

**Montgomery County Planning Board**  
**Meeting Minutes**  
**January 14<sup>th</sup>, 2021**  
**(digital meeting via Zoom)**

**MEMBERS PRESENT:**

Wayne DeMallie, Chairman  
Mark Hoffman, Vice Chair  
Betty Sanders, Alternate  
David Wiener, Member  
Erin Covey, Member  
Angela Frederick, 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:**

Ronald Jemmott, Member  
John Lyker, Member  
Irene Collins, Member

**OTHERS PRESENT:**

Chris Meyers- Concore  
Mike Borkowski-  
Whitney Hughes-

**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. Organizational Items**

Officers remain the same as last year with Wayne DeMallie as Chairman and Mark Hoffman as Vice Chairman.

Motion was made by Angela Frederick, seconded by Erin Covey. All were in favor.

**IV. Adoption of the Agenda**

Mark Hoffman made a motion to accept the agenda, Wayne DeMallie seconded. All members present were in favor.

**V. Approval of Previous Meeting's Minutes**

Erin Covey made a motion to accept previous meeting minutes, Angela Frederick seconded the motion. The previous minutes were approved.

## **VI. Public Comment**

There was no public comment.

## **VII. City of Amsterdam- Site Plan Review**

Alex Kuttesch explained to the board that this is for a telecommunication system to be placed on a building on 27 East Main Street in the City of Amsterdam. Its main purpose is to enhance coverage through the downtown corridor.

Mark Hoffman asked if the building's roof would be able to support the system. Erin Covey stated that in the documents, it is stated that the building will be able to support this kind of system.

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

The referral was approved.

## **VIII. Town of Amsterdam- Site Plan Review (Housing Referral)**

Alex Kuttesch stated that this project will be located off Log City Road in the Town of Amsterdam. The housing referral is for 160 family units that spans over 116 acres. Chris Meyers the manager of the project stated that it will be two separate parcels, one being 16 acres and the other parcel being 100 acres. Chris explained that there is a small commercial space within the project that can fit a 15,000 Square foot building for office space/ warehouse space that is still up in the air. Chris also stated that 74 of the units on the first parcel will be market rate units. The second parcel will contain 82 condominiums.

David Wiener asked if there will be a sidewalk that leads the tenants to Route 30, Chris stated that there will be a sidewalk but it doesn't fully reach Route 30. Chris said it was tough to navigate around the wetlands between the parcels and Route 30.

Wayne DeMallie asked if there was a study done on if this housing project will be successful in this area. Chris stated that he's done his own research and believes with the growth of Route 30 this project should take off. Chris also stated that in the area there is a lack of market rate apartments.

David Wiener brought up the concern about the pricing of the units and the housing market, Chris is confident that all the units will be filled for the project. Chris is confident that they will be breaking ground within a few months starting with running water and sewer to the site.

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

The referral was approved.

#### **IX. Town of Amsterdam- Site Plan Review (Solar Referral)**

Alex Kuttesch explained that this will be a 5 MW community solar project. It will take up about 25 acres of a 50 acre parcel.

David Wiener was curious about the neighbors and what they think of the project. Erin Covey being a neighbor, stated that they have provided photos of the future project and from her house across the street she was unable to see any of the solar panels.

David Wiener asked if there was a fence around the property, Mike Borkowski stated that the trees surrounding the property will remain there to be a buffer between resident's homes. On one side of the property there will be a small fence so animals will be able to pass freely while still surrounding the project.

Mark Hoffman made a motion to approve the referral, seconded by Angela Frederick. All were in favor.

The referral was approved.

#### **X. Town of Minden- Zoning Law Amendment**

Mark Hoffman stated that the Town of Mohawk is reviewing their local law. They are looking to update their zoning laws within the town. Alex Kuttesch added that everything in this zoning law amendment is pretty straight forward and is much like any other zoning law in the county.

David Wiener asked why it came to the county planning board and Alex stated that every zoning law change has to come in front of the county planning board.

Angela Frederick made the motion to approve the referral, seconded by Erin Covey. Mark Hoffman abstained. Rest of the board was in favor.

The referral was approved.

**XI. Other Business**

There was no other business.

**XII. Adjournment**

Betty Sanders made a motion to adjourn the meeting at 7:30 p.m., seconded by Erin Covey.  
All were in favor.

Respectfully submitted,

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Karl Gustafson Jr.  
Economic Development Grant Assistant