

Village of Altamont Zoning Board of Appeals
Regular Meeting
May 24, 2022

Deb Hext, Chairperson
Danny Ramirez, Member
Barbara Muhlfelder, Member
Simon Litten, Member
Robert Freeman, Member
Sal Tassone, Member
Laura Murphy, Member (absent)
James Sullivan, Alternate

Gary Goss, Building Inspector/Code Enforcer
Allyson Phillips, Village Attorney
Ginger Hannah, Secretary (absent)
Tresa Matulewicz, Board Liaison

Applicants:
Eric Krans & Jen O'Connor
James Keleher

Guests: 5

Chairperson Hext opened the meeting at 7:00 p.m. on May 24, 2022. She noted where the emergency exits are. She stated that this is the first meeting of the combined board of what was the Planning Board and Zoning Board of Appeals (ZBA). She welcomed everyone and said she looked forward to working with everyone. My name is Deb Hext. I am the Chair of the Zoning Board. I would like each of my members to introduce themselves starting with my left: Sal Tassone from the ZBA, Bob Freeman from the Planning Board, Danny Ramirez from the ZBA, Simon Litton from the Planning Board, Barb Muhlfelder from the Planning Board, James Sullivan, Alternate from the ZBA. Thank you. We also have with us tonight, Gary Goss, our Building Inspector, Tresa Matulewicz, Board Liaison to the Village Board and our Village Council, Allyson Phillips. She asked Allyson if she wanted to do a little introduction.

Village Attorney Phillips said this is the first meeting of the combined Board. You are now going to be responsible for all of the authority that's delegated under the zoning law to what was the Planning Board and the Zoning Board of Appeals. Now, this combined Board will have that authority, which would cover review of subdivision applications, applications for Special Use Permit (SUP) and site plain applications for area and use variances and also appeals from determinations of the town's code enforcement officer. So it's a lot of authority that's delegated to this Board under the zoning law. Each time we get a new application, we can discuss exactly what the parameters of your review are, and what kind of jurisdiction you have with that particular application. It will vary depending on what application is before you. For example, an appeal from the code enforcement officer's determination versus a review of a Special Use Permit. The things you're going to be looking at with each application is different, but it's clearly spelled out in the zoning law and we will provide assistance to the Board as we move forward in reviewing these different applications.

Chairperson Hext said great. Thank you. Does anybody have any questions for Allyson at this time? No. Okay. Then I will get to the first topic of discussion, which is to review a Special Use Permit request from Eric Krans and Jen O'Connor to build an accessory dwelling/in-law apartment in the footprint of the current garage, which is in disrepair. Do we have any questions? Is the applicant here? Hi - do you want to come up to the microphone and just introduce yourself and give us a quick rundown of what you plan on doing other than what's in the application?

Applicants Eric Krans and Jen O'Connor came to the mic and Eric introduced them and said that Jen is actually a Kirk and her family has been in the house since 1904. So as you can see in the document that you have, we have pictures of when they built it, which is around 1910. So it's just falling apart. Our plan is to rebuild roughly in the same footprint keeping and actually improving the shape of it a little bit, so it matches the shape of the house and the shed. And then making it an accessory dwelling. Right now it only has electricity, so it would need to have sewer and water brought out to it. The intention is, Jen's parents are in Guilderland and they're getting older. We don't have a first floor bedroom in our house, so this would be a first floor accessory dwelling that they'd be able to access easily. That's the plan.

Chairperson Hext said I don't know if you've done this yet, but as far as the water and sewer, you have to petition the Village for that. Contact the Village Clerk and Jeff Moeller, our Superintendent of Public Works to get that going for you. That's not something that we can approve here.

Chairperson Hext said does anyone have any questions for the Applicant?

Board Member Litten said I do - the New York DEC EAF document says that property - and I'm not sure from what you've submitted whether it's in it or not - but the property is partially in the hundred year flood plain and I'm wondering if that structure is in or not in the demarcated area.

Applicant Krans said it's not. The front corner of the main structure of the house was in, and then we did a letter of map revision to have it removed. We brought in a person to do a survey and we were able to remove it from the flood plain. And this structure is probably about 10, 15 feet uphill from it. The survey was done about two years ago, during COVID.

Chairperson Hext said one thing that probably should have been included in here per our code and per our checklist for Special Use Permit is a short form EAF. That's not here, but I believe that this is going to be a Type II under SEQRA, which is not subject to review under SEQRA. In the future, any Special Use Permit application requires an EAF. Okay. Just a note there for you, but I think you did a great job as far as the application is concerned, the pictures that you provided - that was very, very nice.

Applicant Krans said that's all Gary's guidance.

Chairperson Hext said does anybody have any other questions? Allyson - do you have anything?

Village Attorney Phillips said I don't. I agree - the application was very thorough.

Board Member Sullivan said you mentioned petitioning the Village for water and sewer, would that be for a new tie in at the street, or would that not be necessary if they were tying into the existing structure?

Chairperson Hext - no, that would be necessary in either case, I believe, right Tresa? Yeah, because you're adding more usage.

Board Member Freeman said I believe it would be because it's another dwelling, so you're going to have a separate metering and usage.

Village Attorney Phillips said the Village Department of Public Works will review the connection plan and how you're proposing to connect - whether it be to the existing lateral or right at the street - they'll review that in granting you access.

Chairperson Hext said we're not at that point yet but just kind of keep that in the back of your mind, what the Village will be requiring.

Village Attorney Phillips said and this Board could always fulfill its role under the zoning law, reviewing the application for Special Use Permit. It can always grant a decision. If the decision is to approve, you can have a condition in it that the connection plan for the utilities have to be reviewed and approved by the Department of Public Works.

Board Member Ramirez - just a question - nothing regulated - I like the picture you sent with the awning or canopy over the porch. And I know you said that you weren't doing that, but something you might consider - because senior citizens, and snowfall and rain. Just kind of a little cover so that they don't have to brush black ice. Just a thought.

Applicants said thank you, good thought.

Chairperson Hext said see, this combination of the two Boards is already working out! She said if there's nothing else, that she and Allyson prepared a Resolution document which basically says that we are approving the Special Use Permit and scheduling a Public Hearing for June 28, our next meeting date, because everything has to go through a Public Hearing whether we approve it or not. It still has to come before the public. So has everyone had a chance to read the Resolution document?

Village Attorney Phillips said sure. This Resolution document, in addition to scheduling a Public Hearing on the special use application, also classifies the action under SEQRA. You'll see in the WHEREAS clause it says the application involves the replacement of an existing structure on the same site and construction of a minor accessory / appurtenant and residential structure. That language is taken from the SEQRA Type II list. Under both of those sections, this would qualify as a Type II action. Under the DEC SEQRA regulations, both of those activities would fall on the Type II list, so exempt from review under SEQRA.

Chairperson Hext said if you want a copy of the Resolution to read before we continue, I put a couple of copies on the back table. I'll give you a minute to read that. She asked Village Attorney Phillips if we want to add the "contingent upon" and the response was that this was just to schedule a Public Hearing and we can consider that as a condition when the Board's ready to do a final vote to approve or not.

Board Member Litten said should we also ask to see the engineer's report that says that this is not in the flood plain?

Discussion was held and Building Inspector Goss said that he had seen the overlay for the flood plain and neither the house nor the proposed structure was in the flood plain. So it was determined that a copy of the report was not needed.

Chairperson Hext then read the "NOW THEREFORE BE IT RESOLVED" section of the Resolution (see copy attached). She finished with "WHEREUPON this Resolution was declared adopted by the Village Zoning Board of Appeals," and asked for a motion to approve the Resolution.

Motion made by Board Member Ramirez, seconded by Board Member Freeman. **Roll call: All in favor.** Chairperson Hext said the Public Hearing will be June 28th, at 7:00 PM here in the Village office.

Applicant Krans asked if he should be in contact with DPW / Jeff Moeller before the Public Hearing and it was recommended that he do that and be prepared to say that he's gotten the ball rolling on that.

Chairperson Hext said okay, great. Thank you. Good luck - looking forward to seeing that. And I think it's an awesome idea that you're taking your parents in. I think that's wonderful.

Chairperson Hext then said the next item on the agenda is a Special Use Permit request from Hoarder's Honey Pot, LLC, James Keleher to operate a storefront with an in-store sales online sales and computer repair at 996 Altamont Boulevard. Is the Applicant here? Okay. Hi James. Has everyone had a chance to review the application? Yes. Does anyone have a question on anything for the Applicant?

Board Member Ramirez said there was no site plan about parking lots, what exists now, etc., so that we can determine if there are any additions that may be needed.

Chairperson Hext said I thought the same thing, and what we're saying is we have an application and we know it's an existing building, but there's nothing that says where the new storefront is going to be located. It doesn't depict the parking that you have set aside for that. We want to at least see some type of sketch that shows you walk in this front door. We don't know where you're going into that structure, so we have to see something like that. If you refer to, I think it's 355.37 of our code, it'll kind of dictate exactly what you need to give us. Some of the stuff is really specific to new construction, but without actually seeing everything and where you're going to be locating it, we can't really tell if it would have an effect on the neighboring homes. Did I state that correctly, Allyson?

Village Attorney Philips said understanding this is a reuse of an existing, non-residential building or storefront, I think a sketch of the existing building, to the extent that he has a site plan from when the building was originally approved - I don't know that he has that - that would be good to have; otherwise a sketch of the existing building, the parking that you're going to be using in connection with the retail store that's going to be available to customers, maybe some photographs of the existing building for the record, if you have any information about the sign that you're proposing to put up - that would be helpful. I agree with Deb - some of the application requirements specifically speak to new building construction, which we're not dealing with, but I think a little bit more information about the site that will allow us to review and determine if the use meets the criteria for our Special Use Permit would be helpful.

Applicant Keleher said he drew up a site plan but didn't have a chance to make copies. Building Inspector Goss went to make some for the Board.

Chairperson Hext asked if he was adding to an existing sign or putting up a new sign.

Applicant Keleher said it would be like it's the same - you just take off the caps and then put the new one up. They just snap together. So it's the same pole, you just snap on the new one.

Chairperson Hext said there is also an application for a sign permit and you know, there will be a drawing associated with that that would go directly to Gary. That's not something that the Zoning Board would approve. Applicant Keleher said he planned on putting in an application for that but was waiting because of the slow process to get the store up and running – about two months.

Chairperson Hext asked how many employees do you plan on having there?

Applicant Keleher said he would have 4-6 employees, and he would have probably 2 parking spaces for those employees, as not all were going to be there at the same time. It would be like probably two to three at a time. And they won't all be in this store either.

Board Member Litten said that according to the DEC's EAF map, the property is in the flood zone, and asked if the building is in the flood zone. If so, the Village code calls for a flood, plain development permit.

Village Attorney Phillips said I think those permits are required for new construction in the flood plain, because they have to make sure that what's being constructed isn't going to have an adverse impact on the surrounding area. So is building a new structure there going to displace flood waters further? Does the site need to be elevated? Do you need to flood-proof any utilities that'll be serving the building? Here it's all preexisting construction. It's a reuse of an existing, non-residential space and that actually is classified as a Type II action under SEQRA. So it would be exempt from review under SEQRA.

Board Member Litten said he had walked by the property and thinks there are apartments below grade. And if it's a flood zone, he didn't understand why. It was also noted that there is a laundromat there.

Village Attorney Phillips said that does not have anything to do with this application. It's certainly something we can look into. There most likely were certificates of occupancy issued for those units. They have to have been for them to be legal units. They may have been constructed years ago, before the Village adopted its flood plain development law requiring the flood plain development permit. It could have pre-existed the mapping. But if they have legal COOs, it is a legal dwelling unit.

Chairperson Hext asked Building Inspector Goss if he could send her the link to the DEC mapper so that she can send it to everybody and then we can all have access.

Board Member Tassone said I have a question for you because there are apartments there and the laundromat, and you were saying that it's going to be between four and six spots that you're going to use, and they're not going to be there all the time.

Applicant Keleher said I'm going to have four to six employees, probably two spots at a time.

Board Member Freeman said and I would like to add with that too, you say 24 hours a day with limited store operating hours. So obviously, you know, people coming in and out between 8:00 AM to 8:00 PM, when you say 24 hours - that's the internet, right?

Applicant Keleher said yes, because I work another job too.

Village Attorney Phillips said in the application materials it looks like there's a verbal agreement right now with the property owner and if the Special Use Permit is approved there would be a written rental agreement. For purposes of your being the applicant, I don't think we can issue the Special Use Permit to Mr. Keleher. I think it's got to be issued to John Donato, the property owner at this point. Because if there's no legal agreement in place that Mr. Keleher has an interest in the property, I think that the Special Use Permit would have to be issued in the name of the property owner. It would apply and permit the use in that site. But I think we would have to list the property owner as the permit holder, because there's just no legal interest in the property right now for you to have the permit issued in your name. But it would still authorize the same use. I think it's the same thing we did with Curry Patta.

Chairperson Hext said we did the same thing with the Tattoo parlor as well. Jeff Thomas was the applicant.

Village Attorney Phillips said so maybe we can ask you Mr. Keleher, if you could submit something in writing from Mr. Donato, authorizing you to pursue the application on his behalf and he would acknowledge that the permit would be issued in his name as the property owner.

Applicant Keleher said all right.

Board Member Muhlfelder said there's parking on both sides of the building, so I don't know if parking would be a concern.

Regarding parking, Chairperson Hext noted that there is parking for the laundromat and for the tenants, but she wasn't sure what Mr. Donato has specific to each apartment and/or laundromat at any given time.

Board Liaison Matulewicz said to her understanding the left hand side of the building is for tenants, if you're standing at Altamont Blvd. The right side is for the laundromat. There are three spaces in the back for tenants, too, because there are apartments in the back of the building.

Chairperson Hext said I don't know how many spaces are there total, but I just want to make sure that your store or your employees aren't going to take away from something that has been predefined for tenants or for the laundromat.

Dean Whalen said I'm old enough to remember some of this. I think there is at least a history for the apartments. So remember it came before the Boards for the apartments, and I think also for the auto parts store, I don't know if the laundromat had already been established, but somewhere in there, there's probably some record of what was allowed at that time as far as parking.

Village Attorney Phillips said this will be in the former auto parts store, right?

Applicant Keleher said can I add something, just to let you know too? I don't expect like a lot of in-store customers; 85% of my business is going to be online.

Chairperson Hext said we just need to make sure that we're not overlaying something that's already been set. If the laundromat has five spaces set aside for any given time and the tenants have six spaces set aside for any time, and there's a total of 12 spaces there – theoretically - you've got one space. So we just need to make sure. And when you come back before us, if

you can actually depict what spaces are yours. Maybe John has something planned - how many spaces you have, how many spaces the tenants will still have, how many spaces are reserved for the laundromat - then we can get a better idea, and say, all right, they can do that. Even if he has 50 customers in the store at one time, we're still good. That's what we need to know.

Applicant Keleher said all right. Yeah. I'll find out.

Village Attorney Phillips said and I think in the meantime, we can probably look on our end to see if there are any records on file for any previous Special Use Permits issued with the auto parts store.

Chairperson Hext said maybe John Danto could do this - just lay out the spaces - how many there are, and then tag each one of them and say these four are the laundromat, these six are the tenants, so that we can see. We just have to make sure that (1) you're not going to disturb any of the neighboring houses, that's probably first and foremost; (2) is it an allowed use, and (3) given worst case scenario, are we going to displace anyone's parking situation or anything such as that. This (site plan) helps.

Applicant Keleher verified that there is no parking in the front of the building, and there's one entrance in the front and one in the back. The front is handicapped accessible. There are stairs and a ramp.

Board Member Ramirez asked if the back door led directly to the exterior, for emergency egress.

Applicant Keleher said there's a door to the back and one to the left. It's pretty accessible.

Chairperson Hext asked if anybody had anything else. She asked Village Attorney Phillips if we could go ahead with the Resolution.

Village Attorney Phillips said yes. I prepared a resolution. I didn't bring copies of it because I wasn't sure if we were going to ask for some additional information. The Board has asked the Applicant to come back with some additional information. We can set a deadline on that - say, can you please have that information back in two weeks? If you're able to do that, the Board can authorize scheduling the Public Hearing at this time for the June meeting with the understanding that that information has to be received in the next two weeks. That would give the public a chance to review it prior to the meeting. And then if you aren't able to get it together - if you need more time - the Board just wouldn't publish the notice of the Public Hearing and we'd come back again in June and discuss where you're at with getting additional information. If you want to do that, Deb.

Chairperson Hext said I'm okay with that.

Board Member Ramirez said to remember it's important that you have a letter designating that you're applying on John Donato's behalf.

Applicant Keleher said he would call John Donato right after the meeting.

Chairperson Hext asked Allyson, should we have a new application for that?

Village Attorney Phillips said it probably would be a good idea to have him fill out a new application form with him listed as the applicant and have him sign it. I think that would be fine for us as opposed to a letter.

Applicant Keleher said alright.

Village Attorney Phillips said I can read the resolution that I had prepared and we can discuss what we'll add in here with the requirement for the deadline, for the additional submissions.

Chairperson Hext said all right. That works - everybody okay with that? All okay. Thank you. Awesome.

Village Attorney Phillips said it's a Resolution classifying action under SEQRA and scheduling a Public Hearing on a Special Use Permit application. See attached draft of the Resolution. The following sections were added:

(1) The ZBA requires the submission of a revised sketch map and revised application form listing the owner of the property as the applicant and signed by the owner of the property.

(2) If the additional information requested by the ZBA is received within two weeks of this meeting, the ZBA will proceed with scheduling a public hearing on the application to be held on June 28th, 2022 at the Village Hall at 7:00 PM.

(3) The ZBA hereby determines that the proposed use qualifies as a Type II Action exempt from review under SEQRA pursuant to 6 NYCRR 617.5(c)(18).

Chairperson Hext said sounds good. Do we want to list what the revised sketch plan should have on it?

It was determined that should be for parking. A sign permit should also be submitted to Building Inspector Goss.

Also clarified was that the most the building would be open to the public for business was 8 a.m. to 8 p.m., with at most two employees, and then after those hours it would be internet business or computer repair only. Chairperson Hext stated that if the hours were extended beyond that, the Applicant would have to come back before the ZBA.

Applicant Keleher said it would probably be more like 9 a.m. to 5 p.m. or 9 a.m. to 6 p.m. but special days - maybe like special holidays - open up at 8 a.m. to maybe 8 p.m., but I don't see it ever being later than that.

Chairperson Hext asked the Applicant to also submit the total square footage, so we can see that there's no hazard to employees or to customers and that you have enough room to do what you're saying you're going to do. She then asked for a motion to approve the resolution that was just read into the record. Board Member Ramirez made the motion, seconded by Board Member Tassone. **Roll Call: All in favor.**

Chairperson Hext said okay, good. She said to Applicant Keleher we'll see you back here on June 28th, either for the public hearing, or if you can't get the documentation in time you'll come back here then and give us what we're requesting tonight. All right.

Applicant Keleher said thank you.

Board Member Muhlfelder said it will be nice to have a new business in the Village.

Chairperson Hext asked Phillips about the reviewing of the procedure in documents?

Village Attorney Phillips said right in the Village zoning law there is authority for the ZBA to promulgate its own rules and regulations. That's in section 355.52(C)(5) Zoning Board of Appeals procedure: The Zoning Board of Appeals shall have the power to promulgate written rules of procedure, bylaws and forms in order to fulfill its responsibilities under this chapter.

There is no Village Board approval; you've already been delegated the authority to adopt your own rules and procedures.

Chairperson Hext said good, thank you, Allyson. Number five on our agenda is review of Village of Altamont Rules of Procedure for Zoning Board of Appeals meetings from September 28, 2020. See italicized charges - did everybody get a chance to look at those changes? Basically it was changing Planning Board to ZBA. All ok. Could I have a motion to approve the updated Rules of Procedure for ZBA meetings? Board Member Ramirez made the motion, seconded by Board Member Freeman. Roll Call: **All in Favor.**

Chairperson Hext said now this would be specific to those of us who were on the Planning Board at the time, but number six on our Agenda is review of meeting minutes of February 22, 2022 Planning Board meeting. Anybody have any changes? No? Okay. Could I have a motion to approve? And again, it can only be people that were on the Planning Board at the time. Board Member Freeman made the motion, seconded by Board Member Muhlfelder. Roll Call: **Approved by Board Members Freeman, Litten, Muhlfelder and Hext.**

Chairperson Hext said the next item is review of the meeting minutes of the April 12, 2022 Zoning Board of Appeals meeting. Board Member Ramirez (who was Chair of the former ZBA) said there were only two other Board Members there beside himself – Board Members Murphy and Tassone. He said to Village Attorney Phillips, as a point of information, could we not still approve the minutes with this Board?

Village Attorney Phillips said yes, you can approve the minutes. The minutes were prepared by the ZBA secretary. The meeting was attended. I was at the meeting. I reviewed the minutes. I know I'm not a voting member of the Board, but they were accurate in my review of them. This Board is now delegated with all the responsibility and authority that previously was with the Zoning Board and the Planning Board. I think that you can approve the minutes based on the fact that they were prepared by the secretary at the time and provided a summary of what was discussed at the meeting. And if you want to add a note that the minutes were approved by the newly formed ZBA on this date, you can do that. But I do think that you have authority to approve them. And the approval of the minutes really doesn't have any kind of legal Implications; the minutes have been prepared under the open meeting law. It's all been recorded. They have to be prepared and made available to the public within two weeks of the meeting. It doesn't matter if they're in draft form and that's typically before the Board would meet to approve them anyway. So they are a written record of what was discussed and the actions that were taken at that meeting.

Chairperson Hext said okay. That works for me. She asked if that would just be Dan and Sal then that would approve it or no, this Board?

Village Attorney Phillips said no, this whole Board.

Chairperson Hext said okay. Then could I have a motion to approve the minutes of the April 12, 2022 Zoning Board of Appeals meeting? Board Member Ramirez made the motion, seconded by Board Member Tassone. Roll Call: **All in Favor.**

Village Attorney Phillips said and I'll just also note for the record that the action that was taken at that meeting was done pursuant to a written resolution that was voted on at the time and is on file with the clerk's office.

Chairperson Hext said okay, good. Thank you for that. Before I adjourn, one thing I would like to note is Laura Murphy is a voting member of the Board and James is our Alternate. Laura could not make it tonight, so James is sitting in on this meeting. Any future meetings that have to do with anything that we've discussed tonight, James, you will be the Board Member and Laura will be the Alternate.

Board Member Muhlfelder said I noticed that Troy has applied for a six month extension on Main Street. Chairperson Hext said he didn't really need to apply for the extension. He hadn't brought in the documentation that he needed to bring in. He has since done that and I have signed all those papers and left them on your desk, Gary.

Board Member Muhlfelder then asked about the Bozenkill Subdivision and Chairperson Hext said it's all done, they brought everything in, including the money, at least what we require up to now.

Chairperson Hext said Allyson, that is what I was told about the alternate versus regular Board Member.

Village Attorney Phillips said I've got to check on that. I have to check to see what local laws that Village has adopted. My understanding is there's a local law in the books that allows alternates to fill in not just when the voting member is unable to participate due to illness, but also in cases of conflict of interest. It's kind of a broader scope that we have adopted a law that allows alternates to fill in. I just don't know if it specifically speaks to if an alternate has to sit in at one meeting, if the regular voting member then doesn't get to continue deliberating on the application. I think that she would come in and she could participate in the review of the application, but I will check on that and I'll confirm it before we have the next meeting.

Chairperson Hext said okay. Thank you.

Resident Dean Whalen asked how you manage that on a practical level, if the alternate sits in on an issue and then the regular Board Member sits normally, but she's not allowed to sit for a continuation on that issue and he can't make it, can you maintain a quorum?

Village Attorney Phillips said I don't think she wouldn't be able to participate going forward. I think in general a board member may abstain from taking a vote if they weren't present and hadn't reviewed the application for whatever reason, but if she reviews the application materials, is here for the next meeting, can attend the public hearing, I don't think that she would be prohibited from acting as a voting member and then the alternate would step aside in that case. But I will review it before the next meeting.

Chairperson Hext said that's what I was told. Village Attorney Phillips said she would check it out.

Dean Whalen said that's why we encourage the alternate to attend all meetings.

Chairperson Hext said that's one reason why, whether you're an alternate or you're a voting member, an alternate in my book, the only thing you can't do is vote. I encourage and welcome any input or any questions that the alternate may have.

Board Member Ramirez said he had one question - I think I heard that your applicant, Ken Romanski, did pay the fees.

Chairperson Hext said he did on the Bozenkill Subdivision. Everything else now will be based on if he applies for a building permit and then there'll be additional fees that he needs to pay. But as of right now, he's up to date on the stipulations that we had on the final plat.

Chairperson Hext then asked does anybody have anything else? None noted. Given that, could I have a motion to adjourn please? Motion made by Board Member Litten, seconded by Board Member Muhlfelder. **Roll Call: All in Favor.** Thank you everyone. Great. Thank you, Gary and Allyson. Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ginger Hannah".

Ginger Hannah, Secretary

Attachments: Resolution and Special Use Permit Application for Krans/O'Connor
Resolution and Special Use Permit Application for Hoarder's Honey Pot / Keleher

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) Eric Krans and Jen O'Connor

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

167 Maple Ave Box 37 Altamont NY 12009
Street PO Box Village State Zip

TAX MAP PARCEL NO. 37.18-3-1. The above described property was acquired by applicant(s) on the following date 10/13/2016.

B. REQUEST

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

Our current garage has fallen into disrepair and is nearing the end of its useful life. We are interested in rebuilding the structure in its current footprint as accessory dwelling/in-law apartment for Jen's mother Carol Kirk O'Connor.

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 are planning to rebuild the structure in its current footprint.

It currently has electricity running to it but to make it an accessory dwelling we would need to run sewer and water. We'd also need to lay a new concrete pad. The proposed structure would blend seamlessly with the style, color, and design of the current buildings and outbuildings on the property and throughout the village

D. SPECIAL FEATURES

In addition to meeting the standards prescribed by the Zoning Law of the Village of Altamont, the applicant(s) will provide

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

Eric Krans
on the 7th day of April, 2022
Virginia Ann Hannah

Eric Krans
NOTARIZED SIGNATURE
167 Maple Ave Box 37
Altamont NY 12009
518 860 0438

(11/20)

VIRGINIA ANN HANNAH
Notary Public, State of New York
No. 01HA6429393
Qualified in Albany County
Commission Expires Feb, 14, 2026

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.

The property is set at the base of the Helderberg escarpment and abutted by a tributary to the Bozenkill Creek.
The house and the outbuildings are all white clapboard structures built in the late 1800s and early 1900s. The proposed special use structure conforms to the overall character of the property, street, and village.

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

The nature and intensity of operations will not be objectionable.

- 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.

N/A

- 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.

No, it will not

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

Yes, there is currently more than adequate parking available onsite.

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.
Yes, the use will not have adverse impacts

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.
Yes, the cumulative impacts will not diminish the above characteristics of the 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.
This proposed special use would not materially affect the value of the persons or properties in the neighborhood.

9) The use will not conflict in any way with the Comprehensive Plan.
This proposed special use will not in any way conflict with the comprehensive plan.

Special Use Permit

167 Maple Avenue - Demolition of Decrepit Structure and Rebuild in Footprint as Accessory Dwelling Unit

Address: 167 Maple Ave Box 37, Altamont, NY 12009

Tax Parcel Number: 37.18-3-1

Owners: Jen O'Connor & Eric Krans

Contact: 518.860.0438 – erickrans@gmail.com

167 Maple Avenue has been in my family since 1904. Myself and my husband have lived here since 2006. I am the daughter of Carol Kirk O'Connor, who is the daughter of Jim and Doris Kirk who resided here from the 1970s until the early 2000s. Prior to that, 167 was inhabited by my great-aunt Margaret Kirk Warner and Luther Warner who inherited it from James E. and Rena Kirk. My great-great grandfather, James E. Kirk was President of Altamont from 1909-1916. A copy of his obituary, printed in the Altamont Enterprise in 1919, was found in the house in a chest of other documents, including newspapers from various major historical occasions throughout the 20th century; moon landings, world wars, presidential assassinations. That copy of the Enterprise included two full pages of gossip about the people in the village and every detail of what they were up to. It also included an article about airplane sightings.

The chest also included many historical photographs from the property. One photograph of James E. Kirk's aunt and uncle, taken in the early 1900s shows a large wooden barn or carriage house in the process of being built in the backyard, with the windows in the rear of the main house visible in the upper right of the photograph. In the photo on the right, and in the one on the next page, it is a finished structure shown from the side





That carriage house was adapted in favor of a garage which currently sits at the western end of the driveway. This garage has since fallen into disrepair and is nearing the end of its useful life. We have assessed the costs of reinforcing the structure and found that it was not worth saving, aside from its parts. We are interested in rebuilding the structure in its current footprint. The current structure can be seen in the image below, as well as on the next page in the satellite photo, where it is situated in context within the parcel.





