

**Montgomery County Planning Board**  
**Meeting Minutes**  
**March 10<sup>th</sup>, 2022**

**MEMBERS PRESENT:**

Wayne DeMallie, Chairman  
Ronald Jemmott, Member  
David Wiener, Member  
Erin Covey, Member  
Mark Hoffman, Vice Chair  
Irene Collins, Member  
Betty Sanders, Alternate

**ABSENT:**

Doug Stahura, Member  
Angela Frederick, Member

**STAFF MEMBERS PRESENT:**

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

**OTHERS PRESENT:**

Grant Eggleston- City of Amsterdam  
Ryan Pezzulo- Attorney  
Terry Rasmusse- AMP Energy  
Mike Augustine  
Jen and Brandon Jeffer  
Tom and Melanie Coman  
Doug and Michele Wadsworth  
Mike and Heather Hanson

**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. Adoption of the Agenda**

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

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

David Wiener made a motion to accept previous meeting minutes, Mark Hoffman seconded the motion. The previous minutes were approved.

**V. Public Comment**

Mike Augustine, Michele Wadsworth and Doug Wadsworth all stated their reason for the opposition of the Town of Glen referral. Please see the attached letter for their concerns.

Ryan Pezzulo stated that he represents Tom and Melanie Coman on the Town of Amsterdam solar referral. Ryan stated that the solar company has not reached the four criteria to obtain a use variance. He also explained that the town recently has passed a law for no solar in the R-1 zone within the Town of Amsterdam. Ryan closed on the point that a solar project does not fit the character of the R-1 zone in the Town of Amsterdam.

Terry Rasmussen from AMP Energy explained that the project was being discussed well before the Town of Amsterdam had changed the solar law in the R-1 zone. The official application to the Town was unfortunately submitted after the law was passed. He believes the project has met all four criteria for the use variance. Terry closed his statements with that the Town of Amsterdam created this hardship for the project in the middle of their process and that the project doesn't affect the characteristics of the R-1 zone being shielded by mature trees surrounding the all four sides of the panels.

Melanie Coman is a resident next to the solar project in the Town of Amsterdam. Melanie stated that they live there for the rural nature of the community and solar panels would ruin the characteristics within the Town.

## **VI. Town of Florida- Site Plan Review**

Alex Kuttesch stated that this site plan is in the Florida Business Park. The company has purchased the 6 acre lot already for a construction of a 25,000 SF building.

Irene Collins asked how many jobs will be created. Alex stated that there will be 9 jobs created at first.

Ken Rose stated that the building is located behind the old Recorder building in between the Thruway and the old Recorder building.

Motion was made by Mark Hoffman to approve the referral, seconded by Dave Wiener. All were in favor.

The referral was approved.

## **VII. Town of Glen- Site Plan Review**

This is a Site Plan Review for a Wind Turbine in the Town of Glen. The developers will construct a 600'+ windmill.

Erin Covey asked if there is a decommission plan for this wind turbine. Alex stated that a plan was presented to the Town of Glen Board. Dave Wiener explained that the Town is looking for feedback and guidance from the county for their review.

Jen Jeffer from the Town of Glen planning board stated that it's very hard for the board to review this referral without legal help and with multiple new planning board members.

Dave asked if this fits into the character of the Town of Glen. Dave also stated that there are so many unanswered questions for our board to review.

Ken Rose stated there are two options for the board to take. Approve or disapprove the application and send it back to the Town or to send the application back as incomplete.

Erin Covey made a motion to send the referral back as an incomplete referral, David Wiener seconded. Roll call was taken. All were in favor.

The referral was approved.

#### **VIII. Town of Mohawk- Area Variance**

Alex stated that the Town of Mohawk has 20' setbacks from property lines. The referral is to move the setback to 8'. The applicant is looking to add an addition for a bedroom and a bathroom off of their house. Erin covey if a tree had to be removed and the applicants stated that the tree has already been removed.

Mark Hoffman made a motion to approve the referral, seconded by David Wiener. Roll call was taken. All were in favor.

The referral was approved.

#### **IX. Town of Amsterdam- Use Variance**

The referral is for a use variance to allow solar in the R-1 zone in the Town of Amsterdam. Erin stated that she lives right across the street from the property and she will abstain.

Wayne DeMallie asked if anyone can come in for a use variance. Terry Rasmussen stated that they applied for the use variance because they were already in the process of the project while they passed the solar moratorium in the R-1 zone.

Ryan Pezzulo re-stated that solar does alter the natural characteristic of the Town.

Mark Hoffman made the motion to disapprove the referral, seconded by David Wiener. A roll call vote was taken. Erin Covey abstained. Rest of the board was in favor.

The referral was disapproved.

**X. City of Amsterdam- Zoning Update**

Grant Eggleston stated that this will be a zoning update in the City of Amsterdam. Grant explained that the City is adding Accessory Dwelling Unit (ADU) to the zoning code in the LDN, MDN, MRN districts. This definition currently does not exist in the city code.

Erin Covey made the motion to approve the referral, seconded by Mark Hoffman. Roll call vote was taken. All were in favor.

The referral was approved.

**XI. Other Business**

There was no other business.

**XII. Adjournment**

Dave Wiener made a motion to adjourn the meeting at 7:50 p.m., seconded by Ron Jemmott. All were in favor.

Respectfully submitted,

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Karl Gustafson Jr.  
Economic Development Grant Assistant