MONTGOMERY COUNTY NY
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

Meeting Notice

TO: **Board Members**

FROM: **Karl Gustafson Jr.**

DATE: **August 11th, 2025**

RE: **Planning Board Meeting**

The regular meeting of the Montgomery County Planning Board is scheduled for Monday, August 11th, 2025 at 5:30 p.m. at the Montgomery County Business Development Center, 113 Park Drive, Fultonville, NY.

Please call Karl at (518) 853-8334 between 8:30 a.m. and 4:00 p.m. if you have any questions.

cc: The Recorder
Montgomery Co. Legislature
DPW
The Leader Herald
Daily Gazette

MONTGOMERY COUNTY NY
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

MONTGOMERY COUNTY PLANNING BOARD MEETING

Monday, August 11, 2025

5:30 PM – Montgomery County Business Development Center

I. Pledge of Allegiance

II. Role Call

III. Adoption of Agenda

IV. Approval of previous meeting minutes

V. Public comments on agenda items (3 minute limit per person)

VI. City of Amsterdam — Site Plan Review

VII. Town of Mohawk — Area Variance

VIII. Town of Mohawk- Area Variance

IX. Any other business

Montgomery County Planning Board
Meeting Minutes
June 9th, 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
Frank Maphia, Member
Betty Sanders, Alternate
Wayne DeMallie, Alternate

STAFF MEMBERS PRESENT:

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

ABSENT:
Erin Covey, Member

OTHERS PRESENT:
Grant Eggleston- Code Enforcement, City of Amsterdam
Henry Araujo- Town of Mohawk Zoning Board

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

Irene Collins made a motion to adopt the agenda, Angela Frederick seconded. All members present were in favor.

IV. Approval of Previous Meeting's Minutes

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

V. Public Comment

No public comment.

VI. City of Amsterdam- Site Plan Review

Alex Kuttesch explained that this referral is a site plan review from the City of Amsterdam. The project is located on 2 separate parcels, on East Main Street. The project is a community center, with basketball courts. The building is roughly 10,000 square feet. The second parcel is behind the project for parking lot to service this facility. Grant Eggleston explained that the community center is not allowable in a commercial corridor zone, so they will need a special use permit and site plan review for the project.

Angela Frederick made a motion to approve the referral, seconded by Peter Lyden. Irene Collins abstained. All were in favor.

The referral was approved.

VII. Town of Mohawk- Area Variance

Alex Kuttesch explained that this is an area variance from the Town of Mohawk. The property is located on Route 30a. The owner is starting a used car business out of their residence. The applicant is requesting a variance for the allotted size required for a used car dealership. The allowed building size for a used car dealership is 30,000sf, the applicant has a 17,000sf building. Henry Aaujo explained that there will be only one car located on premises at tall times. Henry also stated that there will be no car carriers dropping cars off at the house, the cars must be driven to the house and driven from the house.

David Wiener made a motion to approve, Seconded by Irene. Mark Hoffman abstained. All were in favor.

The referral was approved.

VIII. Town of Canajoharie- Special use Permit

Alex Kuttesch explained that the Town of Canajoharie is looking to relocate their town hall to 209 Erie Boulevard in the Village of Canajoharie. The building is currently an insurance building. The Town needed a special use permit to allow a municipal building in the current zone. The current building is located on Mitchell Street and is not handicapped accessible, the building is old and dilapidated, so these are the reasons why the Town of Canajoharie is looking to move.

Angela Frederick made a motion to approve the referral, seconded by Frank Szykowski. Peter Lyden abstained. All were in favor.

The referral was approved.

IX. Other Business

Frank Maphia brought up to the board about moving meetings from Monday nights. The board members were not in favor of that, but they were in favor of moving the meetings time up from 6:30 to 5:30.

Frank Szykowski made a motion to approve moving the meeting time to 5:30, seconded by Irene Collins. All were in favor.

The meeting time was moved.

X. Adjournment

David Wiener made a motion to adjourn the meeting at 7:00 p.m., seconded by Betty Sanders. All were in favor.

Respectfully submitted,

_____

Karl Gustafson Jr.
Economic Development Grant Assistant

REFERRAL FORM
MONTGOMERY COUNTY PLANNING BOARD

Referral Number_____
assigned by the MCPB upon acceptance of referral for review

This Referral must be received **SEVEN CALENDAR DAYS** prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: City of Amsterdam Planning Board
Referring Officer: Sandy Griffin, Chairwoman
Mail original resolution to: City Hall
61 Church St, Amsterdam, NY 12010
or gegelston@amsterdamny.gov

1. **Applicant:** Royal Pantry Corporation **2. Site Address:** 47 Market Street
3. **Tax Map Number(s):** 55.35-1-13 **4. Acres:** 0.35
5. **Is the site currently serviced by public water?** ☒ Yes ☐ No
6. **On-site waste water treatment is currently provided by:** ☒ Public Sewer or ☐ Septic System
7. **Current Zoning**: Downtown Core **8. Current Land Use**: Mixed Commercial
9. **Project Description:** Food Pantry
Storefront with regular hours. "Pantry Day" to be Fridays at 1pm.

10. **MCPB Jurisdiction:**

☐ **Text Adoption or Amendment** ☒ **Site is located within 500' of:** Route 30 Arterial, Route 5 *(Specify by Name)*

Check All That Apply
- ☐ a municipal boundary.
- ☒ a State or County thruway/highway/roadway
- ☐ an existing or proposed State or County park/recreation area
- ☐ an existing or proposed County-owned stream or drainage channel
- ☐ a State or County-owned parcel on which a public building or institution is situated
- ☐ a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. **PUBLIC HEARING:** Date: 7/23/25 Time: 6pm Location: City Hall

Referred Action(s)
If referring multiple, related actions, please identify the referring municipal board if different from above.

12. ☐ **Text Adoption or** ☐ **Amendment** **Referring Board:**

☐ Comprehensive Plan ☐ Local Law ☐ Zoning Ordinance ☐ Other _____

13. ☐ **Zone Change** **Referring Board:**

Proposed Zone District: _____ Number of Acres: _____

Purpose of the Zone Change: _____

14. ☒ **Site Plan** ☐ **Project Site Review** **Referring Board:** C. Amsterdam Planning Board

Proposed Improvements: Convert existing storefront.

Proposed Use: Food Pantry

Will the proposed project require a variance? ☐ Yes ☒ No Type: ☐ Area ☐ Use

Specify: _____

Is a State of County DOT work permit needed? If Yes : ☐ State or ☐ County ☒ No

Specify: _____

15. ☐ **Special Permit** **Referring Board:**

Section of local zoning code that requires a special permit for this use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

16. Variance **Referring Board:**

☐ Area ☐ Use

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

_____

SEQR Determination

Action: **Finding:**

Check One

- ☐ Type I
- ☒ Type II
- ☐ Unlisted Action
- ☐ Exempt

- ☐ Positive Declaration – Draft EIS
- ☐ Conditional Negative Declaration
- ☐ Negative Declaration
- ☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): _____ **Date**: _____

REQUIRED MATERIAL

Send 13 copies of a "Full Statement of the Proposed Action" which includes:

All materials required by and submitted to the referring body as an application

- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at http://www.mcbdc.org/planning-services/montgomery-county-planning-board-referrals/

This referral, as required by GML §239 l and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Grant Egelston, Code Enforcement, 518-841-4322 — Name, Title & Phone Number of Person Completing this Form

7/24/25 — Transmittal Date

This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: _____

Receipt of 239-m referral is acknowledged on _____. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

☐ Approves

☐ Approves (with Modification)

☐ Disapproves:

☐ No significant County-wide or inter-community input

☐ Not subject to Planning Board review

☐ Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

_____ _____

Date

Kenneth F. Rose, Director
Montgomery County Dept. of Economic Development and Planning

CITY OF AMSTERDAM
PLANNING COMMISSION
AMSTERDAM CITY HALL
61 CHURCH STREET
AMSTERDAM, NEW YORK 12010
PHONE (518)841-4319 FAX (518)841-4310

Office Use Only:
Application #25-20 P
Date Received 7-8-25
$75-

PLANNING COMMISSION APPLICATION

All fields must be printed clearly or typed.

☑SITE PLAN REVIEW ☐SPECIAL USE PERMIT ☐SUBDIVISION OF LAND ☐SKETCH PLAN CONFERENCE

PROJECT NAME: Royal Pantry Corporation

PROJECT ADDRESS: 47 (Number) Market Street (Street) S/B/L: 55-35-1-13

Which Zoning District is the project located within?

☐Low Density Neighborhood ☐Medium Density Neighborhood ☐Medical Residential Neighborhood
☑Downtown Core ☐Employment District ☐Commercial Corridor ☐Light Industrial District

RECEIVED
JUL 08 2025
CITY OF AMSTERDAM
CITY CLERK'S OFFICE

Is the property located within the Form-Based Code overlay zone? ☑Yes ☐No
Is the property located within the Greenway Corridor Overlay zone? ☑Yes ☐No
Is the property located within the Gateway Overlay zone? ☐Yes ☑No
Is the property located within 500 feet of the Montgomery County referral buffer zone? ☑Yes ☐No
Is the property located within 500 feet of a State of County highway? ☑Yes ☐No

APPLICANT NAME*: Royal Pantry Corporation AS Tenant
*Applicant must be either the owner of the property to be developed or used, or be a party with a purchase agreement for the property. A copy of the purchase agreement must be attached.

Address: 47 (Number) Market St (Street) Amsterdam (City) NY (State) 12010 (Zip)
Phone No. 929 513 7560 Fax ____ Email royalpantrycorp@gmail.com

OWNER NAME: 47-49 Market Street Land Trust
Address: 734 (Number) Franklin Avenue (Street) Suite 232 Garden City (City) NY (State) 11530 (Zip)
Phone No. 917 402 0425 Fax ____ Email ~~linford~~ @gmail.com
LinFordBrodmjR

ATTORNEY/ AGENT: Salvatore Ferlazzo
Address: 20 (Number) Corporate Woods Blvd (Street) Albany (City) NY (State) 12211 (Zip)
Phone No. 518.225.2485 Fax ____ Email sal@stickellaw.com.

If there are additional applicants/owners, please submit separately.

Who will be the PRIMARY contact person? ☐Applicant ☐Owner ☑Agent

PROVIDE A BRIEF DESCRIPTION OF THE PROJECT:

see attached

SITE PLAN CHECKLIST

All items on the list must be included with the Site Plan Application

___ Photographs of the property

___ Aerial view of the property (Google Earth or similar) with the project location indicated

___ **Environmental assessment form. An application for site plan review and approval shall also be accompanied by a short or full EAP as required by SEQRA, Article 8 of the Environmental Conservation Law and Title 6 Part 617 NYCRR.**

A CERTIFIED DRAWING INCLUDING THE FOLLOWING:

- ___ Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing.
- ___ North arrow, scale and date.
- ___ Accurate boundaries of the property plotted to scale, showing location & names of adjacent streets, access to adjacent streets, existing buildings and other improvements (identify use of each building), and site coverage statistics
- ___ Preliminary drawings showing location, proposed use and height of all buildings, including:
  - ___ General floor plans
  - ___ Exterior elevations
  - ___ Overall dimensions
  - ___ Design and exterior materials
- ___ Existing/proposed pedestrian & bicyclist accomodations
- ___ Location of outdoor storage for equipment and martials, if any.
- ___ Existing/proposed parking & circulation, including
  - ___ Number of off-street parking spaces, including accessible spaces, as required by Chapter 250, Section 39
  - ___ Bicycle parking
  - ___ Location of off-street loading
- ___ Fencing and/or screening
- ___ Landscaping
- ___ Outdoor lighting
- ___ Signage, showing the following:
  - ___ Placement on the building
  - ___ Size
  - ___ Colors
  - ___ Material
  - ___ Illumination

Acknowledgement. The undersigned acknowledges that he or she has provided all information and materials required herein or provided a written waiver request with a narrative justification for each item not submitted.

Applicant Signature: Emily Lo **Date** 7/8/2025

Building/Zoning official receiving application: Egelston **Date** 7-8-25

CITY OF AMSTERDAM
PLANNING COMMISSION
AMSTERDAM CITY HALL
61 CHURCH STREET
AMSTERDAM, NEW YORK 12010
PHONE (518)841-4319 FAX (518)841-4310

Application # _____

SITE PLAN APPLICATION

A "Planning Commission Application" and all attachments, including any approved plan, must be submitted with this form.

ADDRESS OF SITE: 47 (Number) Market (Street) Royal Pantry Corporation (Name of Business/Tenant)

Royal Pantry Corporation by Everett Flink
APPLICANT'S NAME* Date

APPLICANT'S SIGNATURE*

*Applicant must be either the owner of the property to be developed or used, or be a party with a purchase agreement for the property. A copy of the purchase agreement must be attached.

Address: Royal Pantry Corporation (Number, Street) see below (City, State, Zip)

Phone No. _____ Fax _____ Email _____

CONTACT PERSON: Everett Flint

Address: 47 (Number) Market (Street) Amsterdam (City) NY (State) 12010 (Zip)

Phone No. 929 513 7560 Fax _____ Email royalpantrycorp@gmail.com

NAME OF PRESENT PROPERTY OWNER: 47-49 Market Street Land Trust

Address: 734 (Number) Franklin Ave (Street) Suite 232 (City) Garden City (State) NY (Zip) 11530

PROPOSED USE: (Check where applicable and provide gross floor area for each use – including basement areas)

Use		Gross Floor Area		Use		Gross Floor Area	
_____	Medical Office	_____	sq. ft.	_____	Wholesale Business	_____	sq. ft.
_____	General Office	_____	sq. ft.	_____	Warehouse/ Distribution	_____	sq. ft.
_____	Retail Sales	_____	sq. ft.	_____	Manufacturer	_____	sq. ft.
_____	Convenience Store	_____	sq. ft.	_____	Fast Food	_____	sq. ft.
_____	Apartments ____ units	_____	sq. ft.	_____	Restaurant, Barroom	_____	sq. ft.
_____	Motel, Hotel ____ rooms	_____	sq. ft.		If restaurant or barroom: # of seats: ____		
_____	Storage	_____	sq. ft.	✓	Other (specify) Food Pantry	_____	sq. ft.

Area of Parcel 16596 ~~Acres~~ SF _____ Sq. Ft.

Disposition of Parcel (in square feet)	Existing	Net Increase or Decrease	Total Proposed	Total (As % of site)
Building Area	3999 SF			
Paved Area (incl. walks, gravel, etc.)	7681 SF			
Green Area	4916 SF			
Number of Parking Spaces	5 plus parking available to public in front of space and Douglas Lot (44)			

If change in tenant: Name of previous tenant/business: _____

Specific activities of previous use: _____

Present (if any) number of ~~employees~~ Volunteers at maximum shift: 10 Present (if any) number of shifts: 1

Proposed number of employees at maximum shift: _____ Proposed number of shifts: _____

Proposed Days & Hours of operation: See attached

Office Use Only:

Application # _____

Fee Schedule

Site Plan Review:	**Residential:**	
	Up to $50,000	☐$50
	between $50,000 - $100,000	☐ $100
	between $100,000 - $150,000	☐ $150
	For every $50,000 above $150,000	☐ $50
	Commercial:	
	Up to $50,000	☑ $75
	between $50,000 - $100,000	☐ $150
	between $100,000 - $150,000	☐ $225
	For every $50,000 above $150,000	☐ $75
Special Use Permit:	**Residential**	☐$50
	Commercial	☐$75
All Subdivisions		☐$50

Total: $ 75.00

*A check payable to the **City of Amsterdam** must accompany this application.*

Submission Deadline

The Planning Commission meets the fourth Wednesday of each month. Dates may vary due to holidays.
Complete applications must be received 15 days prior to the next scheduled meeting to be included on the agenda.

We must receive the original, completed application packet + 7 copies.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☐Yes ☑No

If Yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

Certification, Permission, and Authorization: As the owner, leasee, or purchaser under contract for the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required or requested a waiver in writing for any documentation not submitted. I hereby authorize members of the Planning Commission and designated City of Amsterdam staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application. I hereby certify that there are no outstanding code violations on any owned properties within the City of Amsterdam for the applicant and property owner, if property owner is different from the applicant. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.

Applicant Signature: _____ **Date** 7/8/25

Owner Signature: _____ **Date** _____

Building/Zoning official receiving application: _____ Date _____

SIGN LED WILL BE APRX 3 X 3 FT
MOUNTED FLUSH ABOVE
STOREFRONT WINDOW





BACK AREA





FRONT AREA



47-49 MARKET STREET LAND TRUST
734 Franklin Avenue, Suite 232
Garden City, NY 11530

phone: 917 402-0425 fax: 516 5685246 e-mail: info@powerholdingsandmanagement.com

July 08, 2025

Attention: City Of Amsterdam

RE: Site Plan for Royal Pantry Corporation

As Trustee for the owner of the property known as 47-49 Market Street, Specifically 47 Market street, Amsterdam, New York 12010, we herby consent to the planning commission and site plan applications submitted by Royal Pantry Corporation. Royal Pantry's application is for Mr. Everette Flint to operate as a food pantry as identified in the application submitted on July 08. 2025

Feel free to contact me with any questions you might have in regards to our participation in this transaction.

Sincerely,

Linford Brown
Trustee
47- 49 Market Street Land Trust/ Property Owner
Email: linfordbrownjr@gmail.com

DESCRIPTION OF PROJECT: ROYAL FOOD PANTRY

Facility Interior – Usage & Layout

Storefront Area (Front Room):

- Dimensions: 25 ft. (L) × 18 ft. (W) = 450 sq. ft.
- Ceiling Height: 13 feet
- Finish: White-painted walls, gray flooring
- Usage:
    - Public-facing intake/check-in area
    - Indoor distribution setup (tables/shelves during poor weather)
- Access to Pantry Area: Two double doors and one single door in back wall
- Bathroom: One indoor bathroom in the back corner, 5 ft. × 7 ft is available. During peak hours a porta john will be made available in the area near the tent.
- See attached photos of the current front room.

Back Pantry Storage Area:

- Dimensions: 36 ft. (L) × 18 ft. (W) = 648 sq. ft.
- Ceiling Height: 13 feet
- Finish: White-painted walls, gray flooring
- Usage:
    - Dry and canned goods storage
    - Walk-in cooler/freezer combo in back right corner
    - Volunteer staging area and operational storage
- Facilities: A porta potty will also be available on-site for additional restroom access
- See attached photos of the back storage area.

Parking & Access Summary

On-Site Parking (Behind Building):

- 5 designated parking spaces

Public Parking – Kirk Douglas Park Lot (Across Guy Park Extension):

- 44 total spaces
    - 11 spaces on each long side
    - 22 in two middle rows (11 per row)

On-Street Parking (Market Street):

- 14 total parallel spots (7 on each side of one-way street)

Parking & Safety Management:

- 5 parking volunteers will:
    - Direct patrons to Kirk Douglas Park and rear on-site lot
    - Monitor flow and ensure safe pedestrian crossing of Guy Park Extension
    - Maintain line organization and safety throughout service hours

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Operating Hours

Midweek Operations (By Appointment):

- Wednesdays & Thursdays: 11:00 AM – 3:00 PM
    - Helps reduce congestion on main pantry day
    - Managed by pantry staff and volunteers

Main Pantry Day:

- Fridays: Begins at 3:00 PM
    - Avoids conflict with Amsterdam City Court hours
    - Ensures Kirk Douglas parking lot is fully available for patrons

Friday Setup:

- 10 plastic tables set up under a canopy tent along the building's side
- Patron line directed to form behind the building near the tent, away from sidewalks and businesses. Vehicular pickups will park in the pubic lot or in the spots behind the building as shown in the site plan.

Seasonal & Weather Considerations

- During winter months or inclement weather, distribution moves indoors
    - Patrons will select food from tables and shelf displays set up in the front room

Signage

Signage will be to show that the pantry is open.

- The permanent Royal Pantry sign shall be made of metal, or other durable material such as plastic (will not be a banner material).

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Royal Patrty Corporation

Name of Action or Project:
Food Pantry 47 Market Street

Project Location (describe, and attach a location map):
47 Market Street Amsterdam NY

Brief Description of Proposed Action:
The Royal Pantry Corporation seeks to establish a food pantry to help the community obtain consistent fresh and adequate food for their health and safety. It is a not for profit that believes downtown Amsterdam has a critical need to address food insecurity and humger.

Name of Applicant or Sponsor:	Telephone: 929-513-7560
Royal Pantry Corportaion	E-Mail: royalpantrycorp@gmail.com

Address:
47 Market Street

City/PO:	State:	Zip Code:
Amsterdam	NY	12010

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Amsterdam Panning Commission Site Plan approval	☐	☑

3. a. Total acreage of the site of the proposed action? 16596 sq ft acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16596 sq ft acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

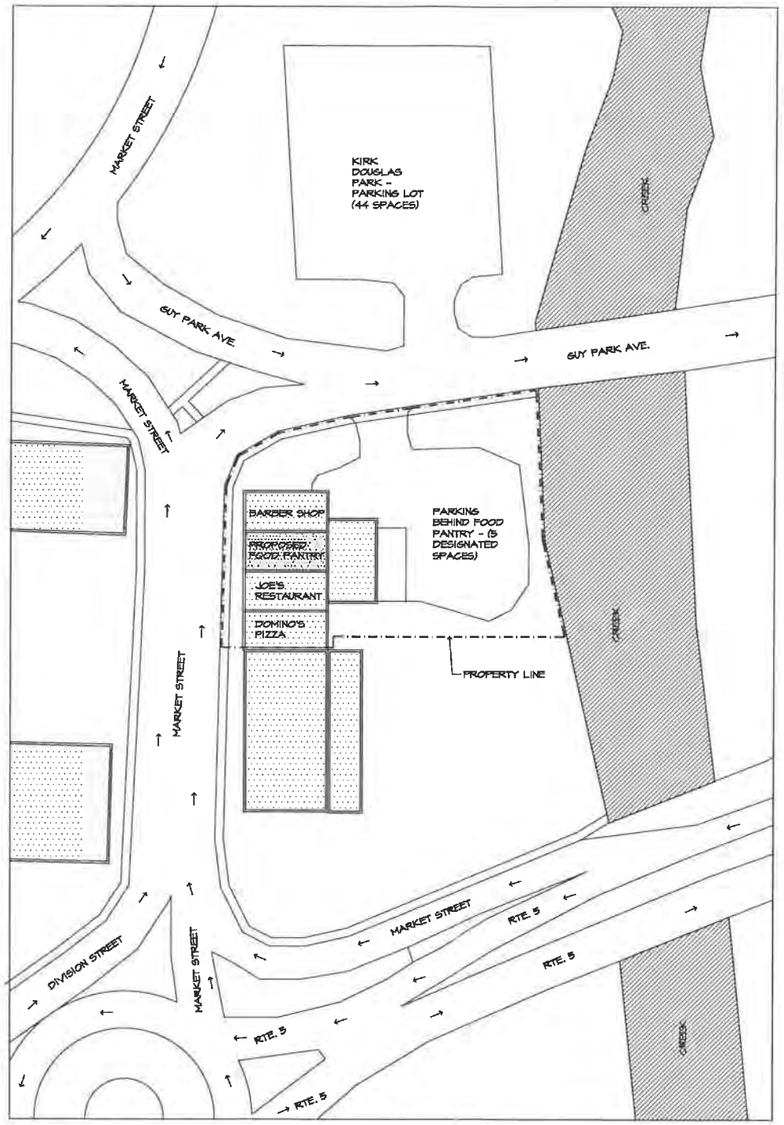
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Royal Pantry Corporation Date: 7/8/2025

Signature: Salvatore D Pellegrino Title: Attorney

PRINT FORM



A1
L-1
SITE PLAN - 47 MARKET STREET
SCALE: 1/32" = 1' - 0"

PROJECT NORTH

James Jordan Associates
Architects
66 Main Street
Post Office Box 111
Richfield Springs, New York 13439-0111
E-mail jmj@jordanJSA.com
Fax 315 858-0755
315 858-8000

Royal Pantry Corporation
Site Plan Application

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.

