

Montgomery County Planning Board
Meeting Minutes
December 8th, 2022

MEMBERS PRESENT:

Wayne DeMallie, Chairman
Erin Covey, Member
David Wiener, Member
Betty Sanders, Alternate
Irene Collins, Member

STAFF MEMBERS PRESENT:

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

ABSENT:

Mark Hoffman, Vice Chairman
Ron Jemmott, Member
Doug Stahura, Member
Angela Frederick, Member

OTHERS PRESENT:

Scott Kitchner- Stewarts Engineer
Adam Yagelski- Delaware Engineering
Joe Danible- Delaware Engineering
Stan Waddle- Village of Fonda

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

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

IV. Approval of Previous Meeting's Minutes

Dave Wiener made a motion to accept previous meeting minutes, Irene Collins seconded the motion. The previous minutes were approved.

V. Public Comment

There was no public comments.

VI. Village of Fonda- Site Plan Review

Alex Kuttesch stated to the board that this was a site plan review for the Stewarts expansion project. Scott Kitchner, the engineer on the project, explained that the new project will be taking down the existing condemned house next to the current location and building a 16'x66' addition. Stewarts will also be adding 5 new parking spots to the location. Dave Wiener asked if the ally comes with the purchase of the house. Scott stated that the ally does come with the purchase of the house.

Dave Wiener made a motion to approve the referral, Seconded by Erin Covey. All were in favor.

The referral was approved.

VII. Village of Canajoharie- Special Use Permit

Alex Kuttesch explained that this referral is a special use permit regarding a tattoo parlor in a residential area. Alex stated that is it an allowed use within the village, the applicant would need a special use permit. It will be appointment only as well.

Erin Covey made a motion to approve the referral, seconded by Irene Collins. All were in favor.

The referral was approved.

VIII. Town of Amsterdam- Zoning Update

Alex Kuttesch explained that it is a zoning amendment to the PUD project that the board had already approved in a previous meeting. Alex stated that the project would need a zoning update on a separate parcel to be zoned as a PUD. Alex also added that the project would need to come back to the board if they wanted to expand on this said parcel.

Adam Yagelski from Delaware Engineering explained the proposed action involves a rezoning in accordance with the Town's planned unit development regulations in order to provide for the construction of 168 apartments and related site improvements on the 16.5-acre project site. Specifically, the proposed action would amend a previously approved PUD to encompass the project site, which had previously received site plan approval for 60,000 SF of light industrial space and 74 apartments, and modify the plan of development as above-mentioned. As proposed, the action would ultimately provide for the development in the entire amended approximately 108-acre PUD area of four single family dwelling units, 82 condo/townhouse units, and 168 apartments. An additional 63.4 acre Future Development

area provides for a density of 4 units/acre and could potentially involve development of 254 residential units.

Erin Covey made a motion to approve the referral, Seconded by Irene Collins. All were in favor.

The referral was approved.

IX. Other Business

There was no other business.

X. Adjournment

Betty Sanders made a motion to adjourn the meeting at 7:02 p.m., seconded by Erin Covey. All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant