

August 27, 2018  
Regular Planning Board Meeting

Present:

Tim Wilford, Chairman	Dean Whalen, Village Liaison
Deborah Hext	Jeff Moller, Superintendent DPW
Wayde Bush	Kelly Best, Secretary
John Hukey	Annie Cosgrove, Applicant One Love Preschool
Steve Caruso	Mr. Cosgrove
	Dennis Cyr, Applicant, Mountain View Prosthetics
Connie Rue, Alternate	Ken Romanski, Applicant, VAMR Development
	L. Puloski, Engineer, VAMR Development
	6 citizens

Chairman Wilford opened the meeting at 7 pm.

A motion was made by Board member Hukey to open the public hearing for the Special Use Permit request of Dennis Cyr, DBA Mountain view Prosthetics. Board member Bush seconded the motion. All in favor.

Chairman Wilford read the following legal notice: Notice is hereby 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 Dennis Cyr DBA Mountain View Prosthetics for a Special Use Permit under the Zoning Law for the fabrication of prosthetics for property owned by DC Realty, Inc. situated at 124 Maple Avenue, Altamont, NY 12009. Tax map number 37.18-4-29, Zoned CBD. Plans were open for public inspection at the Village Office during normal business hours. Said hearing will take place on Monday, August 27, 2018 at the Altamont Village Hall at 7 pm. Dated July 24, 2018.

Mr. Cyr stated that he has been operating at this location since May 1, 2018. He described his business stating the fabrication of prosthetics for individuals and how he got into the business. He stated that he owned the building for approximately 5 years. He said he tries to be a good neighbor and hopes the community is supportive of his work. Mr. Cyr stated that most of the tools he uses could be bought in a hardware store. He only has three special tools.

Mr. Cyr stated that he has been connected to the Village for a number of years, serving as an officer with the Boyd Hilton VFW and was the chairman of the Altamont Memorial Parade for a number of years.

The Board reviewed with Mr. Cyr that he wish to operate his business Monday through Friday, 8 am to 5 pm. The Board reviewed and determined that the use was allowed in that district.

Mr. Cyr stated that he sometimes works later than 5 pm and occasionally has to work on weekends. He also has done some property maintenance on weekends. The Board allowed Mr. Cyr to amend his application to 8 am to 7 pm, Monday through Friday and occasional weekends.

Chairman Wilford asked for input from the public. There was none. He stated for the record that Mr. Moore, Village Code Enforcement Officer, submitted written notice that he has done building and fire inspections at the both locations being heard at tonight's meeting requesting Special Use Permits.

Chairman Wilford reported that the Albany County Planning Board deferred the action back to the local municipality.

Chairman Wilford made a motion to close the public hearing. Board member Hext seconded the motion. All in favor.

The Board reviewed the SEQR submitted by Mr. Cyr. Board member Bush made a motion that the request constitutes an unlisted action under SEQR and a negative declaration has been determined for this project. Board member Hukey seconded the motion. All in favor.

Chairman Wilford made a motion to grant Dennis Cyr DBA Mountain View Prosthetics a special use permit for the fabrication of prosthetics at 124 Maple Avenue, Altamont, NY with the following conditions: the business may operate between the hours of 8 am and 7 pm, Monday through Friday and occasional weekends. Board member Hext seconded the motion. All in favor.

Chairman Wilford read the following legal notice: Notice is hereby 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 Annie Cosgrove to amend her One Love Preschool Special Use Permit under the Zoning Law to operate the preschool at 129 Lincoln Avenue, property owned by Altamont Reformed Church situated at 129 Lincoln Avenue, Altamont, NY. Tax map number 37.18-4-7 and zoned R-20. Plans open for public inspection at the Village Offices during normal business hours. Said hearing will take place on Monday, August 27, 2018 at the Altamont Village Hall beginning at 7 pm. Dated July 31, 2018.

Board member Hukey made a motion to open the public hearing. Board member Hext seconded the motion. All in favor.

Chairman Wilford discussed the letter received by the Board in general. He asked if anyone in the audience was present to discuss the letter or any other comments relating to this request.

Mr. Aumand, 152 Maple Avenue, stated that he was one of the people who signed the letter. The purpose of the letter was to ask that speed bumps be installed on Jay Street. He discussed the increase of traffic along Lincoln Avenue and Jay Street due to an increase in activities at Altamont Reformed Church. He indicated that he and other families have small children and were concerned for their safety.

Ms. Cosgrove stated that the school only takes 9 children, is only in session in the mornings and follows the school calendar. Most of her students walk to preschool with their parents.

Mr. LaMountain, 154 Maple Avenue, stated his concern for the safety of the kids, that he was unaware of the letter, that traffic flow in the church parking lot has changed. He stated that the church one-way signage has disappeared as well as the Jay Street signage stating Children at Play. He said he welcomed the preschool to the Altamont Reformed Church.

