

Village of Altamont
Planning Board Meeting
May 17, 2010

Steve Parachini	Dean Whalen, Board Liaison
Stephen Caruso	Michael Moore, Village Attorney
Elaine Van De Carr	Donald Cropsey, Building Inspector
Lois Ginsburg	Kelly Best, Secretary
Kevin Casey	Mr. James R. Miller, Applicant
	Mr. Michael Giorgio, Applicant

Chairman Parachini opened the meeting at 7:30 pm. Chairman Parachini opened the Public Hearing in regards to the request of Mr. James Miller, Desolation Road Photography for a Special Use Permit/Site Plan Review under the Zoning Law to permit the use of 1250 sf of space as a retail store and photographic studio per Article VII Section 51 for property owned by T and L Sands Management LLC situated at 182 Main Street, Altamont, NY, 12009, TMN 37.18-4-20 and zoned Central Business District. Plans were available for public inspection at the Village Offices during normal business hours.

There was no input from the public. Board member Caruso made a motion to close the Public Hearing. Board member Ginsburg seconded the motion. All in favor.

The Board asked Mr. Miller to go over the parking. It was determined that there was enough parking between the municipal lots and street parking. Board member Ginsburg asked Mr. Miller to be more specific on the hours of operation. Mr. Miller stated he would like permission to be open Sundays 10 am to 5, Tuesdays through Thursdays 10 am to 8 pm, Fridays and Saturdays 10 am to 10 pm. He stated that he might be closed on Mondays but wasn't really sure at this point.

The Board then reviewed the SEQR. The Board determined that it was an unlisted action. Board member Van De Carr made a motion determining this action constitutes a negative declaration after review of the SEQR. Board member Ginsburg seconded the motion. All in favor.

The Board then reviewed the requirements for a Special Use Permit and Site Plan. Board member Caruso made a motion that the Village of Altamont Planning Board approves the Special Use Permit and give Site Plan approval to James R Miller and Desolation Road Photography to create and operate a art studio and gallery space with a retail consignment area and photographic studio at 182 Main Street, Altamont, NY 12009, Tax Map Parcel 37.18-4-20 with the following conditions: The hours of operation will be Mondays through Thursdays 10 am to 8 pm, Fridays and Saturdays 10 am to 10 pm and Sundays 10 am to 5 pm. The approval is granted after having reviewed the application for a Special Use Permit under the Village of Altamont Zoning Law, Article V, Section 44; having reviewed the proposed Site Plan under the Village of Altamont Zoning Law, Article 45; having determined that the proposed site plan is an unlisted action under the State Environmental Quality Review; having made a negative declaration after review; reviewing the comment of the Albany County Planning Board regarding the proposed plan

and finally having determined the availability of adequate parking. Board member Ginsburg seconded the motion. All in favor.

The Board reviewed the concept plan presented by Mr. Michael Giorgio for the Mio Vino Wine Bar and Bistro to be located at 184-186 Maple Ave. It was determined that the building is also 102 Maple Avenue. Mr. Mike Ronan of C2 Design Group made a presentation to the Board. The Wine Bar and Bistro would be about 1400 sq ft. The Bagel Shop would be moved to the rear of the building and the entrance to the Bagel Shop would be located at 102 Maple Avenue. The Bistro would be located in the area that is currently used as an apartment. There would be seating for 42 people total. The applicant would like to remove the current siding, paint the window trim, install a handicap ramp and clean up the vegetation. The second floor would remain apartments. The applicant stated that on street parking would be utilized. The applicant stated that they would investigate using the parking lot of Key Bank after hours. Trash containers would be placed behind 102 Maple Avenue portion of the building. The applicant also proposes to create an outdoor seating area along Main Street. The basement would be used for storage. There would be no additions to the building.

Mr. Giorgio stated that he would like to be open Sundays through Wednesdays 4 pm to 10 pm and Thursdays through Saturdays 4 pm to 11 pm. He was considering a jazz pianist on Thursday evenings. He stated that he thought he could work with Key Bank on the issue of parking. Mr. Giorgio stated that he planned to serve wine and beer only at this time but might consider getting a license to also sell liquor at a later date. Chairman Parachini asked what the time frame to convert the building would be. Mr. Giorgio stated it would take 3 to 4 months.

Mr. Moore asked Mr. Cropsey about the parking. Mr. Cropsey stated that this business would fall into the same category as Mr. Miller. There would be adequate parking between the municipal parking lots and street parking.

Mr. Giorgio stated that he would also like to host one special event a month with part of the proceeds going to a charity or organization like the library.

Board member Ginsburg inquired about the hours of the bagel shop. Mr. Giorgio stated that they would remain the same as they are now.

The Board asked about signage. Mr. Giorgio stated that he would follow the Village Zoning Law regarding signage.

The Board inquired if the porch was in NYS Department of Transportation right of way. The Board asked the applicant to contact NYS DOT to determine if the porch or part of the proposed patio was and to provide the board with the determination.

Board member Van De Carr inquired about venting for the self contained brick ovens. Mr. Giorgio stated that they would vent out the back of the building.

The Board went over the requirements for the Site Plan approval. It was determined that a Public Hearing could be held on June 28, 2010 at 7: pm.

Board member Van De Carr made a motion to hold a Public Hearing on June 28, 2010 at 7:30 pm for the request of Michael Giorgio for a Special Use Permit/Site Plan Review under the Zoning Law to permit the conversion of an existing coffee/bagel store and apartment to a Wine Bar and Bistro and that the applicant provide the Board with written documents from Key Bank in regards to use of the parking lot and written correspondence with NYS DOT with regards to right of way at 184-186 Main Street. The Board also waives the need for the applicant to show contour features. Board member Caruso seconded the motion. All in favor.

Board member Ginsburg made a motion to approve the minutes of April 26, 2010. Board member Van De Carr seconded the motion. All in favor.

The Board discussed the Turner Special Use Permit of the Café and Bakery. They received and reviewed the letters dated 4/20/2010 and 4/29/2010. Board member Caruso made a motion that the letters clarified the conditions of the Special Use Permit and concerns raised from a recent newspaper article. Board member Ginsburg seconded the motion. All in favor.

Board member Van De Carr made a motion to adjourn the meeting at 8:10 pm. Board member Ginsburg seconded the motion. All in favor.

Respectfully Submitted

Kelly Best
Secretary

Wine Bar and Bistro Neighbor Notifications were sent to the following:

Jeffrey Thomas – 190 Main Street

Thomas Sands – 182 Main Street

Charles Cronin – 174 Main Street

Michael Hill/Christine Carpenter – 172 Main Street

Robert Clifford – 170 Main Street

Christopher C - 169 Main Street

Claude Moyse – 104 Maple Avenue

Margaret Walker – 105 Maple Avenue

Troy Miller – 106 Maple Avenue

Key Bank – 103 Park Street