Scale	As Noted
Date	July 7, 2025
Drawn	KMR
Checked	JMJ
Project	2515
Revisions	

Sheet Name
Site Plan - Proposed Food Pantry

Sheet Number
L-1

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JAMES JORDAN ASSOCIATES

REFERRAL FORM
MONTGOMERY COUNTY PLANNING BOARD

Referral Number_____
assigned by the MCPB upon acceptance of referral for review

This Referral must be received **SEVEN CALENDAR DAYS** prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: Town of Mohawk Zoning Board
Referring Officer: Chairman Henry Araujo
Mail original resolution to: Town of Mohawk
Atten: Town Clerk - Kim Sullivan
PO Box 415, Fonda, NY 12068

1. **Applicant:** Ron Rera **2. Site Address:** 2382 NYS Rt 30A, Johnstown, NY 12095
3. **Tax Map Number(s):** 20.-1-3.3 **4. Acres:** 8.3 Acres
5. **Is the site currently serviced by public water?** ☐ Yes ☒ No
6. **On-site waste water treatment is currently provided by:** ☐ Public Sewer or ☒ Septic System (To be Constructed)
7. **Current Zoning**: B-2 Retail Business **8. Current Land Use**: Vacant Land/Hay Field
9. **Project Description:** Ron Rera proposed use is allowed in the B-2 Retail business zone the property is located in. He wants to construct a Agricultural Sales Office Building and Parking Area with areas to display and sell Carports, Farm Implements, mowers, lawn tractors, sub-compact tractors and other related items.
10. **MCPB Jurisdiction:**

☐ **Text Adoption or Amendment** ☒ **Site is located within 500' of:** _____

- ☐ a municipal boundary.
- ☒ a State or County thruway/highway/roadway
- ☐ an existing or proposed State or County park/recreation area
- ☐ an existing or proposed County-owned stream or drainage channel
- ☐ a State or County-owned parcel on which a public building or institution is situated
- ☐ a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. **PUBLIC HEARING:** Date: July 24, 2025 Time: 6:30 pm Location: TOM Town Hall
2-4 Park St, Fonda, NY

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. ☐ **Text Adoption or** ☐ **Amendment** **Referring Board:**

☐ Comprehensive Plan ☐ Local Law ☐ Zoning Ordinance ☐ Other _____

13. ☐ **Zone Change** **Referring Board:**

Proposed Zone District: _____ Number of Acres: _____

Purpose of the Zone Change: _____

14. ☐ **Site Plan** ☐ **Project Site Review** **Referring Board:**

Proposed Improvements: _____

Proposed Use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

Specify: _____

Is a State of County DOT work permit needed? If Yes : ☐ State or ☐ County ☐ No

Specify: _____

15. ☐ **Special Permit** **Referring Board:**

Section of local zoning code that requires a special permit for this use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

16. Variance **Referring Board:** TOM Zoning Board of Appeals

☒ Area ☐ Use

Section(s) of local zoning code to which the variance is being sought: TOM Zoning Law 2022; Schedule A; B-2 Business Retail; Automobile, boat, farm implement, mobile home or trailer sales and repair and auto body repair shop

Describe how the proposed project varies from the above code section: Schedule A requires 300 ft of Road Frontage for Retail Sales and Farm Implement Sales, and applicant has 262.59 ft of Road Frontage

SEQR Determination

Action:

- ☐ Type I
- ☐ Type II
- ☒ Unlisted Action
- ☐ Exempt

Finding:

- ☐ Positive Declaration – Draft EIS
- ☐ Conditional Negative Declaration
- ☒ Negative Declaration
- ☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): TOM Planning Board **Date**: July 15, 2025

REQUIRED MATERIAL

Send 3 copies of a "Full Statement of the Proposed Action" which includes:

All materials required by and submitted to the referring body as an application

- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at http://www.mcbdc.org/planning-services/montgomery-county-planning-board-referrals/

This referral, as required by GML §239 l and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Stanley F. Waddle; Zoning Code Official Town of Mohawk — 8/4/2025

Name, Title & Phone Number of Person Completing this Form — Transmittal Date

Cell: (518)-774-0420 Email: zoning@townofmohawk.net

This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: _____

Receipt of 239-m referral is acknowledged on _____. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

☐ Approves

☐ Approves (with Modification)

☐ Disapproves:

☐ No significant County-wide or inter-community input

☐ Not subject to Planning Board review

☐ Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

_____ _____

Date

Kenneth F. Rose, Director
Montgomery County Dept. of Economic Development and Planning

Received Date: 7/2/25

By: [signature]

TOWN OF MOHAWK NEW YORK

Application #: 2025-7-15 #3

Date: 7/24/2025

Project Name: MOHAWK EQUIPMENT SALES

APPLICATION TO THE ZONING BOARD OF APPEALS

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS FOR:

(CHECK APPROPRIATE BOX)

*** ( ) SPECIAL PERMIT; (COMPLETE BLOCKS A, B-1, B-2, F AND G)**

( ) USE VARIANCE; (COMPLETE BLOCKS A, B, F AND G)

X ( ) AREA VARIANCE; (COMPLETE BLOCKS A, B-2, C, F AND G)

( ) REVIEW OF A DECISION OF THE ZONING/ADMINISTRATIVE OFFICIAL; (COMPLETE BLOCKS A, D, F AND G)

( ) INTERPRETATION OF THE ZONING ORDINANCE; (COMPLETE BLOCKS E AND G)

***AS ACCEPTED IN THE ZONING ORDINANCE; REV. SEPTEMBER 24TH, 1998**

X **A.1. DESCRIPTION, LOCATION AND ZONING DISTRICT OF THE PREMISES INVOLVED:** 8.3 acres with small barn and shed, located at 2382 NYS Rt 30A, Johnstown, < 1/2 mile north of Old Trail Road on NYS Rt 30A. Approx 2/3 property in B-2 Retail Business and Approx 1/3 in A-Agricultural Zone, West

X **2. THE APPLICANT HAS OWNED OR WILL OWN THE SUBJECT PROPERTY AS OF** January 2025 **(DATE)** Contract was signed 11/18/2024

X **3. THE APPLICANT CERTIFIES OWNERSHIP OF ANY OF THE FOLLOWING ADJOINING PROPERTY:** None

B.1. THE APPLICANT PROPOSES TO USE THE PREMISES FOR THE FOLLOWING PURPOSES: (GIVE DETAILS)

My proposed use is allowed in the B-2 Retail business zone my property is located in. I wish to construct a Agricultural Sales Office Building and Parking Area with areas to display and sell Carports, Farm Implements, mowers, lawn tractors, sub-compact tractors and other related items.

X **2. THE APPLICANT CONTENDS THAT THE PROPOSED USE WILL NOT BE INJURIOUS TO THE CHARACTER OF THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:**

The proposed use will not be injurious to the character of the neighborhood as the area is a B-2 Retail Business zone; there is a commercial storage business; 30A Self Storage that is located next door, there is a commercial Porta-Potty Rental company adjoining my property, along with a retail business, Fell off the Truck Deals.; north of that is an Insurance Agency; Countryside Agency. Across the street and south is a shed business; WoodStuff. Further south is a Truck Repair garage; New Limit Motorsports with numerous vehicles.

3. THE APPLICANT CONTENDS THAT NO PERMISSIBLE USE OF HIS PROPERTY WILL PERMIT A REASONABLE RETURN FOR THE FOLLOWING REASONS:

X **C.1. THE APPLICANT REQUEST RELIEF FROM THE ZONING ORDINANCE PROPERTY RESTRICTIONS AS EXPLAINED BELOW:**

TOM Zoning Law 2022 Schedule A specifies that for the proposed business, 300 feet of Road Frontage is required, have 262.59, a difference of 37.41 feet. I am requesting an area variance for the relief of the 37.41 feet.

X **2.THE APPLICANT CERTIFIES THAT THE FOLLOWING SPECIAL CIRCUMSTANCES APPLY TO THIS PROPERTY BUT DO NOT APPLY GENERALLY TO LAND OR BUIDINGS IN THE NEIGHBORHOOD:** My property's road frontage is located between two other properties. Prior to my purchase, the property was part of a larger piece of property which gave the property more than enough road frontage, then a subdivision was approved with a road frontage area variance of 262.59 feet approved for a farm. Because it is for a new use, my business, I need an area variance for the road frontage. It is not feasible to purchase additional road frontage

X 3. THE APPLICANT CERTIFIES THAT THE RELIEF REQUESTED IS THE MINIMUM VARIANCE WHICH WILL ENABLE REASONABLE USE OF THIS PROPERTY FOR THE FOLLOWING REASONS:

I have 262.59 feet of Road Frontage and the difference is 37.41 feet and that is the minimum relief I am asking for to allow me to operate my business.

There is not any property that is available for me to purchase to increase my Road Frontage.

D. 1. THE APPLICANT REQUEST RELIEF FROM THE ACTION OF THE ZONING/ADMINISTRATIVE OFFICIAL WITH RESPECT TO THE FOLLOWING SECTION/SECTIONS OF THE ZONING ORDINANCE:

2. THE APPLICANT REQUESTS A REVERSAL OF THE ZONING/ADMINISTRATIVE OFFICIAL DECISION REGARDING DOCUMENT NUMBER: _____

(ATTACH A COPY OF DENIED BUILDING PERMIT IF APPLICABLE)

E. 1. AN INTERPRETATION IS REQUESTED OF THE ZONING ORDINACE PERTAINING TO:

(COMPLETE EACH ITEM THAT MAY APPLY)

ARTICLE: _____ SECTION: _____ PARAGRAPH NO:_____

PAGE NO:_____ TABLE NO:_____ MAP NO: _____

COMMENTS:_____

X **F.1. SUBMIT A MAP SHOWING : PROPERTY LINES; EXISTING AND PROPOSED STRUCTURES, WATER SUPPLY AND SEWAGE LINES; ALL WITH PROPER DIMENSIONS.**

(LIST AND IDENTIFY ACCURATELY)

SEE ATTACHED:

SURVEY WITH NOTATIONS OF DRIVEWAY, OFFICE BUILDING AND EXISTING STRUCTURES

MONTGOMERY COUNTY REAL PROPERTY MAP

CURRENTLY THE PRIOR EXISTING SEPTIC SYSTEM AND WATER SUPPLY ARE BEING EVALUATED AS TO THEIR ABILITY TO BE USED.

X **2. ESTIMATED COST OF PROJECT:**_____

X **3. ESTIMATED TIME OF COMMENCEMENT:** _____

X **4. ESTIMATED TIME OF COMPLETION:** _____

Application #: 2025-7-15 #3
Date: 7/24/2025
Project Name: MOHAWK EQUIPMENT SALES

XG. PRINT APPLICANT INFORMATION

1. NAME: RON BERA Email: RonB@mohawkvalley.com

2. ADDRESS 2480 STATE Hwy 30A Phone #: 518-860-0099

****

OWNER INFORMATION (IF OTHER THAN APPLICANT)

3. NAME: _____ Email: _____

4. ADDRESS: _____ Phone #: _____

****

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL APPLICABLE FEDERAL AND STATE STATUTES HAVE BEEN COMPLIED WITH. I HAVE READ THE FOREGOING APPLICATION AND THE CONTENTS THEREOF ARE TRUE TO MY OWN KNOWLEDGE.

X APPLICANT SIGNATURE: _____

X DATE: 7-1-25

OWNER SIGNATURE: _____

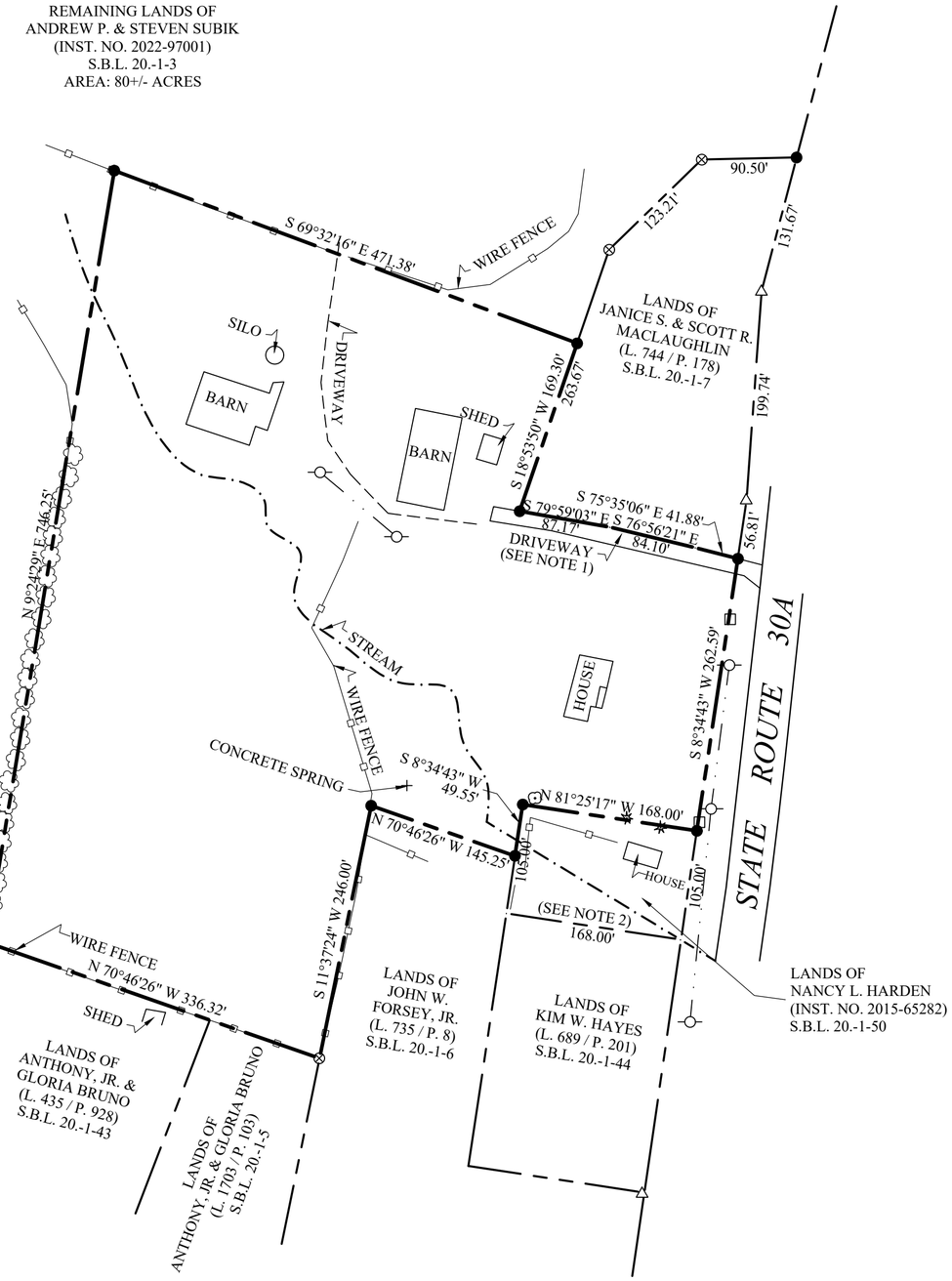
DATE: _____ (ONLY IF NOT SAME AS APPLICANT)

* NOTE - THE APPLICANT SHALL NOTIFY BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED (RETURNED TO TOM CODE OFFICE) - ALL LANDOWNERS WITHIN 500 FEET OF THE APPLICANTS PARCEL

WITNESSED BY: Shirley F. Wedder DATE: 7/1/2025

BOARD OF APPEALS RECEIVED: _____

FEE PAID: _____



LEGEND

- △ CONCRETE MONUMENT
- ○ IRON PIPE FOUND
- ⊗ WOOD FENCE POST
- ● IRON ROD SET
- □ UTILITY RISER
- ✱ CONIFER TREE
- DECIDUOUS TREE
- OVERHEAD UTILITY LINE

N

0 100'

AREA: 8.282 ACRES

NOTES:
1) MACLAUGHLIN DEED INCLUDES THE RIGHT TO USE DRIVEWAY.

2) HARDEN DEED CALLS FOR SOUTH LINE TO BE STREAM BUT ALSO LANDS OF INGERSOLL (NOW HAYES). HAYES DEED STARTS AT STREAM AND RUNS AT RIGHT ANGLES TO THE ROAD. LINES AS SHOWN WERE PLACED AT RIGHT ANGLES TO THE ROAD.

MAP REFERENCE:
"SURVEY MAP OF LANDS OF JANICE S. & SCOTT R. MACLAUGHIN"
DATED: OCTOBER 23, 2019
BY: FERGUSON & FOSS PROFESSIONAL LAND SURVEYORS

S.B.L. REFERS TO SECTION-BLOCK-LOT NUMBER AS FOUND IN MONTGOMERY COUNTY REAL PROPERTY TAX SERVICE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-3 OF THE NEW YORK STATE EDUCATION LAW.

SURVEY MAP OF LANDS OF

ANDREW P. & STEVEN SUBIK

(INST. NO. 2022-97001)
S.B.L. 20.-1-3

TO BE CONVEYED TO

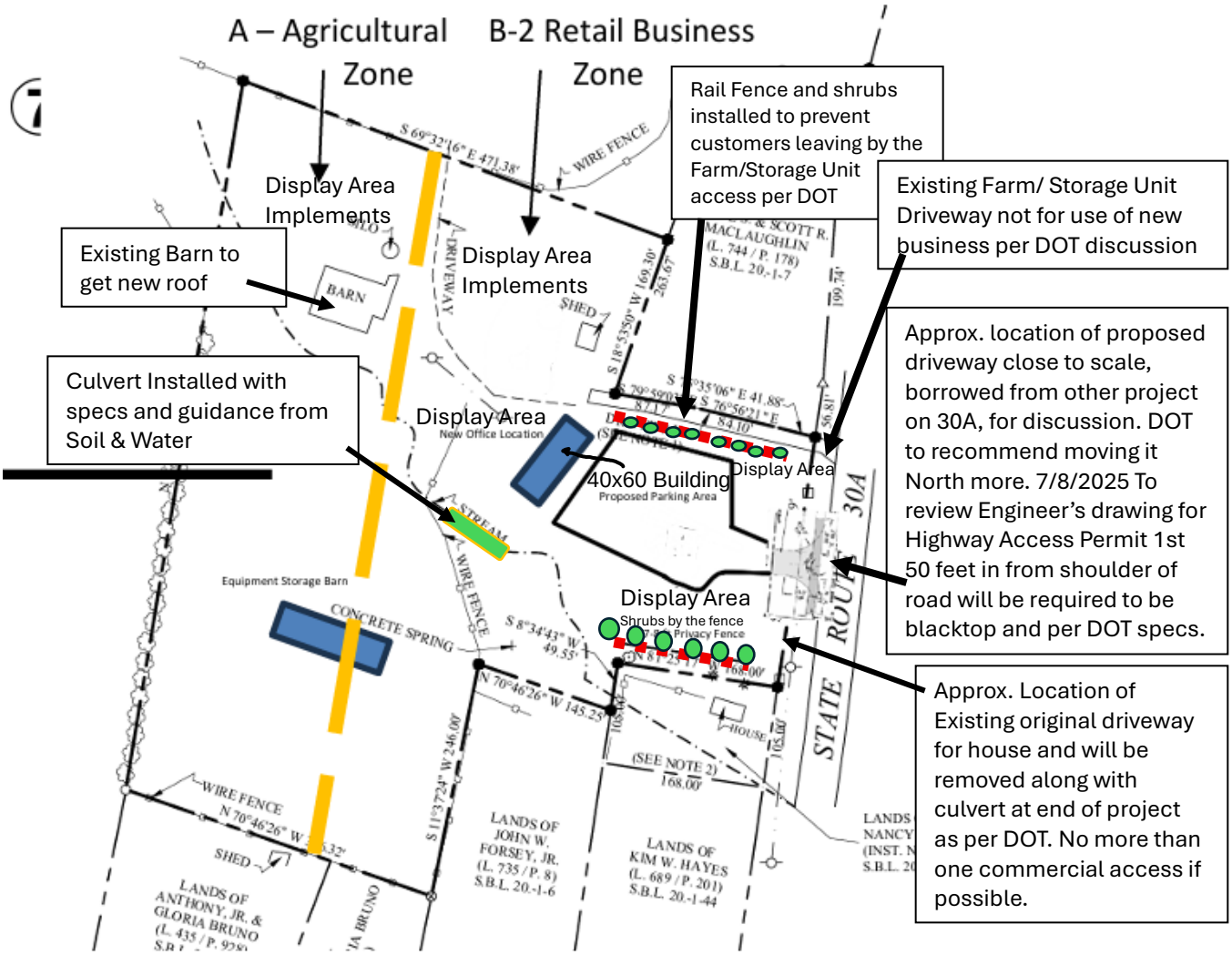
COURTNEY FORSEY

TOWN OF MOHAWK
COUNTY OF MONTGOMERY
STATE OF NEW YORK

SCALE: 1" = 100' MAY 15, 2023

FERGUSON & FOSS
PROFESSIONAL LAND SURVEYORS, PC
P.O. BOX 356~JOHNSTOWN, NY 12095 518~762~9997
EMAIL: chris@fergusonandfoss.com

J. CHRISTOPHER FOSS
P.L.S. 50044



Note: Display Areas to have sod removed and not removed from site, fabric laid down and gravel/millings placed down to have carports, tractors and various other equipment to sit on for display.

Property Details - StHwy 30A , Mohawk - 20.-1-3.3 - SWIS: 273289 (Mohawk)

Structure

Building 1	
Building Style	08 - Old style
Number of Stories	2.0
Exterior Wall Material	01 - Wood
Actual Year Built	1780
Eff. Year Built	1950
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	
Number of Bedrooms	4
Number of Fireplaces	
Heat Type	2 - Hot air
Fuel Type	4 - Oil
Central Air	No
Basement Type	4 - Full
Total Sq Ft	3256
1st Story Sq Ft	1734
2nd Story Sq Ft	832
1/2 Story Sq Ft	
3/4 Story Sq Ft	690
Additional Story Sq Ft	
Finished Attic Sq Ft	
Finished Basement Sq Ft	
Finished Rec Room Sq Ft	
Finished Over Garage Sq Ft	
Condition	2 - Fair

No image found for this Parcel.

No GIS available.

2025 Final Assessment Information

Land Assessed Value	$34,600
Total Assessed Value	$96,600
Equalization Rate	61.00%
Full Market Value	$158,361
Partial Construction	No
County Taxable	$96,600
Municipal Taxable	$96,600
School Taxable	$96,600
Village Taxable	$0
Agricultural District?	False

Property Description

Property Type	210 - 1 Family Res
Neighborhood Code	27010 rural
SWIS	273289
Water Supply	2 - Private
Utilities	3 - Electric
Sewer Type	2 - Private
Zoning	CONF Conforming
School	Fonda-Fultonville
Grid East	521045
Grid North	1510028
Roll Section	1
Acres	8.30
Front	262.60
Depth	0.00

Last Property Sale

No Sales Data Found

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Andrew Subik	12 Edick Rd			Johnstown	NY	12095		

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
No data available in table										

No Exemption Data Found

Land

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	2.00				
1	04 - Residual	6.30				

Improvements

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	CP6 - Canpy-w/slab		6.00 x 20.00	0.00	3 - Normal	1780	
1	CP5 - Canpy-roof		6.00 x 24.00	0.00	3 - Normal	1780	
1	FC1 - Shed-machine		20.00 x 24.00	0.00	2 - Fair	1890	
1	FB6 - Barn-2.0 gen		45.00 x 90.00	0.00	2 - Fair	1890	
1	FB5 - Barn-1.5 gen		29.00 x 74.00	0.00	2 - Fair	1940	
1	FC1 - Shed-machine		12.00 x 15.00	0.00	2 - Fair	1950	
1	FB4 - Barn-1.0 gen		24.00 x 62.00	0.00	2 - Fair	1960	
1	FS3 - Silo-wd stav		40.00 x 12.00	0.00	1 - Poor	1960	
1	FS1 - Silo-con stv		40.00 x 16.00	0.00	1 - Poor	1960	

Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
FD002 - Mohawk fire	A	0.00	0.00	$96,600.00
MCAD2 - Montg co agri dist 2	S	0.00	0.00	$96,600.00

AGRICULTURAL DATA STATEMENT

1. Name and address of applicant:

Ron Rera

2480 NYS Hwy 30A

Fonda, NY

2. Location of the proposed action:

2382 State Highway 30A,Fonda, NY 12068 Town of Mohawk

3. Description of the proposed action to include: (1) Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) The type of action proposed (e.g., single-family dwelling or subdivision, multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) and (3) project density.

[Please provide this information on the reverse side of this application and attach additional description as necessary.]

4. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

see attached

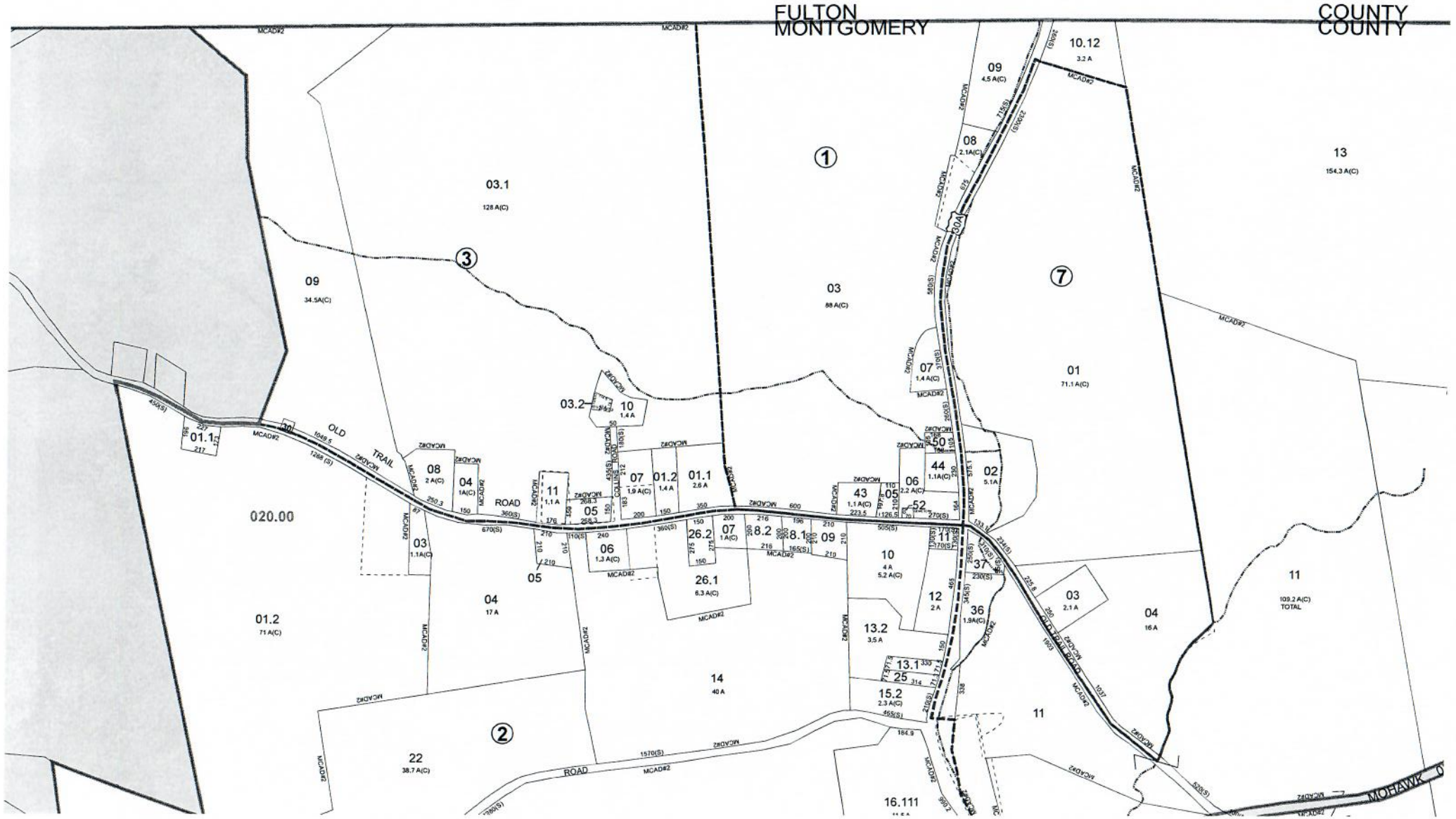
A. Name: Andrew Subik
Address & Telephone #: 112 Edick Road, Fonda, NY 12068
Type of farm: Crop

B. Name: Milltowne Plaza, Inc
Address & Telephone #: P.O. Box 1829, Naples Fl 34106
Type of farm: Crop

C. Name: John Belfance
Address & Telephone #: P.O. Box 1147 Fonda, NY 12068
Type of farm: crop

D. Name:
Address & Telephone #:
Type of farm:

5. Tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the ADS.


FULTON
MONTGOMERY
COUNTY
COUNTY
OLD
TRAIL
ROAD
ROAD
MOHAWK
020.00
01.2
71 A(C)
03.1
128 A(C)
09
34.5A(C)
03
88 A(C)
01
71.1 A(C)
04
17 A
14
40 A
22
38.7 A(C)
16.111
13
154.3 A(C)
11
109.2 A(C)
TOTAL
04
16 A
01.1
03.2
26.1
6.3 A(C)
13.2
3.5 A
15.2
2.3 A(C)
MCAD#2

Ref.Line #	S.B.L.Tax ID	Owner/s of Record & Mailing Address/es	Property Street #	Property Street Name
1	20.-1-3.1	Andrew P Subik & Steven Subik		NYS Hwy 30A
		112 Edick Rd		
		Johnstown NY 12095		
2	20.-1-7	Janice S & Scott R. MacLauchlin	2372	NYS Hwy 30A
		3 Canal St		
		Fort Plain NY 13339		
3	20.-1-3.2	Danny Varin	2348	NYS Hwy 30A
		128 Knowlton Rd		
		Fonda, NY 12068		
4	20.-1-3.3	Ron Rera	2382	NYS Hwy 30A
		2480 NYS 30A		
		Fonda, NY 12068		
5	20.-1-5	Anthony Bruno, Jr & Gloria Bruno	1228	Old Trail Rd
		1238 Old Trail Rd		
		Johnstown NY 12095		
6	20.-1-43	Anthony Bruno, Jr & Gloria Bruno	1238	Old Trail Rd
		1238 Old Trail Rd		
		Johnstown NY 12095		
7	20.-1-52	Sammons Cemetery	Cemetery	Old Trail Rd
		Fonda NY 12068		
8	20.-1-50	Nancy L Harden	2388	NYS Hwy 30A
		P.O. Box 159		
		Fonda NY 12068		
9	20.-1-44	Kim W Hayes	2394	NYS Hwy 30A
		2394 Sthwy 30A		
		Johnstown NY 12095		
10	20.-1-6	John W Forsey, Jr.	2400	NYS Hwy 30A
		2400 St Hwy 30A		
		Johnstown NY 12095		
11	20.-7-1	John & Tina Belfance	Vac Land	NYS Hwy 30A
		PO Box 1147		
		Fonda, NY 12068		
12	20.-7-2	James W Hayes, Sr	2399	NYS Hwy 30A
		164 Marys Ln		
		Fultonville NY 12072		

13	20.-2-8.1	Joseph B McRedmond	1253	Old Trail Rd
		1253 Old Trail Rd		
		Johnstown NY 12095		
14	20.-2-9	Gary Edward & Bette J Vincent	1241	Old Trail Rd
		1241 Old Trail Rd		
		Johnstown NY 12095		
15	20.-2-10	William L & Karen S Pickard	1237	Old Trail Rd
		1237 Old Trail Rd		
		Johnstown NY 12095		
16	20.-2-11	Daniel Rickard	Vac Land	NYS Hwy 30A
		2425 StHwy 30A		
		Fonda NY 12068		

To: Name: _____ Date: _____

Address: _____

Address: _____

Using the most up to date information from the Montgomery County, New York Tax Parcel web site; you are listed as the owner of S.B.L.#(s):_____, You are receiving this notice as per the Town of Mohawk Zoning Laws because your property is located within 500 feet of the following property action, you are being notified by First Class Mail **and** Certified Mail, Return card to Town of Mohawk Codes Office that:

S.B.L. (s) 20.-1-3.3 Located at: 2382 NYS Hwy 30A, Johnstown, NY 12095 Zoned as: B-2 Retail Business

Property Owned by: Ron Rera

Applicate and/or Assisting Owner: Ron Rera

■ Have an Application(s) submitted to the Town of Mohawk Planning Board for: ☐ Major Subdivision

☐ Minor Subdivision ☐ Major Site Plan ☐ Major Solar Site Plan ■ Minor Site Plan

☐ Special Permit ☐ Lot Line Adjustment

■ Have an Application(s) submitted to the Town of Mohawk Zoning Board of Appeals for:

☐ Use Variance ■ Area Variance ☐ Review of Decision of the Zoning/Administrative Official

☐ Interpretation of the Zoning Ordinance ■ Special Permit

Reason for Application, the Project Description and attached Map showing the Project(s) Location:
(Attach additional sheets if needed)

Site Plan application to the TOM Planning Board; My proposed use is allowed in the B-2 Retail business zone my property is located in. I wish to construct a Agricultural Sales Office Building and Parking Area with areas to display and sell Carports, Farm Implements, mowers, lawn tractors, sub-compact tractors and other related items.
TOM Zoning Board applications; Area Variance; the Road Frontage is less than is asked for by the Zoning Law 2022 for the proposed use but there is no feasible way to increase my current road frontage. Special Permit; A portion of my property is located in A – Agricultural, outside of the B-2 Retail Business Zone in the A-Agricultural zone and my proposed use of the property is allowed by receiving a Special Permit from the Zoning Board.

Planning Board Meeting:

Meeting Date: Tuesday, July 15, 2025 **Time:** 6 pm **Location:** Town of Mohawk Town Hall, 2-4 Park St, Fonda,NY_

Public Hearing Date: Tuesday, July 15, 2025 **Time:** 6 pm **Location:** __Town of Mohawk Town Hall_____

Zoning Board Meeting:

Meeting Date: Thursday, July 24, 2025 **Time:** 6:30 pm **Location:** Town of Mohawk Town Hall, 2-4 Park St, Fonda,NY_

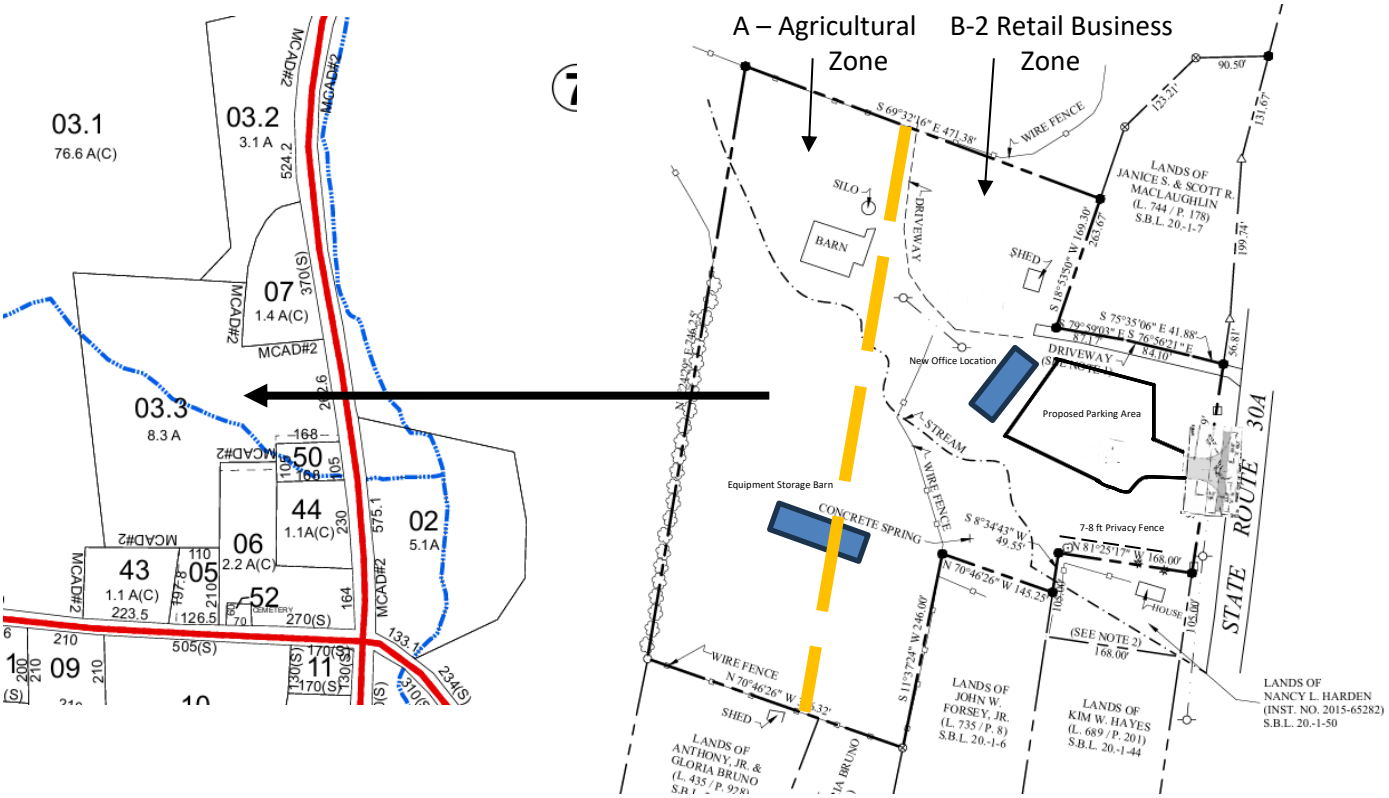
Public Hearing Date: Thursday, July 24, 2025 **Time:** 6:30 pm **Location:** __Town of Mohawk Town Hall_____

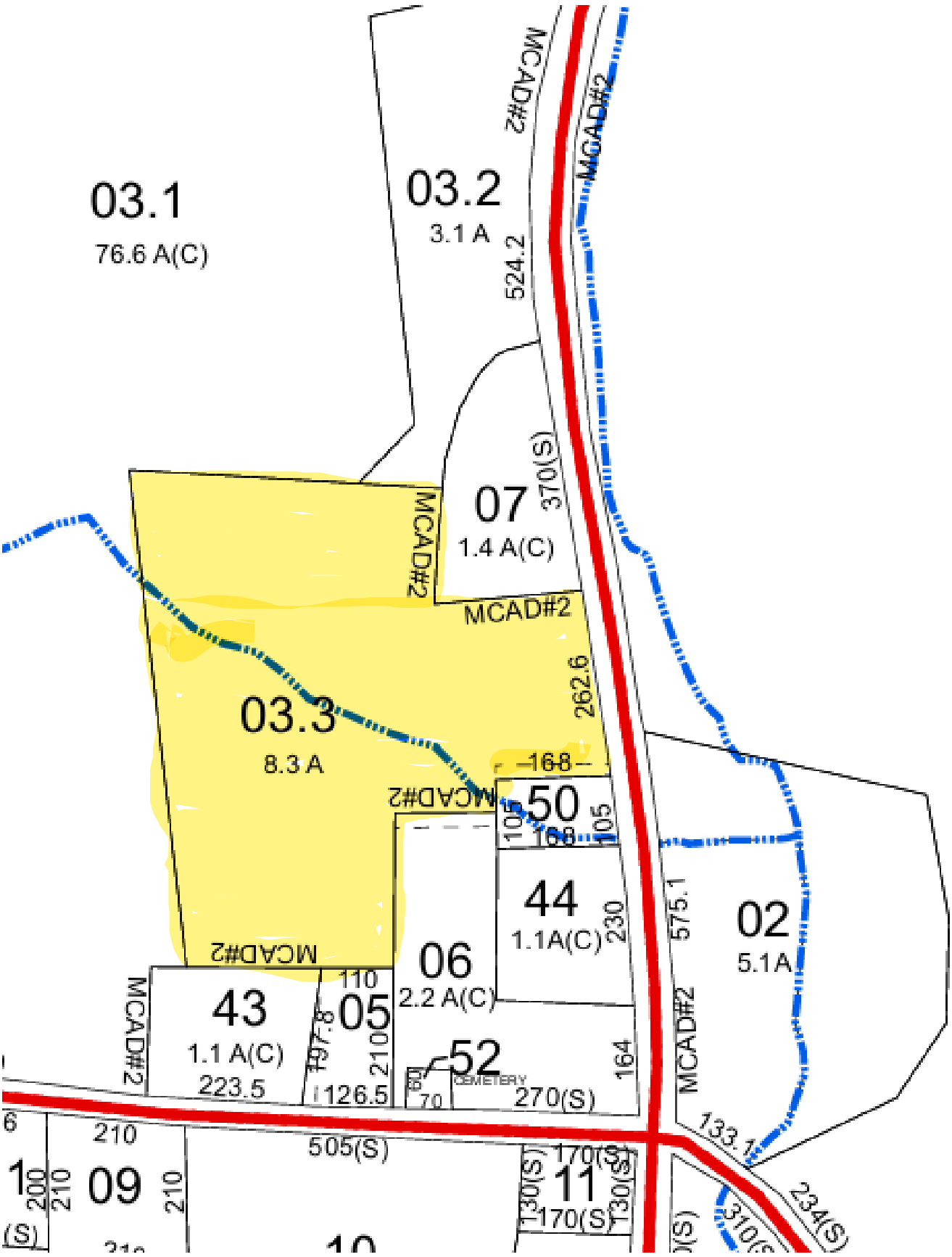
You can contact: Ron Rera regarding their application at: (518)-860-0699 with any questions; voice your support and/or concerns regarding the above Application. You may Email to: ron@mohawkvalleysheds.com

You can contact Janet De Palma, the Town of Mohawk Town Supervisor at (518)-853-3031, option 5, with any questions; voice your support and/or concerns regarding the above Application. You may Email Janet De Palma at: supervisor@townofmohawk.net

You can contact Stan Waddle, the Town of Mohawk Building & Zoning Code Official at (518)-571-9882 or (518)-774-0420 with any questions; voice your support and/or concerns regarding the above Application. You may email Stan Waddle at: zoning@townofmohawk.net

Those interested are welcome to attend the above designated meeting(s) at the date(s) and time(s) listed.




03.1
76.6 A(C)
03.2
3.1 A
524.2
MCAD#2
MCAD#2
07
1.4 A(C)
370(S)
MCAD#2
MCAD#2
03.3
8.3 A
262.6
168
MCAD#2
50
105
168
105
44
1.1A(C)
230
575.1
02
5.1A
MCAD#2
MCAD#2
06
2.2 A(C)
110
43
1.1 A(C)
223.5
MCAD#2
05
97.8
210
126.5
52
CEMETERY
70
270(S)
164
MCAD#2
133.1
234(S)
505(S)
210
1
200
210
09
210
(S)
130(S)
11
170(S)
130(S)
170(S)
310(S)

FULTON COUNTY
MONTGOMERY COUNTY

019.00
020.00
020.18
021.00
034.00
035.00
035.06
035.07
035.11
035.12
036.00

MOHAWK 035-1-10 POWER CORPORATION
NIAGARA MOHAWK POWER CORPORATION
OLD TRAIL ROAD
BOSHART ROAD
JOHNSTON ROAD
DODD LANE
BRAVE RIDGE DRIVE
ARGERSINGER DR.
YEEDER ROAD
COMMONS ROAD
KANE ROAD
CANADAGA CREEK
FCCRG PROJECTS LLC

Revision Table

Date	Made by	Changes Made	Date	Made by	Changes Made
6/11/2024	MB	2025 UPDATES	10/5/2016	CD	2017 UPDATES
11/16/2022	MB	2023 UPDATES	1/29/2016	CD	2016 UPDATES
3/2/2022	MB	2022 UPDATES	10/2/2014	CD	2015 UPDATES
10/31/2019	MB	2020 UPDATES	3/8/2012	CD	2012 UPDATES
6/23/2017	CD	2018 UPDATES			

SPECIAL DISTRICTS

AG:	MCAD2	Montg co agri dist 2
FIRE:	FD002	Mohawk Fire
SCHOOL:	273289	Fonda-Fultonville

LEGEND

PROPERTY LINE
ORIGINAL LOT LINE
DENOTES COMMON OWNER
BLOCK LIMIT
SECTION LINE
PUBLIC RIGHT OF WAY
PRIVATE RIGHT OF WAY
TOWN VILLAGE CITY
RAILROAD
HYDROLOGY

SCHOOL DISTRICT LINE — SCH
FIRE DISTRICT
AGRICULTURAL DISTRICT — MCAD#3
MONUMENT LOCATOR
COORDINATE LOCATOR

CALCULATED ACREAGE 7.5 A (c)
DEED ACREAGE 7.5 A
SCALED ACREAGE 22.5 (s)
DEED DIMENSION 150
TAX MAP BLOCK NUMBER (2)

SHEET INDEX
019.00 | 021.00
034.00 | 035.00 | 036.00

SECT NO. 020.00

These maps are intended for tax administration only, and not for the conveyance of property.

Map Date: Mar 13, 2025

TAX MAP
TOWN OF MOHAWK
MONTGOMERY COUNTY, NEW YORK
1 inch = 400 feet
0 100 200 400 600 800 Feet

(B) Uses Permitted as a special exception by the Board of Appeals:

1. Golf course or country club
2. Public utility station structure

SECTION 10 - B-1 Business District

In the B-l Business District, no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Uses Permitted:

1. Municipal, county, state or federal offices
2. Professional or business offices
3. Educational, religious or philanthropic institutions
4. Existing dwellings

(B) Uses Permitted as a special exception by the Board of Appeals

1. Day care

SECTION 11 - B-2 Retail Business District

In the B-2 Retail Business District, no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Uses Permitted:

1. Existing dwellings
2. Retail store and shop
3. Personal service shop
4. Launderette
5. Bank, office, studio
6. Museum
7. Restaurant, cafe
8. Motel, Hotel

9. Bowling Alley
10. Undertaking establishment
11. Utility Substation
12. Printing plant
13. Storehouse or warehouse
14. Laundry or dry cleaning plant
15. Automobile, boat, farm implement, mobile home or trailer sales and repair and auto body repair shop
16. Public garage with outdoor storage restricted
17. Fuel, feed, lumber, seed, fertilizer, building materials, sales and storage
18. Cabinet, electrical, heating, plumbing, or air conditioning shop

(B) Uses Permitted as a special exception by the Board of Appeals:

1. Storage of hazardous materials
2. Storage of liquid or gaseous fertilizer
3. Gas station
4. Day care
5. Storage Facility
6. Microbrewery, winery, distillery, cidery, and meadery
7. Water bottling

SECTION 12 - B-3 Neighborhood Business District

The Neighborhood Business district (B-3) is primarily for the accommodation of neighborhood businesses and related structure uses. No building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Uses Permitted

1. Existing dwellings
2. Beauty salon
3. Church or other place of worship
4. Emergency services center (firehouse or ambulance facilities)
5. Financial services (insurance, accountant etc.)
6. Municipal building (town, county, state or federal)
7. Decorator or interior design shop
8. Fraternal Organization
9. Laundromat
10. Medical services (including supplies)

TOWN OF MOHAWK ZONING LAW
SCHEDULE A

District (1)	Permitted Principal Uses (see Article V - Use Regulations for Complete List)(2)	Uses Permitted Upon Issuance of a Special Permit by the Board of Appeals (3)	MINIMUM LOT SIZE		Max % of Lot to be Occupied (6)	Min. Living Area Sq. Ft. (7)	BLDG. HEIGHT (MAX)		YARD DIMENSIONS				
			Area in Feet or Acres (4)	Road Frontage Width in Feet (5)			In Stories (8)	In Feet (9)	Front (10)	Mid of Road Center State	Side One (11)	Total (12)	Rear (13)
		Farm, nursery, truck, garden, private greenhouse, customary agricultural operation											
		Sawmill											
		Home occupation											
R-2	One-Family dwelling		85,000	250	20	700	2 1/2	35	60	75	20	50	50
Residence	Low-Impact Recreation Area												
	Public building or public school		5 acres										
	Tourist Home												
	Farm, nursery, truck, garden, private greenhouse, customary agricultural operation												
	Home occupation												
		Golf course or country club					2 1/2	35	130	145	50	100	100
		Public utility station or structure											
B-1	Municipal, county, state or federal offices												
Business	Professional or business offices												
	Educational, religious or philanthropic institutions												
	Existing dwellings												
		Daycare	130,000 sf	300	25		2 1/2	35	70	85	20	50	50
B-2	Existing dwellings												
Retail Business	Retail stores and shops				30		2	35	40	55	10	25	30
	Personal service shops								40	55	10	25	30
	Laundrette								40	55	10	25	30
	Bank, office, studio								40	55	10	25	30
	Museum								40	55	10	25	30
	Restaurant, café								40	55	10	25	30
	Motel, hotel								40	55	10	25	30
	Undertaking establishment								40	55	10	25	30
	Utility substation												
	Bowling alley								40	55	10	25	30
	Printing plant								40	55	10	25	30
	Store house or warehouse								40	55	10	25	30
	Laundry or dry cleaning plant								55	70	20	50	30
	Automobile, boat, farm implement, mobile home or trailer sales and repair and auto body repair shop								55	70	20	50	30
	Public garage with outdoor storage restricted								55	70	20	50	30
	Fuel, feed, lumber, seed, fertilizer, building materials, sales and storage								55	70	20	50	30
	Cabinet, electrical, heating, plumbing, or air conditioning shop								55	70	10	25	30
		Storage of hazardous materials											
		Storage of liquid or gaseous fertilizer											
		Gas station											
		Daycare	130,000 sf	300	25		2 1/2	35	70	85	20	50	50
		Storage Facility											
		Microbrewery, winery, distillery, cidery, and meadery											
		Water bottling											
B-3	Existing dwellings												
Neighborhood	Beauty Salon												
Business	Church, parish house, convent												
	Emergency services center (firehouse or ambulance)												

Agency Use Only [If applicable]

Project:	Ron Rera Mohawk Equipment Sales
Date:	7/15/2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☒ 7/15/25
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Mohawk Equip Sales

Date: 7/15/2025

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

TOWN OF MOHAWK PLANNING BOARD	7/15/25
Name of Lead Agency	Date
PATRICK CLEAR	PLANNING BOARD CHAIRMAN
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

CONDITIONS FOR CONSIDERING GRANTING AN AREA VARIANCE

BY THE TOWN OF MOHAWK ZONING BOARD

MONTGOMERY COUNTY, FONDA, NEW YORK

Purpose for Meeting: RON RERA AREA VARIANCE ROAD FRONTAGE Date: 7/24/2025

THE FIVE FACTORS FOR CONSIDERATION:

1. Will the proposed area variance produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties?

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance?

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

3. Is the requested area variance is substantial?

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

4. Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

5. Is the alleged difficulty self-created? This consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the variance.

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

SEQRA: Negative: X Positive: _____ Determined by: TOM PLANNING BOARD Date: 7/15/2025

The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.

CONDITIONS: (If a zoning board decides to grant an area variance, it may impose reasonable conditions to mitigate anticipated impacts of the variance.)

_____

_____

Motion to Grant / Deny the requested Variance made by: Weil Seconded by: S.P

Board Member	Yes	No	Abstain	Excused
Bob Francisco	✓			
Stan Mitchell	✓			
Scott Parslow	✓			
Julie Weil	✓			
Henry Araujo	✓			

Motion Carried: Approved _____ Denied _____

Accepted By: Henry Araujo Date: July 24, 2025

Print Name: Henry Araujo

RESOLUTION GRANTING AREA VARIANCE FOR
Mohawk Valley Carports, Pole Barns and Equipment Sales
2382 NYS Rt 30A, Johnstown
(Ronald Rera)

WHEREAS, an application for an area variance has been filed with the Secretary of Zoning Board of Appeals by the owner of the property located at 2382 NYS Rt 30A, Johnstown (tax map no. 20.-1-3.3), owned by Ronald Rera, for an area variance from the minimum lot frontage, *and*

WHEREAS, the action is considered an unlisted action pursuant to the State Environmental Quality Review Act and the Planning Board is the lead agency for this coordinated review and the Planning Board issued a negative declaration on July 15, 2025; *and*

WHEREAS, after due Notice a Public Hearing was held by the Zoning Board of Appeals on July 24, 2025 at 6:30 P.M. at the Town Offices at the intersection of Park Street and Broadway in the Village of Fonda, New York and at which time the Zoning Board of Appeals heard comments from no members of the public regarding the request for the area variance, *and*

WHEREAS, the Zoning Board of Appeals considered the application at its meeting on July 24, 2025; *and*

WHEREAS, all testimony and evidence has been carefully considered by the Board and the following pertinent facts and considerations noted:

1. The action involves the use of the property for sales of carports, farm implements, mowers, lawn tractors, sub-compact tractors and other agricultural equipment. The site is located in the B-2 – Retail Business zoning district.

2. The approximately 8.3-acre property with 262.59 feet of road frontage does not meet the minimum lot frontage (300 feet) required by the zoning code for the intended use in the B-2 – Retail Business zoning district. Accordingly, the applicant has requested an area variance from this requirement.

3. The requested variance for the property will *NOT* produce an undesirable change in the character of the neighborhood, or a detriment to nearby property owners.

4. There are *NO* other feasible alternatives for the applicant to achieve the proposed use of the site without the requested variance.

5. The requested area variance *IS NOT* substantial in this instance.

6. The requested variances will *NOT* have an adverse effect or impact on physical or environmental conditions of the area.

7. The Board determined that the difficulty was *NOT* self-created.

THEREFORE, after due deliberation, and weighing the five factors for determining an area variance, it is hereby RESOLVED, that the Zoning Board of Appeals *grants* the requested area variance by unanimous approval; and the Zoning Board of Appeals imposed no conditions on the approval.

