

Montgomery County Planning Board
Meeting Minutes
May 12th, 2025
(meeting held in MCBDC, 113 Park Drive, Fultonville)

MEMBERS PRESENT:

Mark Hoffman, Chairman
Peter Lyden, Member
Angela Frederick, Member
Irene Collins, Member
David Wiener, Vice Chairman
Frank Szykowski, Member

ABSENT:

Frank Maphia, Member
Betty Sanders, Alternate
Wayne DeMallie, Alternate
Erin Covey, Member

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

Steve Wilson- Bohler Engineering
David Everett-Whiteman Osterman & Hanna
Karl Pehnke- Langan Engineering
Sean Baggett- Bluewater Property Group

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

No public comment.

VI. Town of Florida- Site Plan Review

Alex Kuttesch explained that this referral is a site plan review for the new Amazon facility in the Town of Florida. The proposed project is roughly 650,000 square foot facility. Sean

Baggett from Bluewater Property Group presented the project to the board. Sean explained that the site is a total of 135 acres. The total square footage of the building will be 3.2 million square feet but only have a footprint of 650,000 square feet. The building will be 5 stories tall. Sean also added that there will be a traffic signal installed at the entrance of the target and this new facility.

Steve Willson from Bohler Engineering presented to the board examples of what the board passed in 2019 and how different this project is. The board approved a referral in 2019 for a 1 million square foot building on the same site. The 2 main differences in the project are the square footage mentioned above and the height of the building. Back in 2019, the board approved the height of the building at 35 feet, the new proposed project is 103 feet. Parking has increased with the number of jobs being available for the new project.

Karl Pehnke from Langan Engineering talked about traffic at the proposed project. Karl stated that the traffic will be like what was proposed and approved in 2019. In 24 hours, there will be approximately 250 trucks in and out of the facility. Route 5s has plenty of capacity for that amount of traffic. There will be turn lanes for each entrance of the facility. Angela Frederick asked about a traffic light being placed at the peak season entrance. The project doesn't warrant a signal at that entrance.

Angela Frederick made a motion to approve the referral, seconded by Frank Szykowski, 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 have their definitions regarding quarries in the town and mining related activities. Some of the changes are what operations can use to blast with and when they can blast, the changes also include the types of machinery they can use to mine.

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

The referral was approved.

VIII. Other Business

There was no other business.

IX. Adjournment

Mark Hoffman made a motion to adjourn the meeting at 7:20 p.m., seconded by David Wiener. All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant