

Montgomery County Planning Board
Meeting Minutes
May 13th, 2021
(digital meeting via Zoom)

MEMBERS PRESENT:

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

STAFF MEMBERS PRESENT:

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

ABSENT:

Doug Stahura, Member
Angela Frederick, Member
John Lyker, Member

OTHERS PRESENT:

Doug Cole- Prime AE
Tim Riley- Town of Glen
Devin Dal Pos- Town of Amsterdam Project
Lamont Engineers

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

Betty Sanders made a motion to accept the agenda, Erin Covey seconded. All members present were in favor.

IV. Approval of Previous Meeting's Minutes

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

V. Public Comment

There was no public comment.

VI. Town of Amsterdam- Site Plan Review

Alex Kuttesch explained to the board that this referral is for retail space on State Highway Route 30 in the Town of Amsterdam. It will contain a Popeye's, Chipotle, Urgent Care, and a bank.

David Wiener mentioned that the referral wasn't signed by the Town of Amsterdam, but we reassured him that Darlene from the Town had sent it to us and that Karl and Alex will get it signed and returned to the board.

Irene Collins asked if they will be adding another traffic light to the Route 30 Corridor. Devin Dal Pos the applicant for the project stated that they will be adding a lights to the current traffic light at the Walmart intersection. The road will go between this project and Amsterdam Commons. The road will continue down and connect to the road from Golf Course road that comes into Amsterdam Commons currently. Irene was very concerned with the traffic. Devin explained that the property levels out when you get up to the light at Walmart and that it doesn't drop off the hill like Amsterdam Commons entrance does. Irene Collins asked if there was a traffic study done for this project. Devin said the company supplied information to DOT and they came back with no concerns with traffic.

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

The referral was approved.

VII. Town of Minden- Zoning Change

Alex Kuttesch stated that this referral is a zoning amendment for the solar law in the Town of Minden. Currently they allow community solar less than 20 megawatts and with proper setbacks. This amendment is prohibiting solar above and below 20 megawatts, which basically means that you can have solar panels on your homes or in your yard but commercial solar projects will be prohibited with this amendment.

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

The referral was approved.

VIII. Town of Glen- Site Plan Review

Alex Kuttesch explained to the board that this referral is for an expansion project to the Western Supreme Buddha Temple. They will be adding three new buildings including a welcome center off of Route 5s, a pavilion and a new road that will connect the site to the current location. Alex brought up the FOIL request from the Kateri Shrine. Alex stated that this FOIL request is for some of the documents that they had questions on and wanted to see those documents, also the process of their public hearings as well.

A representative from Lamont Engineers stated that this will be an expansion project of the Buddha Temple and the land was purchased from the Shrine. He stated that some of the buildings will be fairly tall and the Town Code Enforcement Officer wanted this to come for Site Plan Review and Special Use Permit. They have done some preliminary site layout, a preliminary design for the waste water systems, preliminary layout of the site utilities and storm water treatment for the site.

David Wiener asked if the FOIL letter is correct in saying that everything just mentioned is all preliminary and the Shrine wants to make sure that these things are addressed and that the engineers sign off on these things before the county votes on the referral. Lamont engineers stated that yes it is preliminary but they have been moving forward but DEC gave a response back about the SEQR, the town engineers have signed off on the site plan and have addressed all of their concerns.

Wayne DeMallie asked about a second entrance. Lamont stated that they have been working with DOT for a road off of Route 5s east of the bridge before the Thruway.

Doug from Prime AE stated that they have been waiting for some outstanding things that needed to be addressed in the spring that couldn't be done in the winter time. Some of those include the storm water prevention plan and some site testing samples.

Erin Covey asked if any archeological sites will be impacted during this project. Lamont Engineers stated that SHPO has stated that there will be no impact of those locations. When the project is close to a historic site, such as the Schoharie Crossing site and the canal, SHPO requires that they get sign off from them before future work is started.

Alex Kuttesch stated that from a planning perspective this project falls into what that area is being used for, and that it is similar to the Shrine which is next door to the project. They meet the zoning requirements in the Town of Glen. Alex thinks this project has met all of the requirements at the planning level that needs to be done. He stated that it is important that everything that is brought up in the FOIL letter is addressed and alleviates any concerns.

Tim Riley from the Town of Glen stated that there will be conditions on the Town approval during the construction phase of the project regarding the concerns included in the FOIL request.

Irene Collins asked how much more traffic there will be with the new buildings. Tim Riley stated that they can address DOT about any traffic impacts from the project. Alex Kuttesch stated that there have been plenty of traffic studies done on Route 5s in the past due to the construction of the distribution centers in the corridor up the road from the site and the studies have come back stating that the capacity of the road isn't close to full capacity. Lamont Engineers stated that they plan on adding only 44 new parking spots so the influx of people will not be enough to cause any traffic impact. Lamont Engineers also stated that most of the traffic won't be on Route 5s but it will be off of Ripley Road.

Mark Hoffman made the motion to approve the referral with conditions that they follow up with what has been address in the FOIL request, Erin Covey seconded the motion. All were in favor.

The referral was approved.

IX. Town of Mohawk- Site Plan Review

Alex Kuttesch explained that this project is located in the Town of Mohawk. This is a site plan review for a future fire house for the Town Fire Department.

Mark Hoffman stated that they had multiple public hearings about the project. The only small concern that was brought up at the meetings was the access to the fire department to Route 30a. Mark stated that there is a study being done by Dot and there will be warning lights at the entrance of the Fire House. Betty Sanders asked what will happen to the old fire house, Mark stated that the Town will be trying to sell it after the project is completed.

Erin Covey made the motion to approve the referral, seconded by Irene. Mark Hoffman abstained. All were in favor.

The referral was approved.

X. Other Business

There was no other business.

XI. Adjournment

Irene Collins made a motion to adjourn the meeting at 7:30 p.m., seconded by Mark Hoffman. All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant