauty of Altamont. Trustee Ganance stated she feels that without allowing an expansion of Stewarts we are looking at that parcel and that business, as it stands now, to be an eyesore. She sees where everyone is coming from and she is looking at it from a safety point of view for her children walking there and for herself trying to find a parking spot. She can sympathize with the people that live in that home. She hears everyone's points of views and it's wonderful that they can listen to these things but she is still for the zoning change.

Trustee Fahrenkopf stated he appreciates everyone coming out and participating, writing letters to the editor, writing letters to the Board, and knocking on the Board member's doors. He appreciates their interest in the Village. He is happy to see so many people there. The ratio of residents attending this evening compared to the annual budget meeting would have to be divided by zero. If you're interested, please continue to attend. He really does like it. He echoes what other members said and what Mr. Tyson said that

what really makes this Village and our elementary school really special is that we're able, for the most part, to have a very respectful disagreement. He appreciates it and finds it inspiring. Someone said not everything old is historic. Maybe this house is and maybe it's not. It's not his area of expertise. He doesn't believe that all new construction has to be offensive. Altamont Corners and Sefcu are prime examples. He is not 100% sold on the preliminary tentative plan. Again, not his area of expertise. That's why he is trying to focus on the rezoning and give Stewarts and the Planning Board the opportunity to see if they can come up with something that would fit within our code, within our aesthetics, and be responsible to the Village's unique needs. Those adjustments are best left to the Planning Board. He trusts that the villagers, like Mr. Wilford that serve on the Planning Board, are best to make those recommendations. They are the Village Board's experts on this. If they cannot find a solution, he expects them to hold firm and send Stewarts back to the drawing board. The request has to meet the Planning Board requirements and approval so that's why he would like to view his vote as the opportunity for them to come up with a plan. The Village Board is not approving this plan or any plan this evening.

Trustee Scally stated he came to this meeting and wanted to have an open mind. He lives in the Central Business District next to a two-family home that's next to is a single-family home that used to be a liquor store. Trustee Scally stated he doesn't disagree that this does fit the Village. He thinks it looks like the train station and looks like the building next to it. His decision is being made by reading the SEQRA. He feels that it does have an impact on the neighborhood next to it so he would be inclined to not vote for it and that's his decision tonight.

Mayor Dineen stated they've heard for many weeks from people that submitted letters and is thankful for them and for the speakers tonight. The benefit the Board has that a lot of people didn't understand is the Board knows the process. She has heard a lot of things about the comprehensive plan and she has reread it four times this week. Mayor Dineen stated she agreed with what the Planning Board said that there was no language that stood in the way of sending this project forward to our process. The comprehensive plan can't be cherry picked a sentence here or a sentence there. Mayor Dineen stated she highlighted many things about the comprehensive plan such as it being a living document; assisting businesses and their growths; concerns about business parking; promoting, expanding, and retaining businesses; and maintaining a high level of traffic safety. There's more and if you took all that how do you balance that out. Mayor Dineen stated yes, they defined the boundary at that time. Ten years ago, we wouldn't be sitting here. Stewarts would have applied and we would have had the store. That was always Central Business District. Mayor Dineen stated she knows it was used as a residence for many times. In the past the decision to rezone wasn't based on anything that was nefarious. People bought their homes there next to Central Business District. They had been living there for a long time and continued to live there for a long time. The property values did not go up 25% after this comprehensive plan came out, as far as this one parcel goes. There is a balance to be found in the comprehensive plan. There are a lot of goals in there and it does talk about working with our businesses. Mayor Dineen stated her family has a business background in this Village. She knows the importance of maintaining a business and helping them. Not by telling them to expand and go crazy but everyone has to grow and things do change. There are cycles. Subway recently went out and she was worried about that. That was a business we've all used for many years. We are a little bit down on businesses compared to the past. Having someone want to pour money and work with our Village in expanding their business will make it so people want to stay in the Village. It will attract new businesses to the Village by them seeing businesses survive in the Village. We talk about aesthetics. The plan talks about the

