

Notice is hereby given that the Regular Planning Board Meeting will be held on Monday, March 22, 2021 at 7:00 p.m. The meeting will be held remotely as part of the Village of Altamont's COVID-19 response plan and can be accessed by the public by using the following internet link or dial in phone number:

Topic: Planning Board Meeting

Time: March 22, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting: <https://us02web.zoom.us/j/83334234395>

Meeting ID: 833 3423 4395

Dial by your location: 646 558 8656 US (New York)

Copies of the Planning Board Agenda and related materials are available on the Village website at www.altamontvillage.org

Ginger Hannah

Secretary, Planning Board

March 18, 2021

ALTAMONT PLANNING BOARD
Regular Meeting Agenda – March 22, 2021

1. Open meeting - State time and that the meeting is being recorded
2. Topic & Discussion: Public Hearing on Special Use Permit (SUP) Request from Gary & Crystal Goss to install a pool in the side yard located at 13 Indian Maiden Pass, Altamont NY. Read the Public Notice to Open the Public Hearing.
-

3. Consider Motion: Close the Public Hearing on SUP Request from Gary and Crystal Goss.
-

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

4. Consider Motion: Approve the SUP Application for Gary & Crystal Goss to install a pool in the side yard located at 13 Indian Maiden Pass, Altamont, NY.
-

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

5. Topic & Discussion: Public Hearing on Request by Troy Miller for Minor Subdivision at 130 Main Street, Altamont, NY. Read the Public Notice to open the Public Hearing.
-

6. Consider Motion: Close the Public Hearing on Application for Minor Subdivision from Troy Miller.
-

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

7. Consider Motion: Approve the Request by Troy Miller for Minor Subdivision at 130 Main Street, Altamont, NY.
-

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

8. Topic & Discussion: Public Hearing on Application for Special Use Permit (SUP) by Jeff Thomas for an addition to property at Corner of State Rt 156 and 146 (The Plaza). Read the Public Notice to Open the Public Hearing.
-

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

9. Consider Motion: Close the Public Hearing on SUP Request from Jeff Thomas.

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

10. Consider Motion: Approve the Request by Jeff Thomas for Special Use Permit (SUP) by Jeff Thomas for an addition to property at Corner of State Rt 156 and 146 (The Plaza).

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

11. Topic & Discussion: Pre- Concept Meeting to Review an application for a Special Use Permit and Pre-Application sketch plan to open a Body Arts Studio to be Located in the Space Formerly Occupied by the Martial Arts Studio at the Corner of State Rt 156 and 146 (The Plaza).

12. Review of meeting minutes of February 22, 2021 Planning Board Meeting.

Consider Motion: Motion made to approve Minutes of 12/28/21 Planning Board Meeting

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

13. Other Business: _____

Motion: _____

Motion made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

14. Meeting Adjourned at Time: _____

Motion Made by: _____ Seconded by: _____

Roll call: SC _____ DHitt _____ JH _____ BM _____ SL (Alt) _____ DHext (Chair) _____

Village of Altamont
Regular Planning Board Meeting
February 22, 2021

Planning Board Members:

Deborah Hext, Chairperson	Lance Moore, Building Inspector/Code Enforcer
Stephen Caruso, Board Member	Dean Whalen, Board Liaison
Dan Hitt, Board Member	Ginger Hannah, Secretary
John Hukey, Board Member	Allyson Phillips, Village Attorney
Barbara Muhlfelder, Board Member	Applicants: Gary Goss
Simon Litten, Alternate Board Member	Troy Miller
	Jeff Thomas / Don Cropsey

Guests: 6

Planning Board Meeting was held online using Zoom video communication due to Covid-19. Chairperson Hext opened the meeting at 7:02 p.m. and welcomed everyone. She stated that due to the Covid-19 virus, this meeting is being held remotely and all audio and video portions of this meeting are being recorded. She said my name is Deb Hext, the Planning Board Chair. She asked the Board Members to introduce themselves, which they did as follows: John Hukey, Steve Caruso, Simon Litten, Barbara Muhlfelder and Dan Hitt. We also have representing us tonight: Ginger Hannah, Planning Board Secretary and Lance Moore, Building Inspector.

Chairperson Hext said we have three items on the agenda tonight. This is a meeting and not a hearing, so there will be no public comment. The first item on tonight's agenda is to review the Special Use Permit (SUP) request from Gary and Crystal Goss to install a pool in the side yard located at 13 Indian Maiden Pass. Has everyone on the Board had a chance to review the plans and the special use permit? Board members responded yes. She said she actually went to the property and looked it over, and she believed that Lance has, as has as our Zoning Board Chair, Danny Ramirez. None of us see a reason for a variance. He has plenty of land there. So are there any questions for the applicant? Gary is on.

Board Member Hukey said he had no questions, but wanted to say that it's the most complete application he's ever seen, and he congratulated Gary for taking the time to put it together. Applicant Goss said thank you, and that he's a code enforcement official as well and running the facilities department at St. Rose, and knows documentation is everything.

Chairperson Hext said she totally agreed with John. Okay, with that being said, could I have a motion to schedule the public hearing for Gary and Crystal Goss on March 22nd, 2021? Board Member Hukey made the motion, seconded by Board Member Muhlfelder. **Roll call. All in favor.**

Chairperson said thank you Gary for being so efficient. Like John said, this is the most complete application I think I've ever seen. Applicant Gary Goss said Thank you. I appreciate it. Thanks everybody.

The second item on our agenda tonight is a request by Troy Miller for a Minor Subdivision located at 130 Main Street, Altamont. She asked if the Board had a chance to review all the documentation sent today from Allyson, our council. Board Member Hitt and Building Inspector Moore said no. Chairperson Hext brought it up on the screen to review.

She said this is Part One of the EAF - we have a chance to look through Part one, two three. Allyson's draft resolution considers this a Neg Dec, based on the answers to these questions. So we have to go through each and every one of these questions and make sure that all of us agree with the answers that are on the EAF.

Board Member Hitt said Deb, this property requires access from the state highway, right?

Chairperson Hext said it does not, and that's part of the old easement or restriction that was something that I sent from Allyson, from Troy's attorney, that basically in a nutshell, absolves the Planning Board from any obligation to that easement should anything come up in the future.

Chairperson Hext then went through each of the questions on the EAF.

On question # 7, "Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area," there was some discussion. Then Board Member Hitt stated that there's a specific regulation that DEC has to identify critical environmental areas. He said he could look up the regulation if we ever need it, but there's none in the Altamont area as far as he knows.

On question #8b. "Are public transportation services available at or near the site of the proposed action?" Chairperson Hext said that was checked "no," but that could be a yes, because there is a bus stop, and we could change that if we needed to.

On question #8b, "Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?" Chairperson Hext said there are sidewalks, so that could be answered yes.

Question #12a, "Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation, and Historic Preservation to be eligible for listing on the State Register of Historic Places?" Discussion followed, and Board Member Litten said yes, that's in the Historic District. It is listed on the NYS DEC Mapper. It was agreed that it should be marked "Yes," and was changed.

Question #15, "Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?" Board Member Litten said the entire Village is within the habitat area of the threatened or endangered Indiana bat and the Northern long eared bat. Everyone agreed that should be checked "yes."

Chairperson Hext went through the rest of the questions, and all the rest were marked correctly. She asked the Board if they were in agreement that the only answers that should be changed to yes were 12a and 15. Board Member Hitt said he still had a question on #2, "Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval." It was agreed that since a curb cut was needed on the State Highway, an approval was needed from DOT and that should be marked "yes." Building Inspector Moore also said he would follow up with Troy to be sure they have approval from the DOT before a permit would be issued. Chairperson Hext said that would be needed before the SUP would be approved. She asked if everyone was ok with the EAF – all ok.

She asked if everyone had a chance to read the Resolution from Allyson stating this is a Neg Dec, and all agreed. She asked if everyone had a chance to review the application or plans Troy submitted? All said yes. She asked if there were any questions. All said no. She asked Troy if he was ok with changing the EAF as noted, and will get an approval from DOT? He said yes. She asked if he had a chance to see the draft Resolution from Allyson. He said yes, he talked with George Slingerland, his attorney, about it.

Chairperson Hext then read the "Whereas" section of the Resolution, a copy of which is attached to these minutes. She asked for a motion to accept the Resolution as presented and set the Public Hearing for March 22, 2021. Board Member Muhlfelder made the motion. Seconded by Board Member Hitt. **All in favor.**

She said ok Troy, Public Hearing for March 22, 2021. Mr. Miller said thank you.

Chairperson Hext said the next item on our Agenda is the application for a Special Use Permit (SUP) by Jeff Thomas for an addition to property at the corner of State Routes 156 and 146, Altamont Corners. We'll review the concept plan and application plat approval, including any Environmental Assessment Form (EAF). She said that this is considered Type II under SEQRA. The addition is less than 4,000 square feet, so we don't need to review the SEQRA for this. I know we had a lot of questions on this, so I'll give the Board a chance to ask either Jeff or Don any questions you might have.

A discussion followed regarding the following topics:

Parking:

- Building Inspector Moore will be getting information on the other special use permits issued for the businesses in the Plaza to see what the parking restrictions there were.
- Mr. Cropsey said they are not eliminating any parking. They were planning to convert one of the spaces in the back of the building to an additional handicapped spot. He said the new addition does not encroach on any of the existing parking areas at all.
- Due to concern about safety for someone who needs a handicapped parking spot and ADA regulations, it was agreed that there would be an additional handicapped parking spot and it would be located in the front of the building, so there will be two up front.
- An additional parking space will be added to the rear of the building that is not handicapped accessible.
- No additional asphalt / pavement will be added to the property.

- Chairperson Hext noted that with the addition of two new restaurants in the Village, when we start talking about using public parking as part of the allowed spaces, at some point we're going to have to start thinking about making some land around the Village into public parking – for instance, Mr. Thomas owns behind the library and KeyBank – especially if we keep saying 20% can be part of public parking.
- Mr. Cropsey said this property has between 40-44 parking spaces, and we feel that it's more than enough to serve all the tenants that are in there. If you drive by the parcel anytime of the day, most of the parking is unoccupied. So we think that the amount of parking we have on this site will certainly accommodate all of the existing tenants and the addition without even using the public parking, including parking for employees.
- Board Member Hukey asked how you determine how many parking spots are needed? They say one space for each two seats. Seems to be 22-24 seats at the bar - not many seats where people sit down and eat unless everyone's going to be eating at the bar. Let's see what the special use permit said on the other businesses, because once this virus gets under control and the businesses start going back to normal, there may not be enough parking.
- Mr. Cropsey said if you take a look at the ordinance, the section after the list of uses, it says that the Planning Board can use those as a guide. This particular Plaza is not specifically listed under the ordinance, and there's a lot of times when some of the businesses are not open and times when some of the businesses are open. So all of those uses don't necessarily need parking at the same time. He thinks the Board can use that list of uses as a guide to determine this particular use that's not listed. He said he was talking about the entire Plaza - there's no use as a shopping Plaza listed in the ordinance.
- Chairperson Hext said she didn't want to make it a condition, but do we want to make a note that the parking may at some point need to be revisited and not necessarily just for this particular plat, but just in general, on how we're determining how many spaces are needed for a restaurant or Plaza or Stewart's or whatever the case may be. Because if we are successful, we are going to have problems.

Accuracy of Plans:

- Board Member Hitt raised a question about a change in the driveway access off of 146 – was there any coordination with DOT on that? Mr. Cropsey said there's no change proposed in the driveway highway access. The existing accesses are going to remain as they currently exist. Board Member Hitt said the plan you show doesn't accurately reflect what's out there. It doesn't change the total number of spaces, but it's not accurate. It was agreed that there would be a correction in the plans to show the sidewalk configuration in relation to Routes 146 and 156 and the configuration of the parking spaces to accurately reflect what's in the field.

Music / Noise Ordinance:

- Board Member Hukey raised a concern about having music in the addition and the outdoor area, and how to have some control over the type and volume of the music. The restaurant owner, Nadia, was not present, but Mr. Cropsey said he had talked with Mr. Thomas about that – there may be jazz music inside, light music. It's not going to be a

rock and roll type concert music. Maybe a trio of jazz musicians on the deck, cultural music consistent with the type of food that's being sold. But he didn't believe it's going to be loud or obtrusive music. Board Member Hukey said we need to hear from Nadia about what she plans to do. Chairperson Hext said we could set days and hours on that. We don't want it to interfere with any of the library functions or the music in the park on Tuesday nights. It was agreed that it would be addressed at the Public Hearing and there would be more information from Nadia or Mr. Thomas about it. Or we could say here's a Special Use Permit and it doesn't include music. If you want to include music at a later date, you have to come back. Mr. Cropsey said they'd like to include it with this request and not have to come back.

- We don't have a noise ordinance in the Village – we go by the Town of Guilderland's noise ordinance. That is because our police force is off duty at 11:00 p.m. and most noise complaints come in after that. So the Town would be called and they would be in violation of the Town's ordinance.

Connections for Water / Runoff and Rain Garden:

- Chairperson Hext talked with DPW Supervisor Jeff Moller and he has no problems as far as connections are concerned with the use of water or the runoff. Simon and I discussed the use of a rain garden. Jeff felt that it was adequate, this design as it's laid out, so we would go with that.

Railroad Access and Egress from the Deck:

- Chairperson Hext had reached out to the railroad that owns the tracks, Norfolk Southern. Although they would ideally like the building to be 50 feet from the center of the tracks, there is no standard that they set. So we have no side setback and they have no standard. She spoke with Kyle Haines, the fire department chief. He doesn't see an issue - even if the building is right on the property line or his firefighters would have to get in there between the property itself and the tracks. The only issue he had that I have that I think other people have is no egress from the deck if the egress from the restaurant is cut off for a handicapped person. She said I just think that that's an oversight, I think it's dangerous. I certainly wouldn't want to be the person that approved a site plan and then something happened and a handicapped person was not able to get out. So I know as far as I'm concerned, that would be something that I want to be written into any conditions.
- It was agreed that a ramp would be added to the deck area so that it is accessible from the parking lot. The ramp detail to the deck and the elevation to the deck should be shown at the Public Hearing.
- Board Member Hitt asked if during construction, will there be any need to occupy the railroad right-of-way to build the addition or the deck. He's dealt with the railroad before and they are very particular about colors of hard hats and coats and everything else, and interfering with their signals. Mr. Cropsey said we have no intention of going on railroad property to build this project. But if needed, we would get a temporary easement from them for access to their property. Chairperson Hext said when she was in contact with

Norfolk Southern, one thing he did say is that we do require that they do not infringe on the property line, onto the property. The letter in that regard will be a part of the package, and she will share that information with Mr. Cropsey. This will definitely be part of the condition of the resolution.

Lighting:

- Board Member Muhlfelder raised the concern that the exterior lighting fixtures do not comply with the requirements of the Village of Altamont zoning law.
- Mr. Cropsey said he would argue that they do comply - this building has a three-foot overhang and those lights are below the overhang, and the overhang restricts the light from going all the way to the sky, which is what the ordinance was looking for. He cited Zoning Law Section 355-18 A (5) that the intent of the ordinance is to prevent the light from going all the way up into the sky. He said this is accent lighting to accent the architectural features of the building. He said the proposed addition will be consistent with what's already there. Chairperson Hext said we would leave this as an open item so we could receive direction from Village Council on it. Mr. Cropsey said he would provide technical information on the lighting that's existing and what's proposed to help clarify.

Summary of what was agreed to by Mr. Cropsey / Mr. Thomas:

- They will modify the plat plan to reflect the parking and sidewalk configuration in the field.
- They will move the additional handicapped parking space to the front of the building and add an additional regular parking space to the back of the building.
- They will add an ADA compliant ramp to the deck in the front.
- They will get an easement from the railroad if they are going to need to be on railroad property for construction of the addition or deck.
- They will address the issue of music. Nadia just called Lance and said the restaurant closes at 10 and everything ceases at 11. She will come back with a proposal for the Board's review and determination on it. Chairperson Hext said that will need to be in the final plans reviewed at the Public Hearing – when, where, how. Mr. Cropsey said it is the intention to provide live music there and he didn't want that to be left out.
- Building Inspector Moore will provide the information on the parking areas required for the other businesses to the Board to review before the Public Hearing.
- Changes as noted will be made part of the conditions of the resolution. Chairperson Hext will speak with Allyson about the lighting and whether or not it complies with the way our zoning laws are written. She will also send Mr. Cropsey the information from the railroad.
- RE: SEQRA, this is a Type II, so no further action is needed by the Board based on that determination.

Flood Plain:

- A concern was raised by Board Member Litten if the project site was located in the 100 year flood plain. Mr. Cropsey said we can certainly have an engineer certify that the finished floor elevation of the addition is above the hundred year flood plain. They will include it with the building permit application.

Chairperson Hext then read the section of the Resolution drafted by Village Attorney Phillips that started with "Now therefore be it resolved as follows..." See draft copy attached hereto.

A motion was made to accept the draft resolution with its conditions, and to set the Public Hearing for March 22, 2021. Motion made by Board Member Caruso, seconded by Board Member Muhlfelder. **Roll Call: All in favor.**

Lance and Ginger will submit the Draft Resolutions for Mr. Miller and Mr. Thomas to the Albany County Planning Board by March 8, 2021 in time for their March 18, 2021 Meeting. Hopefully we will have everything back from them by the March 22 meeting.

She said thank you to Mr. Thomas and Mr. Cropsey and said they could leave.

