

Montgomery County Planning Board
Meeting Minutes
October 8, 2020
(digital meeting via Zoom)

MEMBERS PRESENT:

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

STAFF MEMBERS PRESENT:

Alex Kuttesch, Senior Planner
Vinnie Nicosia, Economic Dev. Specialist
Andrew Santillo, Economic Dev. Assistant
Karl Gustafson Jr., Grant Assistant
Ken Rose, Director

ABSENT:

Irene Collins, Member

OTHERS PRESENT:

Amanda Bearcroft, City of Amsterdam

I. Call to Order

The meeting was called to order by Chairman Wayne DeMallie at 6:32 p.m.

II. Roll Call

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

III. Adoption of the Agenda

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

IV. Approval of previous Minutes

Betty Sanders 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. City of Amsterdam- Zoning Change

Alex Kuttesch explained to the board that the first referral is for a zoning change. This zoning change is in regards to a Stewarts that has purchased houses around the current location and will need a zoning change from residential to commercial. Alex also stated that this referral goes hand in hand with the next two referrals. One is a special use permit and one is for an area variance, which involves putting up a fence in the back of stewarts. This will be used as a barrier to neighboring properties. The fence will be above the City of Amsterdam height limit, so it will need a area variance.

Amanda Bearcroft explained that the reason they acquired 9 Bunn Street was to push the site back and would give Stewarts more room for gas tanks while also keeping the right amount of parking on the site.

Erin Covey made a motion to approve the zoning change for 9 Bunn Street, Mark Hoffman seconded. All were in favor. The referral passed.

VII. City of Amsterdam- Special Use Permit

Alex Kuttesch explained that the Stewarts will need a special use permit for the gas station. This referral is the same project as the first referral.

Mark Hoffman made a motion to approve the referral, seconded by Erin Covey. All were in favor. The referral passed.

VIII. City of Amsterdam- Area Variance

Amanda Bearcroft explained that the area variance is in regard to fence height. Amanda stated that the city fence height limit is 4 feet up, 6 feet if its 50 feet away from the sidewalk. This project has a 6 foot fence running from sidewalk to sidewalk, so that's why the project will need a area variance. Amanda said that at the public meeting at the city level this concern was brought up and that the fence would be needed.

John Lyker made a motion to approve the referral, seconded by Angela Frederick. All were in favor. The referral passed.

IX. City of Amsterdam- Site Plan Review- Bunn Street Stewarts

Alex Kuttesch explained that this is a straight forward site plan review. This is the same project as the first three referrals. The Stewarts will look like the newer Stewarts that have been popping up around the area.

Ron Jemmott made the motion to approve the referral, Betty Sanders seconded. All were in favor. The referral passed.

X. City of Amsterdam- Site Plan Review- East Main Street Stewarts

Alex Kuttesch explained that this Stewarts is looking to add a 1,000 square feet addition to the existing store.

Betty Sanders asked if the bottle return addition would be inside or outside. Amanda Bearcroft stated that the bottle return would be inside of the new addition. They will also add some sod improvements to the property.

Betty Sanders made the motion to approve the referral, Mark Hoffman seconded. All were in favor. The referral passed.

XI. Town of Florida- Site Plan Review

Alex Kuttesch explained that a proposed NAPA Auto Parts will be located on 5s in the Town of Florida, in between Hill and Markes and Alpin Haus. Ken Rose explained that it went through the Town of Florida planning board with no problems with the project. Amanda Bearcroft stated that they had to move the building back from the original site plan but that has been done.

Erin Covey made the motion to approve the referral, Mark Hoffman seconded. All were in favor. The referral was passed.

XII. Other Business

There was no other business.

XIII. Adjournment

Betty Sanders made a motion to adjourn the meeting at 7:00 p.m., seconded by Mark Hoffman. All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant