

Planning Board Meeting
November 27, 2017
Regular Meeting

Present:

Tim Wilford, Chairman
Steve Caruso
John Hukey
Deborah Hext
Wayde Bush
Connie Rue, Alternate

Kelly Best, Secretary
Dean Whalen, Village Board Liaison
Glenn Hebert, Zoning/Building Administrator
James Ketcher of Kelcartel, LLC, applicant

The Chairman open the meeting at 7:01 pm.

The Chairman introduced the new alternate Connie Rue.

Chairman Wilford stated that the Planning Board would continue the Public Hearing which was opened last month and then read into the record the following legal notice: Notice was given that the Planning Board of the Village of Altamont, New York, will hold a public hearing pursuant to Article 355 Section 35 of the Zoning Law on the following proposition: request of James Keleher, DBA as Kelcartel, LLC for a Special Use Permit under the Zoning Law to open an E-commerce internet sales business located at 974 Altamont Blvd for property owned by Robert Nadeau situated at 974 Altamont Blvd, Altamont, NY 12009, TMN 48.06-3-12 and zoned Light Industrial. Plans were open for public inspection at the Village Office during regular business hours and the hearing will take place on Tuesday, October 23, 2017.

The applicant stated that he is renting 3 suites. He sells all his items online through Ebay, Amazon, Bonaza, etc. He will be sell new and used goods including music, books, toys and clothes. One suite will be used to store Inventory. One suite will be used to take photos which will be placed on internet sale sites. The last suite will be used to package items for shipping. He stated that the only people working there would be the applicant and his son. He works a full time job at the port in Albany and does this as a side job. He stated he tries to get packages out in within a day of ordering.

The applicant stated that he will go to site in the mornings as early as 6 or 6:30 am to package and ship items that day. He plans on working there from at least 8 am to 5 pm on days he is not working at port. The Board asked if approving 6 am to 8 pm seven days a week as operating hours would be agreeable. The applicant stated that would be fine.

The Board inquired about deliveries and pickup of packages. The applicant stated that he takes packages with him and drops them off at the Post Office himself. He usually does 40 to 50 packages a day. The applicant stated the business will not be open to the public.

The Board inquired if there were any outside lighting in the parking lot. Mr. Hebert stated there was lighting in the parking lot. The applicant agreed there was ample lighting.

The applicant stated that he was renting suites 1 through 3 as outline in drawing provided. There are windows on the outside wall of each suite. The windows look out in to a wooded area beyond which are the rear yards of two homes.

The Board asked Mr. Hebert if multi-use was allowed on this property. Mr. Hebert explained that it was. He stated that Sundown Landscaping would remain in the rear of the building and the office space being rented was in the front of the building.

The Board clarified that the applicant was subleasing the space from Geoff Brown who is renting the building from Mr. Nadeau.

The applicant stated that there will be no storage of hazardous materials, no food products and he will have metal shelving and bins. The Chairman explained to the applicant that if he were to build up a supply of items like batteries, and that it could become a hazardous situation and the applicant could be held liable if something were to happen.

The Planning Board then reviewed the SEQR submitted. Chairman Wilford made a motion that the proposal was an unlisted action and a negative determination has been declared for this proposal. Board member Caruso seconded the motion. All in favor.

The Board then reviewed the five factors as outlined in the Village Code relating to the granting of a Special Use Permit. They found no issues. Board member Bush made a motion to close the Public Hearing, this was seconded by Board member Hukey. All in Favor.

Chairman Wilford made a motion to grant the Special Use Permit to Mr. Ketcher, Kelcartel LLC to operate an internet sales business at 974 Altamont Blvd, using suites 1 through 3 as outline in drawing submitted with application, anytime between 6 am and 8 pm, 7 days a week with the following conditions: if the business was to change in regards to hiring employees or delivery trucks picking up at business site as examples, the applicant must come back to Planning Board and ask to amend the Special Use Permit. Board member Hext seconded the motion. All in favor.

The Board would like clarification on to whom the Special Use Permit is issued to. Is it the applicant or is it the business? They feel this must be addressed.

Board member Bush made a motion to adjourn the meeting at 8:12 pm. Board member Hext seconded the motion. All in favor.

Respectfully submitted,

Kelly Best