Chairperson Hext asked if there were any questions on the minutes for the December 28, 2020 Planning Board Meeting. There were no questions. Motion was made by Board Member Muhlfelder and seconded by Board Member Hukey to approve the minutes for the December 28, 2020 Planning Board Meeting. **Roll Call: All in favor.**

Chairperson Hext asked if any of the Board Members had anything else to bring up. Board Member Litten said Lance was going to talk to Nadia about the styrofoam and the packaging - what did she say?

Building Inspector Moore said he went to the restaurant one or two days after the meeting. Nadia wasn't there, but the bar manager was, and he said that doesn't come into effect until 2022. We did more digging, and Albany County had mandated it effective as of 2018. Lance said he would be going there again tomorrow to do an electrical inspection and would speak with them first. If they don't comply, he will do a follow-up letter for the Board to peruse.

Motion was made to adjourn the meeting by Board Member Hukey, seconded by Board Member Muhlfelder. **Roll Call: All in favor.** Meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Ginger Hannah, Secretary

ATTACHMENTS: Draft Resolutions – Thomas and Miller

RESOLUTION

ALTAMONT PLANNING BOARD

APPROVING GENERAL CONCEPT PLAN AND NEGATIVE DECLARATION AND SCHEDULING A PUBLIC HEARING ON PROPOSED SUBDIVISION PLAT

WHEREAS, Troy Miller (the “Applicant”) has submitted a concept plan for a two-lot subdivision of land located at 130 Main Street in the Village of Altamont; and

WHEREAS, the proposed subdivision is located in the Village’s R-10, Residential One-Family – 10,000 SF Zoning District; and

WHEREAS, the Applicant has submitted a Short Environmental Assessment Form (EAF) describing the action as a two-lot subdivision to allow for the construction of a single-family home; and

WHEREAS, the concept plan identified the location of a “30’ Wide Exception and Reservation For Street Purposes” located along the eastern boundary line of the subject parcel; and

WHEREAS, Village of Altamont Planning Board (“Planning Board”) held a pre-application meeting pursuant to §315-9 of the Village of Altamont Subdivision Regulations to discuss the concept plan and proposed subdivision, zoning requirements and Planning Board review; and

WHEREAS, the Zoning Law does not permit “keyhole” lots in the R-10 District which is generally described as a parcel that is accessible to a public highway over a narrow strip of land whose only purpose is to provide access to another, buildable portion of the same lot; and

WHEREAS, the Applicant has represented that the proposed single-family home on the newly created parcel will be constructed in a location that accords with the setback requirements for the R-10 Zoning District, including but not limited to the maximum front yard setback; and

WHEREAS, the Applicant has taken the position that the exception and reservation in the chain of title to the subject property was not for a public road can be abandoned by the Applicant. Therefore, the proposed subdivision would not create a keyhole lot because the strip of land with frontage on Main Street is buildable, can be developed in accordance with the maximum front yard setback applicable in the R-10 District, and will not be used for access to the rear portion of the proposed lot; and

WHEREAS, the Planning Board requested additional information regarding the source of the reservation and received a title abstract with relevant deeds and a legal opinion from the Applicant’s attorney representing the reservation is private in nature and can be abandoned by the landowner; and

WHEREAS, the Planning Board does not have jurisdiction to determine the validity of any private property rights or easement but must review the proposed concept plan to determine if the proposed subdivision meets the minimum standards and requirements of the Village Zoning Law; and

WHEREAS, the Planning Board has reviewed Part 2 of the Short EAF and did not identify any moderate to large impacts from the proposed action.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby determines the proposed action will not result in any significant adverse environmental impacts and issues a Negative Declaration under the New York State Environmental Quality Review Act (SEQRA).
2. The Planning Board hereby determines that the concept plan meets the general purposes of the Village of Altamont subdivision regulations, subject to the following specific recommendations and modifications stated below.
3. A final proposed plat shall be submitted to the Planning Board which includes the following modifications:
 - a. The proposed building envelope, showing the required setbacks in which the proposed single-family structure may be built, including but not limited to the maximum front yard setback, and the area to be left undisturbed.
 - b. A note stating as follows: "If the 30' Wide Exception and Reservation for Street Purposes in the chain of title for the subject property is determined to be enforceable by a Court of competent jurisdiction and said enforcement would prevent the development that accords with the minimum standards and requirements for development in the R-10 District, building permits shall not be issued until any necessary variances have been obtained from the Village of Altamont Zoning Board of Appeals".
4. The Applicant shall submit twelve (12) copies of the proposed final plat with the aforementioned notes added.
5. A public hearing on the proposed plat shall be held on March ____, 2021 at _____. The public hearing shall be held remotely in accordance with the Village of Altamont COVID Response Plan.
6. The proposed subdivision shall be referred to the Albany County Planning Board pursuant to N. Y. General Municipal Law §239-m.

IT IS FURTHER RESOLVED, that the Planning Board of the Village of Altamont hereby authorizes and requires the Planning Board Chair and the Planning Board Secretary/ Clerk and Village Attorney to take the appropriate steps to effectuate this resolution including any filing and distribution requirements.

WHEREUPON, this Resolution was declared adopted by the Village of Altamont Zoning Planning Board:

The motion was moved by _____.

The motion was seconded by _____.

The vote was as follows:

	Aye	Nay
Chairwoman Hext	_____	_____
Hukey	_____	_____
Caruso	_____	_____
Muhlfelder	_____	_____
Hitt	_____	_____

STATE OF NEW YORK }

COUNTY OF ALBANY }

VILLAGE OF ALTAMONT }

I have compared the preceding copy with the original Resolution on file in this office adopted by the Village of Altamont Planning Board at a meeting held February 22, 2021, and I DO HEREBY CERTIFY the same to be a correct transcript therefrom and of the whole of the original. I further certify the vote thereon was as follows:

MEMBERS PRESENT	MEMBERS ABSENT	VOTE
Chairwoman Hext		Yea/Nay
Hukey		Yea/Nay
Caruso		Yea/Nay
Muhlfelder		Yea/Nay
Hitt		Yea/Nay

Witness my hand and the seal of the Village of Altamont, this _____ day of _____, 2021.

RESOLUTION

ALTAMONT PLANNING BOARD

ACCEPTING SKETCH PLAN FOR ALTAMONT CORNERS EXPANSION, CLASSIFYING THE ACTION AS A TYPE II ACTION UNDER SEQRA AND SCHEDULING A PUBLIC HEARING ON THE APPLICATION FOR SITE PLAN AND SPECIAL USE PERMIT AMENDMENT

WHEREAS, Jeff Thomas (the “Applicant”) has submitted a sketch plan for a proposed expansion of the existing Altamont Corners Shopping Plaza to include the construction of a 1,470 SF single story addition to an existing multi-tenant building. Proposed addition will provide additional seating capacity for the adjacent restaurant space and create an open outdoor deck and patio area with additional seating and service areas; and

WHEREAS, the existing shopping plaza and proposed expansion is located in the Village’s Central Business Zoning District (CBD); and

WHEREAS, Village of Altamont Planning Board (“Planning Board”) held a pre-application meet to discuss the sketch plan pursuant to §355-37(B) of the Village of Altamont Zoning Law to discuss the sketch plan, zoning requirements and Planning Board review; and

WHEREAS, the Planning Board requested additional information and the Applicant subsequently submitted an application for Special Use Permit, proposed site plan and Short Environmental Assessment Form (EAF) incorporating the additional information requested by the Planning Board; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the following activities are classified as Type II Actions and exempt from review under SEQRA pursuant to 6 NYCRR 617.5(c)(9): “construction of expansion of a . . . non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities”; and

WHEREAS, the Planning Board has reviewed the EAF submitted by the Applicant which confirms the action includes the construction of a 1,470 single-story addition to the existing shopping plaza and additional outdoor space, resulting in the physical disturbance of 3,000 SF; and

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby determines the proposed action is a Type II Action exempt from review under SEQRA pursuant to 6 NYCRR 617.5(c)(9); and
2. The Planning Board hereby approves the sketch plan with the following modifications:

- a. The Site Plan shall be revised to eliminate any exterior lighting fixtures that do not comply with the requirements of the Village of Altamont Zoning Law.
 - b. A handicapped ramp will be added to provide a means of egress from the proposed outdoor deck in the event egress through the restaurant is not possible.
3. Upon receipt of a revised site plan showing the above-listed modifications, the Planning Board hereby determines the application will be deemed complete and ready for review.
 4. A public hearing on the proposed plat shall be held on March ____, 2021 at _____. The public hearing shall be held remotely in accordance with the Village of Altamont COVID Response Plan.
 5. A complete statement of the application, including proposed site plan, EAF and a copy of this resolution classifying the action as a Type II action under SEQRA, shall be referred to the Albany County Planning Board pursuant to N. Y. General Municipal Law §239-m.

IT IS FURTHER RESOLVED, that the Planning Board of the Village of Altamont hereby authorizes and requires the Planning Board Chair and the Planning Board Secretary/ Clerk and Village Attorney to take the appropriate steps to effectuate this resolution including any filing and distribution requirements.

WHEREUPON, this Resolution was declared adopted by the Village of Altamont Zoning Planning Board:

The motion was moved by _____.

The motion was seconded by _____.

The vote was as follows:

	Aye	Nay
Chairwoman Hext	_____	_____
Hukey	_____	_____
Caruso	_____	_____
Muhlfelder	_____	_____
Hitt	_____	_____

STATE OF NEW YORK }

COUNTY OF ALBANY }

VILLAGE OF ALTAMONT }

I have compared the preceding copy with the original Resolution on file in this office adopted by the Village of Altamont Planning Board at a meeting held February 22, 2021, and I DO HEREBY CERTIFY the same to be a correct transcript therefrom and of the whole of the original. I further certify the vote thereon was as follows:

MEMBERS PRESENT	MEMBERS ABSENT	VOTE
Chairwoman Hext		Yea/Nay
Hukey		Yea/Nay
Caruso		Yea/Nay
Muhlfelder		Yea/Nay
Hitt		Yea/Nay

Witness my hand and the seal of the Village of Altamont, this _____ day of _____, 2021.

PUBLIC NOTICE OF HEARING BEFORE THE PLANNING BOARD

Notice is hereby given that the Planning Board of the Village of Altamont, New York, will hold a public hearing pursuant to Article IV Section 355-31-C of the Zoning Law on the following proposition: Special Use Permit to install a swimming pool in the side yard of the property.

Request of Gary N. Goss Jr. and Crystal L. Goss

Property situated as follows: 13 Indian Maiden Pass, Altamont, NY 12009, Zoned: R-20

Tax Map #: 37.13-1-27

Said hearing will take place on Monday, March 22, 2021 at 7:00 p.m. The meeting will be held remotely as part of the Village of Altamont's COVID-19 response plan and can be accessed by the public using the following internet link or dial in phone number:

Topic: Planning Board Meeting

Time: Mar 22, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting: <https://us02web.zoom.us/j/83334234395>

Meeting ID: 833 3423 4395

Dial by your location: 646 558 8656 US (New York)

A copy of the Planning Board Agenda and related materials will be available by Friday, March 19, 2021 on the Village website at www.altamontvillage.org. Plans open for public inspection at the Village Offices during normal business hours.

Dated: February 25, 2021

Deb Hext
Planning Board Chairman
Village of Altamont

Lance Moore
Building Inspector and Code Enforcer
Village of Altamont

Cc: Abutting, AFD, DPW

Village of Altamont

P.O. Box 643 Altamont, NY 12009
Telephone (518) 861-8554 Fax (518) 861-5379

Applicant Checklist for Special Use Permit (SUP)

Return to:

Village of Altamont
PO Box 643 115 Main Street
Altamont, NY 12009
(518) 861-8554 Ext 13

Fees:

\$ 300.00 Commercial
\$ 50.00 One Family
\$ 100.00 Two Family
(Payable at time of Submittal to Village)

APPLICANT INFORMATION:

Name: Gary N. Goss Jr.
Address: 13 Indian Maiden Pass
Altamont, N.Y. 12009
Daytime Phone #: 518-801-6060
Date: 1/11/2021

PROPERTY INFORMATION:

Owner: Gary & Crystal Goss
Location: 13 Indian Maiden Pass
Tax Map #: 37.13-1-27
Zoning: Residential
Acreage: 0.47 acres
Request for a: SUP

TO BE SUBMITTED:

- 1) 10 copies of signed & notarized SUP application
- 2) 10 Copies of conditional purchase contract or rental agreement if applicable
- 3) 10 copies of project narrative containing the following: reasons which necessitate the need for a SUP including a brief detailed description of the project
- 4) 10 copies Architectural drawings of proposed project
- 5) 10 copies of survey or plot plan (including a North Arrow) showing proposed project with
 - side setbacks
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed SUP
- 6) 10 copies completed, signed SEQRA if applicable
- 7) 10 copies of Sign Permit if applicable
- 8) 10 copies of Building and Zoning Permit if applicable
- 9) Escrow Fund for Legal / Engineering and other Fees as appropriate (if determined by Planning Board Chair)

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED

- 1) NYS Department of Transportation 518-765-2841
- 2) Albany County Health Department 518-447-4631
- 3) Albany County Planning Board 518-447-5660

(11/20)

VILLAGE OF ALTAMONT PLANNING BOARD

115 MAIN STREET, P.O. BOX 643, ALTAMONT, NY 12009 PHONE (518) 861-8554 FAX (518) 861-5379

APPLICATION FOR SPECIAL USE PERMIT

Return to: Village of Altamont
115 Main Street, PO Box 643
Altamont, NY 12009

Fees: \$300.00 Commercial
\$100.00 Two Family
\$ 50.00 One Family
(payable at time of submission)

A. STATEMENT OF OWNERSHIP AND INTEREST

THE APPLICANT(S) Gary N. Goss Jr. & Crystal L. Goss

is (are) the owner(s) of property situated at the following address:

13 Indian Maiden Pass Altamont N.Y. 12009
Street PO Box Village State Zip

TAX MAP PARCEL NO. 37.13-1-27 The above described property was acquired by applicant(s) on the following date 11/16/2018

B. REQUEST

The applicant(s) request a Special Use Permit for the above described property under the provisions of Section 355-31-C of the Zoning Law of the Village of Altamont for the following purposes: To install a swimming pool in the side yard of the property.

as shown on the attached plan drawn to scale.

C. REASONS FOR REQUEST

The applicant(s) allege(s) that the approval of said Special Use Permit would be harmony with the intent and purpose of said Zoning Ordinance (local law) and that the proposed use conforms to the standards prescribed therefore in said ordinance (local law) and would not be detrimental to property or persons in the neighborhood for the following reasons: We do not have enough room to place the pool behind the house. The side yard is already fairly well screened when the trees are in bloom. We plan to add a few more trees to screen it completely from direct view.

D. SPECIAL FEATURES

In addition to meeting the standards prescribed by the Zoning Law of the Village of Altamont, the applicant(s) will provide proper fencing to meet Building Code, as well as landscaping and other proper beautification measures all around the pool to help it blend in with the environment.

in order that the public convenience and welfare will be further served.

THIS PORTION TO BE FILL OUT IN PRESENCE OF NOTARY

TO ME PERSONALLY APPEARED

Gary N. Goss
on the 11th day of January, 2021

[Signature]

NOTARIZED SIGNATURE
13 Indian Maiden Pass
Altamont, N.Y. 12009
518-801-6010

(11/20)

[Signature]
JAN E. ELDERKIN
Notary Public, State of New York
No. 01EL6190250
Qualified in Albany County
Commission Expires 07/21/2024

Applicant Mailing Address & Phone #

Gary N. Goss Jr
13 Indian Maiden Pass
Altamont, N.Y. 12009
518-801-6010

SUP Project Narrative

01/11/2021

Village of Altamont Planning Board,

I respectfully submit this project narrative that contains the reasons in which necessitate the need for my application for a Special Use Permit. My wife is a school teacher, and she stays home with our children during the summer. Last summer was tough with the ongoing pandemic, especially when it got hot out and the kids (Ryan-10 & Ryleigh-6) wanted to go swimming. We decided as a family that we wanted to have a swimming pool installed, so we contacted Islander Pools about a particular model that is contained in one of the pictures with this application package. Their sales team told us in the middle of May 2020, that they were sold out for the season due to increased demand for pools. Our only option would be to do the install in the spring of 2021. We then placed a deposit on the pool, so as to hold our place for the product and for their installation team. We were given a tentative install date by their crew on April 15th, 2021 and it should take 1-2 days for completion.

As you can see from the documentation and pictures that I have provided with this application package, we have a great sized lot for our home and to fit a pool, however, the terrain and positioning of the house require the pool to be located on the side of our home and not behind it like the town code calls for. There is just not enough room for the installation of a pool behind our house, and that is the reason for the submission of this Special Use Permit.

A description of the intended location and other details pertinent to the project:

We decided to locate the pool in the former location of the kids swing set, and we have since relocated the swing set into another part of the side yard in anticipation of this project. The pool that we chose is a special type of pool, meaning that it is an above ground pool which can be either partially or fully buried into the ground or hillside to help blend it in to the surrounding environment to help reduce the amount of excavation that would typically take place with a swimming pool install. There are some other very important reasons why we chose this location; most of the homes utilities are fed underground into the lower rear corner of our home, so placing the pool where we have decided to place it is out of necessity so to not interfere with the buried electrical, sewer, water, or cable and phone lines. Finally, which kind of tops it all off is that with the slope of our property on the side of the house, the pool being set half way into the hillside will be very pleasing to the eye and blend in very well with the surrounding landscape. After the pool installation is completed, we will be working on appropriately landscaping the area around the pool and planting a few more trees in line with the others located on our property to create a nice "border" if you will, that runs parallel with the roadway.

I spoke to several of our neighbors about our intentions to apply for a special use permit in order to place the pool in the side yard next to our home, and they were very supportive of this. In fact, a few of them even did little write-ups for me to demonstrate their support, and those items are also included in this application package for the board's review. This is a very straightforward project, but I do look forward to answering any questions that folks may have when considering this special use permit application package.

Gary N. Goss Jr
13 Indian Maiden Pass
Altamont, N.Y. 12009
518-801-6010

SUP Project Narrative

01/11/2021

For the knowledge of the board, I am a New York State Certified Code Enforcement Official. I do not utilize my credentials as my primary work function, however, as The Associate Vice President of Facilities Operations, Projects and Services for The College of Saint Rose, I use it in an accessory manner for working with New York State Office of Fire Prevention and Control for any inspections that take place on our campus. Because of these credentials, I always strive to follow the rules and laws of the codes for the safety of myself, my family, as well as friends, neighbors and the community. In anticipation of this project, I spoke to Mr. Lance Moore prior to obtaining the documentation that is required for this permit application. He advised me to file the paperwork for the special use permit now, and then later on closer to the installation date of the pool, to come back into the office to fill out the remaining permit paperwork at that time. I look forward to working with you during this process, and if there is anything else that I can provide in support of your positive decision, please let me know and I will get to it as soon as possible. Thank You for both your time and consideration.

Respectfully Submitted,

Gary N. Goss Jr.

SPECIAL USE PERMIT (SUP) CONDITIONS

The Village of Altamont Planning Board will not consider any application for a Special Use Permit (SUP) complete until the following application is completed in full and submitted to the Building Department. The Planning Board will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for a SUP. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for a SUP are from Article V, Section 355-35 (E) of the Village of Altamont Zoning Law.

- 1) The physical characteristics, topography and other features of the lot and the scale and physical design and other features of any new or existing buildings to be occupied by the use are suitable and adaptable for the proposed use without any modifications which would change the established character of the street or neighborhood setting.

As you can see in attached pictures 1, 2 & 3 the sloping nature of the side yard are perfect for a partially in ground pool. In pictures 4 and 5, you will see what our side yard will look like when finishing work is completed. Our choice of pool is most like #4, which is a 27' round model. Both pools show how they sit into the hillside.

- 2) The nature and intensity of operations of the use will not be more objectionable to surrounding properties than those of a permitted use.

As you can see in pictures 9-12, the area in which the pool will be installed is for the most part, covered from view by trees and such. We are planning to add several additional trees and shrubs to fill in the remaining gaps. This will make the pool almost non viewable from the road when the trees are full.

- 3) The use is not in such proximity to a religious facility, school, community center, recreation place, or other prominent place of community activity and public assembly so as to regularly conflict with such other activity and thereby constitute a danger to health, safety or general welfare.

This project is not located near any of the above places.

- 4) The use will not unreasonably increase or introduce traffic congestion or safety hazards or impose traffic volumes on streets and street patterns which are deficient in width, design, sight distance, intersection configuration, or other typical standards necessary to accommodate such traffic changes.

This project will have no affect on street traffic or on traffic patterns.

- 5) The use makes adequate provision for off-street parking in accordance with these regulations.

This project does not require any off-street parking.

-
-
- 6) The use and the proposed design of building and other structure and site facilities for the use are appropriate in the proposed location and have incorporated reasonable efforts to harmonize with surrounding uses and mitigate any adverse impacts on surrounding uses, including but not limited to traffic congestion and hazards, untimely scheduling of activities, removal of trees and other established natural features, and excessive stormwater runoff, noise, nuisance, odors, glare or vibration.

The proposed ~~design~~ design/model of pool chosen and the location are the best placement on the lot. Just below the lower side of the pool are buried utilities and a drainage swail which make this location the best for installation.

- 7) The cumulative impacts of the use in the proposed location will not unreasonably interfere with or diminish the continued use, preservation, stability, value, enjoyment, prosperity or growth of the neighborhood or community.

The use of the pool in the proposed location will not interfere or diminish the use, preservation, stability, value or enjoyment of the surrounding neighborhood.

- 8) The effect of the proposed use on the other properties in the neighborhood and the enjoyment by the inhabitants of their properties, and whether it will materially affect the value of such properties and the use and enjoyment of such properties by the occupants and any other effect of such use on the health, welfare and safety of the occupants of such properties.

With the pool being installed in the same location as the previous childrens playground, there should be less sound coming from the pool use and therefore will not affect the enjoyment of anyone on adjoining properties.

- 9) The use will not conflict in any way with the Comprehensive Plan.

This project will not conflict in any way with the Village Comprehensive Plan.

Legend

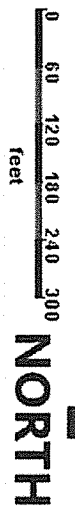
General Features

- Residential
- Commercial
- Industrial
- Parks
- Other parcels
- Building footprints*

*available from zoom level 7

Location of proposed pool location

Total Parcel Size: .47 Acres
Front, Rear and side setbacks of pool are all greater than 50 ft.



January 4, 2020

To: Village of Altamont Planning Board

I live across the street from Gary and Crystal Goss, who live at 13 Indian Maiden Pass, and it my understanding that they are applying for a Special Use Permit to install a swimming pool in their side yard this coming Spring. I wish to state that I have no objection to this installation and would support your approval of this permit.

Sincerely yours,

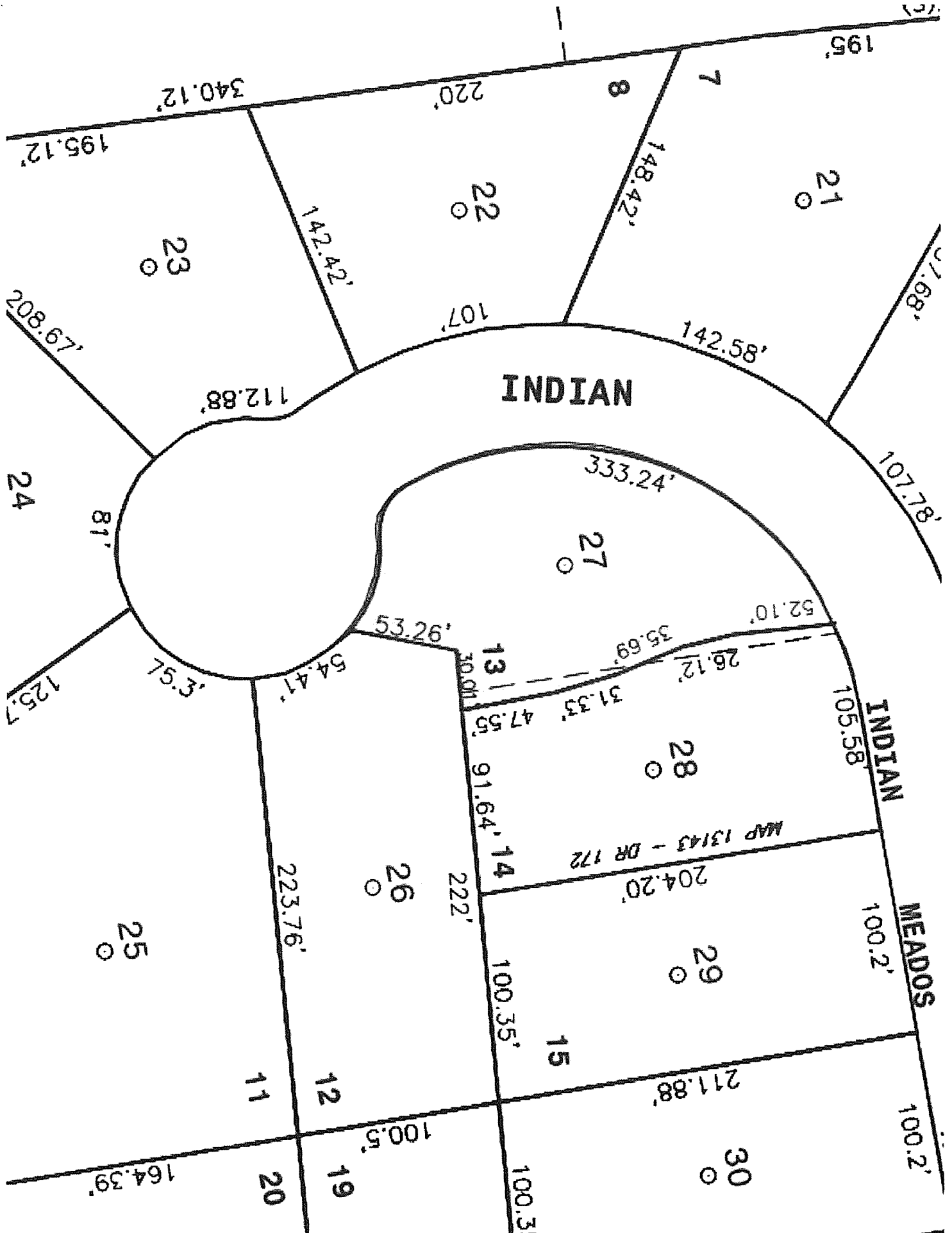
A handwritten signature in cursive script that reads "Sally Dague". The signature is written in dark ink and is positioned above the printed name and address.

Sally Dague
8 Indian Maiden Pass
Altamont, NY

1/4/2021

We approve and support this
project.

Mike Barty → Indian Made
Hally Barty Press. Att. Mount

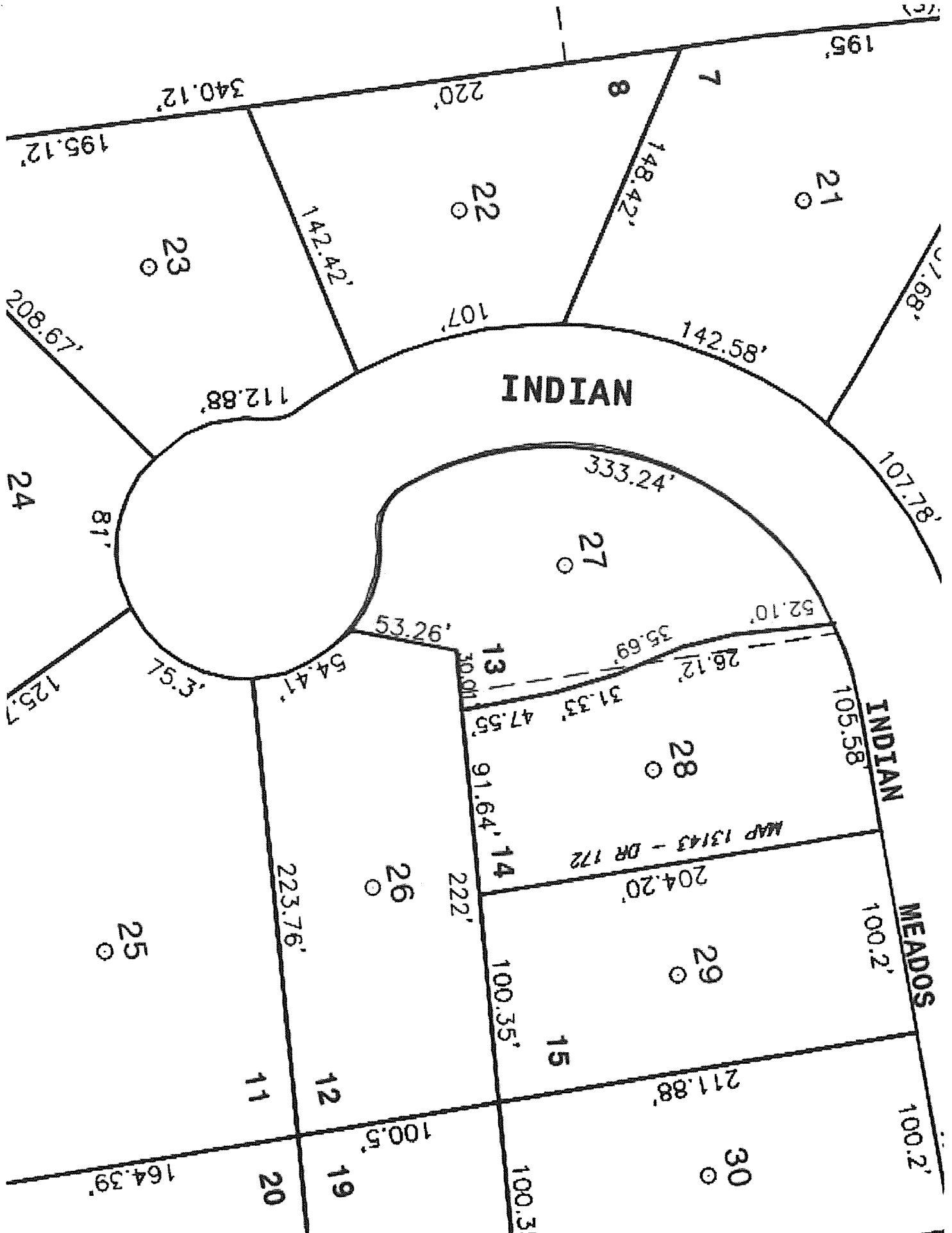
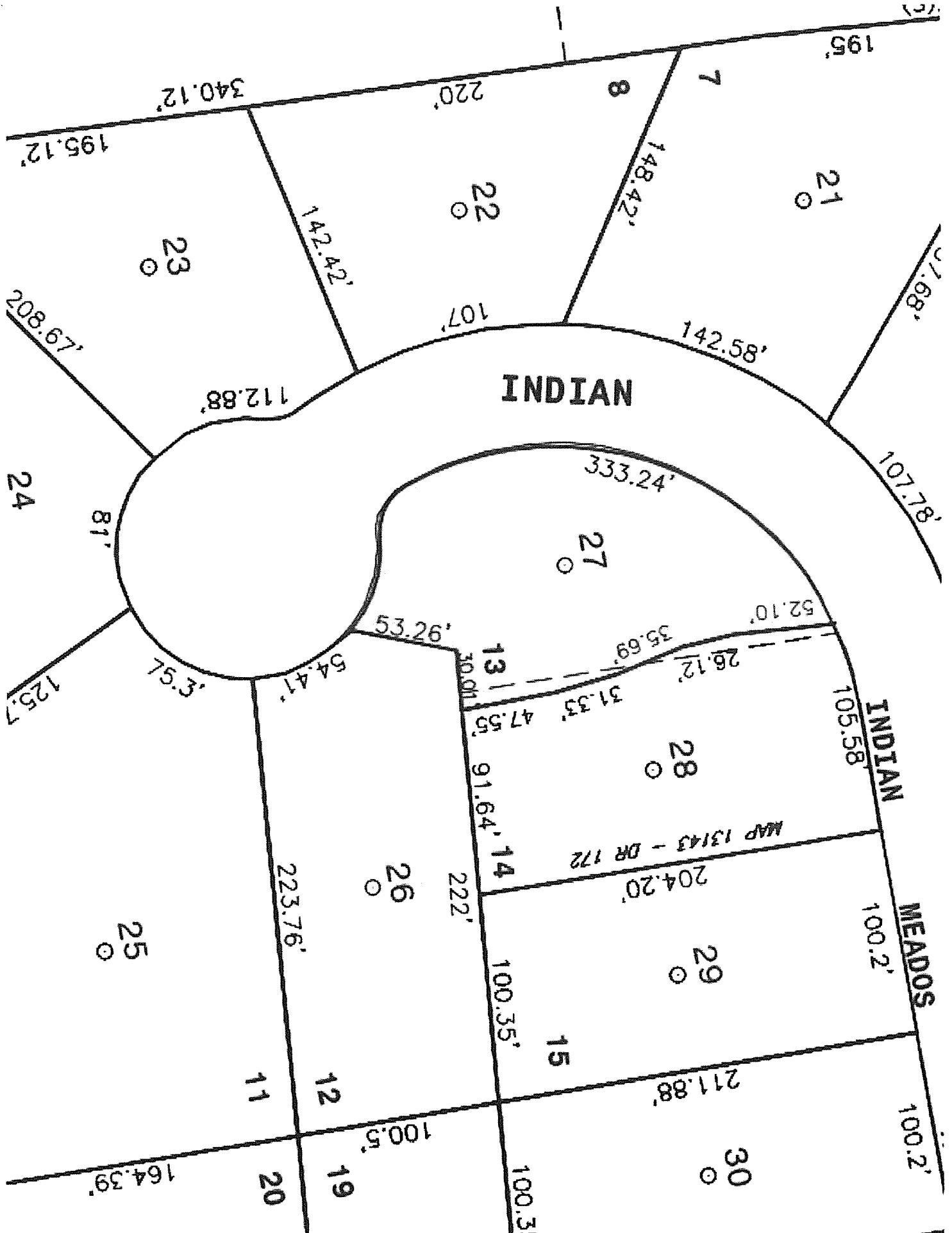


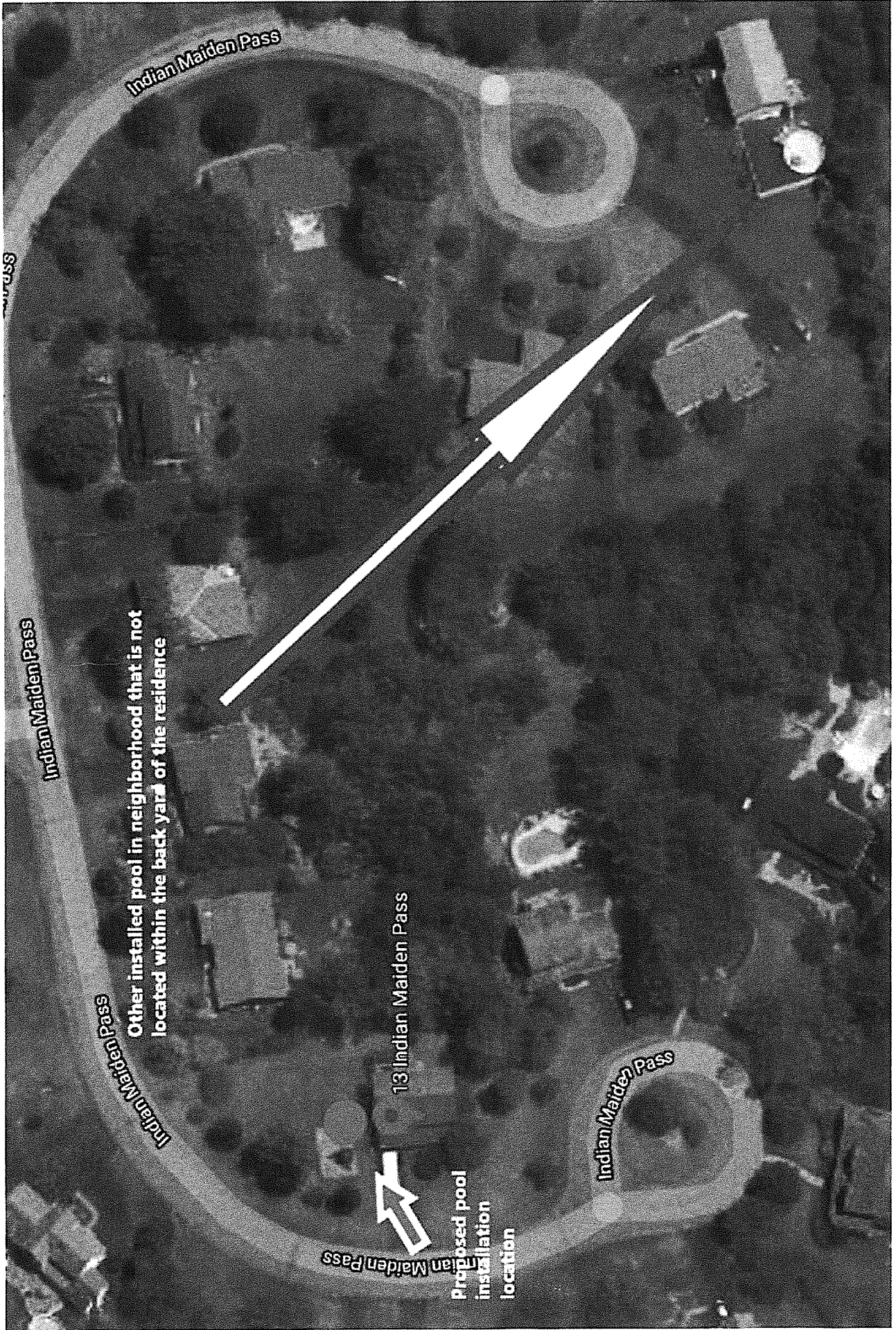
INDIAN

INDIAN

MEADOS

MAP 13143 - DR 172





Indian Maiden Pass

Indian Maiden Pass

Indian Maiden Pass

Other installed pool in neighborhood that is not located within the back yard of the residence

Indian Maiden Pass

13 Indian Maiden Pass

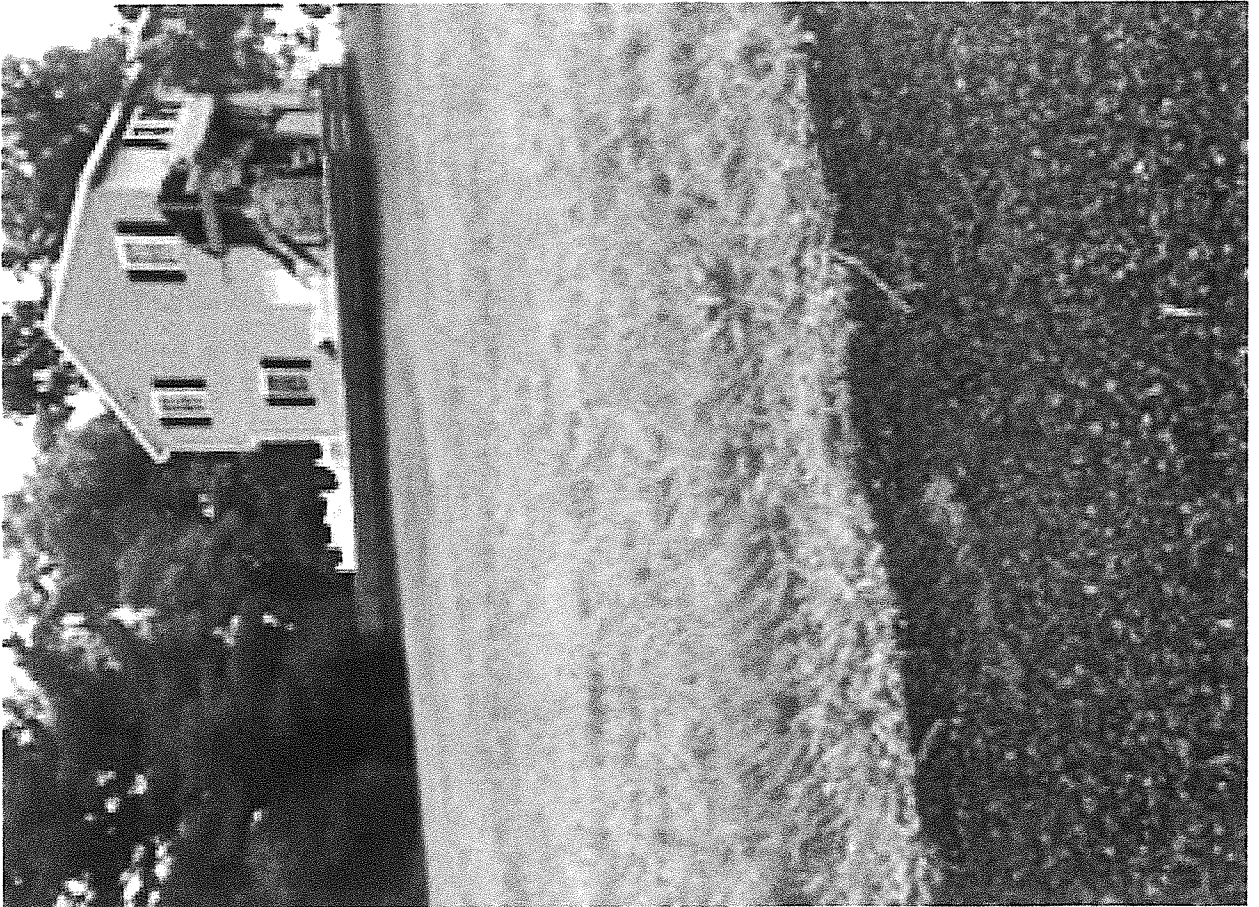


Proposed pool installation location

Indian Maiden Pass

Indian Maiden Pass

1



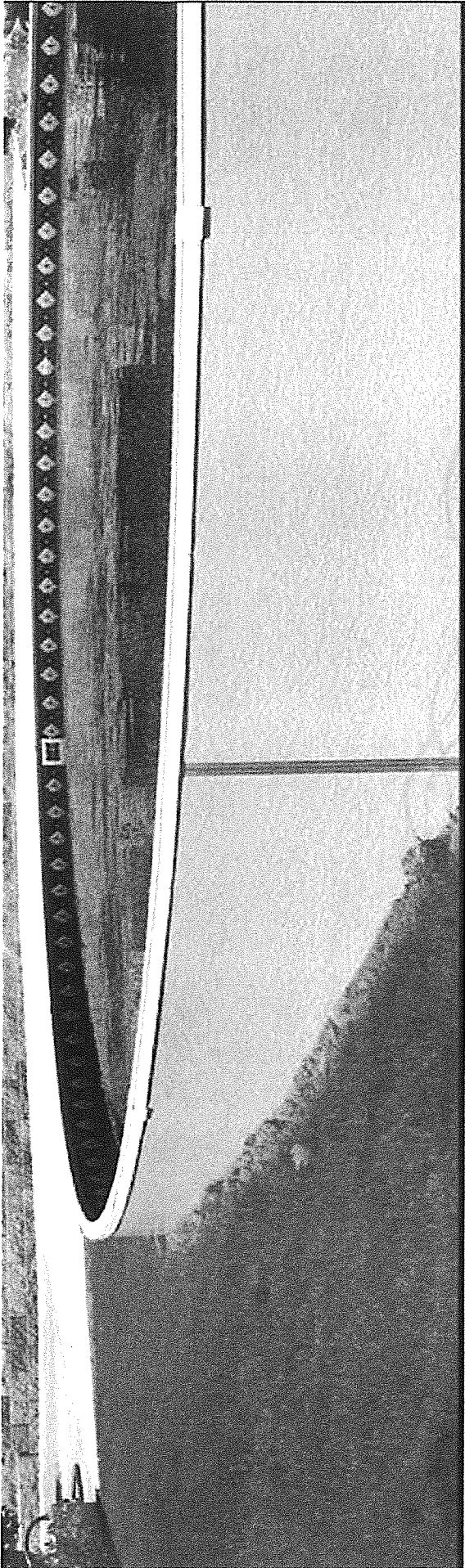
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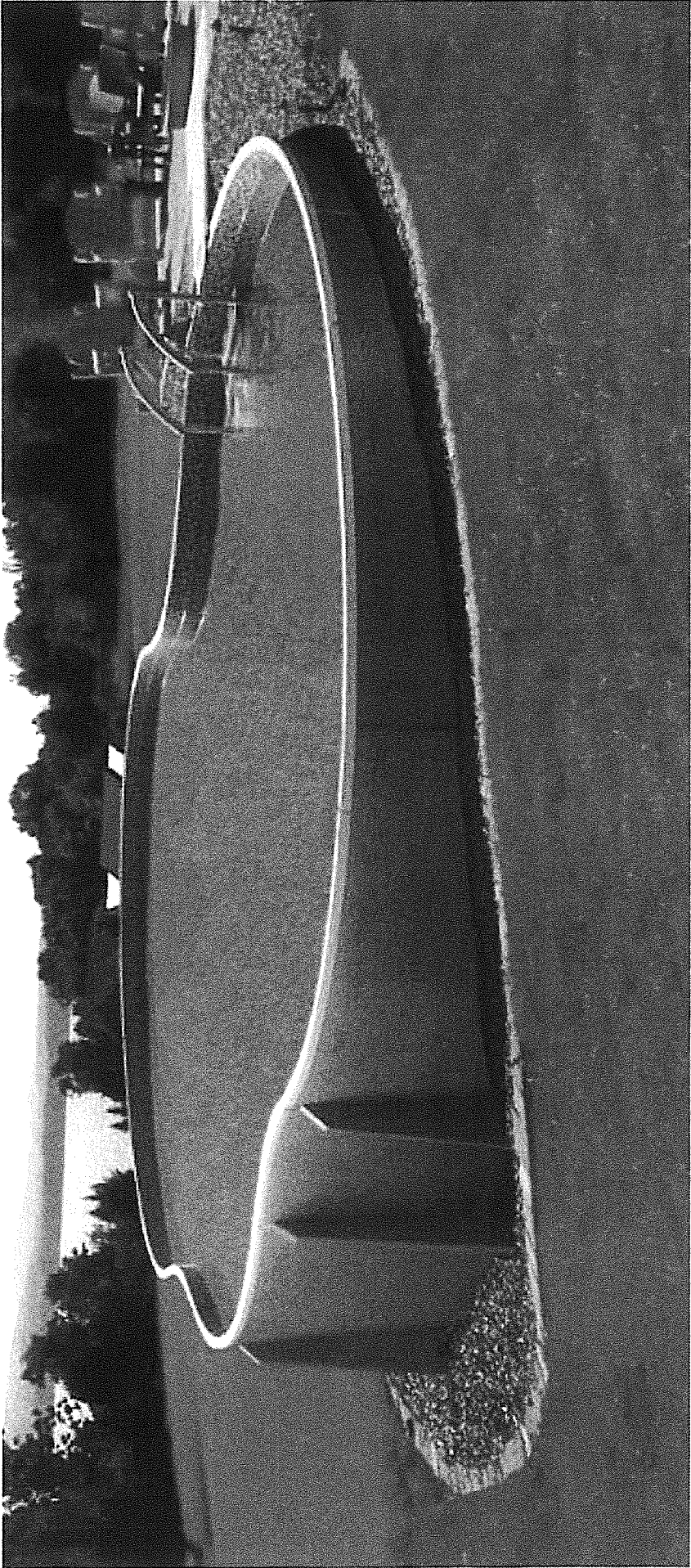


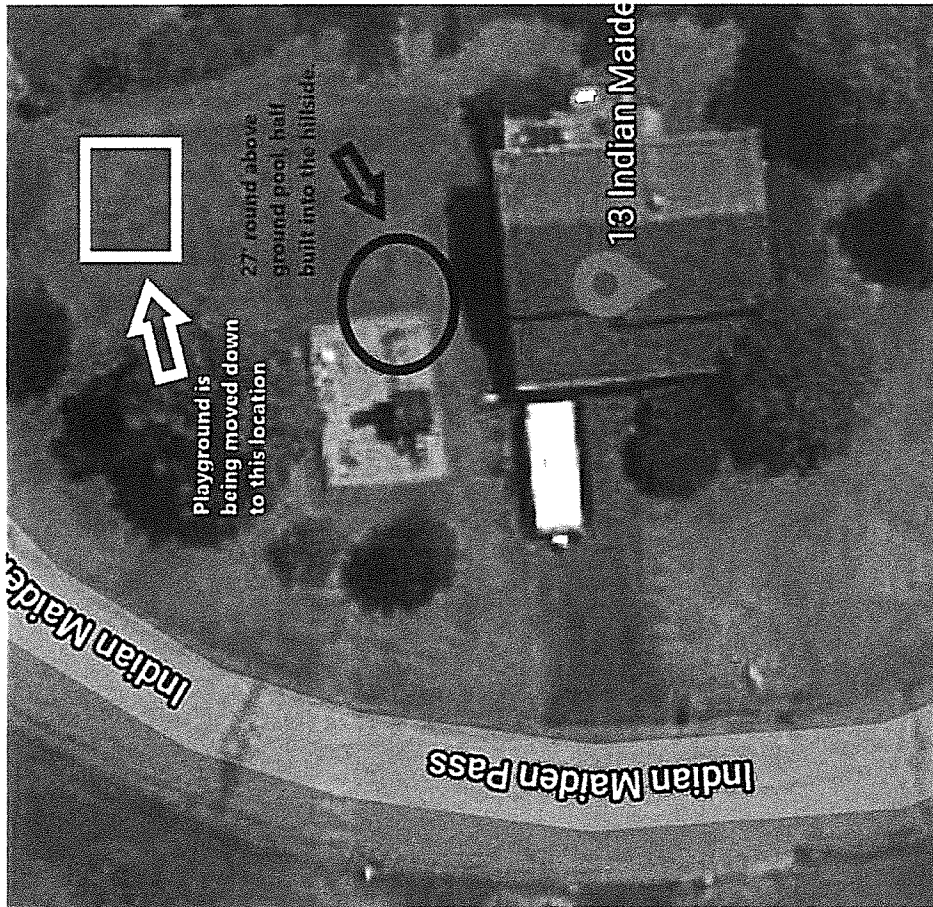
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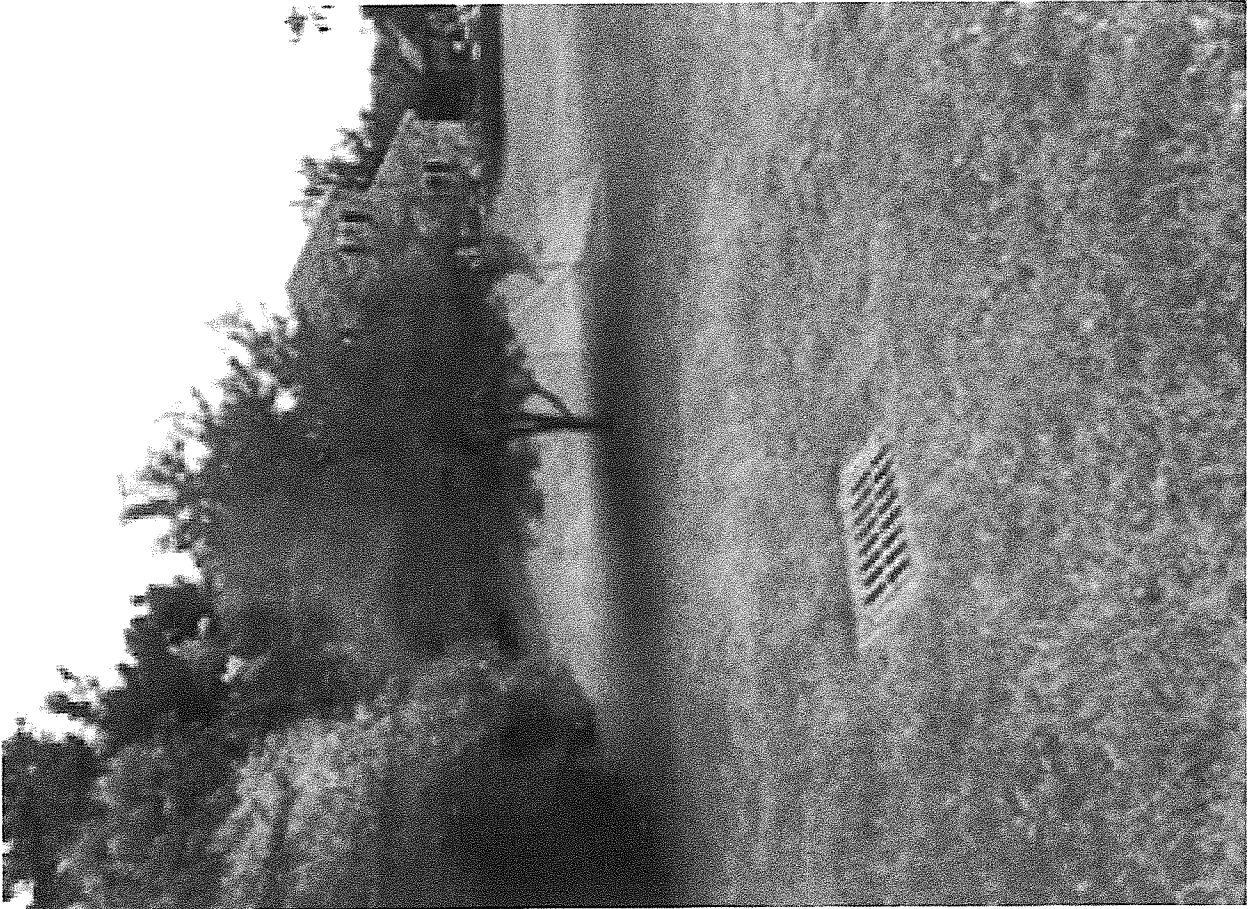




