

Village of Altamont Planning Board
Regular Meeting
March 25, 2019

Timothy Wilford, Chairman
Wayde Bush, Board member
Stephen Caruso, Board member
Deborah Hext, Board member
John Hukey, Board member
Connie Rue, Alternate member

Lance Moore, Building Inspector/Code Enforcer
Dean Whalen, Village Liaison, Absent
Justin Heller, Village Attorney, Excused
Jeff Moller, Supt. of Public Works
Paul Miller, Altamont Fire Dept. Chief
Jeff Thomas, Applicant
Donald Zee, Applicant Attorney
Brett Steenburgh, Applicant Engineer

Guests: 21

Board member Hukey made a motion seconded by Board member Bush to open meeting at 7:05 p.m.

All in favor

Chairman Wilford noted at last month's meeting he said that Stewarts has to put their parcels together first. Stewarts doesn't have to put their parcels together first. Their first step will be at the Zoning Board of Appeals meeting and they would go through that process. If everything continues forward in that project, Stewarts can put the parcels together at the end.

Board member Hext made a motion seconded by Board member Caruso to approve Board minutes for February 25, 2019.

Chairman Wilford:	In favor
Board member Bush:	Abstain
Board member Caruso:	In favor
Board member Hext:	In favor
Board member Hukey:	In favor

Motion Carried: 4 In favor/1 Abstain

Chairman Wilford stated the Planning Board was meeting tonight for the purpose of reviewing JNT Development's request to rezone 120 Park Street from Central Business District to Light Industrial 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 spot zoning, increase of traffic, safety issues, amount of blacktop and parking, access to fire equipment, water concerns, no businesses going into a business district, and the impact on a historical building. The Board went over the SEQRA submitted.

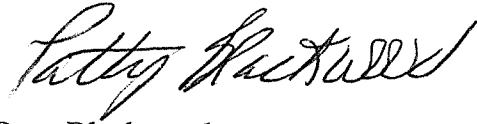
From the discussion, the Board developed a list of topics the Planning Board would like the Village Board to take into consideration when considering to rezone 120 Park Street.

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

Board member Hext made a motion seconded by Board member Hukey to adjourn at 8:05 pm.

All in favor

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Patty Blackwood". The signature is written in a cursive, flowing style with a large initial "P" and a long, sweeping underline.

Patty Blackwood

Clerk

March 30, 2019

Dear Village Board Members,

The Planning Board reviewed the application for a zone change at 120 Park Street. The review process discussed the change from Central Business District (CBD) to Light Industrial (LI) without any project in mind, and we discussed the tentative plan for multi-family housing (apartments). As you review this letter, please keep in mind the definitions of CBD, LI and the Interpretation of district boundaries from the Altamont Zoning Laws. We include them here for your reference:

Central Business District: CBD. The purpose of this district is to promote the maintenance, preservation, restoration, and economic use of the existing buildings and other historic structures in the center of the Village and to ensure that any infill or extension of the Village center is done in the same pattern, maintaining a pleasant and safe pedestrian environment, preserving structures with historic or architectural significance, and harmoniously integrating residential and nonresidential uses while minimizing vehicular traffic congestion. The historic structures in the downtown are vital to the siting, scale, and character of the Village and provide a model for any future development in and around this district.

Light Industrial District: LI. The purpose of this district is to provide a location where light industrial uses can take place without causing negative impacts on surrounding commercial or residential uses.

Interpretation of district boundaries.

A.

In making a determination where uncertainty exists as to boundaries of any of the aforesaid districts as shown on said Zoning Map, the following rules shall apply:

(1)

Where district boundaries are indicated as approximately following the center line or right-of-way line of streets, alleys, highways, railroads or streams, such lines shall be construed to be such district boundaries.

While reviewing a zone change application based on the applicants desire to build an apartment complex, the board has concerns with the overall impact this project would have on the surrounding community. Mainly its effects on the library, Orsini park, the traffic increase and access to the property. The current plans have no businesses in the project, which could impact the long term goals of the comprehensive plan for economic development. This current plan would require multiple variances to be approved by the Zoning Board of Appeals (ZBA). Most of variances are for setbacks which will also leave little room for the Village's goals of buffers with sidewalks. In accordance with village law 355-26, there are engineering obstacles with water and storm erosion that the applicant would need to meet.

The Fire Department raised several concerns including: possible turn radius for vehicles, having enough water to handle the needs of a sprinkler system, and also hooking into the water in the case of an emergency.

The Village Public Water Dept. noted that if this entire project were approved, the water system would need to be upgraded from Main street, improving an old 4" diameter water line with a 6" diameter water line and the sewer would need to be connected at Fairview. The water line improvements would be a benefit to the village.

If the project were not able to proceed through the ZBA or receive approval from the planning board, the lot would remain LI and would allow several new uses that will create unknown impacts on the surrounding community.

When discussing the change of zone without a project in mind, we looked at: uses that could potentially go in a LI district, the proximity of other current LI parcels, and the purpose of the CBD in conjunction with the goals of the comprehensive plan.

The newly allowed uses which would be allowed in LI will have unknown impacts on the community and the environment. By changing from CBD to LI the parcel would lose 24 of its' current allowed uses. Looking at the zoning map the parcel really doesn't abut the nearest current LI zone (railroad separates them). The parcel is on top of two streams. The board has concerns with the impact of having LI parcel next to a Park (Orsini). The planning board would urge the Village Board to review these sections of the comprehensive plan before making a decision.

- A. Infrastructure and Transportation
- C. Natural Resources
- D. Economic Development
- F. Housing

The Planning Board looked over the SEQR form filled out by the applicant, which is based on zone change only and not a specific project. We would recommend that the Village Board take a closer look at the following questions, and/or get clarification from the applicant:

- | | |
|---------------|---------|
| 2. | 12 a,b. |
| 3 b. | 13 b. |
| 4. (parkland) | 15. |
| 5 b. | 16. |
| 7. | 17 a,b. |
| 8 a,b. | |

Respectfully,

The Planning Board