

Draft Minutes
Village of Altamont Planning Board
Regular Meeting
March 27, 2013

James Greene, Chairman

Kevin Clancy, Board member

Steve Caruso, Board member

Cathy Glass, Board member

Elaine Van De Carr, Board member

Kelly Best, Secretary

Geoff Brown, Applicant

Jim Herzog, Towing and Recovery Operator

Chairman Greene called the special session of the Planning Board to order at 7:00 pm.

The Board reviewed the minutes from the March 25, 2013 meeting. No action was taken at this meeting.

The Chairman announced that this is a continuance of the Public Hearing for a Special Use Permit request of Mr. Brown. Chairman Greene summarized what occurred at the March 25, 2013 meeting of the Planning Board.

He stated that an issue regarding a fire suppression wall came up at the last minute at the March 25, 2013 meeting. He stated that the SEQRA review was completed at that meeting, that the Public Hearing was held open until tonight and that there were a couple of residents who spoke at the meeting on March 25, 2013.

Chairman Greene stated that since there were no members of the community present at this meeting the Board could close the Public Hearing.

The Board reviewed the issue regarding the fire suppression wall in a Multi-tenant building. It was suggested that the Special Use Permit could be issued contingent of receiving a letter from Mr. Albright, Fire Inspector. Mr. Brown was unable to get the map updated to include the extra parking spaces and the location of the proposed landscaping.

Board member Caruso made a motion to close the Public Hearing. Board member Glass seconded the motion. All in favor.

Board member Glass made a motion that the Board approve the site plan as submitted by Mr. Brown for 974 Altamont Blvd, Altamont, NY 12009 TMN 48.06-3-12 dated 2/27/2013 after the board individually reviewed the factors of consideration as outlined in Section 355-36 paragraph E, 1 (a) through (w) for approximately 5 minutes contingent upon Mr. Brown submitting a updated site plan including the additional parking spaces on the south side and depicting the two areas to be landscaped. Board member Caruso seconded the motion. All in favor.

Chairman Greene informed Mr. Brown that the Special Use Permit will be issued to him specifically. Mr. Brown will be responsible for complying with all the conditions set forth in the Special Use Permit regarding both the auto repair and the towing and recovery aspects of the business. Mr. Brown was informed if there were any violations or issues in the further it will be Mr. Brown's responsibility to address and correct the situation.

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Mr. Brown acknowledged that he understood.

Board member Caruso made a motion to approve Mr. Brown's request for a Special Use Permit to use the front bay of premises for an automotive repair facility, including towing and recovery of vehicles per Article VII Section 51 of the Village Code for property owned by Robert Nadeau situated at 974 Altamont Blvd, Altamont, NY 12009 TMN 48.06-3-12 Zoned Light Industry after conducting a Public Hearing on March 25, 2013 and March 27, 2013 with the following conditions:

1. All towing and recovery vehicles must be parked at the back of the lot adjacent to the railroad tracks as depicted on the site plan.
2. There will be no towed or recovered vehicles left on the property for longer than 10 business days.
3. There will be no more than 10 wrecked vehicles from the towing and recovery business on the property at any one time.
4. No stored vehicles will be allowed to have parts removed for reuse or sale.
5. The applicant is required to follow his methods as presented at the Public Hearing on the storage and removal of all oil, gas or other potentially hazardous fluids ensuring that these materials do not infiltrate into the groundwater or surface water resources.
6. The hours of operation for the automotive repair shop will be 7 am to 8 pm, Monday through Saturday, acknowledging the fact that the towing and recovery is available 24 hours.
7. The exterior lighting will be consistent with the Village Code regarding lighting.
8. Access for fire apparatus must be clear and maintained around the rear of building at all times.
9. Flammable and combustible liquids shall be stored in proper labeled containers.
10. Smoking shall not be allowed in repair garages except in approved areas.
11. Cylinders containing hazardous gases shall be secured to prevent tipping.
12. Two 20 pound ABC fire extinguishers shall be purchased and affixed to the wall at levels no less than 3 feet from the floor and no more than 5 feet from the floor.
13. Applicant is to purchase and install a Knox Box and provide Altamont Fire Department with box information.

The Planning Board also stated the granting of the Special Use Permit is contingent upon the applicant providing the Planning Board with the following two items: 1) An updated plot plan including the placement of additional landscaping which will provide for screening and the depiction of the additional parking spaces as required under the Village Code. 2) Letter from Mr. Albright regarding the separation wall between the automotive repair shop and the offices. The Planning Board has completed the SEQRA and made a negative declaration. The Board reviewed the nine factors for consideration in granting a Special Use Permit outlined in Article 355-35 paragraph E of the Village Code. Board member Glass seconded the motion. All in favor.

Chairman Greene informed Mr. Brown that he would have to submit an application for the installation of a sign and proposed sign must be consistent with the Village Code regarding allowable size and lighting.

Chairman Greene discussed rotating the position of Chairman of Planning Board. He felt this would allow board members more opportunity to be involved.

Chairman Greene made a motion to adjourn the meeting at 7:40 pm. Board member Caruso seconded the motion. All in favor.

Respectfully submitted,

Kelly Best
Secretary