

Montgomery County Planning Board
Meeting Minutes
March 10th, 2025
(meeting held in MCBDC, 113 Park Drive, Fultonville)

MEMBERS PRESENT:

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

ABSENT:

Angela Frederick, Member
Betty Sanders, Alternate

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

Kyle Rockwell- Village resident

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, Irene Collins seconded. All members present were in favor.

IV. Approval of Previous Meeting's Minutes

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

V. Public Comment

Kyle Rockwell, a resident of the Village of Palatine Bridge spoke about the zoning change at west main street. Kyle stated that rezoning this parcel would go against the characteristics of the neighborhood. Kyle also stated that this project is spot zoning.

Cindy, a resident of the Village of Palatine Bridge spoke about the zoning change for west grand street. She stated that the applicant insists that this zoning change is not spot zoning and has been a public building in the past. Cindy stated that in the village code, a retail store is not an allowable use at this location. Rezoning this parcel would be the definition of spot zoning and this parcel has never been zoned commercial and would not follow the existing comprehensive plan.

VI. Town of Mohawk- Area Variance

Alex Kuttesch explained that this referral is an area variance in relation to the height of an accessory building. Applicants are looking for relief from 15 feet in the town code to 23 feet.

Peter Lyden made a motion to approve the referral, seconded by Erin Covey, the referral was approved.

The referral was approved.

VII. Town of St. Johnsville- Local Law Amendment

Alex Kuttesch explained that this is a local law update for the town zoning in St. Johnsville. The changes are making all of Route 5 a commercial area as well as a natural products zone going out of town where the mining operation is located.

Erin Covey made a motion to approve, Seconded by Frank Szykowski. All were in favor.

The referral was approved.

VIII. Village of Palatine Bridge- Zoning Change

Alex Kuttesch explained that this is a zoning change in the Village of Palatine Bridge on West Grand Street. Zoning would change from R-1 to commercial. Erin asked how many parking spaces were at the location. Kyle explained that there are 4 parking spots at the location. Alex also explained that post offices and government buildings are allowable use in residential neighborhoods, which is what it is currently zoned as and what the building was previously used for.

Mark Hoffman made a motion to take no action on this and let the village decide on this referral, seconded by Peter Lyden. All were in favor.

The referral was sent back to the Village with no action taken by the board.

IX. Other Business

There was no other business.

X. Adjournment

Mark Hoffman made a motion to adjourn the meeting at 7:00 p.m., seconded by Erin Covey.
All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant