



Planning Board Meeting
June 26, 2016
Regular Meeting

Present:

Tim Wilford, Chairman
John Hukey
Steve Caruso
Kevin Clancy

Glenn Hebert, Building & Zoning Enforcement Officer
Dean Whalen, Village Liaison
Kelly Best, Secretary
Officer Lorenzo
Geoff Brown

Absent:

John Scally
Deb Hext

Jim Herzog, Herzog Towing
Christine Ryenders, Hitman Towing
A number of residents and a reporter

Chairman Wilford stated had just received the application for Geoff Brown to operate a registered auto repair and towing business at 980 Altamont Blvd minutes before the start of the meeting. He clarified that this was a pre concept meeting, not a public hearing. Chairman Wilford asked Mr. Brown to review the application.

Mr. Brown is requesting to use the building at 980 Altamont Blvd as a registered auto repair and towing company. He stated he has a purchase contract with Mr. Dudley for the property. Chairman Wilford asked Mr. Brown if he would be the owner of the business. Mr. Brown stated that it would be under his ownership.

Mr. Brown stated that the business would just be using the building in the rear of properties. All cars will be in back of 978 Altamont Blvd. It was determined that there are three lots that Mr. Brown is purchasing – 976 Altamont Blvd – vacant parking lot, 978 Altamont Blvd – lot with home on it and 980 Altamont Blvd – lot with repair garage and shed on it. Mr. Brown stated the house will remain a residence. Mr. Brown stated that 978 Altamont Blvd is zoned R-10 and 976 and 980 Altamont Blvd are zoned Light Industrial (LI).

Mr. Brown stated that he will be using 980 and 976 Altamont Blvd for the business. All vehicles will be in the back in a fenced in area. Mr. Brown stated that the repair garage was Nick's VW auto repair garage for 40 years.

Chairman Wilford after reviewing the application and supporting documents submitted asked Mr. Brown to provide the Planning Board with a detailed drawing of where the fence is located, areas to be paved, placement of signage and lighting and anything else that is located on the property. Chairman Wilford stated that Mr. Brown will also have submit the purchase agreement and DMV licensing for towing and auto repair.

Mr. Brown stated that he could not get the DMV licensing before being issued the Special Use Permit. The Planning Board stated that it could grant a Temporary Special Use Permit with the condition that it become permanent once the applicant supplies the Planning Board with a copy of the DMV licensing. This way Mr. Brown can proceed.

Chairman Wilford asked Mr. Brown to include the specific use of each parcel to be included in the Special Use Permit and details including the measurements, exact location of little shed and 4 car garage. Also an up to date Short Environment Assessment form must be completed. All the paperwork must be submitted by July 5 so the board can review and set the public hearing for July 25th. Board wants paperwork two weeks prior to the meeting.

Isaiah Swart, 972 Altamont Blvd, stated that he had concerns with the property owned by Mr. Brown at 974 Altamont Blvd. He stated that there were people living in the commercial building on the second floor. That they were yelling and disturbing his family when he used his back yard. He stated his backyard faced the building.

Board member Hukey stated that he had advised the Zoning Administrator and this board of other zoning violations as well as Special Use Permit violations relating to the Landscaping Special Use Permit. Board member Hukey wanted to know who is to enforce these violations.

Chairman Wilford stated that enforcement of these violations is to be done by the Code Enforcement Officer, not the Planning Board.

Mr. Brown stated that he was unaware of these violations and that he wanted a letter listing all the violations from the village Code Enforcement Officer.

Chairman Wilford made a motion to approve the minutes from April 25, 2016 with the following amendment – Last page, 4th paragraph from the bottom, and change from Chairman Greene to read Chairman Wilford. Board member Caruso seconded the motion. All in favor.

The Board discussed a number of zoning violations throughout the village including signage. Asked Mr. Hebert to follow-up on these violations.

The Board discussed the fact that the actual business operator should be applying for the Special Use Permit, not the landlord. The Board pointed out the unlicensed vehicles still on Dudley/Brown property. The Board wants some form of enforcement for the businesses granted Special Use Permits to continue to follow the conditions attached to the granting of the SUP. Restated that enforcement is up to Code Enforcement Officer. Chairman Wilford stated that the Planning Board will no longer hold a meeting unless all the paperwork is received in advance and he has approved it.

Chairman Wilford made a motion to close the meeting, Board member Hukey seconded. All in favor.

Respectfully Submitted,
Kelly Best