

Village of Altamont Planning Board  
Regular Meeting  
May 20, 2019

Timothy Wilford, Chairman	Lance Moore, Building Inspector/ Code Enforcer, Absent
Wayde Bush, Board member, Absent	Dean Whalen, Village Liaison
Stephen Caruso, Board member	Justin Heller, Village Attorney, Absent
Deborah Hext, Board member	Jeff Moller, Superintendent, DPW, Absent
John Hukey, Board member	Paul Miller, Altamont Fire Dept. Chief
Connie Rue, Alternate member	Marty Zanghi, ABD Engineers, LLP for Applicant, Ken Romanski Bradley Grant, Sr. Project Mgr.

Guests: 0

Chairman Wilford opened the meeting at 7:04 p.m. and welcomed everyone. He stated we have a new Administrative Assistant, Ginger Hannah and thanked her for her hard work. He introduced the Planning Board Members as follows: Steve Caruso, Deborah Hext, John Hukey, and Connie Rue is our alternate, who is filling in for Wayde Bush. He noted where the bathrooms and fire exits are.

Chairman Wilford said let's review and approve the minutes from last meeting. He said that the letter that was submitted for Mr. Thomas's zone change from central business to light industrial will be submitted and available for public record after the approval of these minutes. Chairman Wilford made a motion to approve the minutes of March 25, 2019. Board Member Caruso seconded the motion. All in favor with one abstain by Connie Rue who was not at the meeting.

Chairman Wilford said that this is a Concept Hearing for Bozenkill Road Development 4 lot Subdivision, Article 315-14 for Major Subdivision, Project Number 4645. He introduced Marty Zanghi from ABD Engineers, LLP from Schenectady, as their representative and that Marty's going to do a presentation on their plans for the Subdivision and then we'll have an engineer who they've been communicating with explain his side of the information. A question was asked about the number of lots for subdivision and he clarified that there are 4 lots of division – the empty area counts as a lot.

Mr. Zanghi made a detailed presentation to the Board about the proposed Subdivision, followed by input by Mr. Grant, Engineer and Sr. Project Manager. A lengthy and detailed discussion followed between the Board, Mr. Zanghi, Mr. Grant, Village Liaison Whalen, and Village Fire Department Chief Paul Miller.

Chairman Wilford summed up that the following were needed:

- Ensuring that the language is one inch from water service vs. three quarters - to verify that
- Easement notes to verify whether or not there's an easement from Mr. Miller's parcel in the back
- Discuss the deed restrictions and the language for the wetlands
- Park fund that's recommended in the Code for \$1,500 per lot to be donated to the Village for that since there's no park being developed or green space for that area right now

- A formal letter to be written in conjunction with the lands from Mr. Moller, Superintendent of Altamont DPW
- Letters from the Fire Department, EMS and Police Department after having reviewed the plans with any comments or concerns
- RE: the sidewalks – provide the engineering now, and the Board can discuss and decide later about having the sidewalks put in immediately or an escrow for them with triggers specific to option A or B. Once we get the engineering, we need to submit it for Albany County approval first to make sure that the sidewalks are allowed to be done on that road, either by Jeff Moller or whether we have to have a private contractor or even at all.

Mr. Zanghi stated that they are more than 90% done with the engineering and he will show a sidewalk for next month and add a few details. He asked that if the Planning Board is comfortable being the lead agency that they start sending this around to the agencies for the coordinated reviews to be able to close out SEQRA.

Chairman Wilford said that typically on these cases they would have comments from an engineer; he said that Mr. Grant's reviewed them and you both have discussed them, so you're confident with what's on the page. Then we have our attorney double-check it and then the Board goes through it with him line by line.

Chairman Wilford agreed to Mr. Zanghi's request that the Board would review the 13 pages prior to the next meeting and be prepared to go through them together at the next meeting. He also agreed that the next meeting on June 24, 2019 would be a Public Hearing to get the public's input and that we would get out the legal notice and neighbor notifications. If they are good with it that night, it can be sent out to the coordinated agencies. Mr. Zanghi said he would like to return monthly to keep the process moving.

Chairman Wilford stated that he's happy with the engineering that has been adjusted and worked on with Mr. Grant, and really appreciated Mr. Zanghi and Mr. Grant having done that before this meeting and as experts helping the Board understand the proposal.

Board member Hukey made a motion seconded by Board member Hext to adjourn at 8:56 pm.  
All in favor

Respectfully submitted,

Ginger Hannah  
Administrative Assistant