Chairman Wilford stated that the request was not something this Board could attach to a Special Use Permit request or amendment. The request for speed bumps on a public village street would have to go in front of the Village Board for consideration. He encouraged Mr. Aumand and Mr. LaMountain to attend the September meeting of that board. He asked Mr. Whalen to ensure that the Village Board was informed about the letter.

Mr. Whalen explained that once a letter was read or referred to at a public hearing it becomes part of the permanent record and he would make sure the Village Board was aware of its existence.

Beatrice Smith, 104 Jay Street, stated that Jay Street is a very narrow street to begin with and more so from the parking lot to Maple Avenue. She stated that Mr. LaMountain's greenery is growing out into the street and Mr. Aumand's parked car is positioned where it is partly in the street, making it hard to pass through without vehicles being scratched by the overgrown greenery. She asked if there was something the Village could do to have the greenery trimmed back. She agreed that the church has increased their activities, including the free monthly dinner. She seemed to think that the latest one attracted over 100 people. She also stated that over the years, she has seen young drivers doing circles and goofing around in the church parking lot.

Chairman Wilford explained that Mrs. Smith should speak with the Village Code Enforcement Officer or Jeff Moller regarding the bushes. He encouraged Mrs. Smith to attend the Village Board meeting in September to voice her concerns.

Chairman Wilford stated that the church has had a previous preschool program in the space for many decades and it was a much larger program than what Ms. Cosgrove offers. He did not think the traffic flow will increase all that much.

Board member Hext asked (referring to Village Zoning Code, E. Factors for consideration (3)) states: The use is not in such a proximity to a religious facility. She wondered if the use would be in conflict with the religious institute.

Ms. Cosgrove stated her preschool program and the scheduling of religious services or events was discussed when she signed the lease and in most cases the preschool program will not be in session when other church functions are in progress.

Chairman Wilford made a motion to close the public hearing. Board member Bush seconded the motion. All in Favor.

The Board went over the SEQR. Board member Hukey made a motion that the request constitutes an unlisted action under SEQR and a negative declaration has been determined for this project after board review. Board member Bush seconded the motion. All in favor

Chairman Wilford made a motion to allow the Special Use Permit for One Love Preschool to be amended allowing for the preschool to move to 129 Lincoln Avenue and that all and any conditions attached to the original Special Use Permit will continue to apply. Board member Hukey seconded the motion. All in favor.

VAMR Engineer Lugi Puloski (spelling unknown) reviewed the initial plan for a 4 plot sub-division on Bozenkill Road with the Board. He stated it was a 28.3 acre parcel being divided. The zoning is R-20, single family homes. The plan is to build 3 new homes along Bozenkill Road and leave a key hole lot as the fourth parcel. The driveways will all front on Bozenkill Road and be built in a "T" fashion to allow for vehicles to turn around and not back out onto Bozenkill Road. The driveway for parcel # 3 will encroach up parcel # 4. Each parcel meets the required zoning of 20,000 square feet.

He went on to say that only the front of each lot will be disturbed, since the rear is wetlands. In total, less than 1 acre of land will be disturbed in the entire process. He stated the Stormwater flows in a north-west direction. He stated that the development was pretty straight forward and that it met the Village's code.

There was some discussion as to parcel # 3 driveway. The Engineer again stated that the driveway would be brought out onto parcel # 4 and that they would like to develop parcel # 4 in the future. He stated that the plan for parcel # 4 is also single family home. It was determined that along the rear of parcel # 3 is wet lands. The engineer stated that the disturbance would be 27 feet away from the wet lands and that silk fencing as well as orange temporary fencing will be used.

Chairman Wilford asked if the board had any questions. Board member Hext asked if Mr. Romanski planned on keeping Mr. Miller's easement to Mr. Miller's property at the rear of parcel # 4. The Engineer stated that the easement will remain in effect.

There was a lot of discussion of how the board is to proceed from this point forward. Mr. Whalen stated that Mr. Moore listed this as a pre-application meeting (pre-concept) both on the agenda. Mr. Miller and Mr. Romanski asked why the board could not approve the concept at this meeting. After much discussion, Mr. Whalen stated that the Board could do so since he now considers the meeting with VAMR that was held by Mr. Moore and Mr. Whalen prior to this meeting could be considered the pre-application (pre-concept) meeting. Chairman Wilford discussed setting up an escrow account with the Village for engineering services on behalf of the Village.

Chairman Wilford approved the concept plan to move forward in the application process for a four lot sub-division by VAMR Development on Bozenkill Road. Board member Hext seconded the motion. All in favor.

The Board did not review or approve the minutes from March 2018 at this meeting. The minutes the board had were from March 2017. They will review and consider approving the March 2018 minutes at the next meeting of the board. Chairman Wilford stated that the next regularly scheduled meeting was set for Monday, September 24, 2018.

Board member Caruso made a motion to adjourn the meeting at 8:40 pm. Board member Bush seconded the motion. All in favor.

Respectfully submitted,

Kelly Best