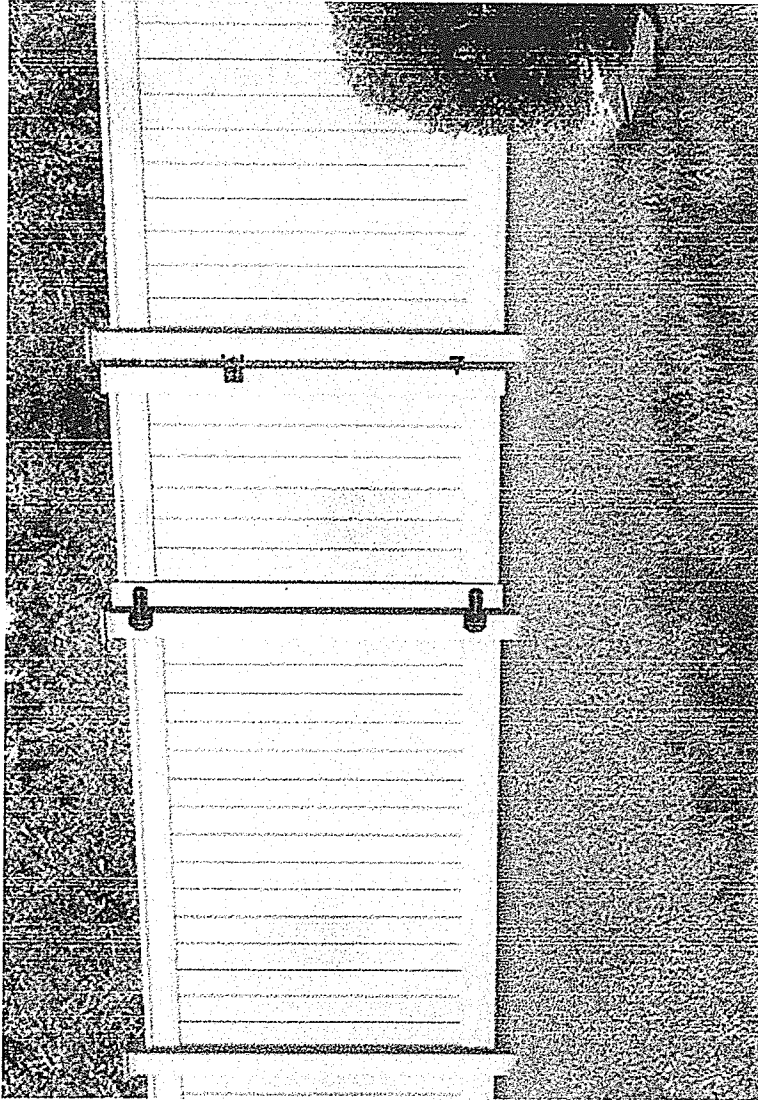
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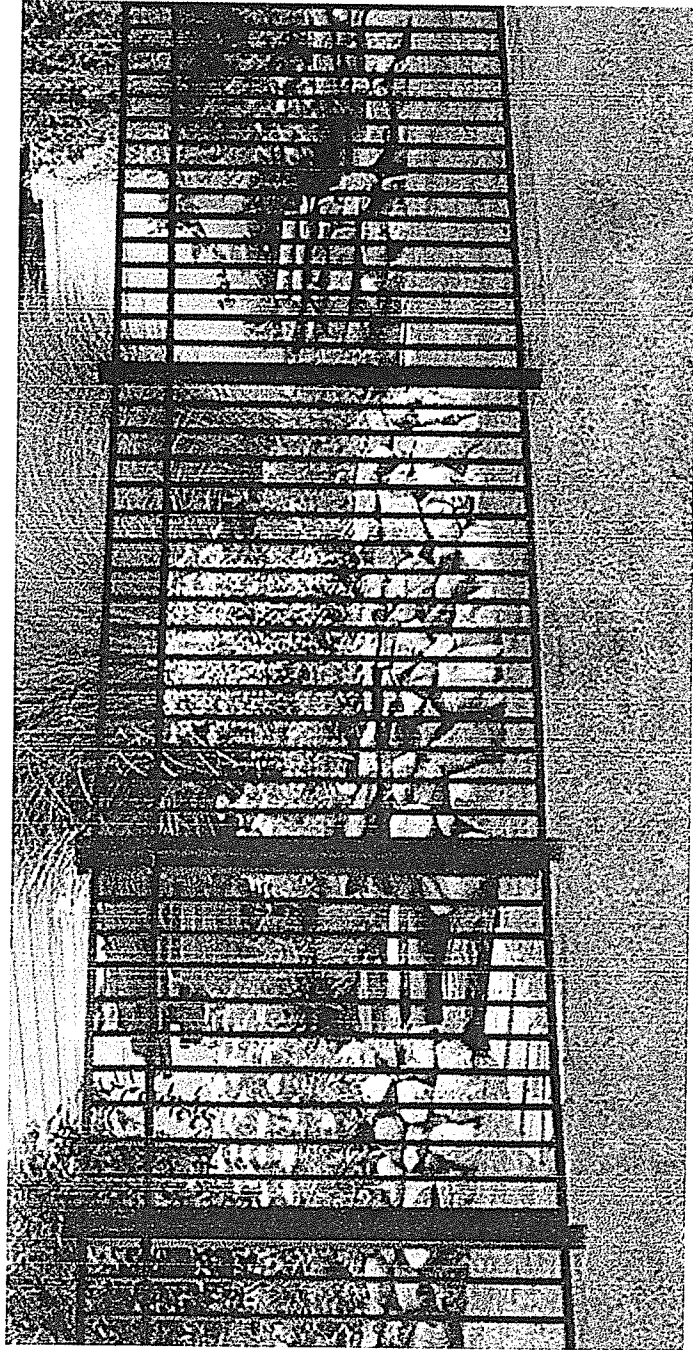


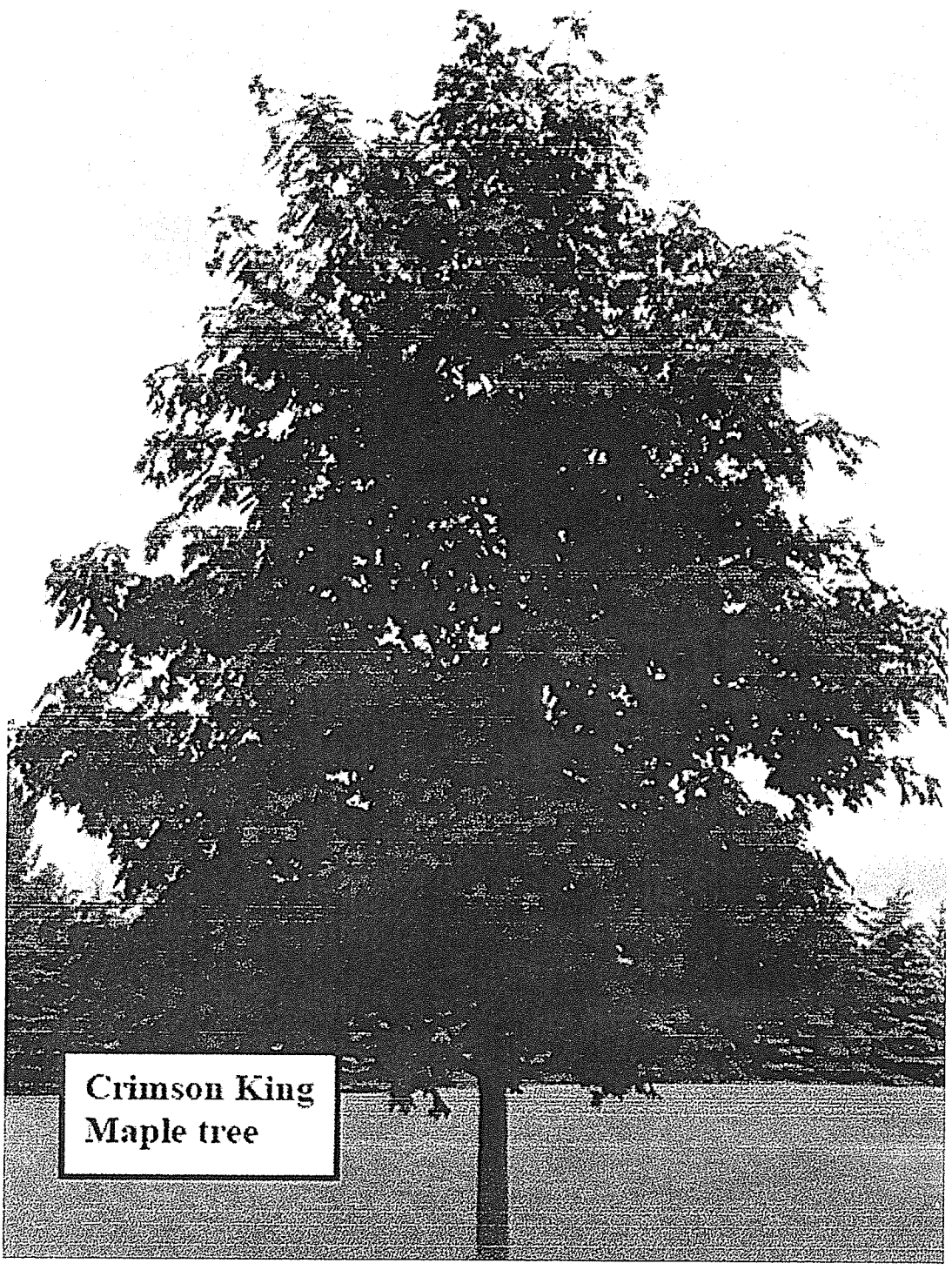






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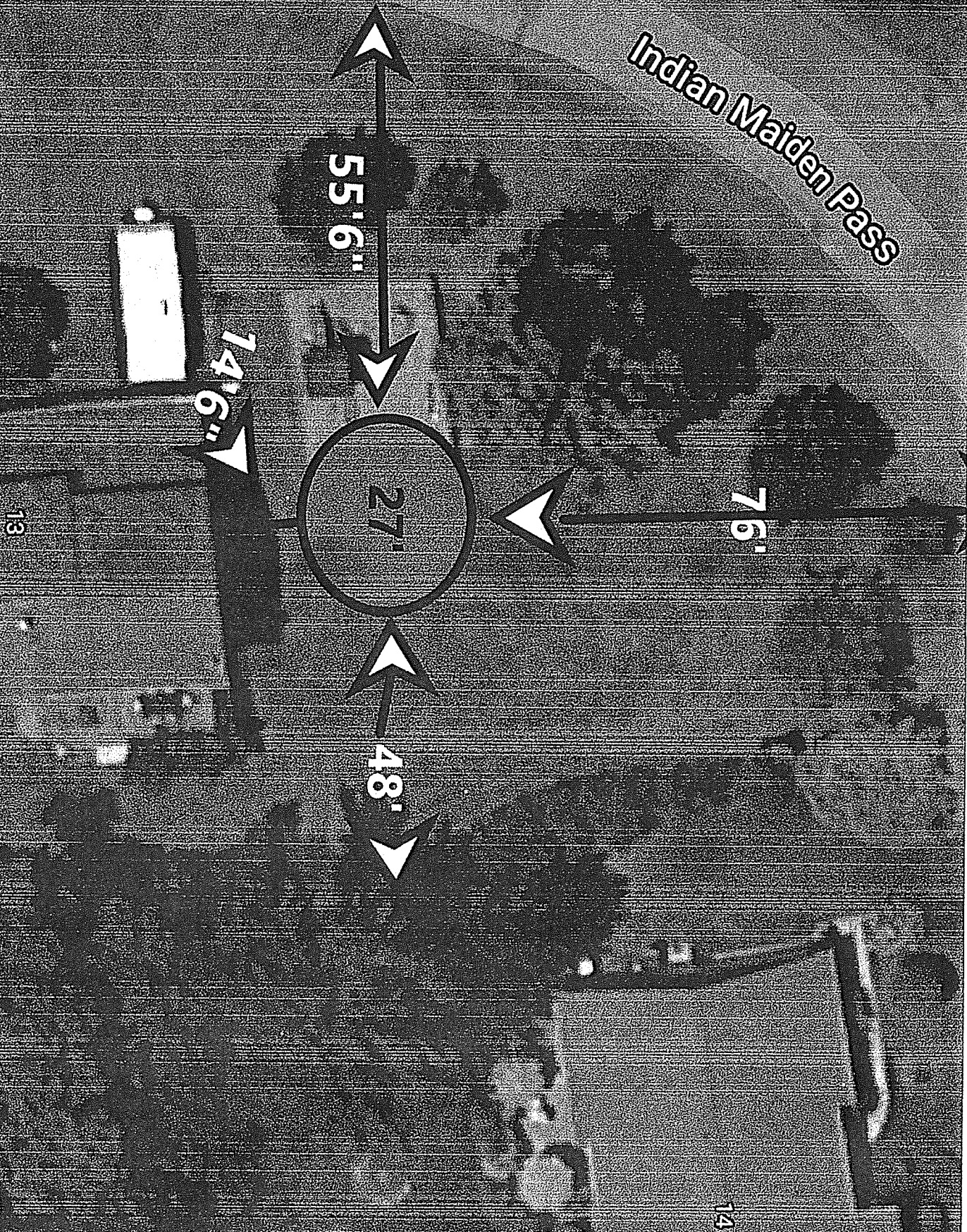




Crimson King
Maple tree

Indian Maiden Pass

Indian Maiden Pass



13

14

2/5/2021

To: VILLAGE OF ALTAMONT
Zoning Board of Appeals
115 Main Street PO Box 643
Altamont, New York 12009

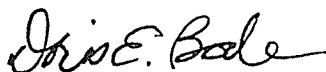
RE: Tuesday, February 9th, 2021 Special Use Permit Request for 13 Indian Maiden Pass to install above ground swimming pool in the side yard property.

Dear Zoning Committee Members:

We are writing in response to the January 29th, 2021 Village of Altamont- Zoning Board of Appeals Legal Notice, which informed us of the upcoming meeting and invited us to comment on Mr. and Mrs. Gary Goss request for a special use permit, for property located at 13 Indian Maiden Pass, Altamont, NY.

Mr. Goss graciously presented his pool plan with a google map to us last month and as we understand his presented request, we have no objection to the installation of this design providing our abutting property, 14 Indian Maiden Pass, does not become negatively impacted with additional water runoff. Due to steep elevations surrounding our side and backyard, water runoff is our major concern. We thank the zoning department for this opportunity to submit our written comments.

Sincerely,



Doris E. Bode

Owner of Record 14 Indian Maiden Pass, Altamont, NY

Gess

Ginger Hannah

From: James Vitale <vitale@nycap.rr.com>
Sent: Tuesday, March 02, 2021 7:59 PM
To: ghannah@altamontvillage.org
Subject: Planning Board Hearing - March 22, 2021

Hello Planning Board Members,

We received the public notice for a hearing for Gary and Crystal Goss of 13 Indian Maiden Pass. They are requesting approval to install a swimming pool. We are writing in support of their request. They are great neighbors and have improved their property quite a bit in the short time they have lived near us.

Let us know if you have any questions.

Jim and Mary Vitale

Stay Positive
Stay Negative
Stay Safe
Jim and Mary

RESOLUTION

ALTAMONT PLANNING BOARD

APPROVING SUP FOR SWIMMING POOL IN SIDE-YARD

WHEREAS, Gary N. Goss, Jr. and Crystal Goss (collectively, the “Applicant”) has submitted an application for a special use permit to locate a pool in the side yard of his property located at 13 Indian Maiden Pass; and

WHEREAS, the pool will be partially located above and below ground on a sloped area of the lawn that is largely screened from view by existing trees and proposed fence and new trees and shrubs; and

WHEREAS, Village of Altamont Planning Board (“Planning Board”) held a pre-application meet to discuss the sketch plan for the Expansion Area pursuant to §355-37(B) of the Village of Altamont Zoning Law to discuss the sketch plan, zoning requirements and Planning Board review; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the following activities are classified as Type II Actions and exempt from review under SEQRA pursuant to 6 NYCRR 617.5(c)(12): “construction, expansion or placement of minor accessory/ appurtenant residential structures, including . . . swimming pools [and] fences . . .”; and

WHEREAS, a public hearing was duly noticed and held on March 22, 2021 at which time interested members of the public commented on the Application; and

WHEREAS, the Planning Board has reviewed the Application, considered the comments provided at the public hearing and duly deliberated on the Application and considered the criteria and standards for Special Use Permit approval in regard to this Application.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Village of Altamont hereby determines the proposed action is a Type II Action exempt from review under SEQRA pursuant to 6 NYCRR 617.5(c)(9).

