

**Montgomery County Planning Board**  
**Meeting Minutes**  
**June 12<sup>th</sup>, 2023**

**MEMBERS PRESENT:**

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

**STAFF MEMBERS PRESENT:**

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

**ABSENT:**

Frank Szykowski, Member

**OTHERS PRESENT:**

Kirsten Dunn- Dunn & Dunn  
Gavin Vuillaume – EDP  
Luis Gonzales, MVD  
Brenda Shuckton- Resident  
Sullivan Fitz James- Resident  
Robert J. Fitz James- Resident  
Silvia Bragulla- Resident  
Dale Petrosino- Resident  
Jiuying Chen- Resident  
James Meehan- Resident  
Walt Martin- Resident  
Patrick McDermott-Resident  
Grant Eggleston- City of Amsterdam

**I. Call to Order**

The meeting was called to order by Chairman Mark Hoffman at 6:31 p.m.

**II. Roll Call**

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

**III. Adoption of the Agenda**

David Wiener made a motion to adopt the agenda, Angela Frederick seconded. All members present were in favor.

#### **IV. Approval of Previous Meeting's Minutes**

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

#### **V. Public Comment**

Robert Fitz James, a resident of the City of Amsterdam, stated that he thinks the developer is trying to do too much on such a small site. Robert likes the Main Street building, but is opposed to the building proposed on Carmichael Street, due to the lack of green space and lack of parking.

Brenda Sheckton, a resident of the City of Amsterdam, stated that the building proposed on Carmichael Street will affect her quality of life. She also had concerns about the tenants and she would like to know who is moving into these apartments. She doesn't want people from outside of the area to move into them. She also states that the area has a rat problem and hopes that the issue will be resolved with the new construction. Brenda also stated that her backyard will be affected by the four-story building, reducing sunlight into her house.

James Meehan, a resident of the City of Amsterdam, stated that he is the youngest home owner in the neighborhood and stated that if the proposed building on Carmichael Street is built, he will end up leaving the area.

Dale Patrosino, a resident of the City of Amsterdam, stated that the four-story building will affect her quality of life. The lack of sunlight and privacy are her main concerns, along with the tenants of the building.

Patrick McDermott, a resident of the City of Amsterdam, has concerns about the lack of green space on the proposed site.

Sullivan Fitz James, a resident of the City of Amsterdam, stated that the four-story building will destroy the character of the neighborhood. He also has concerns with the lack of green space and the setbacks for the project.

Betty Sanders made a motion to close the public comments, Mark Hoffman seconded. All were in favor.

#### **VI. City of Amsterdam- Site Plan Review / Area Variance / Special use permit**

Alex Kuttesch stated that this referral is a site plan review, area variance and special use permit for the proposed project on Route 5 and Anne Street in the City of Amsterdam. The proposed project is a multi-building apartment complex with 90 units. The board will be

reviewing the site plan of the project and a variance and special use permit for parking spaces and setbacks on the site.

Gavin Vuillaume, from EDP, is an engineer from the project. Gavin stated that the project has been to the planning board and zoning board twice for revisions to the plan. Gavin mentioned that the original project was closer to the neighboring houses but is now further away and are beyond the required setbacks for the City. The project is also looking to add additional parking to the project.

David Wiener asked about the leased parking lot from St. Mary's hospital and if the parking lot were to be taken away, what would happen? Gavin stated that the parking would go away. Angela Frederick asked if a daylight study had been conducted. Gavin stated that a study had not been done but they will conduct the study.

Mark Hoffman asked Grant Eggleston about the city setback. Grant stated that the setbacks for the city is 20 feet. The building on Carmichael Street is beyond 20 feet, but the front of the building needed a variance for setbacks. Grant stated that the planning board required a lifetime lease or a purchase of the parking lot from St. Mary's for the project.

Alex Kuttesch asked the developer how much rent would be. Luis Gonzales from the project stated that single-bedroom apartments would be \$948 and two-bedroom apartments would be \$1,300.

Mark Hoffman made a motion to take no action, seconded by Angela Frederick. Irene Collins and Erin Covey abstained from the vote.

The referral was passed to the City of Amsterdam with a no action, with a stipulation of a parking resolution and a light study.

## **VII. City of Amsterdam- Zoning Change**

Alex Kuttesch explained that the referral is a zoning change in the City of Amsterdam to include cannabis facilities in four different zones within the city. Dave asked what zones it would be, Alex stated that it would be in the Downtown Core zone, Employment District, Commercial Corridor, and Light Industrial. Grant explained that businesses still need to get a special use permit and would need the licensing before applying for a special use permit through the city.

David Wiener made a motion to approve of the referral, seconded by Erin Covey. Irene Collins abstained. All were in favor.

The referral was approved.

**VIII. Town of Amsterdam- Site Plan Review/ Special use permit**

Alex Kuttesch stated that the board has reviewed this project before. The project is located on Golf Course Road. The proposed project used to be 28 unit living complex but is now 40 units so that is why it is back to the board.

Erin Covey stated that the fire department has no problem with the project and can get out of their facility without hindrance.

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

The referral was approved.

**IX. Town of Canajoharie- Local Law Adoption (Battery Storage)**

Kirsten Dunn from Dunn & Dunn explained that they took the battery storage law from the Town of Palatine and tweaked it to fit into the Town of Canajoharie. The areas are very similar, so the local law was easy to mimic. One of the adjustments to the law was to add more fire safety. They added that any training and retraining for the fire departments for safety on battery storage facilities would be paid for by the applicant.

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

The referral was approved.

**X. Town of Mohawk- Local Law Adoption (Battery Storage)**

Mark Hoffman explained that the setbacks in the law for battery storage will be 500 feet. The Town of Mohawk board is happy with the law.

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

The referral was approved.

**XI. Town of Mohawk- Local Law Adoption (Zoning Law)**

Mark Hoffman explained that this zoning law is for the old BOCES building on the county line. Supply wagon wants to add an event center into the zoning law. It is currently zoned

Manufacturing 2 but they wanted to add mixed uses to the zone. This would give the property owner an opportunity to hold weddings and possible festivals.

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

The referral was approved.

**XII. Other Business**

There was no other business.

**XIII. Adjournment**

David Wiener made a motion to adjourn the meeting at 8:20 p.m., seconded by Erin Covey. All were in favor.

Respectfully submitted,

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Karl Gustafson Jr.  
Economic Development Grant Assistant