

**VILLAGE OF ALTAMONT
PLANNING BOARD
January 26, 2010**

Present:

Steve Parachini, Chairman
Lois Ginsburg
Stephen Caruso
Melanie Jakway

Kelly Best, Administrative Assistant
Donald F. Cropsey, Jr., Building Inspector
Michael Moore, Village Attorney
Dean Whalen, Trustee
Bill and Nancy Turner
Neil Van De Carr
Gary La Duke
Joshua Kowalski

Chairman Parachini opened the meeting at 7:30 pm.

Chairman Parachini shared with the Board the Board member Van De Carr was still in the hospital after a skiing accident.

Board member Caruso made a motion to approve the Planning Board minutes of September 21, 2009. Board member Ginsburg seconded the motion. All present in favor.

Board member Ginsburg made a motion to approve the Planning Board minutes of October 26, 2009. Board member Caruso seconded the motion. All present in favor.

Chairman Parachini asked Mr. and Mrs. Turner to review their application for a SUP / site plan to operate a retail business at 100 Main Street to sell coffee, pastries and other baked goods. The Turners stated that they had obtained architectural drawings. It was determined that the wine shop would be downsized and the coffee shop would occupy the vacant space. The coffee shop would have approximately 586 sq ft of retail space. The wine shop would have approximately 630 sq feet of retail space. There is also storage space in the back room of each business.

Chairman Parachini was concerned with the issue of adequate parking for all of the businesses located at that address. Mr. Cropsey stated that he would review the site and determine if the parking would meet Village Zoning regulations. The Board was concerned that by offering free WiFi that people would stay for long periods of time. The Turners stated that it is common practice to limit the time customers could use WiFi.

Chairman Parachini reviewed the submitted application and supporting documentation. It was determined that the only other documentation that the Board would require is the architectural drawings. The Turners stated that they only had one copy at this time but will provide the board with copies prior to the public hearing.

Board member Ginsburg made a motion to waive the contour map. Board member Jakway seconded the motion. All present in favor.

Mr. Cropsey was directed to review the parking available. If it was determined that it would not comply with the Village Zoning regulations, a variance would be required. Mr. Cropsey stated that variance would have to be sought prior to the Public Hearing for a Special Use Permit and Site Plan. The Board also instructed Ms. Best to provide side 2 of the SEQR which was submitted with the application to the Board prior to the Public Hearing.

Board member Caruso made a motion that the Village of Altamont Planning Board approves the pre application for a Special Use Permit and site plan for property location at 100 Main Street, Altamont, NY 12009 Tax Map Number 37.19-1-27 to create and operate a new retail business selling coffee products, pastries and baked goods. The applicant has been asked to address the parking with Mr. Cropsey. The Planning Board waives the need to show contours and natural features. Board member Jakway seconded the motion. All present in favor.

Board member Jakway made a motion that a Public Hearing will be held on February 22, 2010 at 7:30 pm. Board member Ginsburg seconded the motion. All present in favor.

The Board then reviewed the request of Mr. Neil Van De Carr for a waiver of the sub division process for a lot line adjustment between 124 and 128 Schoharie Plank Road East. Mr. Van De Carr would be buying a piece of property from his neighbor Mr. Bizan and merge it to Mr. Van De Carr's current property. The result would increase the lot size of Mr. Van De Carr and decrease the lot size of Mr. Bizan. Mr. Cropsey stated that the lot line will not be near any structure so there will not be a need for any side line variances. Mr. Van De Carr is purchasing approximately 1/2 acre. Mr. Bizan's property will go from 1.93 to 1.34 acres. Mr. Van De Carr's property will go from .73 to 1.32 acres.

The Board determined that it does not result in an additional lot being created. This is a moderate modification to an existing lot line. The lots are equal to or exceed the minimum zoning requirements. The Board has received the completed sub division application. The required fee has been paid. The Board has received the narrative of the proposed sub division. Mr. Moore informed the Board that this is a Type II SEQR action and no further review under SEQR is necessary

Board member Jakway made a motion that the Village of Altamont Planning Board waives the sub division process for the lot line adjustment at 124 and 128 Schoharie Plank Rd East, Altamont, NY 12009 as the proposed subdivision does not result in an additional lot being created; it is a minor modification to an existing lot line; it is a conveyance of a portion of one parcel to an adjacent parcel and the resulting lots are equal to or exceed the minimum zoning requirements. The Board has determined that it is a Type II action under SEQRA and no further action is necessary. The lot line adjustment is depicted on the submitted Map of Survey, Lot Line Adjustment, Lands of Van De Carr & Bizan, dated January 14, 2010 by Stephen P. Walrath, L.S. The application fee has been paid. Board member Ginsburg seconded the motion. All present in favor.

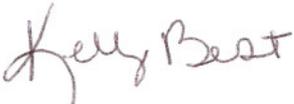
The Board then reviewed the request of Mr. Gary De Luke for a waiver of the sub division process for a lot line adjustment between 135 Schoharie Plank Road East and 108 Main Street. Mr. De Luke would like to add a two car garage on their home. At the present time this would require a side line variance. His daughter and son in law own the property at 108 Main Street which is adjacent to his property and

has offered to sell him a portion of their land to meet the zoning requirements needed to build the garage. An aerial photo was submitted and showed the adjustment. It was pointed out that the dotted red line is current property line and the solid red line is the proposed lot line. Mr. Cropsey informed the board that the lot line adjustment will still allow both lots to meet or exceed the required zoning. Mr. Cropsey provided the Tax Map Numbers for the application. The Board determined that it is a Type II Action under SEQRA

Board member Jakway made a motion that the Village of Altamont Planning Board waives the subdivision process for the lot line adjustment at 135 Schoharie Plank Rd East and 108 Main Street, Altamont, NY 12009 as the proposed subdivision does not result in an additional lot being created; it is a minor modification to an existing lot line; it is a conveyance of a portion of one parcel to an adjacent parcel and the resulting lots are equal to or exceed the minimum zoning requirements. The Board has determined that it is a Type II action under SEQRA and no further action is necessary. The lot line adjustment is depicted on the submitted Lot Line Adjustment map between the lands of Joshua & Jolene Kowalski and Gary A & Jo-Ann De Luke, dated January 13, 2010 by Gilbert VanGuilder, Land Surveyor, PLLC. The applicant is to submit the minor sub division application fee to Mr. Cropsey. Board member Caruso seconded the motion. All present in favor.

Board member Ginsburg made a motion to adjourn the meeting at 8:06 p.m. Board member Jakway seconded the motion. All present in favor.

Respectfully Submitted



Kelly Best
Administrative Assistant