Western Ave

397

838 Painters

Western Ave

Maple Ave

Western Ave

146

Western Ave

Western Ave

1167 Maple Ave
Altamont, NJ 12009

~330ft

~350ft

Google

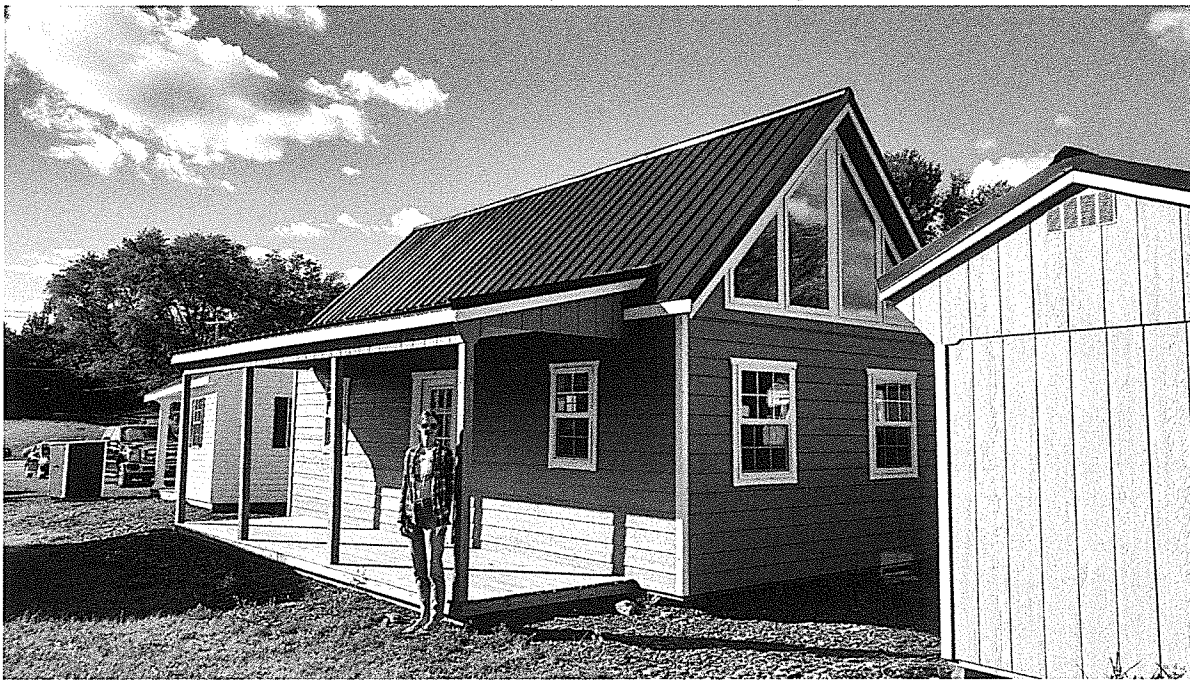
Layers

Accessory Dwelling Unit

We are interested in making the new structure an accessory dwelling/in-law apartment for Jen's mother Carol Kirk O'Connor. It currently has electricity running to it but to make it an accessory dwelling we would need to run sewer and water. We'd also need to lay a new concrete pad.

Our proposed plans are for an approximately 18 foot tall, 560 square foot structure, set back from the road approximately 350 feet. The proposed structure would blend seamlessly with the style, color, and design of the current buildings and outbuildings on the property and throughout the village, and bring the property one step closer to what it looked like when my family purchased it in 1904. Additionally it would rehabilitate a building that is deteriorating in time.

We are currently working with Dutch Country Connections on the corner of Routes 20 and 158 to develop a plan for the new structure. We have developed a concept based on the blue cabin that is on their property abutting rt 20. The images below show the blue cabin which is 14 ft wide and 27 ft long. Our planned structure will be 14ft wide and 40ft long (which is consistent with the existing footprint). The proposed structure will have the same roof pitch and black standing seam roof, however it will not have the side porch, and the siding would be white.



The following two images of the front of the 167 Maple Ave house show that the current structure is set far enough back on the property to be essentially out of sight when the trees and bushes are in full foliage.

