



Tim Wilford, Chairman
Steve Caruso
Kevin Clancy
John Scally
Elaine Van De Carr

Kelly Best, Administrative Assistant
Glenn Hebert, Building Inspector/Code Enforcement
Dean Whalen, Board Liaison
Deborah Hext, Alternate
Diane Greene, Applicant
Troy Miller, Co-Applicant
13 other interested parties

Chairman Wilford opened the meeting at 7:03 pm.

Chairman Wilford opened the Public Hearing for Diana Greene for a Special Use Permit/Site Plan Review under the Zoning Law to permit the use of an existing building as a floral and wine and spirits shop per Article 355-35 for property owned by T and L Sands Management located 182 Main Street, Altamont, NY 12009 TMN 37.18-4-20 zoned CBD. The Chairman asked for any public comment.

Robert Haines, 5 Gregg Road, stated he was concerned about allowing two high volume businesses to reside in one location and will have regular commercial deliveries. He pointed out that a person was recently hit by a vehicle in that area. He also was concerned about the amount of parking for that business location. He asked if a traffic study has been done if this business were to open at that location. He again stated that the businesses create a high volume of pedestrian and vehicle traffic. He felt that the liquor business should remain at 100 Main Street.

The Chairman shared 2 letters received by the Planning Board. One from Thomas Sands, the property owner, who was in favor of the proposed business and one from Michael Hill and Christine Carpenter of 172 Main Street who were also in favor of the proposed business.

Chairman Wilford asked if there were any other comments from the public. There were none. Chairman Wilford made a motion to close the public hearing.

Diana Greene, applicant, told the board that there is a municipal parking lot around the corner on Maple Avenue by Hungerford Market and she may create a cut through (walkway) from the lot to the rear of the business.

Laurie Beckman, Appel Inn – Route 146, feels that it will benefit the central business district and Ms. Greene's proposed store front and interior design incorporates the historical character of the village.

Chairman Wilford made a motion to close the Public Hearing. Board member Scally seconded the motion. All in favor.

The Board reviewed the information provided by the applicant in her narrative. Days and Hours of operation. Saturday through Sunday, 9 am to 9 pm (maximum hours open), listing of all Municipal and off street parking in the area for a total of 75 +/-; the loading of out-going deliveries would be done either in rear or side of building and commercial delivery vehicles would park on the corner of Main and Park Streets or on Park Street. Ms. Greene predicted the flow of

pedestrian traffic to her business to be between 30 to 50 people. Exterior lighting would be on a timer and not exceed 30 minutes after closing.

The Board discussed the number of commercial deliveries expected a week with the applicant. The applicant stated that floral deliveries during peak seasons could be up to three times a week. Liquor deliveries would be similar otherwise once a week.

Chairman Wilford asked if driveway was a shared driveway. It was stated by the applicant that it is a shared driveway between Mino Vio, Severson Agency and this property. She stated that the shared driveway actually extends behind 182 Main Street to the area between Severson Agency and Hungerford Market. Ms. Greene stated that she could load her delivery van in the driveway.

Chairman Wilford informed Ms. Greene she would have to apply for a sign permit and reviewed the process with the applicant.

Chairman Wilford asked Glenn Hebert, Building Inspector/Code Enforcement why the business interior was designed as presented to the board and if this was something addressed in the Village Code. Mr. Hebert explained that NYS Liquor Authority dictates that Liquor cannot be sold with other products and must remain separate and the Village Code does not address business layout. Mr. Hebert went on to say that both businesses are allowable uses in the CBD. Alternate Board member Deborah Hext asked if employees had to be over 21 years of age to work in business. Mr. Hebert stated that this was determined by the NYS Liquor Authority and the age is actually 18 years of age.

Chairman Wilford stated that the Planning Board acknowledges the issue of parking in the CBD but that falls under the jurisdiction of the Village Board of Trustees and parking and traffic flow has to be enforced by the local law enforcement.

Chairman Wilford reviewed the SEQR with the Board. Chairman Wilford read the low impact statement into the record before signing the SEQR. Chairman Wilford made a motion stating that the action was an unlisted action and constituted a Negative Declaration under the SEQR. Board member Van De Carr seconded the motion. All in favor.

Mr. Hebert informed the Board that he received the Albany County Planning Board recommendation. They deferred the action back to the Planning Board for local consideration.

Chairman Wilford made a motion to approve the request for a Special Use Permit by Diana Greene to relocate Bella Flora to 182 Main Street from 100 Main Street and to include the sale of Wine and Spirits. Board member Scally seconded the motion. All in favor.

Board member Caruso made a motion to approve the minutes from August 2015. Board member Van De Carr seconded the motion. All in favor.

Board member Clancy made a motion to approve the minutes from November 2015. Board member Scally seconded the motion. All in favor.

The Chairman stated that the next scheduled Planning Board meeting is Monday, February 22, 2016. Two Planning Board members stated that they will be unavailable.

Dean Whalen, Board Liaison, informed the board that sketch (concept) plan for a subdivision on Bozenkill Road may come in front of the Planning Board in the future. Kelly Best, Administrative Assistant informed the board that there is a pending SUP and sign application from Altamont Enterprise and a 2nd SUP application relating to another auto repair and towing business on Altamont Blvd which may be part of the February agenda.

Chairman Wilford made a motion to adjourn at 8:02 pm. The motion was seconded by Board member Van De Carr. All in favor.

Respectfully submitted,

Kelly Best