

Planning Board Meeting
May 22, 2017
Regular Meeting

Present:

Tim Wilford, Chairman

Steve Caruso

John Hukey

Wayde Bush

Deborah Hext

Kelly Best, Secretary

Dean Whale, Village Board Liaison

Annie Cosgrove, Applicant

Brian Thornton, Landlord

Mary Oats & Mary Wallace, Owner of competing Pre-School

Absent:

Kevin Clancy

Glenn Hebert, Building Inspector/Zoning Administrator

The Chairman open the meeting at 7:01 pm.

Chairman Wilford reading the following legal notice: Notice was given that the Planning Board of the Village of Altamont, NY will hold a public hearing pursuant to Article 355 Section 23 and 35 of the Zoning Law of the following proposition: the request of Annie Cosgrove for a sign permit and a special use permit under the zoning law to permit the opening of a preschool and place a sign at a business at 122 Maple Avenue for property owned by Brian Thornton situated at 122 Maple Avenue, Altamont, NY 12009; Tax Map # 37.18-4-28 and zoned Central Business District. Plans were available and open to the public at the village offices during regular office hours.

Board member Hukey made a motion to open the Public Hearing at 7:04 pm. Board member Bush seconded the motion. All in favor.

Chairman Wilford asked if there was anyone who would like to speak.

Brian Thornton, owner of the property which also houses Altamont Physical Therapy since 1999, stated that he has been through the road upgrade, etc. through the years. He states he has space in his building. The space has a separate entrance, that there is a lot of parking in the rear of the building. He has had a couple of tenants over time. The space has been vacant for the last 4 or 5 months. He stated that he met with Mr. Cosgrove and would like to rent the space to her.

Mary Oats, owner of Preschool out of St. Johns, introduced herself and Mary Wallace, co-owner. She stated she was concerned about the impact on her preschool which would be located just 3 doors down Maple Avenue from the one proposed by Ms. Cosgrove. Chairman Wilford stated that if the property is zoned for that type of business, legally if everything else meets village code, the board cannot deny the application just because there is a business within the same area.

Board member Hukey asked Ms. Cosgrove if certifications from the state were required. Ms. Cosgrove stated that the preschool doesn't need state certifications or approvals since the hours for each session are 2 and a half in the morning and 2 and a half in the afternoon.

Board member Hukey stated that he visited the site. He stated he like the brightness in the room/space to be used. He looked over the green space in the back of the building. It was noted that the only way the kids can get to the green space is to walk down along the side of the driveway. He express some concern about the traffic flow on the driveway and the kids' use of the driveway. Board member Hext also was concerned about this issue.

The Chairman asked the applicant for more specifics. Ms. Cosgrove stated that there would be 8 kids in the am session and 8 kids in the pm session. The preschool would use a community based program. That there are many parks, businesses and organizations within walking distance and that this would create opportunities to gain partners in development and allow for collaboration with the community businesses and organizations. Ms. Cosgrove will also be nature based.

Ms. Cosgrove stated that she did not plan on adding any permanent structure to the green space. She mostly would use the space for gardening activities. She stated that there will be the two short programs – the am and the pm programs. Ms. Cosgrove stated that there will be one teaching assistant. Ms. Cosgrove stated that she has 30 years of teaching experience in Rensselaer. She resides in Delmar. Altamont is 22 minutes from Delmar. She decided to leave her current position and open a preschool of her own. The preschool will operate 5 days a week, Monday through Friday. Ms. Cosgrove will arrive at 8:30 am approximately and children in the am program will arrive at 9 am and will be picked 11:15 am to 11:30 am. The afternoon session will follow the same format.

Board member Hext inquired about lighting in parking lot after 5 pm. Mr. Thornton stated that there is already lighting on the building and in the parking lot because he has a business in the other part of the building. Ms. Cosgrove would like to install a wrought iron fence but wanted to wait to see if she would be granted the Special Use Permit.

Ms. Cosgrove stated that the programs would include gardening, weaving and art projects. Some of the program elements would not be incorporated right away. Chairman Wilford informed the applicant that she will need a building permit for the wrought iron fence and it may or may not require a Special Use Permit and / or variance.

The Board reviewed the SEQR application. They answered no to each and every question. Chairman Wilford made motion that the action was unlisted and negative declaration made determined. Board member Hext seconded the motion. All in favor.

Chairman Wilford stated that the sign application met the village code in sign height and size. He informed the applicant that the sign cannot protrude into the sidewalk along Maple Avenue. He also informed the applicant that it is her responsibility to verify it does not protrude past the actual lot line. The applicant was asked to verify the lot line and sign placement with the Zoning Administrator before installation.

Chairman Wilford made a motion to close the public hearing at 7:33 pm. Board member Bush seconded the motion. All in favor.

Board member Caruso made a motion to approve the Special Use Permit for Ms. Cosgrove to operate a preschool at 122 Maple Avenue, Altamont NY 12009, Tax Map Number 37.18-4-28 as outlined in her application. Board member Hext seconded the motion. All in favor.

Chairman Wilford made a motion to approve the Sign Permit application for Ms. Cosgrove to place the sign at 122 Maple Avenue, Altamont for the One Love Preschool with the condition that the sign doesn't protrude past the lot line of the property identified at Tax Map Number 37.18-4-28. Board member Hukey seconded the motion. All in favor.

Board member Hukey made a motion to adjourn the meeting at 7:55 pm. Board member Bush seconded the motion. All in favor.

Respectfully submitted,

Kelly Best