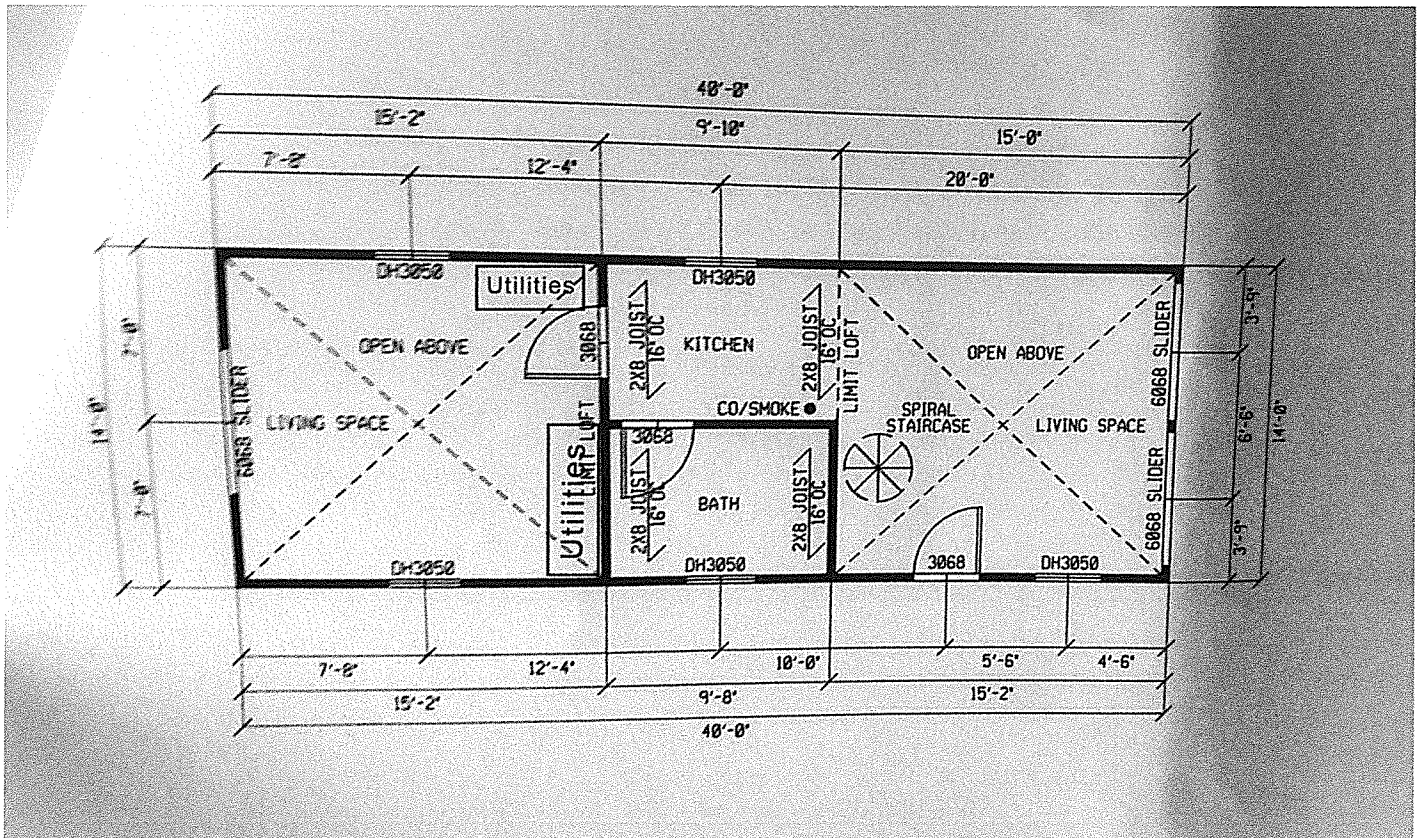


The structure to the right of the red arrow is a shed structure, not the garage we are replacing.



The current garage structure as seen from the road in the winter.

The new structure would utilize the same driveway as the main house. 4 cars currently fit in the parking section of the driveway. The new structure will utilize tankless hot water and a heat pump system for heating and cooling. The image below shows two potential locations of the utilities closet, located in the room on the left.



RESOLUTION
ALTAMONT ZONING BOARD OF APPEALS

RESOLUTION CLASSIFYING ACTION UNDER SEQRA
AND SCHEDULING A PUBLIC HEARING ON SPECIAL USE PERMIT
APPLICATION

WHEREAS, the Zoning Board of Appeals for the Village of Altamont (“ZBA”) received an application from Eric Krans and Jen O’Connor (collectively, “Applicant”) for special use permit approval for the operation of an accessory dwelling/ in-law apartment at 167 Maple Avenue, in the Village’s R-10 Zoning District; and

WHEREAS, accessory apartments are permitted in the R-10 Zoning District by Special Use Permit; and

WHEREAS, the proposed accessory structure will replace an existing garage and will be built in the same footprint as the existing garage; and

WHEREAS, the Applicant submitted an application for site plan approval on April 7, 2022 (“Application”); and

WHEREAS, the Application involves the replacement of an existing structure on the same site and construction of a minor accessory/ appurtenant and residential structure; and

WHEREAS, the ZBA reviewed the application materials and additional information relevant to the Application and applicable standard of review.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE PLANNING/ ZONING BOARD OF APPEALS OF THE VILLAGE OF ALTAMONT, ALBANY COUNTY, NEW YORK:

- 1) The ZBA determines that the Application is complete for purposes of its review.
- 2) The ZBA hereby determines that the proposed use qualifies as a TYPE II action exempt from Review under SEQRA pursuant to 6 NYCRR 617.5(2) and (9).
- 3) A public hearing on the application shall be held on June 28, 2022 at the Village Hall.

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

The motion was moved by Board member Ramirez

The motion was seconded by Board member Freeman

The vote was as follows: all in favor

Note: Board member Laura Murphy was absent

Present: Chairperson West
Board members: Ramirez,
Muhlfelder, Litten, Freeman,
Zassone + Alternate Sullivan

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 Zoning Board of Appeals at a meeting held May 24, 2022 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
<i>Chairperson Nest Board Members: Ramirez, Muhlfelder, Litten, Freeman, Tassouli + Alternate Sullivan</i>	<i>Ed Miller Murphy</i>	<i>all in Favor (present)</i>

Witness my hand and the seal of the Village of Altamont, this 27th day of May, 2022.

Ginger Hannah

GINGER HANNAH, CLERK
VILLAGE OF ALTAMONT JOINT PLANNING BOARD/
ZONING BOARD OF APPEALS

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: Hoarders HoneyPot, LLC (James Ketcher)
Address: 1972 New Scotland Rd, 284
Slingerlands, NY 12159
Daytime Phone #: (518) 337-8912
Date: 4/28/22

PROPERTY INFORMATION:

Owner: John Donato
Location: 996 Altamont Blvd, Altamont NY 12009
Tax Map #: 48,06-3-2.000
Zoning: B
Acreage: _____
Request for a: _____ SUP

TO BE SUBMITTED:

- 1) 15 copies of signed & notarized SUP application
- 2) 15 copies of completed SUP Conditions Form
- 3) 15 Copies of conditional purchase contract or rental agreement if applicable
- 4) 15 copies of project narrative statement containing the following: reasons which necessitate the need for a SUP, including a brief detailed description of the project
- 5) 15 copies Architectural drawings of proposed project
- 6) 15 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
- 7) 15 copies completed, signed SEQRA if applicable
- 8) 15 copies of Sign Permit if applicable
- 9) 15 copies of Building and Zoning Permit if applicable
- 10) Escrow Fund for Legal/Engineering & other Fees as appropriate (determined by Planning Bd 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) Harkers Honey Pot, LLC (James Keleher)
is (are) the owner(s) of property situated at the following address: NO, Not the owner.
996 Altamont Blvd Altamont NY 12009
Street PO Box Village State Zip
TAX MAP PARCEL NO. 48.06 3 2.000 . The above described property was acquired by
applicant(s) on the following date was not aquired, will be renting .

B. REQUEST

The applicant(s) request a Special Use Permit for the above described property under the provisions of Section
of the Zoning Law of the Village of Altamont for the following purposes:
Storefront with in store sales, online sales and computer repair.
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: There is ample parking for customers. The store will only be open
to customers as early as 8AM and no later than 8PM. During the hours that we are not open
to the public we will be quietly packing items and listing inventory for online sales as well as
repairing computers. We will be respectful of the neighbors and the community.