aesthetics. Helping businesses with their facades to fit into the Village. Improvements on that corner should happen. Mayor Dineen stated she doesn't want to drive away a business. Someone said they aren't going anywhere but how do you know that. Things are changing for Stewarts as well. She has to look at the plan and balance that along with the comments they've received on both sides of this topic. Goal three in the comprehensive plan refers to historically significant buildings. If we were in the historic overlay district, she would agree but does not agree for this part of the neighborhood because it's not included. Mayor Dineen stated she doesn't think there is an adverse impact there. Petitions have been received on both sides. That's wonderful so many people are getting involved. Mayor Dineen stated she believes in the Village's planning process. This was all changed during the comprehensive plan. This was all changed for the reason to hear things differently. Zoning and Planning balance things out. They do this so well. They are the Board's experts. Mr. Wilford, Planning Board chairman, will make sure if the Stewarts' plan doesn't work out, he will make them go back and make changes. The Planning Board will be prepared to do that. Mayor Dineen stated people were concerned when Stewarts came back to the Board and the applicant was going to be heard again. There was a meeting 3 ½ years ago with Trustee Fahrenkopf, former Mayor Gaughan, and Stewarts. Stewarts said they wanted to look at their future and asked what direction they should go. At that time, it was a 2-2 vote and Stewarts was told they need to listen to what the community said and incorporate some of that into their new plan if they come back and they could come back in a year. The Village Code states they can come back in a year. A few years later, Stewarts has come back to the Village and they have made some changes in their draft plan. That meeting alone was an encouragement to Stewarts to come back with something at some point in the future that adheres more to what they heard from the public and the Board would consider it again. That's why the Board is here considering this again. Mayor Dineen stated for those reasons she would be in favor of sending this to the Planning Board because she thinks they will give it the due diligence it deserves. She expects people to come to those meetings and participate vigorously and be heard at those meetings. If we get to that point, she thinks we will have a win-win in the end. Knowing that the Central Business District on the opposite side goes beyond where this lot is makes this not such a significant change. It was always Central Business District. It has only been changed for 10 years with no other purpose but to square off the residential district.

Trustee Fahrenkopf made a motion seconded by Trustee Ganance to approve Local Law No. 1 of 2018 of the Village of Altamont amending the official zoning map to change a parcel of land owned by Stewart's Shop Corp., 107-109 Helderberg Avenue, presently zoned as R-10 to be zoned as CBD.

Roll Call:

Trustee Whalen	Opposed
Trustee Ganance	In favor
Trustee Fahrenkopf	In favor
Trustee Scally	Opposed
Mayor Dineen	In favor

Motion Carried: 3 In favor/2 Opposed

Trustee Scally asked Stewarts to please move the building instead of tearing it down.

Trustee Fahrenkopf made a motion seconded by Trustee Scally to approve NYS Volunteer Firefighter Cancer Benefit Program, Option 1 – Basic Plan, for Altamont Fire Department's Interior Firefighter members. **Roll Call: All in favor**

Trustee Ganance made a motion seconded by Trustee Fahrenkopf to approve of application from Patricia Dover, Altamont, for Fire Police in the Altamont Fire Department, per request of Paul Miller, Chief. **Roll Call: All in favor**

Trustee Whalen made a motion seconded by Trustee Scally to approve of Board Minutes for November 7, 2018.

Roll Call:

Trustee Whalen In favor

Trustee Ganance In favor

Trustee Fahrenkopf Abstain

Trustee Scally In favor

Mayor Dineen In favor

Motion Carried: 4 In favor/1 Abstain

Trustee Fahrenkopf made a motion seconded by Trustee Scally to adjourn at 10:20 p.m.
All in favor

Respectfully Submitted,

Patty Blackwood
Clerk