

Montgomery County Planning Board
Meeting Minutes
May 13th, 2024
(meeting held in MCBDC, 113 Park Drive, Fultonville)

MEMBERS PRESENT:

Mark Hoffman, Chairman
David Wiener, Vice Chairman
Wayne DeMallie, Alternate
Frank Szykowski, Member
Erin Covey, Member
Peter Lydon, Member
Frank Maphia, Member

STAFF MEMBERS PRESENT:

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

ABSENT:

Irene Collins, Member
Angela Frederick, Member
Betty Sanders, Alternate

OTHERS PRESENT:

Michael Flynn- Cipriani Solar

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

Frank Szykowski made a motion to adopt the agenda, Peter Lydon seconded. All members present were in favor.

IV. Approval of Previous Meeting's Minutes

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

V. Public Comment

There was no public comment.

VI. Town of Amsterdam- Special Use Permit

Alex Kuttensch stated the referral is a special use permit for an accessory building on the back of the property for a family member.

Frank Szykowski made a motion to approve, Peter Lyden seconded. All were in favor.

The referral was approved.

VII. Town of Root- Local Law Adoption

Alex stated that this referral is a local law adoption for the Town of Root. Currently the Town does not have any zoning, but this local law acts as a zoning code for solar. Addressing all the tiers of solar all the way from rooftop solar to utility scale. The local law is very similar with neighboring towns that the board has reviewed.

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

The referral was approved.

VIII. Town of Mohawk- Area Variance & Site Plan Review

Alex explained that this referral is an area variance and site plan review for a solar project in the Town of Mohawk. This is a 14 acre solar project. The area variance was endorsed by both neighbors of the project.

David asked if there was space in between the solar panels and on the outline of the project for emergency vehicles. Michael Flynn stated that there is plenty of room for emergency vehicles to enter the site.

Frank Szykowski made a motion to approve the referral, seconded by Frank Maphia. Mark abstained. Rest of the board was in favor.

The referral was approved.

IX. Town of Mohawk- Area Variance

Alex stated that this referral is an area variance for a parcel in the trailer park located in the Town of Mohawk. The owner of the trailer park is taking 1.5 acres out of the trailer park where his house is and other family members houses are. Mark explained that due to the size of the parcel being split up from the trailer park it had to get an area variance.

David Wiener is concerned about the 1.5 acres with 3 dwellings on it, sharing the same well. He is concerned that if the owner sells in the future, there could be some problems with sharing the well with other residents who may not be related to the new buyer. Erin Covey

stated that when a home is sold, the well information is required to be in the deed or the new buyers will be aware of the situation. So she doesn't think there will be an issue.

Peter Lyden made a motion to approve, seconded by Erin Covey. All were in favor.

The referral was approved.

X. Town of Glen- Local Law Amendment

Alex stated that the Town of Glen is making a local law amendment. They are making a change to their zoning mainly addressing battery storage in the Town of Glen. This add on was a part of their Land Use Management Plan.

Mark made a motion to approve, seconded by Peter Lyden. All were in favor.

The referral was approved.

XI. Other Business

There was no other business.

XII. Adjournment

Erin Covey made a motion to adjourn the meeting at 7 p.m., seconded by Frank Szykowski. All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant