

Montgomery County Planning Board
Meeting Minutes
January 25, 2018

MEMBERS PRESENT:

Wayne DeMallie, Chairman
David Wiener, Member
John Lyker, Member
Mark Hoffman, Member
Irene Collins, Member
Ronald Jemmott, Vice- Chair
Robert DiCaprio, Member
Betty Sanders, Alternate

STAFF MEMBERS PRESENT:

Amanda Bearcroft, Senior Planner/GIS
Karl Gustafson Jr., Grant Assistant
Andrew Santillo, Staff Assistant

ABSENT:

Jim Post, Alternate

OTHERS PRESENT:

Peter Yetto, Ingalls & Associates

I. Call to Order

The meeting was called to order by Chairman DeMallie at 6:30pm.

II. Adoption of Agenda

Motion was made by Mark Hoffman seconded by Robert DiCaprio, to adopt the agenda. All other members present were in favor.

III. Minutes

Motion was made by Irene Collins, seconded by David Wiener to accept the December 22, 2017 meeting. John Lyker abstained, every other member approved.

IV. Public Comment

There was no public comment to report

V. Referral City of Amsterdam – Montgomery County SPCA Site Plan

Ms. Bearcroft stated that this referral was received on December 22, 2017. Ms. Bearcroft turned the floor over to Pete Yetto from Ingalls & Associates, who presented the SPCA Site Plan. This site plan shows that the facility would move down the road into a new location on New York State Route 5S and Cleveland Ave. The address is 111 Cleveland Ave. The new facility would be a veterinary clinic and kennel with approximately 11 employees. Mr. Yetto explains that the SPCA has outgrown their previous facility and has been looking for a new location to expand.

Ms. Sanders asks if the new facility will be handicapped-accessible and Mr. Yetto states that this new facility will be fully compliant and 100 percent accessible.

Mr. Weiner asks about storm water runoff and a wetland on the property and Mr. Yetto explains that the wetland was approximately 200 square feet. They would have had to do mitigation if it was a 1/10th of an acre, which the wetland is significantly smaller than. Mr. Yetto states that this project was designed for a 100-year storm, to maintain vegetation as best as they can, with the potential for increased storm water runoff. There will be some runoff, but the project would never be designed to have runoff off of the site.

Ms. Sanders asks about what the SPCA will do with garbage at their new facility. Mr. Yetto says a dumpster will be located in the back of the facility and the road has been designed wide enough for a truck to get back there.

The new facility will have similar hours, with the shelter being open from 12-4 p.m., on Monday, Wednesday and Saturday. Board members think it's a great location for the new facility and happy that the SPCA is finally bringing the project to fruition.

A motion was made by John Lyker to approve the referral, seconded by Wayne DeMallie to approve the SPCA Site Plan. All members were in favor.

VI. Referral Town of Florida- Zoning Change

Ms. Bearcroft stated that this referral was for a zoning change in the Town of Florida. This is a current IBP zone looking to be re-zoned to a combination of Ag, IBP and C-1, which they are calling a Mixed Employment (ME) District.

Ms. Bearcroft stated that this may make the zone more marketable by incorporating more uses in this newly established district. Due to the parcels sizes within these IBP areas, they are smaller in comparison to IBP parcels in the Florida Business Park and extension and need to offer more uses to be marketable. They have been sitting undeveloped for over 20 years with no interest.

Mr. Hoffman asks to clarify where exactly this zoning change is being requested and Ms. Bearcroft showed the board on the map to make sure everyone understands where this piece is located. The area being looked at are two existing IBP sections, a portion to the west of the City of Amsterdam boundary, and a portion to the east of the City of Amsterdam boundary, along the Route 5s corridor.

A motion was made by Robert DiCaprio to approve the referral, seconded by David Wiener. All members were in favor.

VII. Other Discussion

Chairman stated that the next Planning Board meeting will be held on Thursday, February 22, at 6:30pm.

VIII. Adjourned

A motion was made by John Lyker, seconded by Mark Hoffman, to adjourn the meeting at 6:58 p.m. All other members present were in favor

Respectfully submitted

Karl Gustafson Jr.
Grant Assistant