

**Montgomery County Planning Board**  
**Meeting Minutes**  
**December 9<sup>th</sup>, 2021**

**MEMBERS PRESENT:**

Wayne DeMallie, Chairman  
Ronald Jemmott, Member  
David Wiener, Member  
Erin Covey, Member  
Mark Hoffman, Vice Chair  
Irene Collins, Member  
Angela Frederick, Member  
Betty Sanders, Alternate

**STAFF MEMBERS PRESENT:**

Alex Kuttesch, Senior Planner  
Karl Gustafson Jr., Grant Assistant  
Andrew Santillo, Assistant

**ABSENT:**

Doug Stahura, Member

**OTHERS PRESENT:**

Priscilla- Town of Glen BandB  
Ryan Mccune- Nexamp  
Matthew Oats- Benderson Engineering  
Timothy Riley- Town of Glen

**I. Call to Order**

The meeting was called to order by Chairman Wayne DeMallie at 6:31 p.m.

**II. Roll Call**

The roll call of board members was done by Chairman DeMallie.

**III. Adoption of the Agenda**

David Wiener made a motion to adopt the agenda, Irene Collins seconded. All members present were in favor.

**IV. Approval of Previous Meeting's Minutes**

David Wiener made a motion to accept previous meeting minutes, Ron Jemmott seconded the motion. The previous minutes were approved.

**V. Public Comment**

There was no public comment.

**VI. Town of Florida- Area Variance**

Alex Kuttesch explained to the board that this referral is for an area variance for a windmill in the Town of Florida. He explained that the project needs a variance due to the height of the windmill. The Town code states that the height of windmills will not exceed 400 feet, the project is looking to install a 650 foot windmill. The variance passed the town board unanimously by the Town of Florida board last month.

David Wiener made the motion to approve the referral, seconded by Erin Covey. All were in favor.

The referral was approved.

**VII. Town of Glen- Special Use Permit**

Alex Kuttesch explained to the board that Priscilla is opening a bed and breakfast out of her current home. Alex stated that in the Town of Glen code that the project would need a special use permit.

Irene Collins asked where the rooms would be located in the house. Priscilla stated that the two bedrooms are located upstairs in her home with a completely separate entrance to that part of the house.

David Wiener made the motion to approve the referral, seconded by Erin Covey. All were in favor.

The referral was approved.

**VIII. Town of Amsterdam- Site Plan Review**

Alex Kuttesch explained that this project is a Site Plan Review for a Starbucks in the Town of Amsterdam.

Matthew Oats from Benderson Engineering walked over the site plan of the project. He explained that they are adding a yield sign that does not exist at the current location coming off of route 30. They are also adding a right hand turn lane to enter the Starbucks parking lot/ drive thru. Matthew stated that they have been working with the Town of Amsterdam on the traffic flow and what they can do to improve the current traffic flow.

David Wiener stated that he has some concerns about the traffic entering the site. Dave pointed out that he thinks cars will be waiting from both ways on the target driveway to get into the parking lot. Dave also brought up that the three parking spots to the left of the drive thru exit will have to wait for the drive thru traffic to leave before they can back out. Ryan McCune stated that there will not be any halting of traffic and that the traffic flow within the parking lot will move smoothly.

Erin Covey made the motion to approve the referral, Ron Jemmott seconded. Roll call vote was taken.

There was six votes to approve.

There was two votes to disapprove.

The referral was approved.

#### **IX. Town of Mohawk- Site Plan Review (BW)**

Alex Kuttesch explained this is a Site Plan Review for a solar project in the Town of Mohawk.

Wayne DeMallie asked if there is any buffers on the south side of the project. Mark Hoffman stated that there is only 1 resident affected by this project and they don't have any problems with the site plan and that the project wouldn't be noticeable from other angles.

David Wiener asked if the project passed at the Town level. Mark Hoffman stated that all the setbacks were met and it was passed at the Town level and that there was no public comments at both public hearings.

Ron Jemmott made the motion to approve the referral, seconded by Angela Frederick. Mark Hoffman Abstained. Rest of the board were in favor.

The referral was approved.

#### **X. Town of Mohawk- Site Plan Review (Nexamp)**

Alex Kuttesch stated that this solar project is another Site Plan Review in the Town of Mohawk.

Mark Hoffman stated that the only complaint about the project was that there is an existing snowmobile trail that may or may not run though this property. Ryan McCune from Nexamp Solar stated that the complaint was taken care of and there is no snowmobile trail that runs

through the site. Mark also stated that there were no other problems at the Town of Mohawk board meetings and it was passed.

Betty Sanders made a motion to disapprove, Angela seconded the motion.

Roll call vote was taken.

There was five votes to approve.

There was two votes to disapprove.

Mark Hoffman Abstained.

The referral was approved.

**XI. Other Business**

There was no other business.

**XII. Adjournment**

Ron Jemmott made a motion to adjourn the meeting at 7:35 p.m., seconded by Erin Covey. All were in favor.

Respectfully submitted,

---

Karl Gustafson Jr.  
Economic Development Grant Assistant