

Village of Altamont Planning Board
Regular Meeting
June 26, 2011

Stephen Parachini, Chairman
Steve Caruso
Elaine Van De Carr
James Greene
Cathy Glass

Kelly Best, Secretary
Dean Whalen, Village Liaison
Danielle Jahne and Husband, Applicant
Mr. and Mrs. Raczkowski, 111 Bozenkill Road

Chairman Parachini called the meeting to order at 7:30 pm. The Board reviewed the minutes from May 2011. Board member Greene made a motion to accept the minutes. Board member Glass seconded the motion. Roll call: Chairman Parachini – Approved, Board member Van De Carr – Approved, Board member Glass – Approved, Board member Greene – Approved and Board member Caruso – Abstained.

Chairman Parachini read the legal notice for the Public Hearing for a request from Danielle Jahne for a Special Use Permit to allow her to lease a portion of St. John's Church for the purpose of operating a part time preschool per Article VII, Section 51 for property owned by St. John's Church at 140 Maple Avenue in the Village. Tax Map Number 37.18-4-34 and Zoned R-10. Plans were open to the public. Neighbor notifications were sent.

Mrs. Jahne stated that she intended to operate as a preschool for children ages 3 to 6 years. She would be utilizing the Montessori curriculum. Preschool would be held 3 days a week. Mrs. Jahne stated that she would like to expand to 5 days a week in the future. The staff would consist of Mrs. Jahne would have received training to provide the Montessori Curriculum. This program is different from other programs and requires special equipment for education.

The Board asked if Mrs. Jahne planned on including any outdoor activity. Mrs. Jahne stated that the area is not currently fenced and there are no plans to include it at this time. The area she is rented is on the second level if entering the church through the back.

The program involves motor skill activities. Class is scheduled for 2 hours, 50 minutes. The Board asked if Mrs. Jahne is licensed to teach preschoolers. She informed the Board that she is licensed, has an AMA Certification, IMI Certification as well as a certified teacher in NYS.

The Board asked if the preschool would be considered a co-op program. Mrs. Jahne stated that it would not.

The Board discussed the licensing required to operate a preschool under NYS law. Mrs. Jahne stated that a license is not needed if the school day remains less than 3 hours. That is why she is starting the

school offering only 2 hours and 50 minutes. She is planning on obtaining a license in the next few years and hopes to expand the program to 5 days a week and at least a full 3 hour program if not more.

The Board inquired about the amount of space being leased and the maximum number of children the preschool could provide for. Mrs. Jahne stated that the allowed maximum number of children allowed in the space being 16 under regulations from NYS. There would be 1 Teacher (Mrs. Jahne) and one assistant. Traffic would only increase during drop off and pick up times. She is hoping to operate 3 days a week during the 2011-2012 season, 4 days a week during the 2012-2013 and 5 days a week in 2013-14. She would like to take children outside in the future only if there is enough staff and if fencing is in place. The maximum hours could reach 5 a day once all licensing is obtained from NYS. At this time the number of students cannot expand due to space limitations.

The Board reviewed the recommendations from Jan Weston, Town Planner, dated June 14, 2011. Document is in official file for this application.

The Board reviewed the application and materials submitted. Chairman Parachini noted that there was not a title on the drawing, that a north arrow was not present on the drawing and that the location of the Maple Avenue was not identified. Board member Greene made a motion to waive the requirements relating to title of drawing, north arrow, depiction of internal roadway, contours and other natural features since the property has been operating as a church for many years and the amount of expected traffic and preschoolers would be less than that of any regular church service or other church function. Board member Van De Carr seconded the motion. All in Favor.

Board members Greene, Glass, Van De Carr and Caruso informed the remainder of the Board and the public that they were all members of the Church. They did not hold any offices within the Church.

Board member Caruso made a motion that the Village of Altamont Planning Board having reviewed the pre application and site plan of Mrs. Jahne for a Special Use Permit for a preschool at 140 Maple Avenue, Altamont NY Tax Map Parcel 37.18-4-34 to create and operate a Montessori Preschool for up to 5 days a week, Monday through Friday, up to 5 hours a day, with a maximum of 16 students, with the potential of possible outside use, after paying the \$ 300.00 application fee, The Planning Board waives all the requirements of 355-37 b 2 of the Village Code given the current use of the property as a church and house of worship with an attendance far in excess than that of the requested special use permit and the Board did not see a need to the elements of section 355-37 b 2. Board member Van De Carr seconded the motion. All in Favor.

Mrs. Jahne asked what a Special Use Permit is and why she would need one. The Board reviewed the Village Code outlining the law relating to Special Use Permits.

The Board discussed the amended subdivision request of Mrs. Dubrin. It was determined that escrow accounts would still be required for engineering and legal fees. Chairman Parachini will ask the Village Attorney to write the applicant and inform them that until funds are received for such escrow accounts,

the Board will take no further action on the application. The Board also discussed the issue of segmentation and how it should be dealt with since the land is in both the Village of Altamont and the Town of Guilderland.

Mrs. Raczkowski, 111 Bozenkill Road, asked the Board if they knew what land was included in the For Sale sign posted on Bozenkill Road listing 52 acres. The Board did not have that information. She also asked if the Board approved the one lot currently proposed, could Mrs. Dubrin come back and apply to sub divide the other lot. The Board stated that she could but it would be considered a major sub division.

The Board confirmed that Mrs. Dubrin application is on hold until funds are deposited in the escrow account for engineering and legal services relating to the application.

Board member Van De Carr made a motion to adjourn the meeting at 8:25 pm. Board member Greene seconded the motion. All in favor.

Respectfully Submitted

Kelly Best
Secretary