

**Montgomery County Planning Board**  
**Meeting Minutes**  
October 25<sup>th</sup>, 2018

**MEMBERS PRESENT:**

Wayne DeMallie, Chairman  
Ronald Jemmott, Vice-Chair  
Mark Hoffman, Member  
John Lyker, Member  
Erin Covey, Member  
David Wiener, Member  
Jim Post, Alternate  
Betty Sanders, Alternate

**STAFF MEMBERS PRESENT:**

Ken Rose, Chief Executive Officer  
Andrew Santillo, Eco. Dev. Staff Assistant  
Karl Gustafson Jr., Eco. Dev. Grant Assistant

**ABSENT:**

Robert DiCaprio, Member  
Irene Collins, Member

**OTHERS PRESENT:**

Ann Waling, Cypress Creek  
Georgia Meisler, Cypress Creek  
Pat Taft, Adirondack Neon Signs

**I. Call to Order**

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

**II. Adoption of Agenda**

Motion was made by Mark Hoffman, seconded by Dave Wiener, to adopt the agenda. All other members present were in favor.

**III. Minutes**

Motion was made by Erin Covey, seconded by Dave Wiener, to accept the June 28, 2018 meeting minutes. All other members present were in favor.

**IV. Public Comment**

There was no public comment.

**V. Referral Town of St. Johnsville — Drinkwater Solar Project**

Ms. Betty Sanders asked a question about the project's Executive Summary and wondered how long — how many years — the agreements with customers will be.

Ms. Ann Waling explained the proposed project, which would help customers generally save about 10 percent below market rate on their energy bill. The customers can lock in rates over time, however there are certain rules that New York State has when selling solar, as customers would still have to pay delivery cost to their provider. This would provide a reduction on most of their bill and allow them to buy solar from a local company. The proposed project would serve approximately 300-500 average homes, with any excess going into the grid.

Mr. Post wanted to clarify that there is not currently a consumer yet.

Ms. Waling explained that there is not a project build yet, so until the project is built they wouldn't sell any outtake.

Mr. Rose explained where the project would be sited and showed on map the location off Crum Creek Road in the Town of St. Johnsville. The project is surrounded by dense forest lands so it has a minimal visual impact.

A motion was made by Ronald Jemmott, seconded by Erin Covey, to approve the Town of St. Johnsville Drinkwater Solar Project. All members present were in favor.

#### **VI. Referral City of Amsterdam — 27 Division Street Site Plan**

Mr. Rose explained that this is the former Hotaling Florist Building that is located on Division Street in the City of Amsterdam. This project is taking an abandoned building in the City's downtown and turning it into a viable use for the Laundromat and dry clean drop off facility. Mr. Rose explained that Montgomery County approved a loan for this project and that it's important development for the City.

Mr. Rose stated that he spoke with Grant Egelston, City of Amsterdam Code Enforcement Officer, and that there didn't seem to be concerns from discussions with the City Planning Commission.

A motion was made by Mark Hoffman, seconded by John Lyker, to approve the City of Amsterdam 27 Division Street Site Plan. All members present were in favor.

#### **VII. Referral City of Amsterdam — Riverfront Neon Sign**

Mr. Pat Taft from Adirondack Neon Signs explained to the board that proposed project would be a LED sign that would be mounted to the southwest corner of the parking garage of the Riverfront Center in the City of Amsterdam.

The sign would be for a customer located in the Center, Riverfront Wine & Liquor, and would be used for advertising for their business. Mr. Taft explained that it was a high-quality sign similar to the one in front of the county's Public Safety Facility which Adirondack Neon Signs also constructed.

Mr. Taft mentioned that he believed an agreement will be made for other businesses to potentially rent space or for the city to use the space to advertise events. Ms. Erin Covey asked if an agreement is in place already and Mr. Taft state that it wasn't sure.

Ms. Covey is concerned with the location of the sign, with many cars coming over the bridge into the City of Amsterdam, and that the sign could potentially be a distraction to traffic.

Mr. Dave Wiener is concerned with it being the highest thing you see as you enter the city and the first thing people see when they enter the city is advertisements for alcohol.

Mr. Ken Rose states that the board can approve, disapprove or send it back to the City Zoning Board of Appeals (ZBA), stating that the sign does not have a significant county-wide or inter-community impact.

Mr. Jim Post asks Mr. Taft to clarify that the board is speaking with the sign company and not the customer who will ultimately own and operate the sign. Mr. Taft stated that was correct and that is because he agrees to do everything for the customers with regards to permitting.

A motion was made by Erin Covey, seconded by Mark Hoffman, to not take any action because the Riverfront Neon Sign has No Significant County-wide or inter-community input. All members present were in favor.

## **VIII. Other Discussion**

Mr. Ken Rose informed the board that Amanda Bearcroft has left the Senior Planner (GIS) position and has taken a job with the City of Amsterdam as the Community & Economic Development Director. The Senior Planner/GIS position is currently posted and the department is currently looking to fill the position.

Mr. Mark Hoffman asked about solar projects taking place throughout the county and for progress updates on projects proposed in the Minden/Canajoharie area and Town of Florida and that the Town of Mohawk has seen interest from solar companies.

Mr. Dave Wiener stated there is a proposed solar project in the Town of Charleston and the board had some general discussion about solar projects and their effect on assessments and other community impacts.

Mr. Rose provided the board with an update on the Dollar General project and activity in the Florida Business Park Extension.

The Chairman stated that the next meeting would fall on Thanksgiving, and so for the time being the next meeting date would be forthcoming depending upon any referrals received.

## **IX. Adjournment**

A motion was made by Mark Hoffman, seconded by John Lyker, to adjourn the meeting at 7:22 p.m. All other members present were in favor.

Respectfully submitted

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Andrew Santillo  
Economic Development Staff Assistant