IT IS FURTHER RESOLVED, Planning Board of the Village of Altamont hereby approves the Application for Special Use Permit and authorizes the Planning Board Chair and the Planning Board Secretary/ Clerk and Village Attorney to take the appropriate steps to effectuate this resolution including any filing and distribution requirements.

WHEREUPON, this Resolution was declared adopted by the Village of Altamont Planning Board:

The motion was moved by _____.

The motion was seconded by _____.

The vote was as follows:

	Aye	Nay
Chairwoman Hext	_____	_____
Hukey	_____	_____
Caruso	_____	_____
Muhlfelder	_____	_____
Hitt	_____	_____

STATE OF NEW YORK }
COUNTY OF ALBANY }
VILLAGE OF ALTAMONT }

I have compared the preceding copy with the original Resolution on file in this office adopted by the Village of Altamont Planning Board at a meeting held March ____, 2021, and I DO HEREBY CERTIFY the same to be a correct transcript therefrom and of the whole of the original. I further certify the vote thereon was as follows:

MEMBERS PRESENT	MEMBERS ABSENT	VOTE
Chairwoman Hext		Yea/Nay
Hukey		Yea/Nay
Caruso		Yea/Nay
Muhlfelder		Yea/Nay
Hitt		Yea/Nay

Witness my hand and the seal of the Village of Altamont, this ____ day of _____, 2021.

PUBLIC NOTICE OF HEARING BEFORE THE PLANNING BOARD

Notice is hereby given that the Planning Board of the Village of Altamont, New York, will hold a public hearing pursuant to Chapter 315, Article II of the Zoning Law on the following proposition: Minor Subdivision.

Request of Troy Miller

Property situated as follows: 130 Main Street, Altamont, NY 12009, Zoned R-10.

Tax Map #: 37.19-1-11

Said hearing will take place on Monday, March 22, 2021 at 7:00 p.m. The meeting will be held remotely as part of the Village of Altamont's COVID-19 response plan and can be accessed by the public using the following internet link or dial in phone number:

Topic: Planning Board Meeting

Time: Mar 22, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting: <https://us02web.zoom.us/j/83334234395>

Meeting ID: 833 3423 4395

Dial by your location: 646 558 8656 US (New York)

A copy of the Planning Board Agenda and related materials will be available by Friday, March 19, 2021 on the Village website at www.altamontvillage.org. Plans open for public inspection at the Village Offices during normal business hours.

Dated: February 25, 2021

Deb Hext
Planning Board Chairman
Village of Altamont

Lance Moore
Building Inspector and Code Enforcer
Village of Altamont

Cc: Abutting, AFD, DPW

VILLAGE OF ALTAMONT

APPLICATION FOR SUBDIVISION

RETURN TO:
 Village of Altamont
 PO Box 643 115 Main Street
 Altamont, NY 12009
 (518) 861-8554

FEES:
 Major Sub-division Application Fee \$ 1,500.00
 Minor Sub-division Application Fee \$ 150.00
 Fee in lieu of 10% Park/Green Space Fee
 \$ 1,500.00 per lot (payable with Building Permit Application)

<p>APPLICANT INFORMATION:</p> <p>Name: <u>Troy Miller</u> division: <u>Miller</u> Address: <u>87 bozenkill rd</u> <u>Altamont NY</u> Daytime Phone: <u>518 527 6904</u></p> <p>RELATIONSHIP TO PROPERTY</p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Vendor <input type="checkbox"/> Other – Explain: _____</p>	<p>SUB-DIVISION INFORMATION:</p> <p>Name of Sub- _____</p> <p>General Location: <u>130 main street</u> Zoning: <u>R10</u> Total Acreage: <u>46,282 sqft</u> Tax Map Number(s): <u>37.19-1-11</u> _____</p> <p>Presenter (if other than applicant): _____</p> <p>Address: _____ Daytime Phone: _____</p>
--	--

PROPERTY DESCRIPTION:
 Generally describe any easement or other restrictions on the property: _____

Does the site contain any of the following : Stream Pond Other Body of Water Wetlands
 Floodplain Steep Slopes Historic/Archeological Resources

If yes, elaborate: _____

Water Source: Well Hook-up to existing Village Water Extension of Village Water District

Sewer Source: Septic Hook-up to existing Village Sewer Extension of Village Sewer District

Will there be any land dedicated to the Village for a park or open space commonly owned by a Homeowner's Association? If yes, what is the percentage and proposed ownership of the open space? No

_____ MAJOR SUB-DIVISION – 3 or more lots X MINOR SUB-DIVISION – 2 lots

CONCEPT PLAN

This application must be accompanied by 10 copies of a concept plan containing ALL INFORMATION required by the Village of Altamont Sub-division Regulations and a check payable to the Village of Altamont, in the amount required by the above application fee.

APPLICATION FOR SUBDIVISION PAGE 2

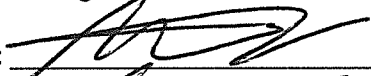
Please note: The applicant/owner is responsible for payment of engineering fees for services deemed necessary by the Village of Altamont Planning Board.

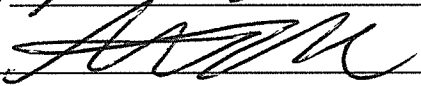
Has applicant satisfied NYS Storm Water Management Requirements? _____

Within 60 day after final approve and endorsement of the sub-division plat the applicant must file the plat for recording with the County Clerk. If not recorded within such time period, final approval of the plat shall expire and become null and void. To complete the Village process, the Village shall receive two copies of the said file plat.

AGREEMENT

The applicant hereby certifies that he/she is the owner of record for the above listed property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative(s) of the Village of Altamont to walk the property for the purposes of conducting a Site Review.

SIGNATURE OF APPLICANT:  DATE: 11-23-2020

SIGNATURE OF OWNER:  DATE: 11-23-2020

OFFICE USE ONLY

APPLICATION RECEIVED ON: _____	Concept Hearing set for: _____
FEE RECEIVED: _____	
Approved for concept hearing:	Notifications made on:
_____ Planning Board Chair	_____ Albany County Planning Board
Materials sent to:	_____ Village of Altamont Public Works
_____ Board members	_____ Altamont Fire Department
_____ Village Attorney	
_____ Board Liaison	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Troy Miller				
Project Location (describe, and attach a location map): 130-132 Main St. Altamont NY 12009				
Brief Description of Proposed Action: Splitting existing 2 family parcel and subdividing it for a single family building.				
Name of Applicant or Sponsor: Troy Miller		Telephone: 518-527-6904 E-Mail: tmiller@cmfox.com		
Address: 2390 Western Av				
City/PO: Guilderland		State: NY	Zip Code: 12084	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .72 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.01 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Troy Miller Date: 2/3/2021

Signature: Troy Miller Title: Owner

Project:	Subdivision - 130 Main Street
Date:	February 22, 2021

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: **Subdivision - 130 Main S**

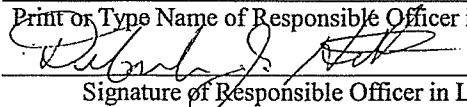
Date: **February 22, 2021**

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed action is a two-lot subdivision to allow for the development of new single family building. The Planning Board has considered Part 1 of the EAF and compared it to the information that is publicly available through the NYSDEC Environmental Resource Mapper. Upon further review, it was noted that the subject property is identified as containing or adjoining property that contains: 1) wetlands or other water bodies; 2) the Altamont historic district, and; 3) listed animals or habitat (Indiana Bat, Northern Long-Eared Bat). The Planning Board has reviewed this additional information and determined that the proposed action will not result in any moderate or large impacts. The subdivision and construction of a new single family home is a permitted use in the zoning district where the property is located and is consistent with existing uses in the neighborhood. The newly created lot accords with applicable dimensional requirements and the proposed single-family home will be developed in a location that accords with applicable setbacks including but not limited to a maximum front yard setback. The area to be developed is located in-between two existing residential structures with frontage on Main Street and would not require significant tree clearing.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Village of Altamont Planning Board	February 22, 2021
Name of Lead Agency	Date
Deborah Hext	Planning Board Chairwoman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

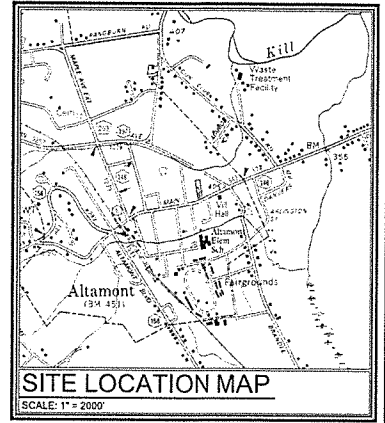
PRINT FORM

LANDS N/F
PATRICK F. &
KATHRYN R. FARRY
R2016-19983
37.19-1-18

LANDS N/F
PATRICK F. &
KATHRYN R. FARRY
R2016-19983
37.19-1-18

LANDS N/F
STEPHEN J. ZWACK
& DIANNA J. LANGDON
BOOK 2644, PAGE 799
37.19-1-9

LANDS N/F
MARY BASTIAN
R2018-9313
37.19-1-12.3



Deed Reference:
Deed dated November 12, 2020 from Salvatore Fusco to Troy Miller and recorded in the Albany County Clerk's Office on December 11, 2020 as Instrument No. R2020-29906.

Notes:

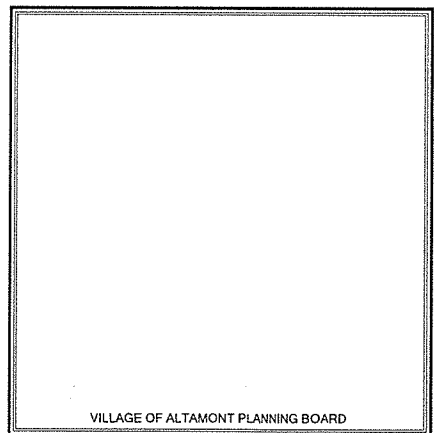
1. Survey shown was prepared from an actual field survey in accordance with the existing Code of Practice adopted by the New York State Association of Professional Land Surveyors.
2. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of the New York State Education Law.
3. Survey shown is subject to any subsurface conditions that may exist, if any.
4. Tax Map Identification No. 37.19-1-11.
5. If the 30' Wide Exception and Reservation for Street Purposes in the chain of title for the subject property is determined to be enforceable by a Court of competent jurisdiction and said enforcement would prevent the development that accords with the minimum standards and requirements in the R-10 District, building permits shall not be issued until any necessary variances have been obtained from the Village of Altamont Zoning Board of Appeals.

Site Data:

Current Zoning:	R10
Minimum Lot Size:	10,000 Sq. Ft. single-family 15,000 Sq. Ft. two-family
Minimum Lot Width:	50 Feet
Maximum Front Setback:	30 Feet
Minimum Front Setback:	20 Feet
Minimum Side Setback:	10 Feet
Minimum Rear Yard Depth:	30 Feet
Maximum Building Height:	35 Feet
Maximum Building Coverage on Lot:	40%
Minimum Non-Imperious Surface:	50%

LEGEND

N/F	NOW OR FORMERLY
C.I.R.S.	CAPPED IRON ROD SET
I.R.F.	IRON ROD FOUND
I.P.I.F.	IRON PIPE FOUND
I.P.F.	IRON PIPE FOUND
C.MON.F.	CONCRETE MONUMENT FOUND
C.MON.S.	CONCRETE MONUMENT SET
—	UTILITY POLE



NO.	DATE	RECORD OF WORK	S.P.N.	BY
1	03/05/2021	REVISED LOT LAYOUT, ADDED SETBACK LINES AND NOTE 5	S.P.N.	

STEPHEN P. WALRATH, L.S.
SURVEYING & LAND PLANNING
122 MAIN STREET P.O. BOX 381
ALTAMONT, NY 12009
TEL: 518-886-0125

STATE OF NEW YORK
LICENSED LAND SURVEYOR
042613
N.Y.S. LIC. NO. 49,578

DATE: MARCH 5, 2021

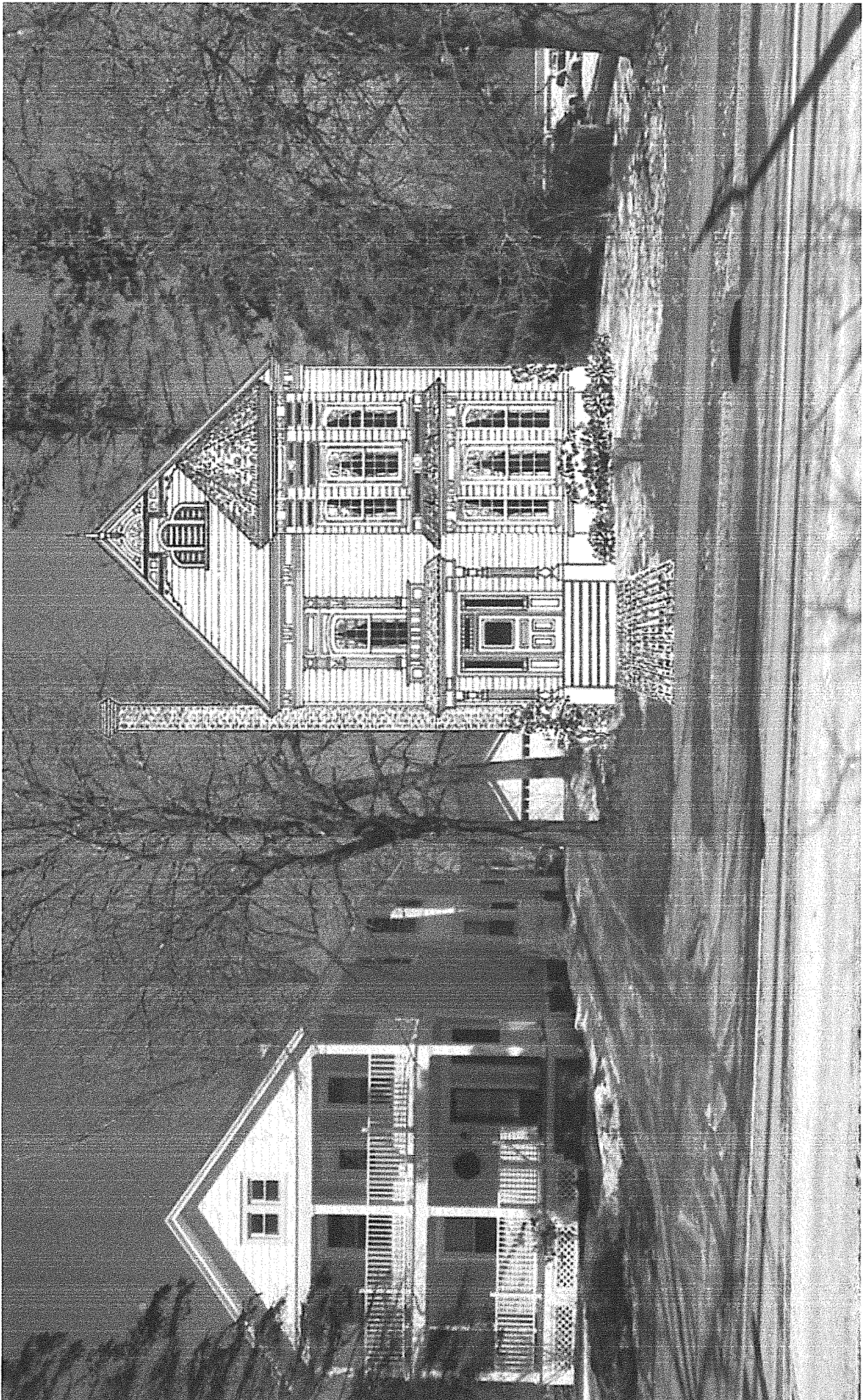
**CONCEPT PLAN
SUBDIVISION OF
130 MAIN STREET**

VILLAGE OF ALTAMONT
COUNTY OF ALBANY STATE OF NEW YORK

PROJECT NO: 20578	FILE JOBS 2020: 20578@BASEMAP20578-R1	SCALE: 1" = 30'
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DWG. NO. 20578-C1 SHEET 1 OF 1

J. Miller



RESOLUTION
ALTAMONT PLANNING BOARD
APPROVING FINAL SUBDIVISION PLAT

WHEREAS, Troy Miller (the “Applicant”) has submitted a concept plan for a two-lot subdivision of land located at 130 Main Street in the Village of Altamont; and

WHEREAS, the proposed subdivision is located in the Village’s R-10, Residential One-Family – 10,000 SF Zoning District; and

WHEREAS, the Applicant has submitted a Short Environmental Assessment Form (EAF) describing the action as a two-lot subdivision to allow for the construction of a single-family home; and

WHEREAS, the concept plan identified the location of a “30’ Wide Exception and Reservation For Street Purposes” located along the easter boundary line of the subject parcel; and

WHEREAS, Village of Altamont Planning Board (“Planning Board”) held a pre-application meeting pursuant to §315-9 of the Village of Altamont Subdivision Regulations to discuss the concept plan and proposed subdivision, zoning requirements and Planning Board review; and

WHEREAS, the Zoning Law does not permit “keyhole” lots in the R-10 District which is generally described as a parcel that is accessible to a public highway over a narrow strip of land whose only purpose is to provide access to another, buildable portion of the same lot; and

WHEREAS, the Applicant has represented that the proposed single-family home on the newly created parcel will be constructed in a location that accords with the setback requirements for the for the R-10 Zoning District, including but not limited to the maximum front yard setback; and

WHEREAS, the Applicant has taken the position that the exception and reservation in the chain of title to the subject property was not for a public road can be abandoned by the Applicant. Therefore, the proposed subdivision would not create a keyhole lot because the strip of land with frontage on Main Street is buildable, can be developed in accordance with the maximum front yard setback applicable in the R-10 District, and will not be used for access to the rear portion of the proposed lot; and

WHEREAS, the Planning Board requested additional information regarding the source of the reservation and received a title abstract with relevant deeds and a legal opinion from the Applicant’s attorney representing the reservation is private in nature and can be abandoned by the landowner; and

WHEREAS, the Planning Board does not have jurisdiction to determine the validity of any private property rights or easement but must review the proposed concept plan to determine if the proposed subdivision meets the minimum standards and requirements of the Village Zoning Law; and

WHEREAS, the Planning Board reviewed Part 2 of the Short EAF and did not identify any moderate to large impacts from the proposed action and proceeded to adopt a Negative Declaration on February 22, 2021 thereby completing its SEQRA review for the project; and

WHEREAS, by resolution adopted February 22, 2022, the Planning Board also confirmed the concept plan met the general purposes of the Village of Altamont subdivision regulations, provided the final plat was modified to include the following specific recommendations:

- a. The proposed building envelope, showing the required setbacks in which the proposed single-family structure may be built, including but not limited to the maximum front yard setback, and the area to be left undisturbed.
- b. A note stating as follows: "If the 30' Wide Exception and Reservation for Street Purposes in the chain of title for the subject property is determined to be enforceable by a Court of competent jurisdiction and said enforcement would prevent the development that accords with the minimum standards and requirements for development in the R-10 District, building permits shall not be issued until any necessary variances have been obtained from the Village of Altamont Zoning Board of Appeals".

WHEREAS, the Applicant submitted twelve (12) copies of the proposed final plat with the aforementioned modification and note added; and

WHEREAS, the proposed subdivision was referred to the Albany County Planning Board pursuant to N.Y. General Municipal Law §239-n and a response was received on _____; and

WHEREAS, the Planning Board duly noticed and held a public hearing on the proposed final plat on March 22, 2021 at which time all interested members of the public were heard; and

WHEREAS, the Planning Board has reviewed the Application, the proposed final plat with modifications recommended by the Planning Board and comments provided at the public hearing and duly deliberated on the Application and considered the criteria and standards for subdivision approval.

NOW TEHREFORE BE IT RESOLVED that the Planning Board of the Village of Altamont hereby approves the final plat and authorizes the Planning Board Chairwoman to sign the plat so that it can be filed in the Albany County Clerk's Office.

IT IS FURTHER RESOLVED, that the Planning Board of the Village of Altamont hereby authorizes and requires the Planning Board Chair and the Planning Board Secretary/ Clerk and Village Attorney to take the appropriate steps to effectuate this resolution including any filing and distribution requirements.

WHEREUPON, this Resolution was declared adopted by the Village of Altamont Zoning Planning Board:

The motion was moved by _____.

The motion was seconded by _____.

The vote was as follows:

	Aye	Nay
Chairwoman Hext	_____	_____
Hukey	_____	_____
Caruso	_____	_____
Muhlfelder	_____	_____
Hitt	_____	_____

STATE OF NEW YORK }

COUNTY OF ALBANY }

VILLAGE OF ALTAMONT }

I have compared the preceding copy with the original Resolution on file in this office adopted by the Village of Altamont Planning Board at a meeting held March __, 2021, and I DO HEREBY CERTIFY the same to be a correct transcript therefrom and of the whole of the original. I further certify the vote thereon was as follows:

MEMBERS PRESENT	MEMBERS ABSENT	VOTE
Chairwoman Hext		Yea/Nay
Hukey		Yea/Nay
Caruso		Yea/Nay
Muhlfelder		Yea/Nay
Hitt		Yea/Nay

Witness my hand and the seal of the Village of Altamont, this ____ day of _____, 2021.

PUBLIC NOTICE OF HEARING BEFORE THE PLANNING BOARD

Notice is hereby given that the Planning Board of the Village of Altamont, New York, will hold a public hearing pursuant to Article V, Section 355.35 of the Zoning Law on the following proposition: Special Use Permit for a single story addition to an existing shopping plaza.

Request of Jeff Thomas

Property situated as follows: 187 Main Street (Corner of State Rt. 156 & State Rt. 146), Altamont, NY 12009, Zoned: Central Business District (CBD)

Tax Map #: 48.06-3-1

Said hearing will take place on Monday, March 22, 2021 at 7:00 p.m. The meeting will be held remotely as part of the Village of Altamont's COVID-19 response plan and can be accessed by the public using the following internet link or dial in phone number:

Topic: Planning Board Meeting

Time: Mar 22, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting: <https://us02web.zoom.us/j/83334234395>

Meeting ID: 833 3423 4395

Dial by your location: 646 558 8656 US (New York)

A copy of the Planning Board Agenda and related materials will be available by Friday, March 19, 2021 on the Village website at www.altamontvillage.org. Plans open for public inspection at the Village Offices during normal business hours.

Dated: February 25, 2021

Deb Hext
Planning Board Chairman
Village of Altamont

Lance Moore
Building Inspector and Code Enforcer
Village of Altamont

Cc: Abutting, AFD, DPW

Village of Altamont

P.O. Box 643 Altamont, NY 12009
Telephone (518) 861-8554 Fax (518) 861-5379

Applicant Checklist for Special Use Permit (SUP)

Return to:

Village of Altamont
PO Box 643 115 Main Street
Altamont, NY 12009
(518) 861-8554 Ext 13

Fees:

\$ 300.00 Commercial
\$ 50.00 One Family
\$ 100.00 Two Family
(Payable at time of Submittal to Village)

APPLICANT INFORMATION:

Name: JEFF THOMAS
Address: 122 OLD STAGE ROAD
E. BERNE NY 12059
Daytime Phone #: 518 365 4444
Date: NOVEMBER 2 2020

PROPERTY INFORMATION:

Owner: ALTAMONT PLAZA, LLC
Location: CORNER OF ST RT 156 & ST RT 146
Tax Map #: 48.06-3-1
Zoning: C.B.D.
Acreage: 2.1 A.
Request for a: SUP PRE APPLICATION DISCUSSION

TO BE SUBMITTED:

- 1) 10 copies of signed & notarized SUP application
- 2) 10 Copies of conditional purchase contract or rental agreement if applicable
- 3) 10 copies of project narrative containing the following: reasons which necessitate the need for a SUP including a brief detailed description of the project
- 4) 10 copies Architectural drawings of proposed project
- 5) 10 copies of survey or plot plan (including a North Arrow) showing proposed project with
 - side setbacks
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed SUP
- 6) 10 copies completed, signed SEQRA
- 7) 10 copies of Sign Permit if applicable
- 8) 10 copies of Building and Zoning Permit if applicable
- 9) Escrow Fund for Legal / Engineering and other Fees as appropriate (if determined by Planning Board Chair)

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED

- 1) NYS Department of Transportation 518-765-2841
- 2) Albany County Health Department 518-447-4631
- 3) Albany County Planning Board 518-447-5660

VILLAGE OF ALTAMONT PLANNING BOARD

115 MAIN STREET, P.O. BOX 643, ALTAMONT, NY 12009 PHONE (518) 861-8554 FAX (518) 861-5379

APPLICATION FOR SPECIAL USE PERMIT

Return to: Village of Altamont
115 Main Street, PO Box 643
Altamont, NY 12009

Fees: \$300.00 Commercial
\$100.00 Two Family
\$ 50.00 One Family
(payable at time of submission)

A. STATEMENT OF OWNERSHIP AND INTEREST

THE APPLICANT(S) JEFF THOMAS

is (are) the owner(s) of property situated at the following address:

CORNER OF ST RT 156 AND ST. RT. 146 ALTAMONT N.Y. 12009
Street PO Box Village State Zip

TAX MAP PARCEL NO. 48.06-3-1. The above described property was acquired by applicant(s) on the following date CIRCA JAN 2000.

B. REQUEST

The applicant(s) request a Special Use Permit for the above described property under the provisions of Section ARTICLE I § 55.35 of the Zoning Law of the Village of Altamont for the following purposes: CONSTRUCTING

A 1470 SF SINGLE STORY ADDITION TO AN EXISTING MULTI-TENANT BUILDING AN OUT DOOR UNCOVERED DECK AND PATIO IS ALSO PROPOSED

as shown on the attached plan drawn to scale.

C. REASONS FOR REQUEST

The applicant(s) allege(s) that the approval of said Special Use Permit would be harmony with the intent and purpose of said Zoning Ordinance (local law) and that the proposed use conforms to the standards prescribed therefore in said ordinance (local law) and would not be detrimental to property or persons in the neighborhood for the following reasons: SEE ATTACHED.

D. SPECIAL FEATURES

In addition to meeting the standards prescribed by the Zoning Law of the Village of Altamont, the applicant(s) will provide A BUILDING ADDITION WITH ARCHITECTURAL FEATURE

CONSISTANT WITH THE EXISTING BUILDING DESIGN AND THE CHARACTER OF THE VILLAGE OF ALTAMONT

in order that the public convenience and welfare will be further served.

THIS PORTION TO BE FILL OUT IN PRESENCE OF NOTARY

TO ME PERSONALLY APPEARED

DONALD F. CROPSEY, JR.
on the 1st day of February, 20 21

NOTARIZED SIGNATURE

NORAH M. MURPHY
Notary Public, State of New York
No. 028104979792
Qualified in Albany County
Commission Expires December 9, 2021

Applicant Mailing Address & Phone #

SPECIAL USE PERMIT (SUP) CONDITIONS

The Village of Altamont Planning Board will not consider any application for a Special Use Permit (SUP) complete until the following application is completed in full and submitted to the Building Department. The Planning Board will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for a SUP. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for a SUP are from Article V, Section 355-35 (E) of the Village of Altamont Zoning Law.

- 1) The physical characteristics, topography and other features of the lot and the scale and physical design and other features of any new or existing buildings to be occupied by the use are suitable and adaptable for the proposed use without any modifications which would change the established character of the street or neighborhood setting.

PROPOSED ADDITION WILL ENHANCE THE EXISTING BUILDING AND BE CONSTRUCTED WITH THE SAME ARCHITECTURAL DESIGN.

- 2) The nature and intensity of operations of the use will not be more objectionable to surrounding properties than those of a permitted use.

PROPOSED USE AS A RESTAURANT/BAR IS CONSISTANT WITH OTHER USES IN THE CENTRAL BUSINESS DISTRICT.

- 3) The use is not in such proximity to a religious facility, school, community center, recreation place, or other prominent place of community activity and public assembly so as to regularly conflict with such other activity and thereby constitute a danger to health, safety or general welfare.

PROPOSED ADDITION WILL BE CONSTRUCTED ON THE EAST END OF THE EXISTING BUILDING AND WILL BE ADJACENT TO THE CSX RAILROAD AND THEREFORE NOT CONFLICT WITH COMMUNITY ACTIVITIES.

- 4) The use will not unreasonably increase or introduce traffic congestion or safety hazards or impose traffic volumes on streets and street patterns which are deficient in width, design, sight distance, intersection configuration, or other typical standards necessary to accommodate such traffic changes.

THE SITE HAS THREE EXISTING DRIVEWAY ACCESS POINTS TO THE STATE HIGHWAY AND 44 ON SITE PARKING SPACES

- 5) The use makes adequate provision for off-street parking in accordance with these regulations.

THERE ARE CURRENTLY 44 ON SITE PARKING SPACES.

-
-
- 6) The use and the proposed design of building and other structure and site facilities for the use are appropriate in the proposed location and have incorporated reasonable efforts to harmonize with surrounding uses and mitigate any adverse impacts on surrounding uses, including but not limited to traffic congestion and hazards, untimely scheduling of activities, removal of trees and other established natural features, and excessive stormwater runoff, noise, nuisance, odors, glare or vibration.

THE USE AS A RESTAURANT AND THE PROPOSED ADDITION
HAS BEEN DESIGNED TO BLEND WITH THE
EXISTING BUILDING AND ITS USES.

- 7) The cumulative impacts of the use in the proposed location will not unreasonably interfere with or diminish the continued use, preservation, stability, value, enjoyment, prosperity or growth of the neighborhood or community.

THE PROPOSED USE WILL FILL A NEED IN THE
VILLAGE BY PROVIDING A QUALITY RESTAURANT

- 8) The effect of the proposed use on the other properties in the neighborhood and the enjoyment by the inhabitants of their properties, and whether it will materially affect the value of such properties and the use and enjoyment of such properties by the occupants and any other effect of such use on the health, welfare and safety of the occupants of such properties.

BY HAVING A RESTAURANT WITH IN WALKING
DISTANCE FROM MOST VILLAGE RESIDENTS CAN ONLY
ENHANCE THE ENJOYMENT OF LIVING IN THE
VILLAGE OF ALTAMONT

- 9) The use will not conflict in any way with the Comprehensive Plan.

A RESTAURANT USE IS A USE THAT WAS
CONTEMPLATED DURING THE DEVELOPMENT OF THE
VILLAGE OF ALTAMONT COMPREHENSIVE PLAN

RE: Jeff Thomas - SUP Application for The Plaza
received from Don Crapney 2/9/21

PROJECT NARRATIVE

PURSUANT TO THE VILLAGE OF MONTANUT
ZONING LAW USE SCHEDULE AND ARTICLE V
SECTION 355.35 A SINGLE STORY ADDITION TO
AN EXISTING SHOPPING PLAZA IS PROPOSED.

THIS 1470 SF ADDITION WILL BE USED TO
EXPAND A PREVIOUSLY APPROVED RESTAURANT. THE
EXPANSION WILL INCLUDE UP TO 40 ADDITIONAL
TABLE TOP SEATS AND A 23 SEAT BAR AREA.
AN UNCOVERED DECK AND PATIO IS PROPOSED
FOR OUTDOOR DINING AS WEATHER PERMITS.

THE PROPERTY IS SERVED BY AN EXISTING
A7 CAR PARKING AREA, TWO OF WHICH ARE
DESIGNATED ACCESSIBLE.

THE PROPOSED ADDITION WILL BE CONSTRUCTED
WITH ARCHITECTURAL ELEMENTS THAT ARE CONSISTANT
WITH THE EXISTING PLAZA BUILDING AND OTHER
STRUCTURES WITHIN THE VILLAGE OF MONTANUT
LIVE CULTURAL ENTERTAINMENT IS ANTICIPATED
WHICH COULD INCLUDE FOR EXAMPLE FRIDAY
NIGHT JAZZ.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; margin: 0;">ALTAMONT CORNERS</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">CORNER OF STATE ROUTE 156 AND STATE ROUTE 146</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">ALTAMONT NEW YORK 12009</p>			
CONSTRUCTION OF A 1470 SF SINGLE STORY ADDITION TO AN EXISTING MULTI-TENANT BUILDING. PROPOSED ADDITION WILL PROVIDE ADDITIONAL SEATING CAPACITY FOR AN EXISTING RESTAURANT. IN ADDITION, AN OPEN OUTDOOR DECK AND PATIO AREA WILL BE INCORPORATED IN THE PROJECT.			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">JEFF THOMAS</p>		Telephone: 513 365 4444	
		E-Mail: JNTDEVELOPMSU@GMAIL.COM	
Address: <p style="text-align: center; margin: 0;">122 OLD STAGE ROAD</p>			
City/PO: <p style="text-align: center; margin: 0;">E. BERNE</p>		State: <p style="text-align: center; margin: 0;">NEW YORK</p>	Zip Code: <p style="text-align: center; margin: 0;">12059</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>< 1.0</u> acres	
b. Total acreage to be physically disturbed?		<u>3000 SF</u> ACRES	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>< 1.0</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): RAILROAD			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? <u>SIDEWALKS AND VILLAGE PARK</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <u>BUILDING ENVELOPE WITH ADDITIONAL AIR INFILTRATION</u> <u>MEMBRANE AND HIGH "R" VALUE INSULATION</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes, NO YES

a. Will storm water discharges flow to adjacent properties? NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? NO YES

If Yes, briefly describe:

USE OF EXISTING STATE OWNED DRAINAGE INFRASTRUCTURE;

AND A NEW RAIN GARDEN ON SITE

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

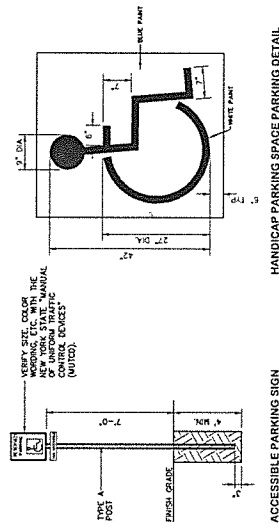
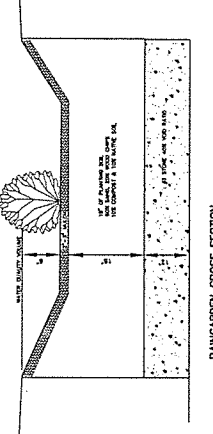
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: DONALD F. CROSBY JR Date: 02-01-21

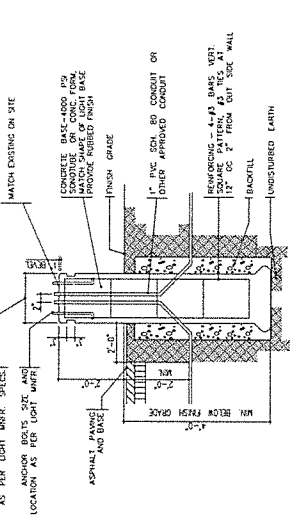
Signature: Title: OWNER REPRESENTATIVE

BIORETENTION/RAIN GARDEN AREA PLANTING SCHEDULE

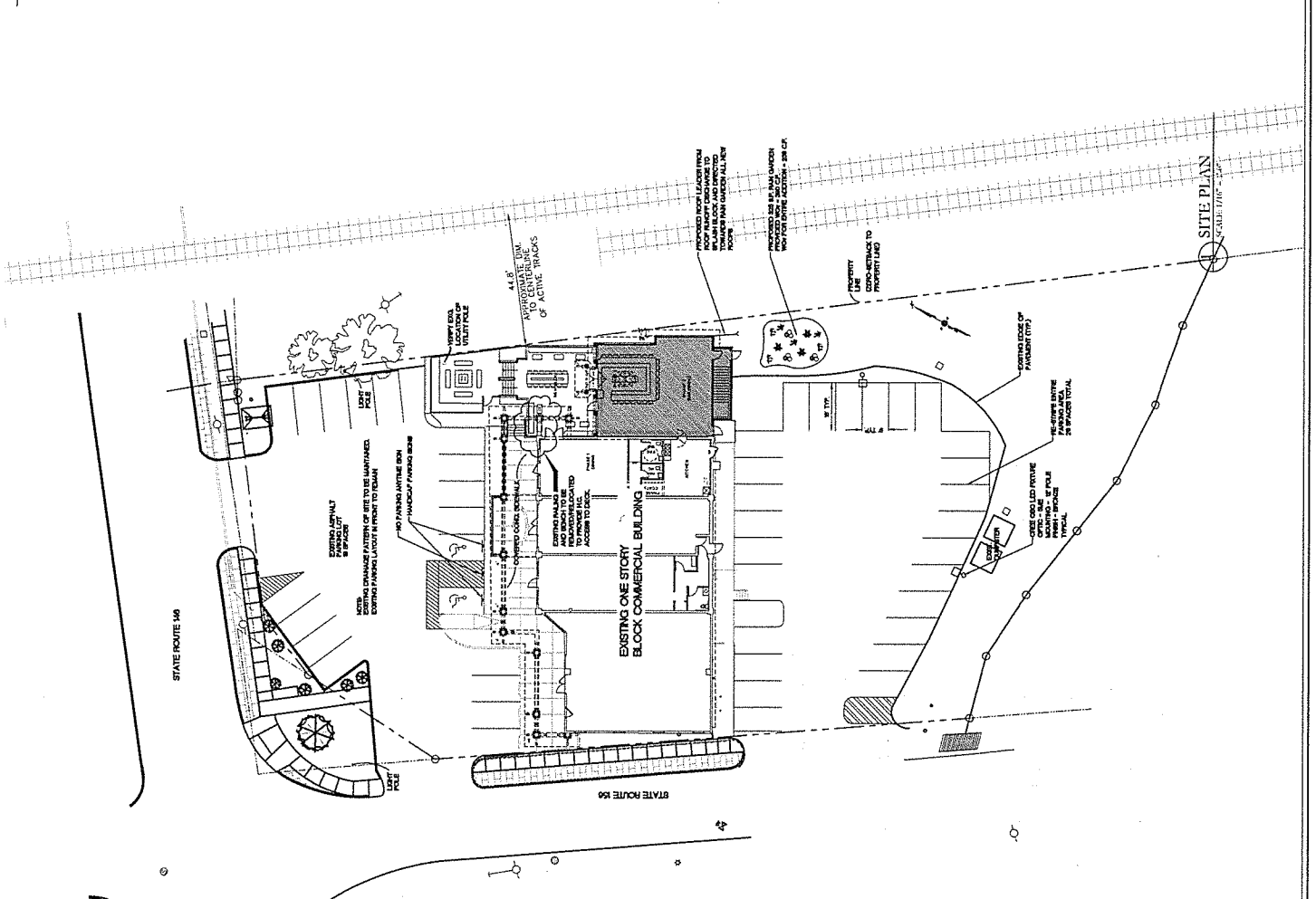
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
	RED TAIL DOGWOOD	SWIDOWIA	1 GALLON
	WINTERBERRY	WINTERBERRY	2 GALLON
	ORIENT BLUE DOGWOOD	ORIENT BLUE DOGWOOD	3 GALLON
			4 GALLON



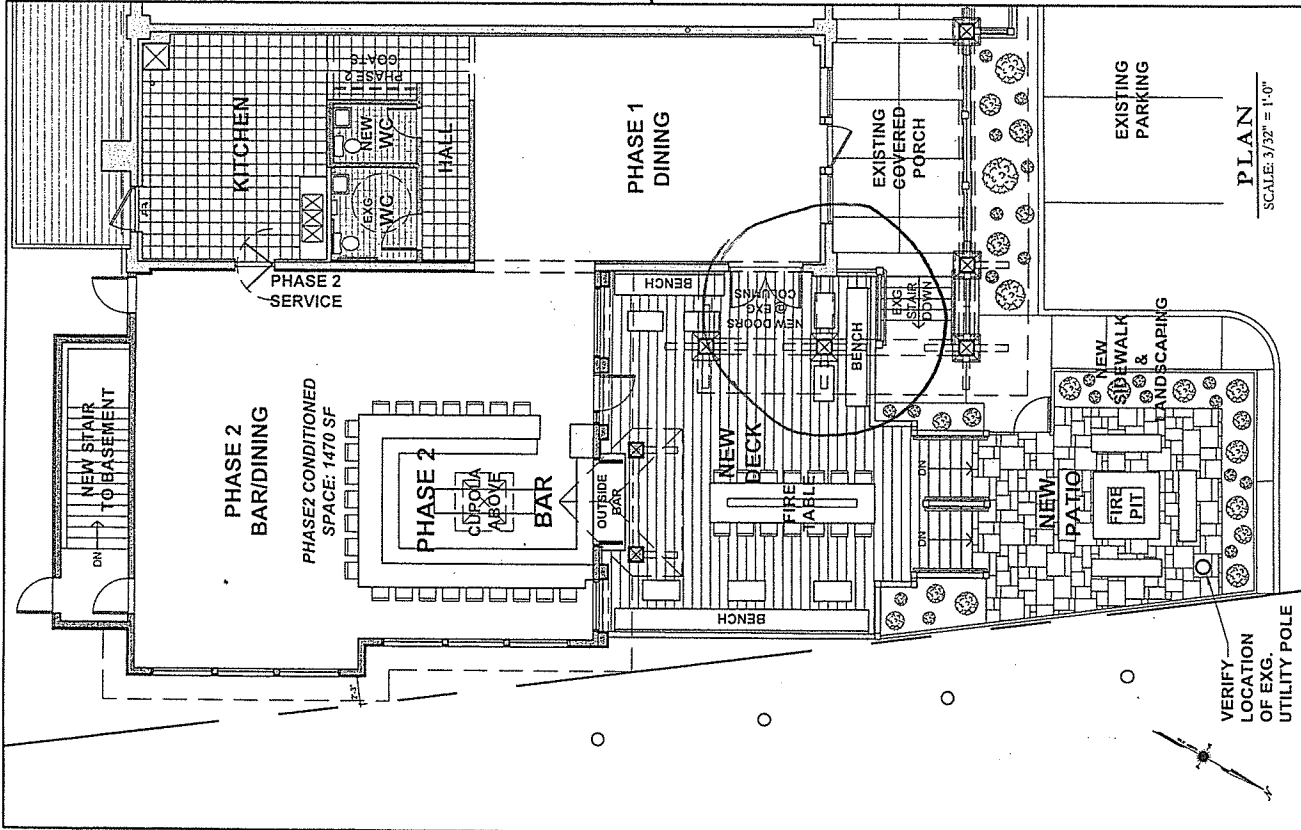
HANDICAP PARKING SPACE PARKING DETAIL



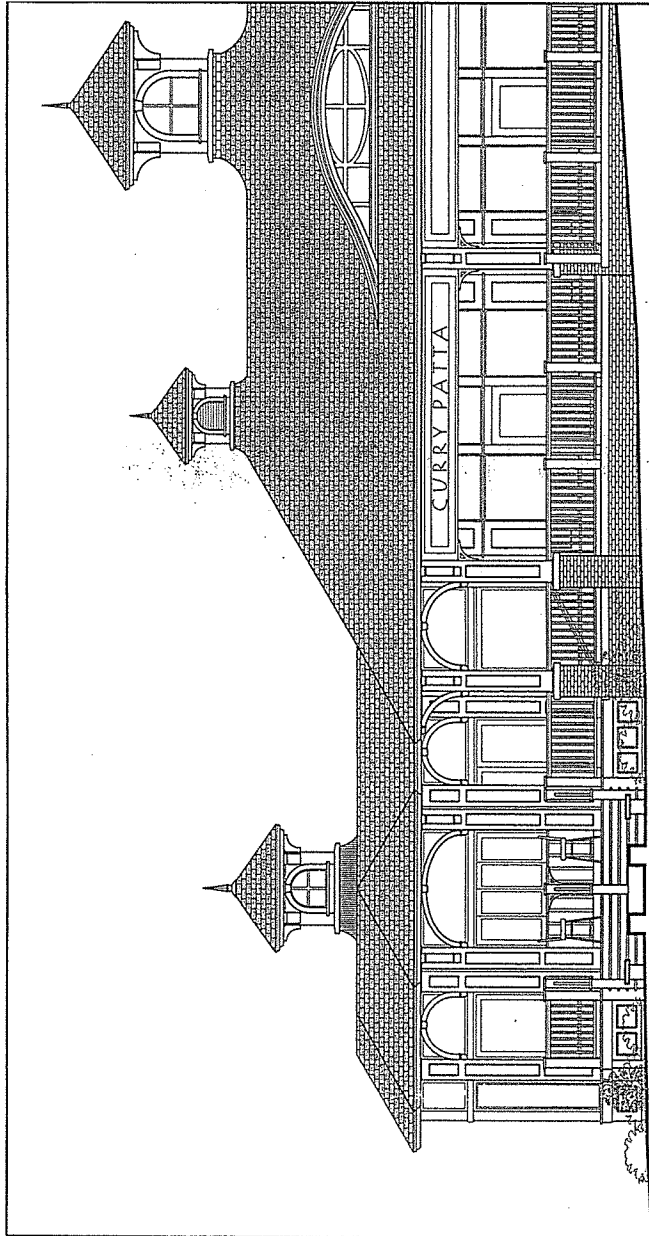
CONCRETE LIGHT POLE BASE DETAIL - LP-2



NOTE: 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT UNDERGROUND UTILITIES, 1-800-952-7952 TO LOCATE ALL THE DUCTS IN NEW YORK CITY.



PLAN
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED ADDITION TO
ALTAMONT CORNERS
FOR
CURRY PATTA

OCTOBER 16, 2020

Wallant
ARCHITECTURE
wallantarchitecture.com
883 broadway albany ny 12207
518.436.9454

RESOLUTION

ALTAMONT PLANNING BOARD

APPROVING SUP AND SITE PLAN AMENDMENT FOR ALTAMONT CORNERS

WHEREAS, Jeff Thomas (the “Applicant”) has submitted a sketch plan for a proposed expansion of the existing Altamont Corners Shopping Plaza to include the construction of a 1,470 SF single story addition to an existing multi-tenant building. Proposed addition will provide additional seating capacity for the adjacent restaurant space and create an open outdoor deck and patio area with additional seating and service areas (the “Application”). The building addition and open outdoor deck and patio area are referred to herein collectively as the “Expansion Area”; and

WHEREAS, the existing shopping plaza and Expansion Area is located in the Village’s Central Business Zoning District (CBD); and

WHEREAS, Village of Altamont Planning Board (“Planning Board”) held a pre-application meet to discuss the sketch plan for the Expansion Area pursuant to §355-37(B) of the Village of Altamont Zoning Law to discuss the sketch plan, zoning requirements and Planning Board review; and

WHEREAS, the Planning Board requested additional information and the Applicant subsequently submitted an application for Special Use Permit, proposed site plan and Short Environmental Assessment Form (EAF) incorporating the additional information requested by the Planning Board; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the following activities are classified as Type II Actions and exempt from review under SEQRA pursuant to 6 NYCRR 617.5(c)(9): “construction of expansion of a . . . non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities”; and

WHEREAS, the Planning Board has reviewed the EAF submitted by the Applicant which confirms the action includes the construction of a 1,470 single-story addition to the existing shopping plaza and additional outdoor space, resulting in the physical disturbance of 3,000 SF; and

WHEREAS, by resolution adopted on February 22, 2021, the Planning Board determined the proposed action is a Type II Action exempt from review under SEQRA and approved the proposed sketch plan with modifications; and

WHEREAS, the Applicant submitted a revised site plan for the Expansion Area showing modifications to the specifications specified by the Planning Board, except for the requirement to show a handicapped ramp from the proposed outdoor deck. The Applicant maintains the proposed

deck, existing 12' wide covered sidewalk (located next to the proposed deck), and all finished floor levels in the building are at the same elevation and have accessible access to the parking lot, obviating the need for a handicapped ramp to provide a means of egress from the proposed deck. Instead of proving a ramp, the Applicant proposes that it will remove a section of rail on the east end of the walkway to allow for a 46" wide access to and from the deck to the covered walkway and parking lot; and

WHEREAS, exterior lighting fixtures that are up lit but located under an existing, three (3) foot over hang which blocks light emissions above the roofline were reviewed and found to be in compliance with Zoning Law 355-18(D)(3) which requires that "[d]irect light emissions shall not be visible above the building roofline for other upward directed architectural, landscaped, and decorative lighting"; and

WHEREAS, the Application was referred to the Albany County Planning Board pursuant to GML 239-m and the a response was received on _____; and

WHEREAS, a pubic hearing was duly noticed and held on March 22, 2021 at which time interested members of the public commented on the Application; and

WHEREAS, the Planning Board has reviewed the Application, the revised site plan and comments provided at the public hearing and duly deliberated on the Application and considered the criteria and standards for Special Use Permit and Site Plan approval in regard to this Application.

NOW TEHREFORE BE IT RESOLVED that the Planning Board of the Village of Altamont hereby approves the Application for Special Use Permit and Site Plan Amendment for the Expansion Area subject to the following conditions:

1. A copy of the final site plan shall be provided to Norfolk Southern Railroad. If at any time the applicant needs to infringe on railroad property, including during construction of the Expansion Area, they will contact and obtain approval from the railroad.
2. An amendment to the Special Use Permit for the adjacent Sit-Down Restaurant shall be obtained from the Planning Board before the business may enlarge its operation into the Expansion Area.
3. No outdoor entertainment, including but not limited to entertainment utilizing amplified music, shall be allowed in the Expansion Area unless such use is approved by the Planning Board as an Amendment to the occupying tenant's Special Use Permit.

4. The final site plan shall be revised to show a section of rail removed on the east end of the walkway to allow for a 46" wide access to and from the deck to the covered walkway and parking lot. A note will be added to the plan indicating this is a handicapped accessible route for egress from the proposed deck.

WHEREUPON, this Resolution was declared adopted by the Village of Altamont Planning Board:

The motion was moved by _____.

The motion was seconded by _____.

The vote was as follows:

	Aye	Nay
Chairwoman Hext	_____	_____
Hukey	_____	_____
Caruso	_____	_____
Muhlfelder	_____	_____
Hitt	_____	_____

STATE OF NEW YORK }

COUNTY OF ALBANY }

VILLAGE OF ALTAMONT }

I have compared the preceding copy with the original Resolution on file in this office adopted by the Village of Altamont Planning Board at a meeting held March ____, 2021, and I DO HEREBY CERTIFY the same to be a correct transcript therefrom and of the whole of the original. I further certify the vote thereon was as follows:

MEMBERS PRESENT	MEMBERS ABSENT	VOTE
Chairwoman Hext		Yea/Nay
Hukey		Yea/Nay
Caruso		Yea/Nay
Muhlfelder		Yea/Nay
Hitt		Yea/Nay

Witness my hand and the seal of the Village of Altamont, this ____ day of ____, 2021.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
<u>ALTAMONT CORNERS</u>			
Name of Action or Project:			
<u>CORNER OF STATE RT 146 AND STATE RT 156</u>			
Project Location (describe, and attach a location map):			
<u>ALTAMONT NEW YORK 12009</u>			
Brief Description of Proposed Action:			
<u>USE OF ROOF OF SPACE IN AN EXISTING MULTI TENANT BUILDING AS A BODY ART STUDIO, A PERSONAL SERVICE BUSINESS</u>			
Name of Applicant or Sponsor:		Telephone: <u>518 365 4444</u>	
<u>JEFF THOMAS</u>		E-Mail: <u>JMT DEVELOPMENT@GMAIL.COM</u>	
Address:			
<u>122 OLD STAGE ROAD</u>			
City/PO:		State:	Zip Code:
<u>E. BERNE</u>		<u>N.Y.</u>	<u>12059</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>2.10</u> acres	
b. Total acreage to be physically disturbed?		<u>NONE</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.10</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): <u>RAIL ROAD</u>			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

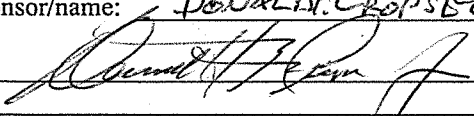
Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, N/A,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Donna A. Cropper JR Date: 3-10-21

Signature:  Title: DUNN'S REPRESENTATIVE