D. SPECIAL FEATURES

In addition to meeting the standards prescribed by the Zoning Law of the Village of Altamont, the applicant(s)
will provide any safety measures deemed necessary

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

JAMES KELEHER

on the 28th day of APRIL, 2022

Attachment: SUP Conditions Form
(2/21)

[Signature]

ALETHEA J. SNYDER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SN6298016
Qualified in Albany County
Commission Expires March 10, 2026

[Signature]
NOTARIZED SIGNATURE
1972 New Scotland Rd, 284
St. Angelo, NY 12159

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.

There will be no physical changes other than the name on the front sign.

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

I agree that the nature and intensity of operations of the use will not be more objectionable to surrounding properties than those of a permitted use.

- 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.

I agree that 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.

- 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.

I agree that 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.

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

The store provides adequate provision of 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 building will not be altered except for the name on the sign. I agree to mitigate any adverse impacts on surrounding uses. There will not be any traffic congestion and hazards, untimely scheduling of activities, removal of trees or other established natural features, excessive storm water runoff, noise, nuisance, odors, glare or vibrations.

- 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.

It will not unreasonably interfere with or diminish the continued use, preservation, stability, value, enjoyment, prosperity or growth of the neighborhood or community.

- 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.

The establishment will have no negative effect on the other properties in the neighborhood, the enjoyment by the inhabitants of their properties nor will it materially affect the value of such properties, the use and enjoyment of such properties by the occupants or have any other effect of such use on the health, welfare or safety of the occupants of such properties.

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

I agree that the use will not conflict in any way with the Comprehensive Plan.

SPECIAL USE PERMIT Application Narrative

For Location:
996 Altamont Blvd
Altamont, NY 12009
(Previous Auto Value Store)

For:
Hoarder's Honeypot, LLC
1972 New Scotland Rd, 284
Slingerlands, NY 12159

EXECUTIVE SUMMARY

Hoarder's Honeypot, LLC seeks the issuance of a Special Use Permit to operate a storefront with in person sales, online sales and computer repair. Hoarder's Honeypot, LLC is a sole proprietorship LLC owned by James M. Keleher.

DESCRIPTION

PROPOSED USE

The storefront would sell a variety of items including collectibles, antiques, media, video games, electronics and household items. Items will be sold via the storefront and through online ecommerce platforms. The location would also offer computer repair services. The applicant would use the proposed location for business to operate 24 hours a day with limited store operating hours being no earlier than 8AM and no later than 8PM.

THE APPLICANT

The proposed project would be operated by Hoarder's Honeypot, LLC. Hoarder's Honeypot, LLC is a top rated seller on all platforms that it sells on. The owner James M. Keleher has over 40 years of reselling experience.

LOCATION

The proposed project would be located at 996 Altamont Blvd, Altamont NY 12009. The former Auto Value retail location. The store would be set up like the previous tenant Auto Value.

PROJECT BENEFITS

COMMUNITY

The proposed project would provide a local and convenient storefront for the people of Altamont and surrounding communities to find collectibles, gifts, media and one of a kind items as well as needed household items for reasonable prices.

EMPLOYMENT

The applicant estimates that approximately 5 to 6 jobs will be created.

CONCLUSION

Hoarder's Honey Pot, LLC respectfully requests approval of a Special Use Permit for the proposed project.

RESOLUTION
ALTAMONT ZONING BOARD OF APPEALS

RESOLUTION CLASSIFYING ACTION UNDER SEQRA
AND SCHEDULING A PUBLIC HEARING ON SPECIAL USE PERMIT
APPLICATION

WHEREAS, the Zoning Board of Appeals for the Village of Altamont (“ZBA”) received an application from Hoarders Honeypot, LLC / James Keleher (collectively, “Applicant”) for special use permit approval for the operation of a retail store in an existing structure located at 996 Altamont Boulevard, in the Village’s B (General Business) Zoning District; and

WHEREAS, retail stores are permitted in the B Zoning District by Special Use Permit; and

WHEREAS, the proposed retail store will occupy an existing non-residential structure and there are no exterior improvements to the building/ site proposed except for new signage; and

WHEREAS, the Applicant submitted an application for special use permit on April 28, 2022 (“Application”); and

WHEREAS, the reuse of an existing commercial structure, or of a structure containing a mix of commercial or residential uses, for a use that is permitted as a special use permit, is a Type II action exempt from review under SEQRA; and

WHEREAS, the ZBA reviewed the application materials and additional information relevant to the Application and applicable standard of review.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF ALTAMONT, ALBANY COUNTY, NEW YORK:

- 1) The ZBA determines that the Application is complete for purposes of its review.
- 2) The ZBA hereby determines that the proposed use qualifies as a TYPE II action exempt from Review under SEQRA pursuant to 6 NYCRR 617.5(18).
- 3) A public hearing on the application shall be held on June 28, 2022 at the Village Hall.

IT IS FURTHER RESOLVED, that the Village of Altamont ZBA hereby authorizes and requires the Board Chair, Secretary/ Clerk and/or 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 Board of Appeals:

The motion was moved by Board Member Ramirez

The motion was seconded by Board Member Jassone

The vote was as follows: *all in favor*

note: Board member Laura Murphy was absent.

*Present: Chairperson Hest
Board Members: Ramirez,
Muhlfelder, Litten, Freeman,
Jassone; Alternate Sullivan*

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 Zoning Board of Appeals at a meeting held May 24, 2022 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
<i>Chapinson West Board Mbrs: Ramirez, Muhlfelder, Litten, Freeman, Tassone, & Alternate Sullivan</i>	<i>Bel Mar Murphy</i>	<i>All present in favor</i>

Witness my hand and the seal of the Village of Altamont, this 27th day of May, 2022.

Ginger Hannah

GINGER HANNAH, CLERK
VILLAGE OF ALTAMONT JOINT PLANNING BOARD/
ZONING BOARD OF APPEALS