

**Montgomery County Planning Board**  
**Meeting Minutes**  
**November 14, 2019**

**MEMBERS PRESENT:**

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

**STAFF MEMBERS PRESENT:**

Ken Rose, Director  
Andrew Santillo, Eco. Dev. Staff Assistant  
Karl Gustafson Jr., Eco. Dev. Grant Assistant  
Alex Kuttesch, Senior Planner  
Vincenzo Nicosia, Economic Dev. Specialist

**ABSENT:**

Jim Post, Alternate  
Angela Frederick, member  
John Lyker, Member  
Ronald Jemmott, Member

**OTHERS PRESENT:**

Peter Yetto, Ingalls Associates  
Steve Wilson, Boehlr Engineering

**I. Call to Order**

The meeting was called to order by Wayne DeMallie at 6:31 pm.

**II. Adoption of Agenda**

A motion was made by David Wiener, seconded by Betty Sanders to adopt the agenda for the November Planning Board meeting.

**III. Minutes**

A motion was made by Mark Hoffman, Seconded by Dave Wiener to accept the October Planning Board meeting minutes.

**IV. Public Comment**

There was no public comment.

**V. Referral City Of Amsterdam- East Main Street (Area Variance)**

Alex Kuttesch explained to the board that both of the City of Amsterdam referrals are for the same project. One is an area variance and one is a site plan review in relation to a six story apartment building on East Main Street in the City of Amsterdam. Alex stated that

that the area variance is for the parking spots for the apartment complex and a setback in the northwestern portion of the site. Peter Yetto from Ingalls Associates explained that the required amount of parking spaces for the project is 90 spaces but they only proposed 47 spots with an additional 13 spaces if needed in the future. Ingalls Associates did a parking study that showed that they would only need 47 parking spots due to the proposed apartments being for senior living/ affordable housing.

Alex asked Peter to explain to the board about the setbacks in the front of the property. Pete explained that along route 5, the current building is closer to the road than the proposed building would be. Pete showed on a map where exactly the setbacks were.

Betty Sanders asked about visitors for the apartment attendants and where they would have to park. Peter explained that visitors are only allowed to stay for two weeks at a time. At the main entrance of the building there will be someone with a sign in sheet to know who is coming in and out of the building. Peter reassured the board that there is plenty of parking on the site for attendants and visitors. The apartment will also provide a shuttle service for attendants and guest to get them where they need to go.

David Wiener asked if there were any street parking. Irene Collins and Erin Covey stated that there is street parking.

Irene Collins asked where the front of the building was. Peter explained that there are 2 entrances to the main entrance one from the front of the building (closer to route 5) and one in the back of the building from the parking lot. Irene also asked where the snow would go in the winter time. Peter explained that a company comes and removes the snow. Pete also explained that there will be four handicap spaces for parking which meets the requirements of the building.

Erin Covey made the motion to approve the City of Amsterdam's referral, Mark Hoffman seconded. Irene Collins abstained. All were in favor.

The referral was approved.

## **VI. Referral City of Amsterdam- East Main Street (Site Plan Review)**

Alex Kuttensch stated that this is the same project as the last referral but it is for the site plan review.

Betty Sanders made the motion to approve the City of Amsterdam's referral, Erin Covey seconded. Irene Collins abstained. All were in favor.

The referral was approved.

## **VII. Referral Town of Florida- Site Plan Review**

Steve Wilson from Boehler Engineering explained to the board that there will be a proposed 1,000,000 Sf distribution center on route 5s in the Town of Florida. Steve stated that the property is roughly 140 acres of land over twelve parcels. Steve stated that there are gas and electric lines that run through the property and the proposed project will completely avoid disrupting the lines. Steve also explained that the property will have two driveways, much like the neighboring distribution centers in the corridor. There will be 250 proposed employee parking spaces for the distribution center. There are some wetlands on the property but the proposed project will avoid disturbing the wetlands.

Wayne DeMallie asked if there will be a traffic light at one of the entrances of the distribution center. Steve Wilson stated that he conducted a traffic study for the car and truck entrances of the project. Steve stated that the road widening has helped the flow of traffic through the corridor and they are not proposing a traffic light at this time.

Betty Sanders asked how many jobs would be created. Steve Wilson stated that there are 250 parking spots proposed and there will be three shifts, so there will be several hundreds of jobs created.

David Wiener made a motion to approve the Town of Florida's referral, seconded by Mark Hoffman. All were in favor.

The referral was approved.

## **VIII. Other Discussion**

None

## **IX. Adjournment**

A motion was made by Betty Sanders, seconded by Erin Covey to adjourn the November 14<sup>th</sup>, 2019 Planning Board Meeting at 7:07 pm.

Respectfully submitted

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Karl Gustafson Jr.  
Grant Assistant

