

Montgomery County Planning Board
Meeting Minutes
December 20th, 2018

MEMBERS PRESENT:

Wayne DeMallie, Chairman
Irene Collins, Member
Mark Hoffman, Member
Erin Covey, Member
Robert DiCaprio, Member
David Wiener, Member
Jim Post, Alternate
Betty Sanders, Alternate

STAFF MEMBERS PRESENT:

Ken Rose, Director
Andrew Santillo, Eco. Dev. Staff Assistant
Karl Gustafson Jr., Eco. Dev. Grant Assistant

ABSENT:

John Lyker, Member
Ronald Jemmott, Vice-Chair

OTHERS PRESENT:

Winnie Blackwood, the Recorder
Gerald Skrocki, Amsterdam Resident
Roger Sohn, Resident
Tori Gonputh, Resident
Devin Senecal, Resident
Chad Pagan, Ingalls & Associates

I. Call to Order

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

II. Adoption of Agenda

A motion was made by Robert DiCaprio, seconded by Mark Hoffman to adopt the agenda for the December Planning Board meeting.

III. Minutes

A motion was made by Erin Covey, Seconded by Robert DiCaprio to accept the November Planning Board meeting minutes.

IV. Public Comment

Iris Ge from Tri-Halo Construction explained that her project on East Main St. in the City of Amsterdam will be a public restaurant with two front entrances facing East Main Street, a kitchen area and a set of bathrooms in the restaurant. Iris also explained that there are three apartments above the restaurant. Irene Collins asked if they plan on renting these apartments out, Iris said they will be renting them out. Iris concluded that

they will be the first restaurant on the east side of the city and would be a nice touch to the neighborhood if project is passed.

David Wiener made a recommendation to the owners that they should install a door cut in one of the front walls of the restaurant. He explained that without the door cut, customers would have to run back toward the kitchen where most restaurant fires occur. With the door cut, it will allow a better flow of customer traffic in case of an emergency. Iris noted the changes and said she will adjust the floor plan.

V. Referral Town of Florida- Vida Blend

Chad Pagan from Ingalls & Associates explained that Vida Blend had gone to the Town of Florida's planning board and was approved and sent to the county. Chad iterated that Vida Blend is out growing their current facility. The new facility is in the Florida Business Park, across the street from Dollar General. There is plenty of proposed parking and the building also has some loading docks. Wayne DeMallie asked how many new jobs will be created. Chad stated there will be 18 new jobs being created with this expansion.

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

VI. Referral Town of Amsterdam- Zoning Change

Ken rose explained to the board that is referral is an amendment to zoning law adding maximum size for utility-scale solar energy systems in residential zoning districts. The town planning board decided at their meeting on December 19th that they were restricting the solar acreage from 150 to 100.

Robert DiCaprio asked why the Town decided to shorten the acreage up for solar farms. Ken Rose stated that he was unsure why they decided on 100 instead of 150.

David Wiener asked if one solar company is dominating the market. Ken Rose stated that there is not just one solar company interested in Montgomery County land. There are multiple.

Robert DiCaprio made a motion, seconded by Mark Hoffman. All were in favor, the referral was approved.

VII. Referral City of Amsterdam-235-237 East Main St.

There was no further discussion about the referral after the initial public comments.

David Wiener made a motion with a modification to add a door cut inside the restaurant to accommodate customers during an emergency, seconded by Robert DiCaprio. Irene Collins abstained, the referral was approved.

VIII. Referral Town of Amsterdam- Housing Development

Ken Rose explained that the referral is for site plan review for the construction of buildings for mental health residents and affordable housing. Its 48 unit, 3 story complex's that sits on a 70 acre parcel. Ken did talk to the Town Planning Board chair, the developer is avoiding all wetlands on the site, and Ken also stated they will be using public water and sewer.

Wayne DeMallie asked who will be housed in the complex. Ken Rose stated that the housing complex will house mental health patients.

Betty Sanders asked if the building will have security/ alarm systems. Ken Rose answered that they will have both security and alarm systems.

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

IX. Other Discussion

None

X. Adjournment

A motion was made by Erin Covey, seconded by Irene Collins to adjourn December 20th, 2018 Planning Board Meeting at 7:03 pm.

Respectfully submitted

Karl Gustafson Jr.
Grant Assistant