Dated:_____ _____

Henry Araujo
Zoning Board Chairman

Town of Mohawk
Zoning Board of Appeals
Thursday July 24, 2025

Present: Zoning Board Chairman Henry Araujo, Board Members: Stan Mitchell, Robert Francisco, Julie Weil, Scott Parslow, Code Enforcer Stan Waddle and Atty. Claudia Braymer

Public Present: Gary E. Vincent, Amanda Carroll, Ron Rera, Frank Borst, Gloria Bruno and Janet DePalma

The meeting was called to order by Chairman Araujo at 6:31 pm.

Chairman Araujo introduced the Board, Recording Secretary, Code Officer and TOM Attorney to the applicants. He asked those present to silence their phone ringers and to step out in the corridor if they wish to have a discussion with another individual.

Scott Parslow made a motion to accept the minutes from the May 22, 2025 ZBA Meeting and Julie Weil seconded the motion. All in favor. None opposed.

Henry Araujo asked for a moment of silence for Tony Bruno. Chairman Araujo stated that "Tony was a very devoted member of the Town and served the town and community with great enthusiasm, devotion and fairness. His time given to the Town was unequal and unsurpassed. Tony will be sorely missed. "

Julie Weil made a motion to open the Public Hearing and Stan Mitchell seconded the motion. All in favor. None opposed.

1st item of business- Amanda Carroll presented the proposed Mohawk Equipment and Repair LLC, business her and her husband would like to open. Mrs. Carroll reported that small equipment repair would be done at their home and big repairs would be done at the farm where the equipment is located. She noted that her husband has years of experience. Mrs. Carroll stated that this would be a part-time business since she and her husband have full-time jobs. The Carroll's are requesting an area variance for Lot Size since the TOM requirement is 3 acres and they have just under an acre. Mrs. Carroll reported that they have tried to expand their property, but aren't able to purchase property surrounding them. It was noted that the TOM Planning Board requested a map of equipment storage and wash station. A detailed plan is now noted in the application. Discussion took place on where equipment would be stored when it's not being worked on, scrap equipment be stored and the amount of equipment that can be stored outside. Attorney Claudia Braymer has the conditions required by the board and will include them in the resolution. The Carroll's are also requesting a variance for Road Frontage. They have 201 feet, but the TOM requires 300 feet. Chairman Araujo asked for a motion to consider these variances. Julie Weil made a motion and Stan Mitchell seconded

the motion. All in favor. None opposed. There was no further discussion or questions on the two variances. The Conditions for Considering Granting an Area Variance were reviewed. Stan Mitchell made a motion to grant the variances and Robert Francisco seconded the motion. All were in favor. None opposed. Chairman Araujo asked for a motion to consider the Special Permit for Agriculture. Scott Parslow made a motion and Stan Mitchell seconded the motion. All were in favor. None opposed. Attorney Claudia Braymer has the conditions required by the board and will include them in the resolution. Julie Weil made a motion to grant the Special Permit and Robert Francisco seconded the motion. All in favor. None opposed.

2nd item of business-Ron Rera stated that he is asking for an Area Variance for Road Frontage for a proposed business (Mohawk Valley Carport and Equipment Sales). He is short 37.41 in accordance with the TOM conditions. Mr. Rera noted that he is unable to obtain anymore road frontage. Chairman Araujo asked if there were any comments from the public. There were none. Chairman Araujo asked for a motion to review The Conditions for Granting an Area Variance for Road Frontage. Julie Weil made a motion and Stan Mitchell seconded the motion. All in favor. None opposed. It was noted that a Negative Declaration was given by the TOM Planning Board. Julie Weil made a motion to grant an Area Variance for Road Frontage and Scott Parslow seconded the motion. All in favor. None opposed.

Mr. Rera also is asking for a Special Permit for Agricultural Equipment to be placed in the AG zone of his property. Mr. Rera discussed the red pen markings that were made on the Site Plan Map at the July Planning Board Meeting. Stan Mitchell made a motion to open Public Comment and Julie Weil seconded the motion. All in favor. None opposed. Janet DePalma asked if anything permanent could not be put on the property so it could be farmed again in the future since it's in an Agricultural District. Atty. Braymer noted that Mr. Rera is not asking to add anything additional other than the barn that is currently there. No new structures can be added unless he comes before the Planning Board. Chairman Araujo asked if he would be removing top soil. Mr. Rera stated he is not removing any soil in the Special Permit area. Gloria Bruno stated that her husband wanted to keep all agricultural agricultural. She felt the Town would be setting a precedence if changes were made. Chairman Araujo stated that the ZBA is not changing the zoning and the Board can set conditions on the Special Permit. Code Enforcer Stan Waddle reported that he wrote the Bruno's responding to questions they had concerning this.

Julie Weil made a motion to close the Public Hearing and Robert Francisco seconded the motion. All in favor. None opposed.

Letters from the Brunos and letter to them from Code Enforcer Waddle were given to the ZBA for review. Hours of operation, lighting and noise were discussed. Atty. Braymer requested that Mr. Rera produces a new Site Plan Map with the changes made in red pen being made officially/electronically. Chairman Arauajo noted that since seasons change so could the creek change. The changes that were made in red pen were made to have the line between the Agricultural Zone and B-2 zones follow the creek. Atty. Braymer noted that a comment to the

Planning Board be made for them to request a new Site Plan Map. Mr. Rera was asked to take measurements and put a permanent marker in place stating where the dividing line would be and bring a new map to next month's meeting. Code Enforcer Waddle will assist in this. The granting of a Special Permit was tabled until next month's ZBA meeting that will be held on August 21, 2025 at 6:30 pm. Mr. Rera was informed that he could operate in B-2, but not the Agricultural District. The granting of the Area Variance will be forwarded to the TOM Planning Board and if approved by them it will be forwarded to the County Planning Board. Stan Mitchell made a motion to table the Special Permit until August's meeting and Julie Weil seconded the motion. All in favor. None opposed.

Chairman Araujo reported that Scott Parslow will be leaving the ZBA and moving to the Planning Board. Supervisor Janet DePalma stated that this will happen next month. That will leave a vacancy on the ZBA which needs to be filled.

Stan Mitchell made a motion to adjourn the meeting and Julie Weil seconded the motion. All were in favor. None opposed. The meeting was adjourned at 8:45 pm.

Building and Zoning Code Official's Response to Cara Bruno Letter to Zoning Board Regarding Ron Rera Site Plan Application 7-15-2025

Cara: Patrick sorry this is lengthy - also sorry it's so late

Cara: As we all know, the Town of Mohawk has been fighting the development of this land for years and it seems like such a slippery slope to start switching the zoning now.
Especially with the location being right on the edge of Fulton county and this is an active, healthy field that has been farmed up until it was recently purchased. Mr. Rera knew when he purchased the property how much was agricultural and how much was commercial.

Code Response: There is no change to the current Zoning Districts. A Special permit is being requested to allow the business to operate in the Agricultural zone part of the property, as permitted by the Zoning Law of 2022. A Special Permit is different than a Use Variance.

Cara: Digging has already started in the center of the field so it is clear the intentions of Mr. Rera are not to be running a farm.

Code Response: Ron Rera had a permit to place a 30x100 barn at that location for his own use, separate of the proposed site plan applications. The setbacks from the adjoining property lines were greater than the required setbacks.

Cara: My main questions for the board in regards to this proposal IF this does take place (which we do not support) are as follows

Cara: If the agricultural lot is being changed to business and he puts a "storage barn" in the middle will the adjustments being made be permanent to a point where the farm land will not be farmable?

Code Response: The Agricultural zoned area is not being changed, Ron Rera has requested a Special Permit that would allow him the sell agricultural equipment. It is an allowed use with the Special Permit from the Zoning Board as per Town Law 2022.

Cara: For example with the barn have a cement slab. Will there be electric and plumbing run to it?

Code Response: There were not plans to have a concrete slab, it was to be gravel.
Code Response: There were no plans to run electric to the building. There may be solar security lights around the building.
Code Response: There were no plans to run any water supply to the building.

Cara: How tall & wide will the barn be and will the farmland be completely lost if this goes through.

Code Response: The size of the building is to be 30x100ft. Single story 14 ft high.
Code Response: The only area where the building is placed would not be able to be farmed. Doesn't prevent the area around it from being farmed if desired. The area within the Agricultural Zone does not change, the Special permit will allow the use of the land for agricultural equipment sales as well as other uses allowed in the agricultural zone.

Cara: I am under the impression that a farm needs 8 acres to qualify as a farm. If this agricultural 8 acre plot now becomes less than 8 acres is it no longer a farm and that would then, eventually change the zoning for the rest of the land?

Code Response: The 7-8 acres required for a Farm is if someone wanted to get the Farm exemption. When the land was subdivided, when it was going to be purchased by another individual, their plans were to restore the house and barns and have a small farm, the main reason for the 8 acres. It had nothing to do what the land is zoned as, you could claim a farm exemption if you qualify, even if in a residential zone if you have enough acreage and meet the necessary requirements.

Cara: Also, if it is considered a special permit and is then re-sold, I'm told it goes back to agricultural but will the damage be permanent to the land and no longer be a healthy field and no longer be agricultural?

Code Response: If a Special Permit is granted by the Zoning Board, it doesn't necessarily expire if the land or business is sold, it is subject to the conditions the Zoning Board may have set for the particular application.

Cara: Naturally we are concerned about the noise pollution from tractors and trucks loading products in the back yard (back up beeping) and noise pollution from the road with all the trees taken down. Now we have a clear site of 30a.
Will trees be planted to replace the many trees that have been taken down?

Code Response: There are no plans to have anything up in the area of your back yard. Noise from tractors and trucks are common noises in agricultural areas and farmland, as well as NYS Rt 30A.
The trees that were taken down, while they may have blocked your view for that particular area of NYS Rt 30A, they were not healthy trees. There is no plans to replace those trees. The landscaping plan is still being developed. There is one particular tree that was saved.

Cara: Will the lot have lights? Will there be light pollution?

Code Response: Due to the proposed hours, there are not any plans for parking lot lights, the only lights that are proposed are for security around the buildings and if theft becomes an issue, lights for the security of the grounds. The owner will have to comply with New York State's outside lighting regulations that limits the amount of lumens reaching a property line. The Town does have a light ordinance if there were an issue.

Cara: I'm also slightly concerned with the term "related items" and wonder what that entails, the size and height of the items he will be selling and the quantity of items that will be back there. If the field will be a display lot will that mean people will be walking around and shopping in the backyard of the houses on old trail road? This poses a security issue. Will there be some sort of decorative privacy fencing put up to prevent complete strangers walking around to our property?

Code Response: The related items would need to fit in the allowed uses. The applicant has been asked to show where his displays will be. There were no plans to have display items

set up behind the houses on Old Trail Road, per the applications. The display areas are designated to be north of the seasonal stream in the Agricultural zone as well as in the B-2 Retail Business zone.

Cara: What are the hours of operation going to be for this new proposed business?

Code Response: The Hours were to be 8am -6pm

Cara: My parents and our neighbors have purchased their homes, raised families and chosen this area because of the beautiful farm land that surrounds it. Montgomery County is so rich with farm land and it is our job as community members to protect that. If we compromise for this field, what's to say others won't do the same. Where's the line?

Cara: My family and our immediate neighbors are all very against this rezoning of farm land in the town, everywhere, not just here. As a family of dairy farmers it's important to note, this is nothing personal about the business and nothing against Mr. Rera. We want farm land to stay farm land and we are worried about the ecological and personal impact this will have on our area.

Code Response: There is no re-zoning of the agricultural zone the field is in. The use being requested is an allowed use in the B-2 and Agricultural Zone (with Special Permit) the property is located.

Sincerely,
Cara Bruno
Daughter of land owners Anthony and Gloria Bruno.

Cara and family.

If you have any questions and/or need additional information, please let me know.

Kind regards,

Stan

Stanley F. Waddle
Town of mohawk
Building and Zoning Code Enforcement
(518)-774-0420
zoning@townofmohawk.net

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Zoning Code Response to Tony Bruno Letter to the Planning Board:

DEAR T.O.M. PLANNING BOARD,

A FEW MONTHS AGO I, TONY BRUNO, APPROACHED THIS PLANNING BOARD TO CONSIDER MAKING SOME CHANGES TO THE B2 ZONING DISTRICT. ONE OF THESE WAS TO DECREASE THE OFFSET FROM THE CENTERLINE OF THE RD FROM 500' ~~OF THE BACKLINE~~ TO MATCH THE B3 ZONE ~~BACKLINE~~ OFFSET. THIS CONSIDERATION WAS NOT TAKEN INTO ACOUNT.

Code Response: The proposed changes received are being considered with the review and possible update to the Comprehensive Plan

I HOPE IT WILL BE CONSIDERED WITH THIS APPLICATION. I BELIEVE MAKING THE REQUESTED CHANGE WILL LEAD TO FURTHER ISSUES IN THE FUTURE FOR THIS TOWN.

FOR EXAMPLE: IF THIS PROPERTY IS ZONED FROM AGRICULTURE TO BUSINESS, IT POTENTIALLY OPENS THE DOOR FOR THE SURROUNDING FARMLAND TO BE PURCHASED AND CHANGED. IT CREATES A SLIPPERY SLOPE MOVING FORWARD.

Code Response: The property in the Agricultural zone is not being re-zoned.

FURTHERMORE, THE BOARD SHOULD BE LEERY OF MR. RERA'S APPLICATION AND THE USE OF THE PHRASE "OTHER RELATED ITEMS."

THIS IS NOT THE FIRST TIME MR. RERA HAS PURCHASED PROPERTY IN THE TOWN AND REQUESTED A ZONE CHANGE.

THE FIRST TIME LED TO THE CREATION OF ZONE B3, BUT MR. RERA ALSO TOLD ED BISHOP, THEN TOWN SUPERVISOR, HE WAS ONLY GOING TO BE SELLING 6 SHEDS ON THE PROPERTY. IF YOU DRIVE BY THERE NOW, THERE ARE MORE THAN 6 SHEDS AND NOT JUST SHEDS.

~~IF THE~~

THIS ALSO LEADS TO THE INCREASE OF NOISE AND LIGHT POLLUTION FOR RESIDENTS IN THE SURROUNDING AREA.

Code Response: The TOM Planning Board made a Negative Declaration for the SEQR determination.
Light and noise guidelines can be addressed by the Boards and Code Department;
Note: it is next to a number of farms, in a commercial area and next to a busy highway already.

REFERRAL FORM
MONTGOMERY COUNTY PLANNING BOARD

Referral Number_____
assigned by the MCPB upon acceptance of referral for review

This Referral must be received **SEVEN CALENDAR DAYS** prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: Town of Mohawk Zoning Board
Referring Officer: Chairman Henry Araujo
Mail original resolution to: Town of Mohawk
Atten: Town Clerk - Kim Sullivan
PO Box 415, Fonda, NY 12068

1. **Applicant:** Amanda and James Carroll **2. Site Address:** 146 Barker Rd, Fonda, NY 12068
3. **Tax Map Number(s):** 33.-1-18 **4. Acres:** Approx. 1 Acre
5. **Is the site currently serviced by public water?** ☐ Yes ☒ No
6. **On-site waste water treatment is currently provided by:** ☐ Public Sewer or ☒ Septic System
7. **Current Zoning**: A - Agriculture **8. Current Land Use**: Residential
9. **Project Description:** Amanda and James Carroll wish to operate a small-scale agricultural repair and maintenance business on their property. They would service equipment commonly used on farms and rural properties and service will be by appointment only. And in the future sell chainsaws and related equipment.

10. MCPB Jurisdiction:

☐ **Text Adoption or Amendment** ☒ **Site is located within 500' of:** _____

- ☐ a municipal boundary.
- ☐ a State or County thruway/highway/roadway
- ☐ an existing or proposed State or County park/recreation area
- ☐ an existing or proposed County-owned stream or drainage channel
- ☐ a State or County-owned parcel on which a public building or institution is situated
- ☒ a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. PUBLIC HEARING: Date: July 24, 2025 Time: 6:30 pm Location: TOM Town Hall
2-4 Park St, Fonda, NY

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. ☐ **Text Adoption or** ☐ **Amendment** **Referring Board:**

☐ Comprehensive Plan ☐ Local Law ☐ Zoning Ordinance ☐ Other _____

13. ☐ **Zone Change** **Referring Board:**

Proposed Zone District: _____ Number of Acres: _____

Purpose of the Zone Change: _____

14. ☐ **Site Plan** ☐ **Project Site Review** **Referring Board:**

Proposed Improvements: _____

Proposed Use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

Specify: _____

Is a State of County DOT work permit needed? If Yes : ☐ State or ☐ County ☐ No

Specify: _____

15. ☒ **Special Permit** **Referring Board:** TOM Zoning Board of Appeals

Section of local zoning code that requires a special permit for this use: TOM Zoning Law 2022; Article V; Section 7; A-Agricultural District

Will the proposed project require a variance? ☒ Yes ☐ No Type: ☒ Area ☐ Use

16. Variance **Referring Board:** TOM Zoning Board of Appeals

☒ Area ☐ Use

Section(s) of local zoning code to which the variance is being sought: TOM Zoning Law 2022; Schedule A; Agricultural District; Agricultural machinery repair shop and agricultural machinery sales store

Describe how the proposed project varies from the above code section: Schedule A requires Lot size to be 130,000- sq ft and applicant has 42, 560 sq ft and Schedule A requires 300 ft of Road Frontage and applicant has 201 ft of Road Frontage

SEQR Determination

Action:

- ☐ Type I
- ☐ Type II
- ☒ Unlisted Action
- ☐ Exempt

Finding:

- ☐ Positive Declaration – Draft EIS
- ☐ Conditional Negative Declaration
- ☒ Negative Declaration
- ☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): TOM Planning Board **Date**: July 15, 2024

REQUIRED MATERIAL

Send 3 copies of a "Full Statement of the Proposed Action" which includes:

All materials required by and submitted to the referring body as an application

- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at http://www.mcbdc.org/planning-services/montgomery-county-planning-board-referrals/

This referral, as required by GML §239 l and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Stanley F. Waddle; Zoning Code Official Town of Mohawk — 8/4/2025

Name, Title & Phone Number of Person Completing this Form — Transmittal Date

Cell: (518)-774-0420 Email: zoning@townofmohawk.net

This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: _____

Receipt of 239-m referral is acknowledged on _____. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

☐ Approves

☐ Approves (with Modification)

☐ Disapproves:

☐ No significant County-wide or inter-community input

☐ Not subject to Planning Board review

☐ Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

_____ _____

Date

Kenneth F. Rose, Director
Montgomery County Dept. of Economic Development and Planning

Town of Mohawk Building and Zoning Code Enforcement Office
PO Box 415
2-4 Park Street
Fonda, New York 12068
Phone: 518-853-3031

Circulation to Involved Agencies July 3, 2025

RE: Mohawk Equipment & Repair
Amanda and James Carroll
146 Barker Rd., Fonda, NY
Parcel: SBL- 33.-1-18

1. Public Hearing Tuesday, July 15, 2025, at 6pm
   Town of Mohawk Planning Board
   Proposed Site Plan Application for an Agricultural machinery repair shop and agricultural machinery sales store.
2. Public Hearing Tuesday, July 24, 2025, at 6:30 pm
   Town of Mohawk Zoning Board of Appeals
   2 Applications:
   (1) Special Permit to operate an Agricultural machinery repair shop and agricultural machinery sales store in an A- Agricultural Zone.
   (2) Area Variances; 1) Lot size, 2) Road frontage

Dear Involved Agency:

The following Public Hearings will be held:

1. The Town of Mohawk Planning Board will be holding a Public Hearing regarding the above Site Plan application on Tuesday, July 15, at 6 pm at the Town of Mohawk Town Hall at 2-4 Park Street, Fonda, NY. The review of the application will follow the Public Hearing.

The reason for the application is that the owners Amanda and James Carroll want to operate an agricultural equipment service repair business with a possible chainsaw sales shop in the future in the A-Agricultural Zone they reside in. The owners will require a Special Permit (the business is an allowed use with the receipt of the Special Permit) and two Area Variances from the Town of Mohawk Zoning Board of Appeals prior to the Planning Board's final decision (tentatively set for August 19, 2025).

2. The Town of Mohawk Zoning Board of Appeals will be holding a Public Hearing for the review of two applications; regarding the need for the owners; Amanda and James Carroll, to receive a Special Permit from the Zoning Board in order to operate a Agricultural machinery repair shop and agricultural machinery sales store in an A- Agricultural Zone and Area Variances for relief of the minimum Lot size and Road Frontage requirements from Town of Mohawk Zoning Law of 2022 Schedule A, on Thursday, July 24, at 6:30 pm at the Town Hall at 2-4 Park Street, Fonda, NY. The review of the applications will follow the Public Hearing. If the Zoning Board approves the applications, the decision will be forwarded to the Montgomery County Planning Board for review at their Monday, August 11, 2025 meeting.

Your agency has been identified as a potentially involved and/or interested agency.

The Town of Mohawk Planning Board made the motion to serve as Lead Agency for this project at the June 17, 2025, Planning Board meeting after the initial Site Plan Sketch Presentation, and all board members voted in favor of being the Lead Agency.

Please let us know if you have any objections to the Town of Mohawk Planning Board acting in the capacity of Lead Agency.

We welcome any comments you may have regarding the proposed action and would request that you inform us of any permits or other authorization that may be required by your agency.

We will advise you of the TOM Planning Board's decision and send it to your agency after the August 19, 2025, Planning Board meeting.

If you have any questions or need additional information, please let me know.

Sincerely, Stanley F. Waddle

Stanley F. Waddle
Town of Mohawk
Building and Zoning Code Enforcement
(518)-774-0420
zoning@townofmohawk.net

Attachments: Letter to Agencies
Notice of Public Hearings; Planning Board, Zoning Board
Notice of Public Hearings from Newspaper
Planning Board Site Plan Application with description
Part 1 Short Environmental Assessment Form.
Agricultural Data Statement
Montgomery County Tax Parcel description and map showing property location
Copy of Letter sent to surrounding property owners
Zoning Board Applications
TOM Zoning Law 2022 Excerpts for A- Agricultural Zone and Schedule A
Minutes from June 17, 2025, Planning Board Meeting

PLANNING AND ZONING BOARD
PLEASE SEE PAGE 2 AND 3 FOR
MINUTES REGARDING CARROLL
MOHAWK EQUIPMENT REPAIR

Town of Mohawk Planning Board Meeting
June 17, 2025

Member Attendance:
Planning Board Chair: Patrick Clear
Planning Board Members: Mark Hoffman, David Dumar, Paul Dettenrieder, Jessica Cyr
Code Enforcer: Stan Waddle
TOM Attorney: Claudia Braymer (via Zoom)

Public Attendance:	**Reason for Attendance**
Amanda Carroll	Sketch Presentation
Kayla Hinkle	Sketch Presentation
Ron Rera	Sketch Presentation
Nancy Rera	Sketch Presentation
Samantha Morey	
Carol Harper	Site Plan Approval
Debbie Parslow	Town Board

The Planning Board was called to order at 6:30 pm. Paul Dettenrieder made a motion to accept the minutes of the May 20, 2025, Planning Board Meeting and David Dumar seconded the motion. All were in favor.

Public Comment:
None

Old Business:
Carol Harper - small auto sales business at 2567 NYS 30A, Fonda
Variances were approved by the Town of Mohawk Zoning Board of Appeals (ZBA and Montgomery County Planning Board. Chairman Clear noted that the ZBA placed 8 conditions before approving the variances. The Planning Board placed an added condition that the vehicles for sale must be no closer than 50 ft from the center of the road as per DOT's comment so not to be in their Right-A-Way. Mark Hoffman made a motion to accept the Site Plan Application with the additional conditions and Jessica Cyr seconded the motion. All were in favor. The Certificate of Occupancy will be given to Ms. Harper once Atty. Braymer completes the resolution. This will allow Ms. Harper to transfer her business to its new address which is required by the State.

Comprehensive Plan
Mark Hoffman reported that there were no updates at this time.

CS Energy/Mn8 Grissom Solar Project
DEC still has not approved the work to be done.

Catalyze Solar Project: Boshart/Kane Road
Safety information was received. Site visit is scheduled for this week. The Fire Department received training.

NexAmp Solar Project: NYS Rt. 67
Awaiting a response to schedule a site visit.

Cipriani Albany Bush and Stoner Trail Project
Now that it is the growing season, the 43-acre conservation easement area on parcel 22.-1-4.1 at the corner of Stoner Trail and Albany Bush Road that will be used to satisfy mitigation requirements for both projects and will be evaluated by the DEC in collaboration with the Colliers. In the meantime, the application for the Incidental Take Permit required for mitigation approval is being prepared. There are a series of surveys involved in years 1-3 as well as years 17 and 18 to ensure that the habitat is being properly conserved. Code Enforcer Waddle is in communication with the Colliers and the DEC as the applications are being prepared. Although there will be one application for the singular mitigation areas, the DEC is requesting that an application for each project is submitted. They will be identical. If the DEC is able to maintain its timeline, we are looking to receive the Incidental Take Permit in November. Code Enforcer Waddle stated that he is working as closely with the DEC as possible so that we can streamline the process and help the DEC expedite the process.

Air B&B Short Term Rentals
In process.

New Business:
Sketch Presentation for proposed farm equipment repair business
Amanda Carroll stated that her husband has been in the business for many years. He would like to work with farmers in rural areas and at a lower cost. By appointment only and not after 6 pm. She and her husband will still have full-time jobs and would like to do small repairs at their home. Bigger repairs would be done right at the farms. Possible expansion years down the road. Their property is in an Agricultural District and is an allowed use with a special permit. The Carroll's will need to go before the Town of Mohawk ZBA and request two area variances. Three acres are required, and they have one acre. They have 201 feet road frontage, and 300 feet is required. Jessica Cyr made a motion that the Planning Board be Lead Agency and Mark Hoffman seconded the motion. All were in favor. The SEQR will be completed by the Planning

Board at their meeting July 15, 2025. Public Hearings for this proposed business will be held on July 15, 2025, at 6:00 at the Planning Board Meeting and July 24, 2025 at 6:30 pm at the Zoning Board of Appeals Meeting.

Varin Event Center Permit Application

The Varin Center is seeking a permit to hold a Native American Pow Wow Festival. There will be approximately 500 people attending and 20 vendors. This will be a two-day event. The DOH didn't see any issues for permits since it's outside. It will be open to the public. The music will be from 12 to 4 pm. No plans to move the event inside if it rains. Code Enforcer Waddle reported that they are working on a sprinkler system and are speaking to engineers. David Dumar made a motion to approve the Permit Application and Paul Dettenrieder seconded the motion. All were in favor.

Sketch Presentation for Massage and Nail Salon

Kayla Hinkle, L.B. Beauty, would like to relocate her business from Northville to this area. It is an allowed us in B2 - retail business/ personal service shop. Code Enforcer Waddle recommended a Public Hearing take place since it's a new business. The business would be located next to where the Jumbo Lot was at 3555 on Route 5. Ms. Hinkle reported that she will be installing a 3 pt. Ventilation System if approved and have a licensed HVAC Technician install it, Connecting to the building's current ventilation duct system.

Code Enforcer Waddle stated that DOT will need to be informed for review. Mark Hoffman made a motion that the Planning Board be Lead Agency and Jessica Cyr seconded the motion. All were in favor. A Public Hearing will be held at the July 15, 2025, Planning Board Meeting at 6:00 pm and the Zoning Board of Appeals on July 24, 2025, at 6:30 pm.

Sketch Presentation for proposed equipment sales on NYS Rt. 30A

Mr. Rera stated that he would like to move his car port business here and sell implements, small residential mowers and tractors. Code Enforcer Waddle noted that he will need to get a variance for road frontage. They need 300 feet and only have 262 feet. They have the acreage and it's an allowed use. Mr. Rera stated that the display area indicated on the map may need to stay as a field. It's currently mowed for hay. His plan is to just use the lower portion. Atty. Braymer suggested that he take this off the map and submit a new map. Mr. Rera noted that he wouldn't want to take it off the map in case he would like to use it as storage since the house and other buildings are gone. Code Enforcer Waddle reported that he spoke to DOT today and a driveway access permit application will need to be submitted. A Public Hearing will be held at the next Planning Board Meeting on July 15, 2025 at 6:00 pm and Zoning Board of Appeals Meeting on July 24, 2025, at 6:30 pm. Mark Hoffman made a motion that the Planning Board be Lead Agency and Paul Dettenrieder seconded the motion. All were in favor. Code Enforcer Waddle will refer this proposed business to the Zoning Board of Appeals for approval of variances.

Any Further Business from Members:
Chairman Clear reported that the Town of Mohawk is 1 month into the six months solar moratorium. At the July meeting any updates on Solar Law will be discussed.

Fulton County was interested in annexing several parcels of land located off of NYS Rt 30A, east and across from the Industrial Park and along the Old Johnstown Rd. for a Chip Fab Plant. The Town of Mohawk Town Board turned it down. They felt it would be a major traffic concern.

The Site Plan Submission Requirement Checklist was distributed for review. There were no questions at this time.

Mark Hoffman made a motion to adjourn the meeting, and Paul Dettenrieder seconded the motion. All were in favor. The meeting was adjourned at 7:10 pm.

Town of Mohawk Planning Board Meeting
July 15, 2025

Member Attendance:
Planning Board Chair: Patrick Clear
Planning Board Members: Mark Hoffman, David Dumar, Paul Dettenrieder, Jessica Cyr
Code Enforcer: Stan Waddle
TOM Attorney: Claudia Braymer (via Zoom)

Public Attendance:	**Reason for Attendance**
Ron Rera	Public Hearing
Amanda Carroll	Public Hearing
Abdul Rashid Amiri	Sketch Presentation
Jake Gordon	Sketch Presentation
Barb Smith	
Matthew Bruno	
Gloria Bruno	
Nicole Tommell	Sketch Presentation

Public Hearing was called to order at 6:01 pm.

Mohawk Equipment and Repair
No questions from the public.

Mohawk Equipment Sales
Chairman Patrick Clear submitted two letters from community members that aren't in favor of this business. Matt Bruno stated that receiving special permits for businesses is "a slippery slope down the road" and he's concerned how Fulton County has annexed in the past.

The Public Hearings portion of the meeting was closed.

The Planning Board was called to order at 6:04 pm. Mark Hoffman made a motion to accept the minutes of the June 17, 2025 Planning Board Meeting and Paul Dettenrieder seconded the motion. All were in favor.

Public Comment:
None

Old Business:
Review of Site Plan for Mohawk Equipment and Repair - Barker Road
Amanda Carroll noted they will be keeping the business small and by appointment only. Her husband will be fixing small tractors and equipment at their home and bigger tractors and equipment he would go to the farm. Down the road they may possibly sell small equipment. Discussion took place on potential contamination or run off going into the reservoir. Chairman Patrick Clear stated that a retention area will need to be planned for and the Planning Board will need to review and approve it. Code Enforcer Waddle asked they have this for the Zoning Board of Appeals (ZBA) Meeting.. Storage of equipment and hours the business will be running were discussed. Atty. Braymer asked that the map show where equipment will be stored when it's not being worked on. SEQR Part 2 - Short Environmental Assessment Form - Impact Statement was completed. Mark Hoffman made a motion of Negative Declaration and Paul Dettenrieder seconded the motion. All were in favor. This Site Plan Application will be forwarded to the ZBA on July 24,2025 at 6:30 pm for approval of variances and special permit.

Review of Site Plan Application for Mohawk Equipment Sales - NYS Rt. 30A
Ron Rera reported that he is seeking approval of Special Use Permit and Area Variance for Road Frontage. Code Enforcer Waddle noted that this type of business is an allowed use in an Agricultural District. - B2 Retail Business Use and the Special Permit is not for rezoning. Atty. Braymer stated that the ZBA will need to determine what areas can be used on the property for this business. Concerns in regard to adversely impacting neighboring properties (i.e. well water) was discussed. Mr. Rera stated that he has no intention of doing anything on the top of the hill other than keeping it maintained. David Dumar asked how many carports would be located on the property. Mr. Rera reported that he plans to have 10 - 12 small carports. Hours of operation would be 9 to 5 and 5 to 5 ½ days per week. A 30x100 one story barn is being built on the property (7 ½ feet tall with the peaks being 14 feet). Mr. Rera stated that the barn was planned so it wouldn't obstruct neighboring properties' views. It was asked if fencing was being put up to keep costumers off neighboring properties. Mr. Rera noted that privacy fencing will be put up and shrubs in front of the fencing. This is indicated on the map with red squares. Possible concerns of a group of trees that were cut down were discussed. DOT asked to have the driveway moved a little further North away from the curve. Mr. Rera's engineer will need to provide DOT with a map indicating where the driveway will be moved. Mr. Rera is responsible to put in the driveway according to DOT specifications. Atty. Braymer asked that an updated map be made. Mr. Rera stated "that the barn area is the most important part and the hill is a moot point for him." Jessica Cyr asked since the SEQR is being done on both parcels how can we

be sure that the business stays small five years down the line. The Planning Board could place a condition on the Site Plan Application limiting the size. Mr. Rera made an indication on the map showing what land he will be using in the Agricultural District and signed and dated it allowing the Planning Board Members to change Item #2 on the Short Environmental Assessment Form - Part 2 Impact Assessment to No, or small impact may occur. Paul Dettenrieder made a motion of Negative Declaration and Mark Hoffman seconded the motion. All were in favor. The Site Plan Application will be forwarded to the ZBA on July 24, 2025 at 6:30 pm and then to the County Planning Board if approved. The two letters discussing concerns regarding this business were added to the minutes.

Comprehensive Plan
Chairman Clear reported that the Town Board passed a resolution approving the county to apply for a grant on the town's behalf.

Solar Law Moratorium
Chairman Clear stated that we acknowledge State Guidelines in our Solar Law, but would like to put more restrictions when placed in a non allowed district. Discussion took place on whether the land is being leased or purchased. Chairman Clear asked that the members come up with a list of restrictions (community friendly) for next month's meeting. Webinars that are being held were discussed.

Updates
CS Energy/Mn8 Grissom Solar Project
Nothing has changed. DEC has not released them as of yet.

Catalyze Solar Project: Boshart/Kane Road
Code Enforcer Waddle is reviewing the documents that have been submitted. They were able to correct one corner.

NexAmp Solar Project: NYS Rt. 67
Code Enforcer Waddle is reviewing the documents they have submitted.

Cipriani Albany Bush and Stoner Trail Solar Project
Status is the same. Start in November at this time.

Airbnb Short Term Rental
In process. Code Enforcer Waddle plans to have the guidelines for the Town Board to review at their August meeting.

Massage and Nail Salon
Withdrew their application.

New Business:

Sketch Presentation proposed Krown Auto Dealership and Repair at 3555 NYS Rt. 5

Abdul Amiri reported that Krown Auto Dealership currently has a location in Scotia-Glenville they would like to move here. Small dealership with 25 to 30 cars. They depend mostly on their service department. Mr. Amiri stated it will make it easier for customers to come here instead of Schenectady. The dealership would be going where the Jumbo Lot was. Concerns of being part of a flood zone and storage of fluids was discussed. Mark Hoffman made a motion to waive the Agricultural Statement and Paul Dettenrieder seconded the motion. All were in favor. Site Plan Submission Requirement Checklist was reviewed.

Sketch Presentation proposed Herkimer Diamond Spring Water - Bulk Water Withdrawal

Jake Gordon from CT Male gave the presentation. He noted that Diamond Springs is in Phase 2 of Process (harvesting and selling spring water). Bringing the water to a lower level of the property and being taken off property for bottling. Preliminary plans were presented to the members. Concerns regarding the house below the site were discussed. PUD Regulations will be reviewed.

Sketch Presentation for proposed subdivision of several Jones properties to be purchased by Tommell.

Nicole Tommell gave a presentation on the proposed subdivisions. Ms. Tommell indicated what lands would be retained by the Jones'. A new survey map was done with no problems concerning road frontage. The Tommell's are requesting boundary changes with new SBL #'s. Chairman Clear reported that a Public Hearing will need to be held. Atty. Braymer noted that new deeds will need to be filed after subdivisions are completed. There were no questions or concerns from the Planning Board Members.

Any Further Business from Members:

Chairman Clear reminded the Planning Board Members of the webinars that are being held concerning Solar Law. Members were asked to let Code Enforcer Waddle or himself know if they need the link for the training sessions.

Code Enforcer Waddle reported that Chris Howland may be coming before the Planning Board for approval to display sheds in the fenced area by where the Jumbo Lot was. Also, Rolanda Stipe (Bulk Food Store) would like to add in the deli. Mrs Stipe contacted Code Enforcer Waddle to see what she needed to do.

David Dumar made a motion to adjourn the meeting and Jessica Cyr seconded the motion. All were in favor. The meeting was adjourned at 8:19 pm.

TOWN OF MOHAWK
P.O. Box 415 / 2-4 Park Street
Fonda, New York 12068-0415
Phone: 518-853-3031/ Fax: 518-853-3081
Court: 518-853-8865/Fax: 518-853-4730

JANET DE PALMA
Supervisor

KIMBERLY M. SULLIVAN
Town Clerk

WILLIAM D. HOLVIG
Highway Superintendent

TOWN OF MOHAWK ZONING BOARD

NOTICE OF PUBLIC HEARING ON JULY 24, 2025, AT 6:30 PM

NOTICE IS HEARBY GIVEN, that the Town of Mohawk Zoning Board of Appeals will hold a Public Hearing on Thursday, July 24, 2025, at 6:30 pm at the Town of Mohawk Town Hall, 2-4 Park Street, Fonda, NY.

It is to review two Zoning Board Applications from Amanda and James Carroll to operate an agricultural equipment service repair business with a possible chainsaw sales shop in the future in the A-Agricultural Zone they reside in. The property is located at 146 Barker Rd, Fonda, NY. Parcel SBL: 33.-1-18.

The review of the applications will follow the Public Hearing.

The owners will require a Special Permit (the business is an allowed use with the receipt of the Special Permit) and two Area Variances (Lot Size and Road Frontage) from the Town of Mohawk Zoning Board of Appeals prior to the Town of Mohawk Planning Board's final decision on their Site Plan application to operate an agricultural equipment service repair and sales business. (Planning Board meeting tentatively set for August 19, 2025).

PLEASE TAKE FURTHER NOTICE,

Members of the public should take note that: (i) extraordinary circumstances may necessitate the use of videoconferencing for this meeting, (ii) the public can view and/or participate in such meeting remotely by contacting the Town Supervisor at Supervisor@townofmohawk.net, (iii) documents and records will be posted online or available by contacting Town Hall, and (iv) the physical location for the meeting where the public can attend in person is Town Hall, 2-4 Park Street, Fonda, New York.

Any Questions, Comments, and/or Concerns, you may contact Stan Waddle.

Dated: July 3, 2025

Stanley F. Waddle

Town of Mohawk
Building and Zoning Code Enforcement Official
PO Box 415
2-4 Park Street
Fonda, New York 12068
(518)-774-0420
zoning@townofmohawk.net

NOTICE OF PUBLIC HEARING AT
RICHARD A.PAPA OFFICE BLDG
2-4 PARK ST,FONDA, NY 12068
TOWN OF MOHAWK ZONING
BD WILL HOLD A PUBLIC HEAR-
ING ON THURSDAY,JULY 24,2025
AT 6:30PM TO REVIEW FOUR APPLI-
CATIONS. 2 APPLICATIONS FOR
146 BARKER RD SBL: 33.-1-18
(1) FOR SPECIAL PERMIT TO
OPERATE A AGRICULTURAL REPAIR
AND SALES SHOP (2) AREA VARI-
ANCE OF REQUIRED ROAD FRONT-
AGE. 2 APPLICATIONS FOR 2382
NYS HWY 30A (3) AREA VARIANCE
OF REQUIRED ROAD FRONTAGE
TO OPERATE A FARM IMPLEMENT
AND RETAIL STORE SALES BUSI-
NESS (4)FOR SPECIAL PERMIT TO
OPERATE AN AGRICULTURAL
MACHINERY SALES STORE
APPLICATIONS CAN BE REVIEWED
AT THE TOWN OFFICE THOSE
INTERESTED ARE WELCOME TO
ATTEND. Kimberly M. Sullivan
Town of Mohawk Town Clerk
P.O. Box 415 Fonda, NY 12068
518-853-3031

Amanda and James Carroll Proposed Action:

Consists of 1 Acre

SBL: 33.-1-18

Type of Action(s):

New Business to be located at 146 Barker Rd, Fonda, New York

Have submitted the following:

1. Site Plan Application to TOM Planning Board for new Business; Mohawk Equipment & Repair.
2. Special Permit Application to TOM Zoning Board of Appeals to allow Agricultural Repair and Sales business to operate in A-Agricultural Zone.
3. Area Variance Applications for Lot size and Road Frontage to TOM Zoning Board of Appeals to allow Agricultural Repair and Sales business to operate in A-Agricultural Zone.

Type of Business:

1. We wish to operate a small-scale agricultural repair and maintenance business on our property. We will service equipment commonly used on farms and rural properties and service will be by appointment only. Because our business will be the repair and servicing of farm equipment, our surrounding area is rural farmland and farm equipment is normally seen on properties in our area. Most servicing will be at the equipment farm's location, but if brought to our business location, it won't be out of place. Our property is smaller in lot size than most of the properties adjoining ours and we are not able to purchase more land and that is the reason we need to ask for the area variances for the lot size and road frontage. We plan to operate by appointment only and not have a storefront or walk-in business and maintain a low traffic, no retail environment. Our planned use is an allowable use in the Agricultural zone we live in with the issuance of a Special Permit by the Zoning Board.

Mohawk Equipment & Repair

Owned by: Amanda and James Carroll
Location: 146 Barker Rd, Fonda, NY
Business Name: Mohawk Equipment & Repair, LLC
Zoning District: Agricultural
SBL- Parcel ID 33.-1-18

Business Overview

Mohawk Equipment & Repair is a small, family-run repair service based at our home on Barker Road. We specialize in servicing and repairing small engines and equipment commonly used on rural properties—including riding mowers, push mowers, rototillers, chainsaws, and similar tools.

While we are just getting started, our business is geared toward supporting local farmers and rural landowners, with fair, accessible pricing and services tailored to the needs of this community.

Business Operations

- Appointment Only: No walk-in traffic. Customers must schedule drop-offs or pickups.
- No Commercial Signage: None at this time; any future signage will go through the proper process.
- Low Volume: We typically have 2–4 pieces of equipment on-site at any one time.
- Limited Hours: James currently works a full-time job, so repair work is limited to a few hours in the afternoons after 2:30 PM on weekdays (typically until 6 PM), and intermittently on weekends between 8 AM and 6 PM.
- Quiet & Respectful: All work is done during normal daytime hours with care to minimize noise and disruption.
- Flexible Pickup/Drop-off Options: We offer trailer transport for those who cannot bring their equipment directly.
- Family Operated: The business is operated solely by Amanda and James Carroll.

Zoning Relevance / Agricultural Intent

While we have not yet serviced equipment directly from active farms, our service is built to meet that need.

James has over a decade of hands-on experience working with agricultural and logging equipment through companies such as Hudson River Tractor, Emrick Sales & Service, and Ground Equipment Inc.

Our goal is to become a reliable local option for farm equipment repair, bridging a service gap for area farmers and rural residents.

Long-Term Vision

As we grow, we may apply for:
- Modest signage for visibility
- Light outdoor storage (e.g., scrap equipment area)
- Official dealership or supplier connections (e.g., Rotary Corp or Stihl)

Any changes will follow appropriate zoning and planning procedures.

Closing Statement

We appreciate the opportunity to explain our plans. Mohawk Equipment & Repair is a small, community-focused business that aims to support the rural and agricultural character of our area. We are committed to growing responsibly and respectfully, with services designed to benefit the local community.

2025-7-24 #1

Received Date: 6/30/25
By: Kim Suelo

TOWN OF MOHAWK NEW YORK

Application #:
Date: 7/24/2025
Project Name: Mohawk Equipment Repair

APPLICATION TO THE ZONING BOARD OF APPEALS

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS FOR:

(CHECK APPROPRIATE BOX)

*** ( ) SPECIAL PERMIT; (COMPLETE BLOCKS A, B-1, B-2, F AND G)**

( ) USE VARIANCE; (COMPLETE BLOCKS A, B, F AND G)

(X) AREA VARIANCE; (COMPLETE BLOCKS A, B-2, C, F AND G)

( ) REVIEW OF A DECISION OF THE ZONING/ADMINISTRATIVE OFFICIAL; (COMPLETE BLOCKS A, D, F AND G)

( ) INTERPRETATION OF THE ZONING ORDINANCE; (COMPLETE BLOCKS E AND G)

***AS ACCEPTED IN THE ZONING ORDINANCE; REV. SEPTEMBER 24TH, 1998**

X **A.1. DESCRIPTION, LOCATION AND ZONING DISTRICT OF THE PREMISES INVOLVED:** 1 Acre lot with 1008 sq ft, 3 Bedroom Residence with detached 24x24 garage with 10x24 shed addition with separate driveway off Barker Rd. At 146 Barker Rd, Fonda, NY, Zoned as A-Agricultural

X **2. THE APPLICANT HAS OWNED OR WILL OWN THE SUBJECT PROPERTY AS OF** 5/25/2016 **(DATE)**

X **3. THE APPLICANT CERTIFIES OWNERSHIP OF ANY OF THE FOLLOWING ADJOINING PROPERTY:** None

B.1. THE APPLICANT PROPOSES TO USE THE PREMISES FOR THE FOLLOWING PURPOSES: (GIVE DETAILS)

X **2. THE APPLICANT CONTENDS THAT THE PROPOSED USE WILL NOT BE INJURIOUS TO THE CHARACTER OF THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:**

Because our business will be the repair and servicing of farm equipment, our surrounding area is rural farmland and farm equipment is normally seen on properties in our area. Most servicing will be at the equipment farm's location, but if brought to our business location, it won't be out of place.

3. THE APPLICANT CONTENDS THAT NO PERMISSIBLE USE OF HIS PROPERTY WILL PERMIT A REASONABLE RETURN FOR THE FOLLOWING REASONS:

X **C.1. THE APPLICANT REQUEST RELIEF FROM THE ZONING ORDINANCE PROPERTY RESTRICTIONS AS EXPLAINED BELOW:** The TOM Zoning Law of 2022; Schedule A; states that for an Agricultural machinery repair shop and agricultural machinery sales store, Lot size required is 130,000 sq ft and 300 ft of Road Frontage; we have 42,560 sq ft and 201 ft of Road Frontage. We do not need the listed required Lot size or road frontage as we are a small operation and plan to stay that way.

X **2.THE APPLICANT CERTIFIES THAT THE FOLLOWING SPECIAL CIRCUMSTANCES APPLY TO THIS PROPERTY BUT DO NOT APPLY GENERALLY TO LAND OR BUIDINGS IN THE NEIGHBORHOOD:** Our property is smaller in lot size than most of the properties adjoining ours and we are not able to purchase more land and that is the reason we need to ask for the area variances for the lot size and road frontage. We plan to operate by appointment only and not have a storefront or walk-in business and maintain a low traffic, no retail environment. Our planned use is an allowable use in the Agricultural zone we live in with the issuance of a Special Permit by the Zoning Board

X 3. THE APPLICANT CERTIFIES THAT THE RELIEF REQUESTED IS THE MINIMUM VARIANCE WHICH WILL ENABLE REASONABLE USE OF THIS PROPERTY FOR THE FOLLOWING REASONS: Lot size required is 130,000 sq ft and 300 ft of Road Frontage; we have 42,560 sq ft and 201 ft of Road Frontage. We are asking for the relief of the 87,440 sq ft difference for the Lot size and relief of 99 ft difference of the Road Frontage. By allowing the two area variances we can utilize our property for our needs to operate our proposed Mohawk Equipment & Repair business to support local farms, landowners and forestry operations.

D. 1. THE APPLICANT REQUEST RELIEF FROM THE ACTION OF THE ZONING/ADMINISTRATIVE OFFICIAL WITH RESPECT TO THE FOLLOWING SECTION/SECTIONS OF THE ZONING ORDINANCE:

_____

_____

_____

_____

2. THE APPLICANT REQUESTS A REVERSAL OF THE ZONING/ADMINISTRATIVE OFFICIAL DECISION REGARDING DOCUMENT NUMBER: _____

(ATTACH A COPY OF DENIED BUILDING PERMIT IF APPLICABLE)

E. 1. AN INTERPRETATION IS REQUESTED OF THE ZONING ORDINACE PERTAINING TO:

(COMPLETE EACH ITEM THAT MAY APPLY)

ARTICLE: _____ SECTION: _____ PARAGRAPH NO:_____

PAGE NO:_____ TABLE NO:_____ MAP NO: _____

COMMENTS:_____

_____

_____

_____

_____

_____

X **F.1. SUBMIT A MAP SHOWING : PROPERTY LINES; EXISTING AND PROPOSED STRUCTURES, WATER SUPPLY AND SEWAGE LINES; ALL WITH PROPER DIMENSIONS.**

(LIST AND IDENTIFY ACCURATELY)

See Attached Information
Real Property Tax Map
Overhead View Map
List of Property Owners with-in 500 ft of our property.

2. ESTIMATED COST OF PROJECT:_____

3. ESTIMATED TIME OF COMMENCEMENT: _____

4. ESTIMATED TIME OF COMPLETION: _____

2025-7-24 #1

Application #: _____
Date: 7/24/2025
Project Name: Mohawk Equipment Repair

X **G.** PRINT **APPLICANT INFORMATION**

1. NAME: Amanda and James Carroll Email: carrollamanda25@gmail.com

2. ADDRESS 46 Barker Rd., Fonda, NY 12068 Phone #: (518)-848-4474

****

OWNER INFORMATION (IF OTHER THAN APPLICANT)

3. NAME: _____ Email: _____

4. ADDRESS: _____ Phone #: _____

****

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL APPLICABLE FEDERAL AND STATE STATUTES HAVE BEEN COMPLIED WITH. I HAVE READ THE FOREGOING APPLICATION AND THE CONTENTS THEREOF ARE TRUE TO MY OWN KNOWLEDGE.

APPLICANT SIGNATURE: Amanda Carroll

DATE: 6/30/25

OWNER SIGNATURE: _____

DATE: _____ **(ONLY IF NOT SAME AS APPLICANT)**

* NOTE - THE APPLICANT SHALL NOTIFY BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED (RETURNED TO TOM CODE OFFICE) - ALL LANDOWNERS WITHIN 500 FEET OF THE APPLICANTS PARCEL

WITNESSED BY: Stanley J. Waddell **DATE:** 6/30/2025

BOARD OF APPEALS RECEIVED: _____

FEE PAID: _____

ARTICLE V: USE REGULATIONS

SECTION 7- A-Agricultural District.

In the A-Agricultural District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Uses Permitted:

1. Farm, nursery, truck garden, greenhouse, customary agricultural operation.
2. One family dwelling
3. Two family dwelling
4. Low-Impact Recreation Area
5. Public building or public school
6. Church, parish house, convent
7. Customary accessory use or building
8. Mobile home as part of a farm operation

(B) Uses Permitted as a special exception by the Board of Appeals:

1. Picnic grove, fish or game club
2. Veterinary, animal hospital, kennel
3. Golf course or country club
4. Public utility station or structure
5. High-Impact Recreation Area
6. Mobile home court
7. Mobile home in court
8. Nursing, convalescent or home for aged
9. General aviation airport
10. Multiple dwelling
11. Private school
12. Tourist Home
13. Trailer Camp
14. Agricultural machinery repair shop and agricultural machinery sales store
15. Home occupation
16. Day care

TOWN OF MOHAWK ZONING LAW
SCHEDULE A

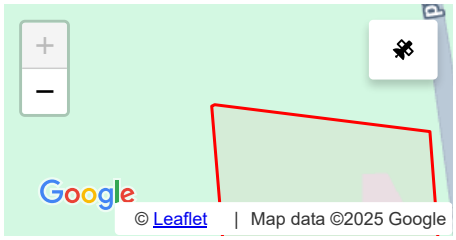
District (1)	Permitted Principal Uses (see Article V - Use Regulations for Complete List)(2)	Uses Permitted Upon Issuance of a Special Permit by the Board of Appeals (3)	MINIMUM LOT SIZE Area in Feet or Acres (4)	Road Frontage Width in Feet (5)	Max % of Lot to be Occupied (6)	Min. Living Area Sq. Ft. (7)	BLDG. HEIGHT (MAX) In Stories (8)	In Feet (9)	YARD DIMENSIONS Front (10)	Mid of Road Center State	Side One (11)	Total (12)	Rear (13)
A Agriculture	Farm, nursery, truck, garden, greenhouse, customary agricultural operation		5 acres										
	One-Family dwelling		130,000 sf	300	0	600	2 1/2	35	60	75	20	50	50
	Two-Family dwelling		130,000 sf	300	20	1000	2 1/2	35	60	75	20	50	50
	Mobile home as part of a farm operation		40,000 sf	150	20	600	1	15	60	75	20	50	50
	Low-Impact Recreation Area												
	Public building or public school												
	Church, parish house, convent												
	Customary accessory use or building												
		Picnic grove, fish or game club	10 acres	500					130	145	25	50	50
		Veterinary, animal hospital, kennel	2 acres						130	145	50	100	50
		Golf course or country club					2 1/2	35	130	145	50	100	100
		Public utility station or structure											
		High Impact Recreation Area	25 acres	600	20		2 1/2	35	130	145	100	200	100
		Mobile home court	10 acres	600	20		1	15	130	145	50	100	50
		Mobile home in court	4,000/mh	50/mh	20		1	15	130	145	10	20	25
		Nursing, convalenscent or home for aged	50,000	250	25		2 1/2	35	70	85	20	50	50
		General aviation airport	100 acres	750									
		Multiple family dwelling	10 acres 4,000 sf/du										
		Daycare	130,000 sf	300	25		2 1/2	35	70	85	20	50	50
		Private school											
		Home occupation											
		Tourist Home											
		Trailer Camp											
		Agricultural machinery repair shop and agricultural machinery sales store											
R-1 Residence	One-Family dwelling with public water & sewer		22,500	150	20	600	2 1/2	35	55	70	15	30	50
	Two-Family dwelling with public water & sewer		22,500	150	20	600	2 1/2	35	55	70	15	30	50
	One-Family dwelling without public water & sewer		40,000	200									
	Two-Family dwelling without public water & sewer												
	Mobile home as part of a farm operation		15,000	100	20	600	1	15	55	70	15	30	50
	Church, parish house, convent		50,000	250	25				130	145	25	50	50
	Low-Impact Recreation												
	Public building or public school		5 acres	100									
	Customary accessory use or building												
		Golf course or country club											
		Nursing, convalescent or home for aged											
		Public utility station or structure											
		General aviation airport	100 acres 10 acres	750									
		Multiple dwelling	4,000 sf/du										
		Tourist Home											

Property Details - 146 Barker Rd, Fonda - 33.-1-18 - SWIS: 273289 (Mohawk)

Structure

Building 1	
Building Style	01 - Ranch
Number of Stories	1.0
Exterior Wall Material	03 - Alum/vinyl
Actual Year Built	1978
Eff. Year Built	1980
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	
Number of Bedrooms	3
Number of Fireplaces	
Heat Type	4 - Electric
Fuel Type	3 - Electric
Central Air	No
Basement Type	4 - Full
Total Sq Ft	1008
1st Story Sq Ft	1008
2nd Story Sq Ft	
1/2 Story Sq Ft	
3/4 Story Sq Ft	
Additional Story Sq Ft	
Finished Attic Sq Ft	
Finished Basement Sq Ft	
Finished Rec Room Sq Ft	
Finished Over Garage Sq Ft	
Condition	3 - Normal

No image found for this Parcel.



2025 Tentative Assessment Information

Land Assessed Value	$20,000
Total Assessed Value	$99,300
Equalization Rate	61.00%
Full Market Value	$162,787
Partial Construction	No
County Taxable	$99,300
Municipal Taxable	$99,300
School Taxable	$99,300
Village Taxable	$0
Agricultural District?	False

Property Description

Property Type	210 - 1 Family Res
Neighborhood Code	27010 rural
SWIS	273289
Water Supply	2 - Private
Utilities	3 - Electric
Sewer Type	2 - Private
Zoning	CONF Conforming
School	Fonda-Fultonville
Book	2016
Page	68385
Grid East	499712
Grid North	1503982
Roll Section	1
Acres	1.00
Front	201.00
Depth	0.00

Last Property Sale

Deed Date	07/13/2016
Deed Book	2016
Deed Page	68385
Contract Date	
Sale Date	05/25/2016
Full Sale Price	$1
Net Sale Price	$1
Usable For Valuation	No
Arms Length	No
Prior Owner	Amanda Carroll f/k/a Fisher

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
James Carroll	146 Barker Rd			Fonda	NY	12068		
Amanda Carroll	146 Barker Rd			Fonda	NY	12068		

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
07/13/2016	2016	68385		05/25/2016		$1	$1	No	No	Amanda Carroll f/k/a Fisher
03/16/2015	2015	61365		08/15/2014		$1	$1	No	No	Amanda Lynn Fisher
07/31/2008	1679	271		07/23/2008		$1	$1	No	No	Roger Fisher

No Exemption Data Found

Land

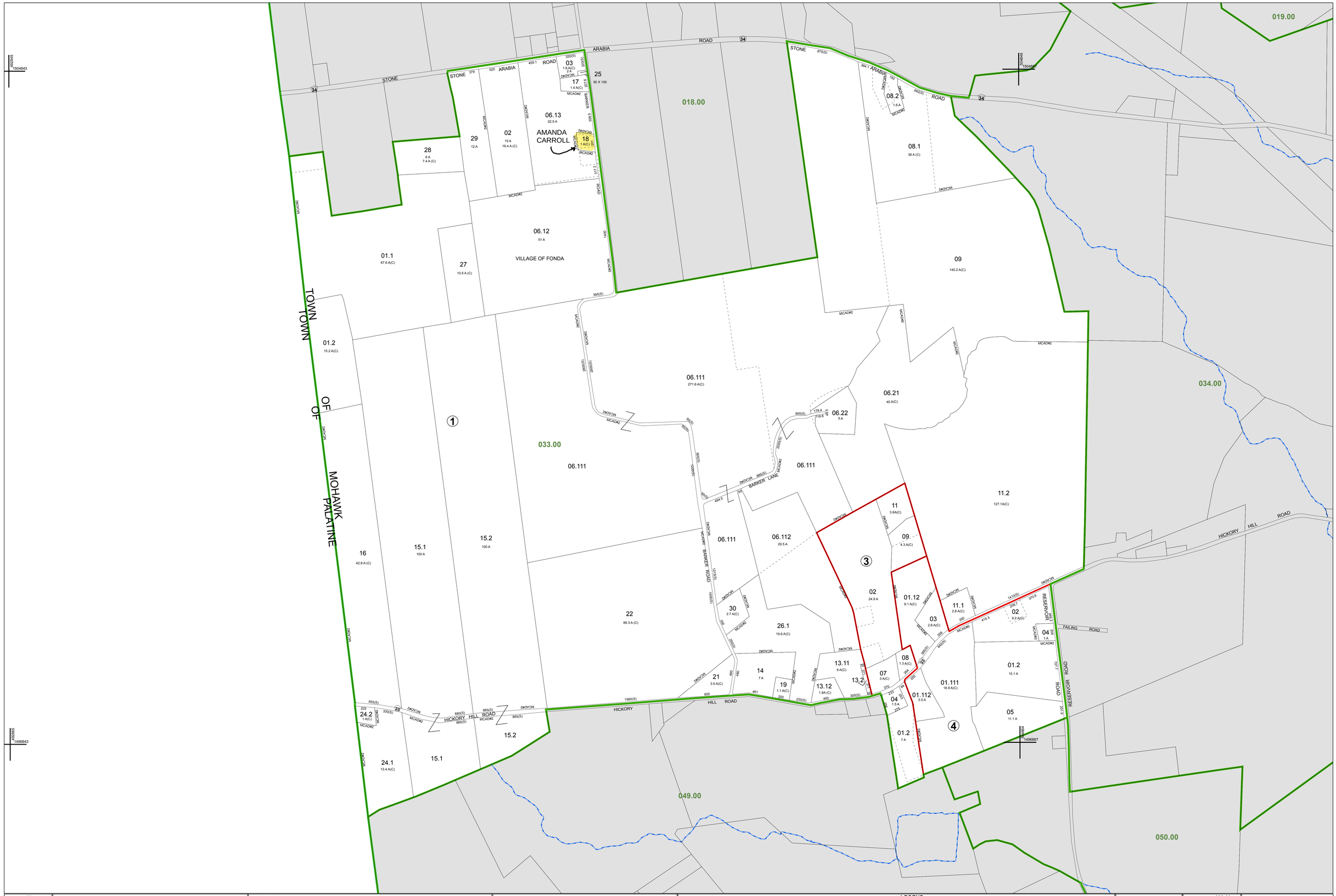
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	1.00				

Improvements

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	RG4 - Gar-1.0 det		24.00 x 24.00	1.00	3 - Normal	2000	
1	CP5 - Canpy-roof		10.00 x 24.00	1.00	3 - Normal	2000	
1	CP5 - Canpy-roof		6.00 x 24.00	1.00	3 - Normal	2000	
1	RP1 - Porch-open/deck		8.00 x 8.00	1.00	3 - Normal	2000	

Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
FD002 - Mohawk fire	A	0.00	0.00	$99,300.00



MAP PREPARED BY:

MONTGOMERY COUNTY

Real Property Tax Service Agency

Christine DePasquale, Director

Revision Table

Date	Made by	Changes Made	Date	Made by	Changes Made
12/9/2021	MB	2022 UPDATES	4/12/2017	CD	2018 UPDATES
8/13/2020	MB	2021 UPDATES	7/5/2016	CD	2017 UPDATES
7/19/2019	MB	2020 UPDATES	8/5/2015	CD	2016 UPDATES
4/14/2017	CD	2018 UPDATES	9/15/2014	CD	2015 UPDATES

SPECIAL DISTRICTS

FIRE:	FD002	Mohawk Fire
SCHOOL:	273289	Fonda-Fultonville
AG:	MCAD2	Montg co agri dist 2

LEGEND

PROPERTY LINE	PUBLIC RIGHT OF WAY	SCHOOL DISTRICT LINE	SCH
ORIGINAL LOT LINE	PRIVATE RIGHT OF WAY	FIRE DISTRICT	F
DENOTES COMMON OWNER	TOWN VILLAGE CITY	AGRICULTURAL DISTRICT	MCAD#3
BLOCK LIMIT	RAILROAD	MONUMENT LOCATOR	■
SECTION LINE	HYDROLOGY	COORDINATE LOCATOR	+

CALCULATED ACREAGE	**7.5 A (c)**
DEED ACREAGE	**7.5 A**
SCALED DIMENSION	**22.5 (s)**
DEED DIMENSION	**150**
TAX MAP BLOCK NUMBER	**2**

	018.00	019.00
	034.00	
	049.00	050.00

SHEET INDEX

SECT NO. 033.00

These maps are intended for tax administration only, and not for the conveyance of property.

Map Date: Mar 15, 2023

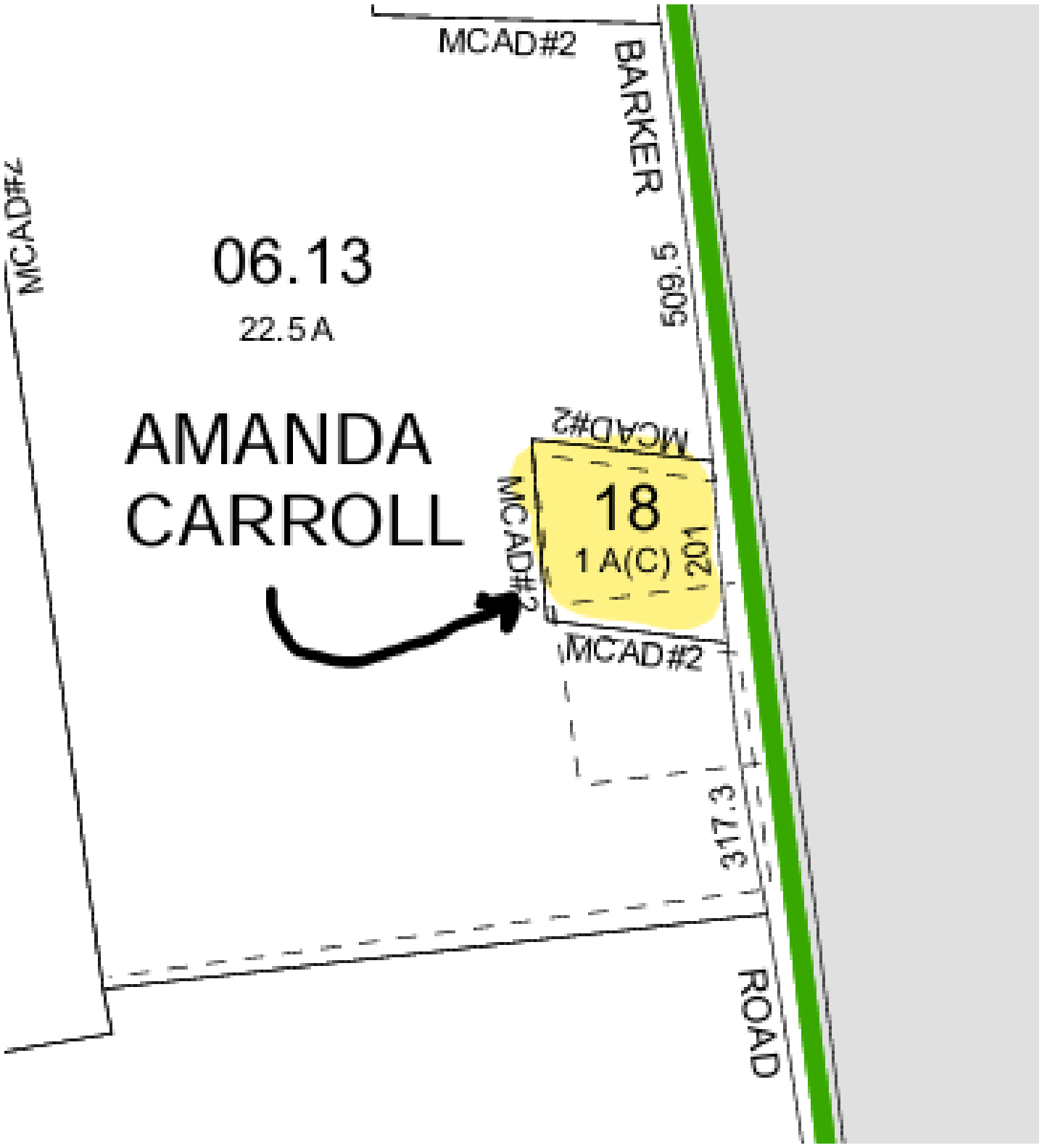
TAX MAP

TOWN OF MOHAWK

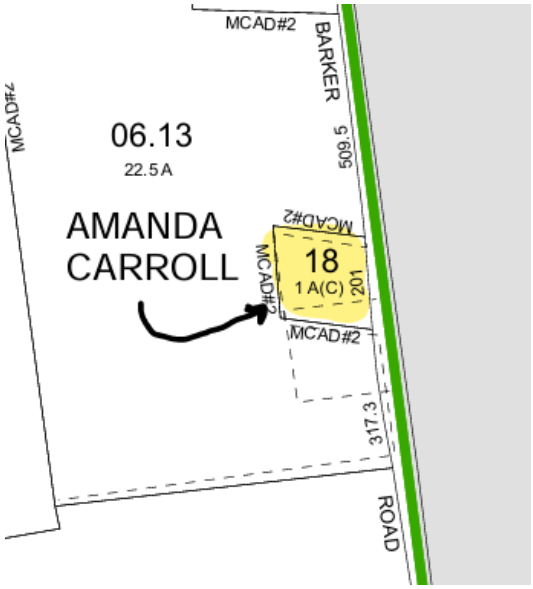
MONTGOMERY COUNTY, NEW YORK

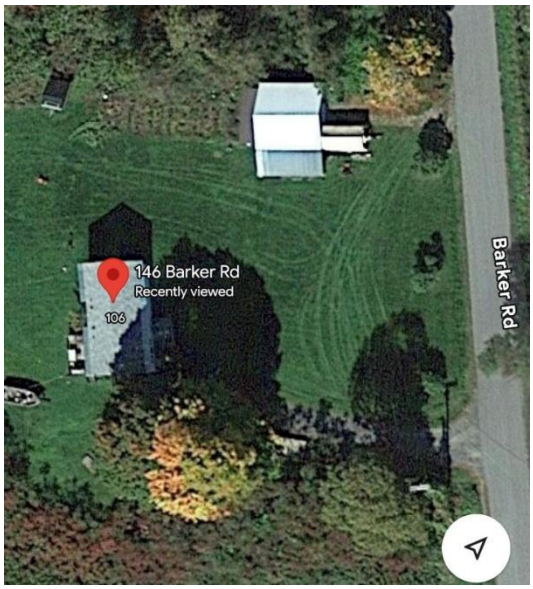
1 inch = 400 feet

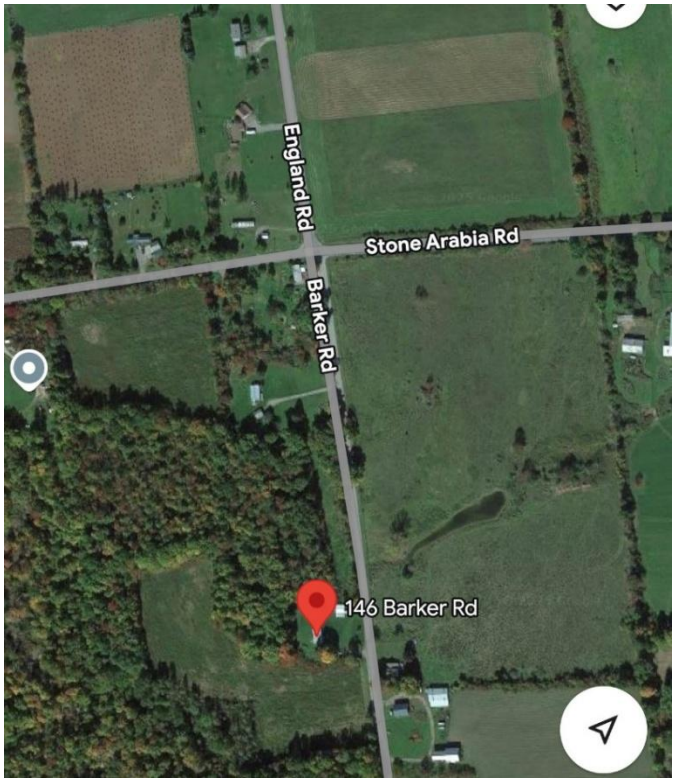
0 100 200 400 600 800 Feet


MCAD#2
BARKER
509.5
MCAD#4
06.13
22.5A
AMANDA
CARROLL
MCAD#2
18
1A(C)
201
MCAD#2
MCAD#2
317.3
ROAD


ROAD
ARABIA
03
25
17
018.00
06.13
AMANDA
CARROLL
18
02
06.12
VILLAGE OF FONDA
06.111
033.00


MCAD#2
BARKER
509.5
06.13
22.5A
AMANDA
CARROLL
18
1 A(C)
201
317.3
ROAD


146 Barker Rd
Recently viewed
106
Barker Rd


England Rd
Stone Arabia Rd
Barker Rd
146 Barker Rd


TRACTOR REPAIR SHOP

EQUIPMENT STORAGE AREA AWAITING REPAIR



WASH STATION, FLAT SPOT BESIDE THE DRIVEWAY AND UNDER THE TREES



EQUIPMENT STORAGE AREA AWAITING REPAIR

IN LEAN-TO



EQUIPMENT STORAGE AREA AWAITING REPAIR

IN LEAN-TO

FLAT AREA FOR WASH-OFF/OUT



Amanda Carroll List of Properties within 500 feet

Ref.Line #	S.B.L.Tax ID	Owner/s of Record & Mailing Address/es	Property Street #	Property Street Name
1	18.-5-6	Clifford Voght Jr	147	Barker Rd
		147 Barker Rd		
		Fonda, NY 12068		
2	33.-1-18	Amanda and James Carroll	146	Barker Rd
		146 Barker Rd		
		Fonda, NY 12068		
3	33.-1-6.13	Jeffrey and Cathy Weiss	322 Vac Land	Barker Rd
		236 Melo Park Rd		
		Niskayuna, NY 12309		
4	33.-1-6.12	Village of Fonda	822 Water Supply	Barker Rd
		PO Box 447		
		Fonda, NY 12065		
5				
6				
7				
8				
9				

To: Name: _____ Date: _____

Address: _____

Address: _____

Using the most up to date information from the Montgomery County, New York Tax Parcel web site; you are listed as the owner of S.B.L.#(s):_____, You are receiving this notice as per the Town of Mohawk Zoning Laws because your property is located within 500 feet of the following property action, you are being notified by First Class Mail **and** Certified Mail, Return card to Town of Mohawk Codes Office that:

S.B.L. (s) 33.-1-18 Located at: 146 Barker Road, Fonda, New York Zoned as: A-Agricultural

Property Owned by/ Applicant: Amanda and James Carroll

■ Have an Application(s) submitted to the Town of Mohawk Planning Board for: ☐ Major Subdivision

☐ Minor Subdivision ☐ Major Site Plan ☐ Major Solar Site Plan ■ Minor Site Plan

☐ Special Permit ☐ Lot Line Adjustment

■ Have an Application(s) submitted to the Town of Mohawk Zoning Board of Appeals for:

☐ Use Variance ■ 2 - Area Variance(s) ☐ Review of Decision of the Zoning/Administrative Official

☐ Interpretation of the Zoning Ordinance ■ Special Permit

Reason for Application, the Project Description and attached Map showing the Project(s) Location:
(Attach additional sheets if needed)
Site Plan application to the TOM Planning Board; We wish to operate a small-scale agricultural repair and maintenance business on our property. We will service equipment commonly used on farms and rural properties and service will be by appointment only.
TOM Zoning Board; What we propose is an allowed use with a Special Permit granted by the TOM Zoning Board of Appeals. Area Variances; our lot size and road frontage is less than what is asked for by the Zoning Law of 2022 but we are looking to operate a smaller operation and do not require the additional lot size and road frontage.

Please see back page for more information.

Planning Board Meeting:

Meeting Date: Tuesday, July 15, 2025 **Time:** 6 pm **Location:** Town of Mohawk Town Hall, 2-4 Park St, Fonda,NY_

Public Hearing Date: Tuesday, July 15, 2025 **Time:** 6 pm **Location:** Town of Mohawk Town Hall

Zoning Board Meeting:

Meeting Date: Thursday, July 24, 2025 **Time:** 6:30 pm **Location:** Town of Mohawk Town Hall, 2-4 Park St, Fonda,NY_

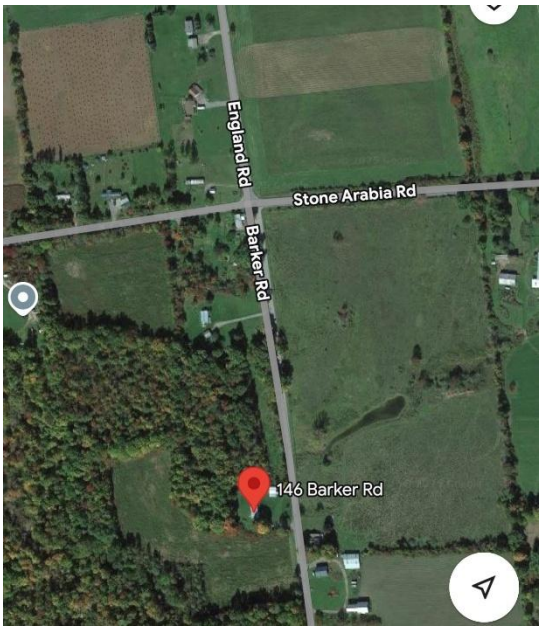
Public Hearing Date: Thursday, July 24, 2025 **Time:** 6:30 pm **Location:** Town of Mohawk Town Hall

You can contact: Amanda Carroll regarding their application at: (518)-848-4474 with any questions; voice your support and/or concerns regarding the above Application. You may Email to: carrollamanda25@gmail.com

You can contact Janet De Palma, the Town of Mohawk Town Supervisor at (518)-853-3031, option 5, with any questions; voice your support and/or concerns regarding the above Application. You may Email Janet De Palma at: supervisor@townofmohawk.net

You can contact Stan Waddle, the Town of Mohawk Building & Zoning Code Official at (518)-571-9882 or (518)-774-0420 with any questions; voice your support and/or concerns regarding the above Application. You may email Stan Waddle at: zoning@townofmohawk.net

Those interested are welcome to attend the above designated meeting(s) at the date(s) and time(s) listed.



Mohawk Equipment & Repair

Owned by: Amanda and James Carroll
Location: 146 Barker Rd, Fonda, NY
Business Name: Mohawk Equipment & Repair, LLC
Zoning District: Agricultural
SBL- Parcel ID 33.-1-18

Business Overview

Mohawk Equipment & Repair is a small, family-run repair service based at our home on Barker Road. We specialize in servicing and repairing small engines and equipment commonly used on rural properties—including riding mowers, push mowers, rototillers, chainsaws, and similar tools.

While we are just getting started, our business is geared toward supporting local farmers and rural landowners, with fair, accessible pricing and services tailored to the needs of this community.

Business Operations

- Appointment Only: No walk-in traffic. Customers must schedule drop-offs or pickups.
- No Commercial Signage: None at this time; any future signage will go through the proper process.
- Low Volume: We typically have 2–4 pieces of equipment on-site at any one time.
- Limited Hours: James currently works a full-time job, so repair work is limited to a few hours in the afternoons after 2:30 PM on weekdays (typically until 6 PM), and intermittently on weekends between 8 AM and 6 PM.
- Quiet & Respectful: All work is done during normal daytime hours with care to minimize noise and disruption.
- Flexible Pickup/Drop-off Options: We offer trailer transport for those who cannot bring their equipment directly.
- Family Operated: The business is operated solely by Amanda and James Carroll.

Zoning Relevance / Agricultural Intent

While we have not yet serviced equipment directly from active farms, our service is built to meet that need.

James has over a decade of hands-on experience working with agricultural and logging equipment through companies such as Hudson River Tractor, Emrick Sales & Service, and Ground Equipment Inc.

Our goal is to become a reliable local option for farm equipment repair, bridging a service gap for area farmers and rural residents.

Long-Term Vision

As we grow, we may apply for:
- Modest signage for visibility within the TOM Zoning Laws for Sign Regulations
- Light outdoor storage (e.g., scrap equipment area)
- Official dealership or supplier connections (e.g., Rotary Corp or Stihl)

Any changes will follow appropriate building permitting, zoning and planning procedures.

Closing Statement

We appreciate the opportunity to explain our plans. Mohawk Equipment & Repair is a small, community-focused business that aims to support the rural and agricultural character of our area. We are committed to growing responsibly and respectfully, with services designed to benefit the local community.

Mohawk Equipment & Repair, LLC

Equipment Washing & Spill Containment Plan

Location: 146 Barker Rd, Fonda, NY 12068

Prepared by: Amanda & James Carroll

Proximity to Waterbody: Within 500 feet

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1. Purpose

This plan outlines the procedures used at Mohawk Equipment & Repair to responsibly manage potential runoff and fluid spills while washing or servicing equipment near a waterbody.

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2. Washing Area Design

- Surface: A level, compacted gravel pad will be used for all outdoor equipment washing.
- Drainage: The pad will be flat or slightly bowl-shaped to contain water and allow it to soak slowly into the gravel.
- Location: The pad is located at least 50 feet away from any slope, ditch, or waterbody to reduce the risk of runoff.

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3. Wash Procedures

- Soap Use: No detergents will be used unless necessary. When needed, only biodegradable, phosphate-free soaps will be applied.
- Initial Cleaning: Equipment with visible oil, grease, or fuel leaks will be wiped clean with absorbent pads or rags before washing.
- Rinse Water: Wash water will remain onsite and be allowed to soak into the gravel pad. It will not enter storm drains, ditches, or waterways.
- Oil Control: Absorbent pads or materials will be used on the gravel if any fluids are expected. These will be disposed of properly.

---

4. Spill Prevention & Response

- Spill Kits: At least one spill response kit will be kept in the garage and one in any mobile service vehicle.
- Secondary Containment: Fluids such as oil and gas will be stored in labeled containers with spill trays or on oil-resistant shelves.
- Spill Response Steps:
    1. Stop the source.
    2. Contain the spill using absorbents or berms.
    3. Clean up and dispose of used materials properly.
    4. Report any spill over 5 gallons or that reaches soil or water to the NYS Spill Hotline: 1-800-457-7362.

---

5. Recordkeeping (Simple Logbook)

- A basic logbook (digital or paper) will be kept to record:
    - Inspection of the gravel wash area and spill kits (monthly)
    - Any spill responses
    - Any fluid-related maintenance events
- Sample entry:

  7/16/25 – Checked gravel pad, no runoff or pooling. Spill kit in garage still fully stocked.

---

6. Waste Disposal

- Used absorbents and rags will be sealed in bags and stored until disposal at a local HHW event.
- Oily wash water, if collected, will be stored in a sealed 5-gallon bucket labeled "Wash Water – Hazardous" and brought to the next Montgomery County Household Hazardous Waste (HHW) Event.
- Residents can contact Montgomery County Solid Waste at (518) 853-8174 to confirm upcoming HHW drop-off dates (usually held annually in summer).

---

7. Annual Review

This plan will be reviewed annually each spring or as operations expand. Adjustments will be made to remain compliant with local and state environmental guidelines.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2593
www.dec.ny.gov

July 16, 2025

Stanley F. Waddle
Town of Mohawk
Building and Zoning Code Enforcement
P.O. Box 415
2-4 Park Street
Fonda, NY 12068
Emailed to: zoning@townofmohawk.net

Re: Lead Agency Coordination Response
Amanda and James Carroll
Mohawk Equipment and Repair
146 Barker Road
Town of Fonda, Montgomery County

Dear Stanley Waddle:

This letter responds to your correspondence received on July 7, 2025, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (the DEC) has the following interest in this project:

Name of Action: **Mohawk Equipment and Repair**

DEC Contact Person: Maranda Welch, Environmental Analyst I

SEQR Classification: ☒ Unlisted

DEC Position: Based on the information provided:

☒ DEC has no objection to your agency assuming lead agency status for this action.
The DEC must be notified immediately if the project/proposed action scope changes, or the EAF is revised.

Additional Information

Ground Disturbance

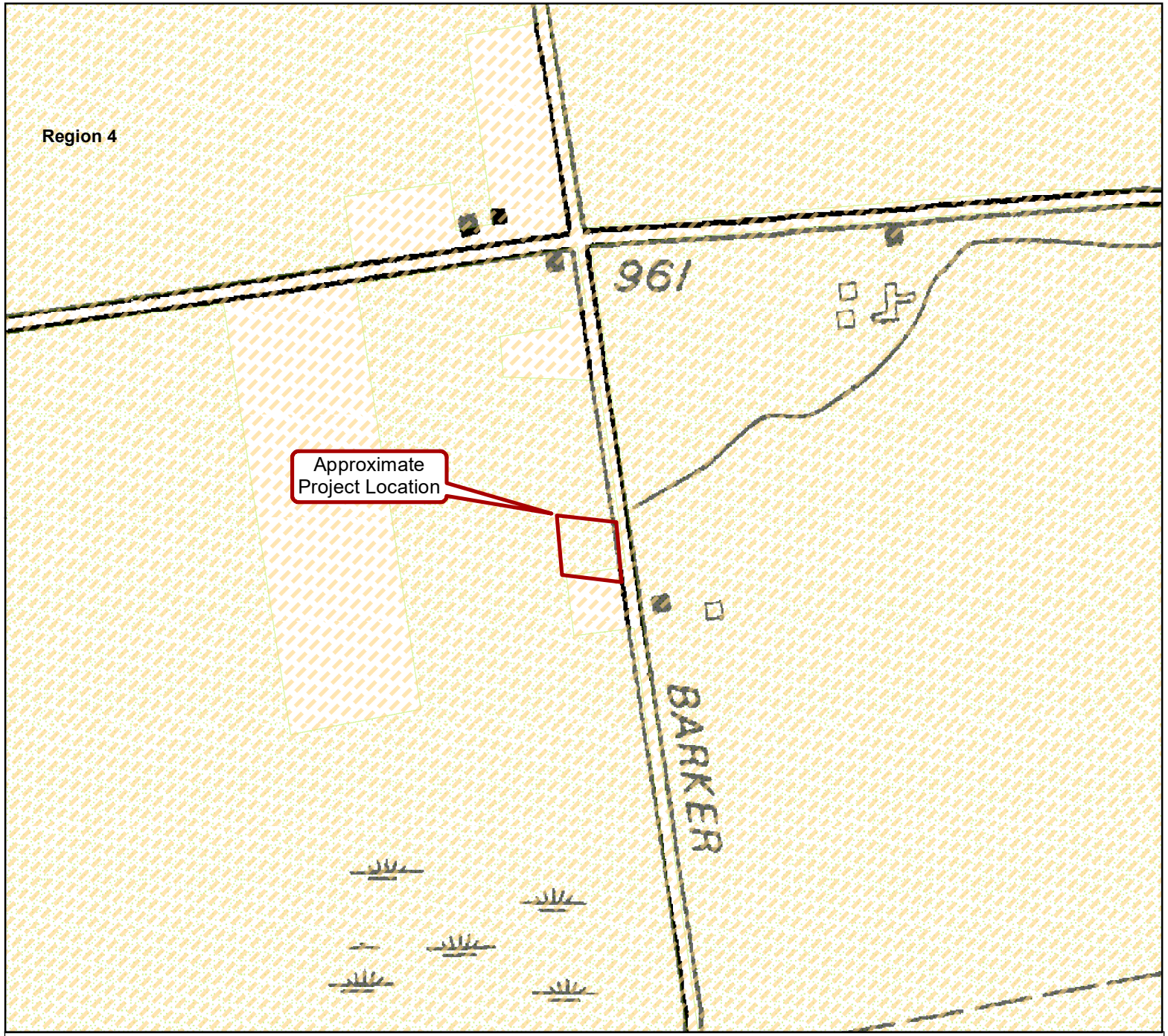
It does not appear that ground disturbance is currently proposed. Should this change, please reach out to the Division of Environmental Permits again as the site is within a Cultural Resource area and Agricultural District.

Please feel free to contact me by e-mail at maranda.welch@dec.ny.gov or by telephone at (518) 357-2446 if you have any questions.

Sincerely,

Maranda Welch
Environmental Analyst I

Encl.: Project Location & NYS Resources Map



NYS RESOURCES AND PROJECT LOCATION MAP

Amanda and James Carroll
Mohawk Equipment & Repair
146 Barker Road
Village of Fonda
Montgomery County

July 15, 2025

0 250 500 750 1,000 Feet

1 inch = 500 feet

Legend

Carroll Property

Cultural Resources

Cultural Resources

Agricultural Districts

Disclaimer: This map was prepared by the NYSDEC Division of Environmental Permits using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

NEW YORK STATE | Department of Environmental Conservation

Division of Environmental Permits Projection: NAD_1983_UTM_Zone_18N

Village of Fonda
8 E. Main Street, PO Box 447 Fonda, NY 12068
Telephone: +1 518.853.4335 Fax: +1 518.853.4555
Web: www.villageoffonda.ny.gov Email: villageclerk@villageoffonda.ny.gov

July 14, 2025

Town of Mohawk Planning Board
2-4 Park Street
Fonda, NY 12068.

Re: Proposed Project at 146 Barker Road, Fonda, NY – Mohawk Equipment & Repair, LLC

Dear Members of the Town of Mohawk Planning Board,

On behalf of the Board of Trustees of the Village of Fonda, we acknowledge receipt of the public notice regarding the proposed site plan and special permit application for Mohawk Equipment & Repair, LLC, located at 146 Barker Road.

At this time, the Village of Fonda offers no formal objection or position on the proposal. However, we respectfully emphasize that any activities associated with this project, including the disposal of waste or runoff, must not interfere with or impact the water source that feeds the Village of Fonda Reservoir. The integrity and safety of our municipal water supply are of critical importance to our residents and water users.

We trust that due diligence will be exercised by the Town of Mohawk and relevant regulatory agencies to ensure appropriate safeguards are in place.

Respectfully submitted,

Bill Peeler

Bill Peeler
Mayor
bpeeler@villageoffonda.ny.gov

William Peeler, *Mayor*
Bob Klim, *Trustee*
Scott Sprague, *Trustee*
Lynn Dumar, *Trustee*
Tim Healey, *Deputy Mayor - Trustee*
Christine Kearns, *Clerk-Treasurer*
Vacant, Deputy Clerk-Treasurer
Chris Weaver, *Street & Water Commissioner*
Stan Waddle, *Code Enforcement*

Agency Use Only [If applicable]

Project: MOHAWK EQUIPMENT & REPAIR

Date: 7/15/2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project: MOHAWK EQIP&REPAI

Date: 7/15/2025

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

TOWN OF MOHAWK PLANNING BOARD	7/15/25
Name of Lead Agency	Date
PATRICK CLEAR	PLANNING BOARD CHAIRMAN
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

CONDITIONS FOR CONSIDERING GRANTING AN AREA VARIANCE

BY THE TOWN OF MOHAWK ZONING BOARD

MONTGOMERY COUNTY, FONDA, NEW YORK

Purpose for Meeting: AMANDA CARROLL AREA VARIANCE ROAD FRONTAGE Date: 7/24/2025

THE FIVE FACTORS FOR CONSIDERATION:

1. Will the proposed area variance produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties?

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance?

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

3. Is the requested area variance is substantial?

Board Member	Yes	No	Abstain	Excused
Bob Francisco	✓			
Stan Mitchell	✓			
Scott Parslow	✓			
Julie Weil	✓			
Henry Araujo	✓			

4. Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

5. Is the alleged difficulty self-created? This consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the variance.

Board Member	Yes	No	Abstain	Excused
Bob Francisco		✓		
Stan Mitchell		✓		
Scott Parslow		✓		
Julie Weil		✓		
Henry Araujo		✓		

SEQRA: Negative: X Positive: _____ Determined by: TOM PLANNING BOARD Date: 7/15/2025

The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.

CONDITIONS: (If a zoning board decides to grant an area variance, it may impose reasonable conditions to mitigate anticipated impacts of the variance.)

_____

_____

Motion to Grant / Deny the requested Variance made by: S. M Seconded by: B. F.

Board Member	Yes	No	Abstain	Excused
Bob Francisco	✓			
Stan Mitchell	✓			
Scott Parslow	✓			
Julie Weil	✓			
Henry Araujo	✓			

Motion Carried: Approved _____ Denied _____

Accepted By: Henry Araujo Date: July 24, 2025

Print Name: Henry Araujo

RESOLUTION GRANTING AREA VARIANCES FOR
Mohawk Equipment & Repair, LLC
146 Barker Road, Fonda
(Amanda and James Carroll)

WHEREAS, an application for area variances has been filed with the Secretary of Zoning Board of Appeals by the owner of the property located at 146 Barker Road Fonda (tax map no. 33.-1-18), owned by Amanda and James Carroll, for area variances from the minimum lot size and from the minimum lot frontage, *and*

WHEREAS, the action is considered an unlisted action pursuant to the State Environmental Quality Review Act and the Planning Board is the lead agency for this coordinated review and the Planning Board issued a negative declaration on July 15, 2025; *and*

WHEREAS, after due Notice a Public Hearing was held by the Zoning Board of Appeals on July 24, 2025 at 6:30 P.M. at the Town Offices at the intersection of Park Street and Broadway in the Village of Fonda, New York and at which time the Zoning Board of Appeals heard comments from no members of the public regarding the requests for area variances, *and*

WHEREAS, the Zoning Board of Appeals considered the application at its meeting on July 24, 2025; *and*

WHEREAS, all testimony and evidence has been carefully considered by the Board and the following pertinent facts and considerations noted:

1. The action involves the use of the property for agricultural small machine repair and sales. The site is located in the A-Agricultural zoning district.

2. The approximately 1-acre property with 201 feet of road frontage does not meet the minimum lot size (130,000 square feet) or the minimum lot frontage (300 feet) required by the zoning code for the intended use in the A-Agricultural zoning district. Accordingly, the applicant has requested area variances from these two requirements.

3. The requested variances for the property will *NOT* produce an undesirable change in the character of the neighborhood, or a detriment to nearby property owners.

4. There are *NO* other feasible alternatives for the applicant to achieve the proposed use of the site without the requested variances.

5. The requested area variances *ARE* substantial in this instance.

6. The requested variances will *NOT* have an adverse effect or impact on physical or environmental conditions of the area.

7. The Board determined that the difficulty was *NOT* self-created.

THEREFORE, after due deliberation, and weighing the five factors for determining area variances, it is hereby RESOLVED, that the Zoning Board of Appeals *grants* the requested area variances by unanimous approval; and the Zoning Board of Appeals imposed no conditions on the approval.

Dated:_____ _____

Henry Araujo
Zoning Board Chairman

Town of Mohawk
Zoning Board of Appeals
Thursday July 24, 2025

Present: Zoning Board Chairman Henry Araujo, Board Members: Stan Mitchell, Robert Francisco, Julie Weil, Scott Parslow, Code Enforcer Stan Waddle and Atty. Claudia Braymer

Public Present: Gary E. Vincent, Amanda Carroll, Ron Rera, Frank Borst, Gloria Bruno and Janet DePalma

The meeting was called to order by Chairman Araujo at 6:31 pm.

Chairman Araujo introduced the Board, Recording Secretary, Code Officer and TOM Attorney to the applicants. He asked those present to silence their phone ringers and to step out in the corridor if they wish to have a discussion with another individual.

Scott Parslow made a motion to accept the minutes from the May 22, 2025 ZBA Meeting and Julie Weil seconded the motion. All in favor. None opposed.

Henry Araujo asked for a moment of silence for Tony Bruno. Chairman Araujo stated that "Tony was a very devoted member of the Town and served the town and community with great enthusiasm, devotion and fairness. His time given to the Town was unequal and unsurpassed. Tony will be sorely missed. "

Julie Weil made a motion to open the Public Hearing and Stan Mitchell seconded the motion. All in favor. None opposed.

1st item of business- Amanda Carroll presented the proposed Mohawk Equipment and Repair LLC, business her and her husband would like to open. Mrs. Carroll reported that small equipment repair would be done at their home and big repairs would be done at the farm where the equipment is located. She noted that her husband has years of experience. Mrs. Carroll stated that this would be a part-time business since she and her husband have full-time jobs. The Carroll's are requesting an area variance for Lot Size since the TOM requirement is 3 acres and they have just under an acre. Mrs. Carroll reported that they have tried to expand their property, but aren't able to purchase property surrounding them. It was noted that the TOM Planning Board requested a map of equipment storage and wash station. A detailed plan is now noted in the application. Discussion took place on where equipment would be stored when it's not being worked on, scrap equipment be stored and the amount of equipment that can be stored outside. Attorney Claudia Braymer has the conditions required by the board and will include them in the resolution. The Carroll's are also requesting a variance for Road Frontage. They have 201 feet, but the TOM requires 300 feet. Chairman Araujo asked for a motion to consider these variances. Julie Weil made a motion and Stan Mitchell seconded

the motion. All in favor. None opposed. There was no further discussion or questions on the two variances. The Conditions for Considering Granting an Area Variance were reviewed. Stan Mitchell made a motion to grant the variances and Robert Francisco seconded the motion. All were in favor. None opposed. Chairman Araujo asked for a motion to consider the Special Permit for Agriculture. Scott Parslow made a motion and Stan Mitchell seconded the motion. All were in favor. None opposed. Attorney Claudia Braymer has the conditions required by the board and will include them in the resolution. Julie Weil made a motion to grant the Special Permit and Robert Francisco seconded the motion. All in favor. None opposed.

2nd item of business-Ron Rera stated that he is asking for an Area Variance for Road Frontage for a proposed business (Mohawk Valley Carport and Equipment Sales). He is short 37.41 in accordance with the TOM conditions. Mr. Rera noted that he is unable to obtain anymore road frontage. Chairman Araujo asked if there were any comments from the public. There were none. Chairman Araujo asked for a motion to review The Conditions for Granting an Area Variance for Road Frontage. Julie Weil made a motion and Stan Mitchell seconded the motion. All in favor. None opposed. It was noted that a Negative Declaration was given by the TOM Planning Board. Julie Weil made a motion to grant an Area Variance for Road Frontage and Scott Parslow seconded the motion. All in favor. None opposed.

Mr. Rera also is asking for a Special Permit for Agricultural Equipment to be placed in the AG zone of his property. Mr. Rera discussed the red pen markings that were made on the Site Plan Map at the July Planning Board Meeting. Stan Mitchell made a motion to open Public Comment and Julie Weil seconded the motion. All in favor. None opposed. Janet DePalma asked if anything permanent could not be put on the property so it could be farmed again in the future since it's in an Agricultural District. Atty. Braymer noted that Mr. Rera is not asking to add anything additional other than the barn that is currently there. No new structures can be added unless he comes before the Planning Board. Chairman Araujo asked if he would be removing top soil. Mr. Rera stated he is not removing any soil in the Special Permit area. Gloria Bruno stated that her husband wanted to keep all agricultural agricultural. She felt the Town would be setting a precedence if changes were made. Chairman Araujo stated that the ZBA is not changing the zoning and the Board can set conditions on the Special Permit. Code Enforcer Stan Waddle reported that he wrote the Bruno's responding to questions they had concerning this.

Julie Weil made a motion to close the Public Hearing and Robert Francisco seconded the motion. All in favor. None opposed.

Letters from the Brunos and letter to them from Code Enforcer Waddle were given to the ZBA for review. Hours of operation, lighting and noise were discussed. Atty. Braymer requested that Mr. Rera produces a new Site Plan Map with the changes made in red pen being made officially/electronically. Chairman Arauajo noted that since seasons change so could the creek change. The changes that were made in red pen were made to have the line between the Agricultural Zone and B-2 zones follow the creek. Atty. Braymer noted that a comment to the

Planning Board be made for them to request a new Site Plan Map. Mr. Rera was asked to take measurements and put a permanent marker in place stating where the dividing line would be and bring a new map to next month's meeting. Code Enforcer Waddle will assist in this. The granting of a Special Permit was tabled until next month's ZBA meeting that will be held on August 21, 2025 at 6:30 pm. Mr. Rera was informed that he could operate in B-2, but not the Agricultural District. The granting of the Area Variance will be forwarded to the TOM Planning Board and if approved by them it will be forwarded to the County Planning Board. Stan Mitchell made a motion to table the Special Permit until August's meeting and Julie Weil seconded the motion. All in favor. None opposed.

Chairman Araujo reported that Scott Parslow will be leaving the ZBA and moving to the Planning Board. Supervisor Janet DePalma stated that this will happen next month. That will leave a vacancy on the ZBA which needs to be filled.

Stan Mitchell made a motion to adjourn the meeting and Julie Weil seconded the motion. All were in favor. None opposed. The meeting was adjourned at 8:45 pm.

2025-7-24 #2

Received Date: 6/30/25
By: Kim Sullivan

TOWN OF MOHAWK NEW YORK

Application #: _____
Date: 7/24/2025
Project Name: Mohawk Equipment Repair

APPLICATION TO THE ZONING BOARD OF APPEALS

APPLICATION IS HEREBY MADE TO THE ZONING BOARD OF APPEALS FOR:

(CHECK APPROPRIATE BOX)

* (X) **SPECIAL PERMIT; (COMPLETE BLOCKS A, B-1, B-2, F AND G)**

( ) **USE VARIANCE; (COMPLETE BLOCKS A, B, F AND G)**

( ) **AREA VARIANCE; (COMPLETE BLOCKS A, B-2, C, F AND G)**

( ) **REVIEW OF A DECISION OF THE ZONING/ADMINISTRATIVE OFFICIAL; (COMPLETE BLOCKS A, D, F AND G)**

( ) **INTERPRETATION OF THE ZONING ORDINANCE; (COMPLETE BLOCKS E AND G)**

***AS ACCEPTED IN THE ZONING ORDINANCE; REV. SEPTEMBER 24TH, 1998**

X **A.1. DESCRIPTION, LOCATION AND ZONING DISTRICT OF THE PREMISES INVOLVED:** 1 Acre lot with 1008 sq ft, 3 Bedroom Residence with detached 24x24 garage with 10x24 shed addition with separate driveway off Barker Rd. At 146 Barker Rd, Fonda, NY, Zoned as A-Agricultural

X **2. THE APPLICANT HAS OWNED OR WILL OWN THE SUBJECT PROPERTY AS OF** 5/25/2016 **(DATE)**

X **3. THE APPLICANT CERTIFIES OWNERSHIP OF ANY OF THE FOLLOWING ADJOINING PROPERTY:** None

X **B.1. THE APPLICANT PROPOSES TO USE THE PREMISES FOR THE FOLLOWING PURPOSES: (GIVE DETAILS)**

We wish to operate a small-scale agricultural repair and maintenance business on our property. We will service equipment commonly used on farms and rural properties and service will be by appointment only.

X **2. THE APPLICANT CONTENDS THAT THE PROPOSED USE WILL NOT BE INJURIOUS TO THE CHARACTER OF THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:**

Because our business will be the repair and servicing of farm equipment, our surrounding area is rural farmland and farm equipment is normally seen on properties in our area. Most servicing will be at the equipment farm's location, but if brought to our business location, it won't be out of place.

3. THE APPLICANT CONTENDS THAT NO PERMISSIBLE USE OF HIS PROPERTY WILL PERMIT A REASONABLE RETURN FOR THE FOLLOWING REASONS:

C.1. THE APPLICANT REQUEST RELIEF FROM THE ZONING ORDINANCE PROPERTY RESTRICTIONS AS EXPLAINED BELOW:

2.THE APPLICANT CERTIFIES THAT THE FOLLOWING SPECIAL CIRCUMSTANCES APPLY TO THIS PROPERTY BUT DO NOT APPLY GENERALLY TO LAND OR BUIDINGS IN THE NEIGHBORHOOD:

3. THE APPLICANT CERTIFIES THAT THE RELIEF REQUESTED IS THE MINIMUM VARIANCE WHICH WILL ENABLE REASONABLE USE OF THIS PROPERTY FOR THE FOLLOWING REASONS:

_____

_____

_____

_____

_____

D.1. THE APPLICANT REQUEST RELIEF FROM THE ACTION OF THE ZONING/ADMINISTRATIVE OFFICIAL WITH RESPECT TO THE FOLLOWING SECTION/SECTIONS OF THE ZONING ORDINANCE:

_____

_____

_____

_____

2. THE APPLICANT REQUESTS A REVERSAL OF THE ZONING/ADMINISTRATIVE OFFICIAL DECISION REGARDING DOCUMENT NUMBER: _____

(ATTACH A COPY OF DENIED BUILDING PERMIT IF APPLICABLE)

E.1. AN INTERPRETATION IS REQUESTED OF THE ZONING ORDINACE PERTAINING TO:

(COMPLETE EACH ITEM THAT MAY APPLY)

ARTICLE: _____ SECTION: _____ PARAGRAPH NO:_____

PAGE NO:_____ TABLE NO:_____ MAP NO: _____

COMMENTS:_____

_____

_____

_____

_____

_____

X **F.1. SUBMIT A MAP SHOWING : PROPERTY LINES; EXISTING AND PROPOSED STRUCTURES, WATER SUPPLY AND SEWAGE LINES; ALL WITH PROPER DIMENSIONS.**

(LIST AND IDENTIFY ACCURATELY)

See Attached Information
Real Property Tax Map
Overhead View Map
List of Property Owners with-in
500 ft of our property.

2. ESTIMATED COST OF PROJECT:_____

3. ESTIMATED TIME OF COMMENCEMENT: _____

4. ESTIMATED TIME OF COMPLETION: _____

2025-7-24 #2

Application #: _____
Date: 7/24/2025
Project Name: Mohawk Equipment Repair

X G. PRINT **APPLICANT INFORMATION**

Email: carrollamanda25@gmail.com

1. NAME: Amanda and James Carroll

2. ADDRESS 146 Barker Rd., Fonda, NY 12068 Phone #: (518)-848-4474

****

OWNER INFORMATION (IF OTHER THAN APPLICANT)

Email: _____

3. NAME: _____

4. ADDRESS: _____ Phone #: _____

****

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL APPLICABLE FEDERAL AND STATE STATUTES HAVE BEEN COMPLIED WITH. I HAVE READ THE FOREGOING APPLICATION AND THE CONTENTS THEREOF ARE TRUE TO MY OWN KNOWLEDGE.

APPLICANT SIGNATURE: Amanda Carroll

DATE: 6/30/25

OWNER SIGNATURE: _____

DATE: _____ **(ONLY IF NOT SAME AS APPLICANT)**

* NOTE - THE APPLICANT SHALL NOTIFY BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED (RETURNED TO TOM CODE OFFICE) - ALL LANDOWNERS WITHIN 500 FEET OF THE APPLICANTS PARCEL

WITNESSED BY: [signature] **DATE:** 6/30/2025

BOARD OF APPEALS RECEIVED: _____

FEE PAID: _____

ARTICLE V: USE REGULATIONS

SECTION 7- A-Agricultural District.

In the A-Agricultural District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Uses Permitted:

1. Farm, nursery, truck garden, greenhouse, customary agricultural operation.
2. One family dwelling
3. Two family dwelling
4. Low-Impact Recreation Area
5. Public building or public school
6. Church, parish house, convent
7. Customary accessory use or building
8. Mobile home as part of a farm operation

(B) Uses Permitted as a special exception by the Board of Appeals:

1. Picnic grove, fish or game club
2. Veterinary, animal hospital, kennel
3. Golf course or country club
4. Public utility station or structure
5. High-Impact Recreation Area
6. Mobile home court
7. Mobile home in court
8. Nursing, convalescent or home for aged
9. General aviation airport
10. Multiple dwelling
11. Private school
12. Tourist Home
13. Trailer Camp
14. Agricultural machinery repair shop and agricultural machinery sales store
15. Home occupation
16. Day care

TOWN OF MOHAWK ZONING LAW
SCHEDULE A

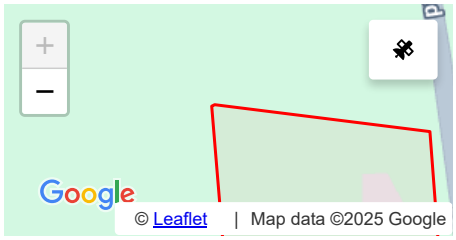
District (1)	Permitted Principal Uses (see Article V - Use Regulations for Complete List)(2)	Uses Permitted Upon Issuance of a Special Permit by the Board of Appeals (3)	MINIMUM LOT SIZE Area in Feet or Acres (4)	Road Frontage Width in Feet (5)	Max % of Lot to be Occupied (6)	Min. Living Area Sq. Ft. (7)	BLDG. HEIGHT (MAX) In Stories (8)	In Feet (9)	YARD DIMENSIONS Front (10)	Mid of Road Center State	Side One (11)	Total (12)	Rear (13)
A Agriculture	Farm, nursery, truck, garden, greenhouse, customary agricultural operation		5 acres										
	One-Family dwelling		130,000 sf	300	0	600	2 1/2	35	60	75	20	50	50
	Two-Family dwelling		130,000 sf	300	20	1000	2 1/2	35	60	75	20	50	50
	Mobile home as part of a farm operation		40,000 sf	150	20	600	1	15	60	75	20	50	50
	Low-Impact Recreation Area												
	Public building or public school												
	Church, parish house, convent												
	Customary accessory use or building												
		Picnic grove, fish or game club	10 acres	500					130	145	25	50	50
		Veterinary, animal hospital, kennel	2 acres						130	145	50	100	50
		Golf course or country club					2 1/2	35	130	145	50	100	100
		Public utility station or structure											
		High Impact Recreation Area	25 acres	600	20		2 1/2	35	130	145	100	200	100
		Mobile home court	10 acres	600	20		1	15	130	145	50	100	50
		Mobile home in court	4,000/mh	50/mh	20		1	15	130	145	10	20	25
		Nursing, convalenscent or home for aged	50,000	250	25		2 1/2	35	70	85	20	50	50
		General aviation airport	100 acres	750									
		Multiple family dwelling	10 acres 4,000 sf/du										
		Daycare	130,000 sf	300	25		2 1/2	35	70	85	20	50	50
		Private school											
		Home occupation											
		Tourist Home											
		Trailer Camp											
		Agricultural machinery repair shop and agricultural machinery sales store											
R-1 Residence	One-Family dwelling with public water & sewer		22,500	150	20	600	2 1/2	35	55	70	15	30	50
	Two-Family dwelling with public water & sewer		22,500	150	20	600	2 1/2	35	55	70	15	30	50
	One-Family dwelling without public water & sewer		40,000	200									
	Two-Family dwelling without public water & sewer												
	Mobile home as part of a farm operation		15,000	100	20	600	1	15	55	70	15	30	50
	Church, parish house, convent		50,000	250	25				130	145	25	50	50
	Low-Impact Recreation												
	Public building or public school		5 acres	100									
	Customary accessory use or building												
		Golf course or country club											
		Nursing, convalescent or home for aged											
		Public utility station or structure											
		General aviation airport	100 acres 10 acres	750									
		Multiple dwelling	4,000 sf/du										
		Tourist Home											

Property Details - 146 Barker Rd, Fonda - 33.-1-18 - SWIS: 273289 (Mohawk)

Structure

Building 1	
Building Style	01 - Ranch
Number of Stories	1.0
Exterior Wall Material	03 - Alum/vinyl
Actual Year Built	1978
Eff. Year Built	1980
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	
Number of Bedrooms	3
Number of Fireplaces	
Heat Type	4 - Electric
Fuel Type	3 - Electric
Central Air	No
Basement Type	4 - Full
Total Sq Ft	1008
1st Story Sq Ft	1008
2nd Story Sq Ft	
1/2 Story Sq Ft	
3/4 Story Sq Ft	
Additional Story Sq Ft	
Finished Attic Sq Ft	
Finished Basement Sq Ft	
Finished Rec Room Sq Ft	
Finished Over Garage Sq Ft	
Condition	3 - Normal

No image found for this Parcel.



2025 Tentative Assessment Information

Land Assessed Value	$20,000
Total Assessed Value	$99,300
Equalization Rate	61.00%
Full Market Value	$162,787
Partial Construction	No
County Taxable	$99,300
Municipal Taxable	$99,300
School Taxable	$99,300
Village Taxable	$0
Agricultural District?	False

Property Description

Property Type	210 - 1 Family Res
Neighborhood Code	27010 rural
SWIS	273289
Water Supply	2 - Private
Utilities	3 - Electric
Sewer Type	2 - Private
Zoning	CONF Conforming
School	Fonda-Fultonville
Book	2016
Page	68385
Grid East	499712
Grid North	1503982
Roll Section	1
Acres	1.00
Front	201.00
Depth	0.00

Last Property Sale

Deed Date	07/13/2016
Deed Book	2016
Deed Page	68385
Contract Date	
Sale Date	05/25/2016
Full Sale Price	$1
Net Sale Price	$1
Usable For Valuation	No
Arms Length	No
Prior Owner	Amanda Carroll f/k/a Fisher

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
James Carroll	146 Barker Rd			Fonda	NY	12068		
Amanda Carroll	146 Barker Rd			Fonda	NY	12068		

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
07/13/2016	2016	68385		05/25/2016		$1	$1	No	No	Amanda Carroll f/k/a Fisher
03/16/2015	2015	61365		08/15/2014		$1	$1	No	No	Amanda Lynn Fisher
07/31/2008	1679	271		07/23/2008		$1	$1	No	No	Roger Fisher

No Exemption Data Found

Land

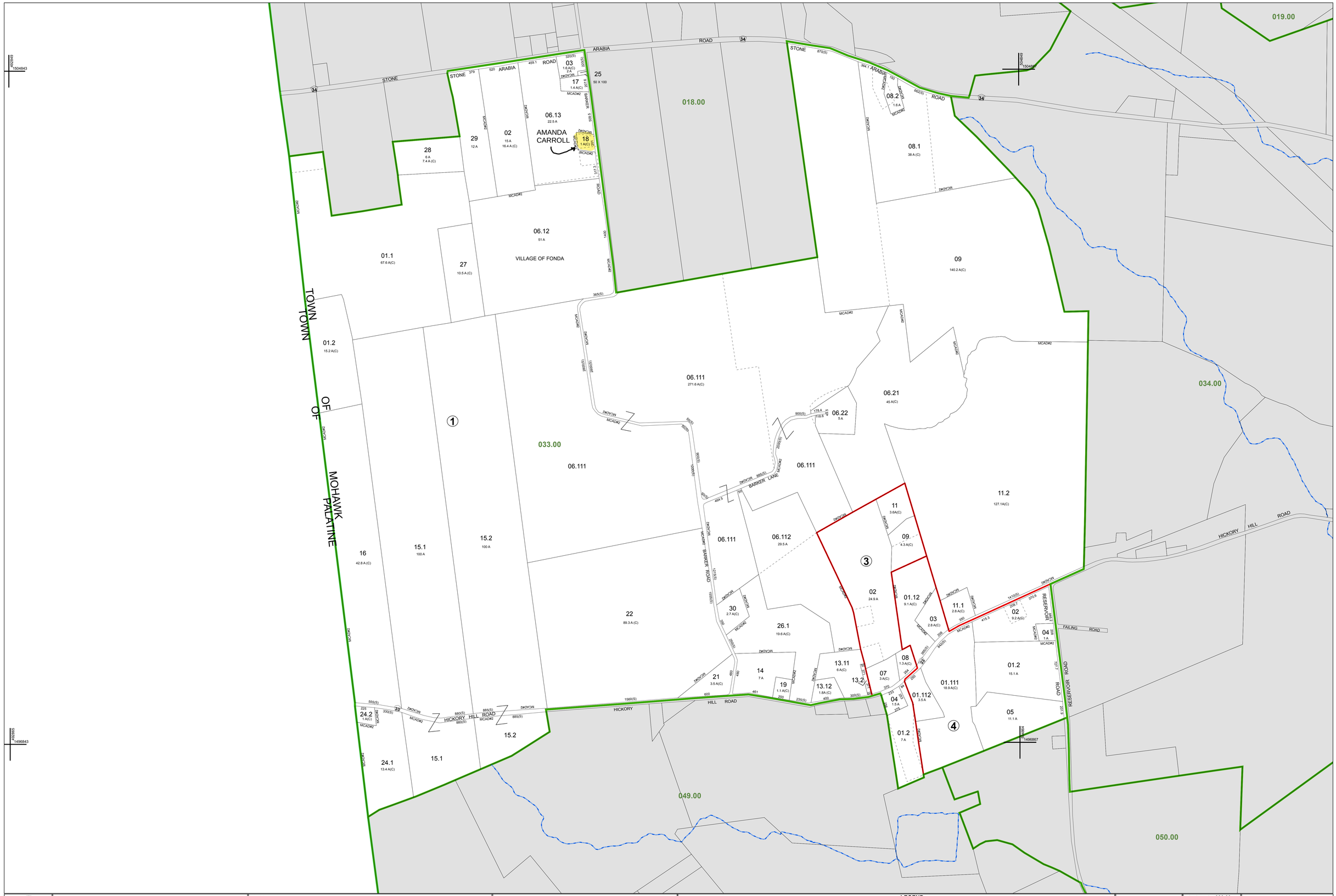
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	1.00				

Improvements

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	RG4 - Gar-1.0 det		24.00 x 24.00	1.00	3 - Normal	2000	
1	CP5 - Canpy-roof		10.00 x 24.00	1.00	3 - Normal	2000	
1	CP5 - Canpy-roof		6.00 x 24.00	1.00	3 - Normal	2000	
1	RP1 - Porch-open/deck		8.00 x 8.00	1.00	3 - Normal	2000	

Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
FD002 - Mohawk fire	A	0.00	0.00	$99,300.00



MAP PREPARED BY:

MONTGOMERY COUNTY

Real Property Tax Service Agency

Christine DePasquale, Director

Revision Table

Date	Made by	Changes Made	Date	Made by	Changes Made
12/9/2021	MB	2022 UPDATES	4/12/2017	CD	2018 UPDATES
8/13/2020	MB	2021 UPDATES	7/5/2016	CD	2017 UPDATES
7/19/2019	MB	2020 UPDATES	8/5/2015	CD	2016 UPDATES
4/14/2017	CD	2018 UPDATES	9/15/2014	CD	2015 UPDATES

SPECIAL DISTRICTS

FIRE:	FD002	Mohawk Fire
SCHOOL:	273289	Fonda-Fultonville
AG:	MCAD2	Montg co agri dist 2

LEGEND

PROPERTY LINE	PUBLIC RIGHT OF WAY	SCHOOL DISTRICT LINE	SCH
ORIGINAL LOT LINE	PRIVATE RIGHT OF WAY	FIRE DISTRICT	F
DENOTES COMMON OWNER	TOWN VILLAGE CITY	AGRICULTURAL DISTRICT	MCAD#3
BLOCK LIMIT	RAILROAD	MONUMENT LOCATOR	■
SECTION LINE	HYDROLOGY	COORDINATE LOCATOR	+

CALCULATED ACREAGE	**7.5 A (c)**
DEED ACREAGE	**7.5 A**
SCALED DIMENSION	**22.5 (s)**
DEED DIMENSION	**150**
TAX MAP BLOCK NUMBER	**2**

	018.00	019.00
	034.00	
	049.00	050.00

SHEET INDEX

SECT NO. 033.00

These maps are intended for tax administration only, and not for the conveyance of property.

Map Date: Mar 15, 2023

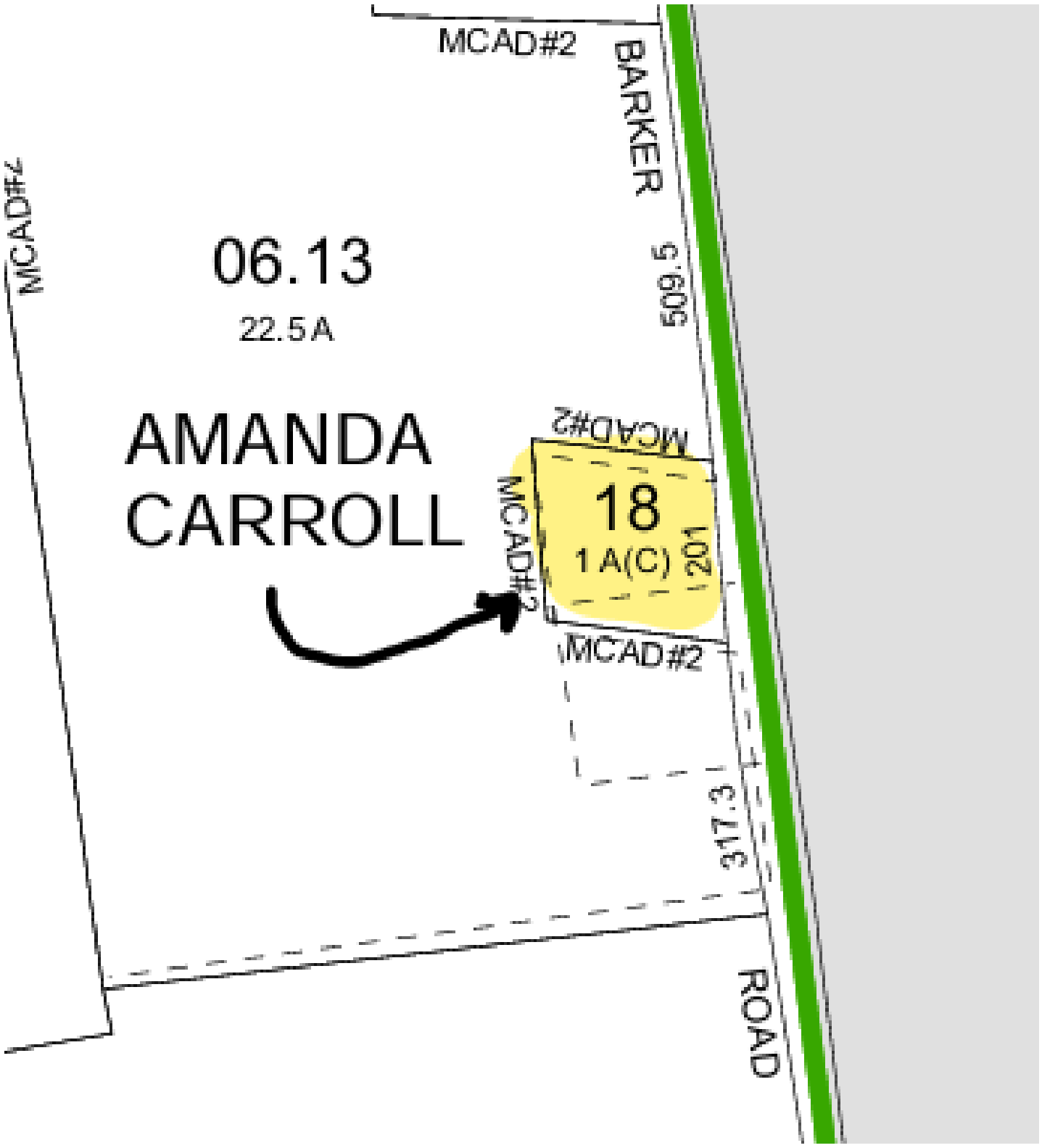
TAX MAP

TOWN OF MOHAWK

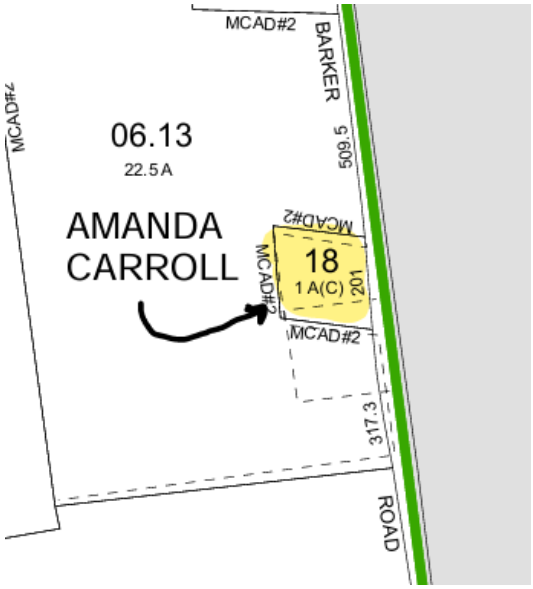
MONTGOMERY COUNTY, NEW YORK

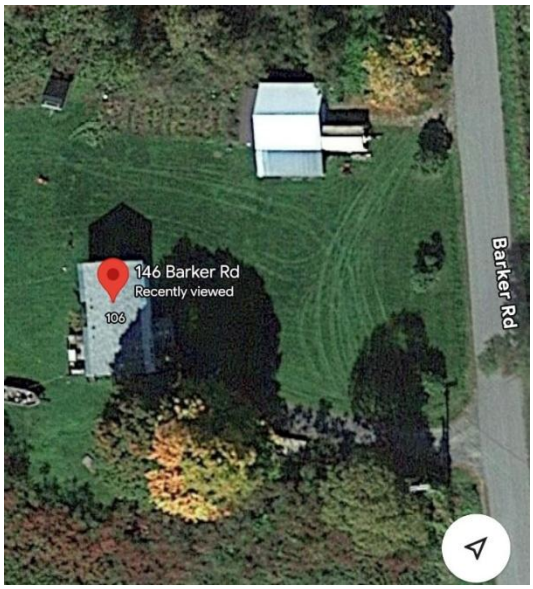
1 inch = 400 feet

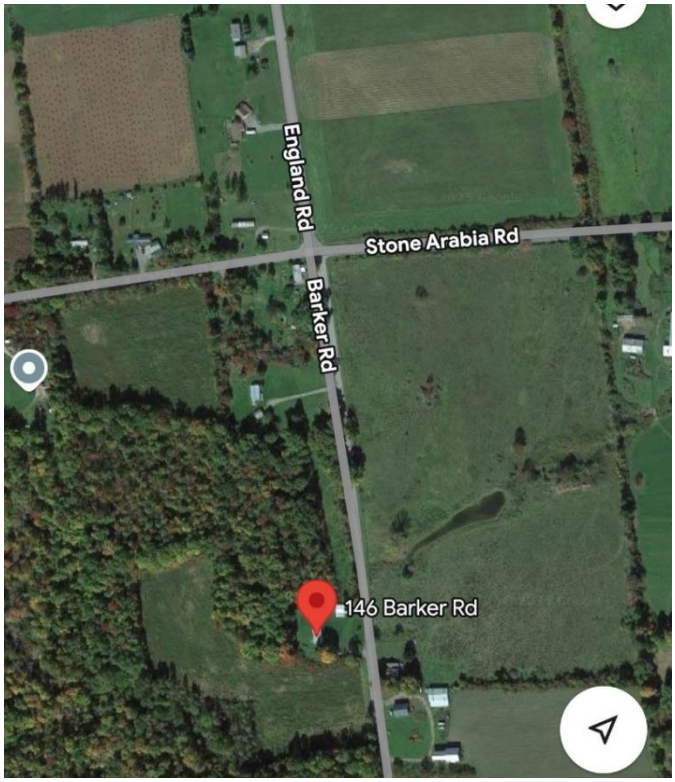
0 100 200 400 600 800 Feet


MCAD#2
BARKER
509.5
MCAD#4
06.13
22.5A
AMANDA
CARROLL
MCAD#2
18
1A(C)
201
MCAD#2
MCAD#2
317.3
ROAD


ROAD
ARABIA
03
25
17
018.00
06.13
AMANDA
CARROLL
18
02
06.12
VILLAGE OF FONDA
06.111
033.00


MCAD#2
BARKER
509.5
06.13
22.5A
AMANDA
CARROLL
18
1 A(C)
201
317.3
ROAD


146 Barker Rd
Recently viewed
106
Barker Rd


England Rd
Stone Arabia Rd
Barker Rd
146 Barker Rd



EQUIPMENT STORAGE AREA AWAITING REPAIR



WASH STATION, FLAT SPOT BESIDE THE DRIVEWAY AND UNDER THE TREES



EQUIPMENT STORAGE AREA AWAITING REPAIR

IN LEAN-TO



EQUIPMENT STORAGE AREA AWAITING REPAIR

IN LEAN-TO

FLAT AREA FOR WASH-OFF/OUT



Amanda Carroll List of Properties within 500 feet

Ref.Line #	S.B.L.Tax ID	Owner/s of Record & Mailing Address/es	Property Street #	Property Street Name
1	18.-5-6	Clifford Voght Jr	147	Barker Rd
		147 Barker Rd		
		Fonda, NY 12068		
2	33.-1-18	Amanda and James Carroll	146	Barker Rd
		146 Barker Rd		
		Fonda, NY 12068		
3	33.-1-6.13	Jeffrey and Cathy Weiss	322 Vac Land	Barker Rd
		236 Melo Park Rd		
		Niskayuna, NY 12309		
4	33.-1-6.12	Village of Fonda	822 Water Supply	Barker Rd
		PO Box 447		
		Fonda, NY 12065		
5				
6				
7				
8				
9				

To: Name: _____ Date: _____

Address: _____

Address: _____

Using the most up to date information from the Montgomery County, New York Tax Parcel web site; you are listed as the owner of S.B.L.#(s):_____, You are receiving this notice as per the Town of Mohawk Zoning Laws because your property is located within 500 feet of the following property action, you are being notified by First Class Mail **and** Certified Mail, Return card to Town of Mohawk Codes Office that:

S.B.L. (s) 33.-1-18 Located at: 146 Barker Road, Fonda, New York Zoned as: A-Agricultural

Property Owned by/ Applicant: Amanda and James Carroll

■ Have an Application(s) submitted to the Town of Mohawk Planning Board for: ☐ Major Subdivision

☐ Minor Subdivision ☐ Major Site Plan ☐ Major Solar Site Plan ■ Minor Site Plan

☐ Special Permit ☐ Lot Line Adjustment

■ Have an Application(s) submitted to the Town of Mohawk Zoning Board of Appeals for:

☐ Use Variance ■ 2 - Area Variance(s) ☐ Review of Decision of the Zoning/Administrative Official

☐ Interpretation of the Zoning Ordinance ■ Special Permit

Reason for Application, the Project Description and attached Map showing the Project(s) Location:
(Attach additional sheets if needed)
Site Plan application to the TOM Planning Board; We wish to operate a small-scale agricultural repair and maintenance business on our property. We will service equipment commonly used on farms and rural properties and service will be by appointment only.
TOM Zoning Board; What we propose is an allowed use with a Special Permit granted by the TOM Zoning Board of Appeals. Area Variances; our lot size and road frontage is less than what is asked for by the Zoning Law of 2022 but we are looking to operate a smaller operation and do not require the additional lot size and road frontage.

Please see back page for more information.

Planning Board Meeting:

Meeting Date: Tuesday, July 15, 2025 **Time:** 6 pm **Location:** Town of Mohawk Town Hall, 2-4 Park St, Fonda,NY_

Public Hearing Date: Tuesday, July 15, 2025 **Time:** 6 pm **Location:** Town of Mohawk Town Hall

Zoning Board Meeting:

Meeting Date: Thursday, July 24, 2025 **Time:** 6:30 pm **Location:** Town of Mohawk Town Hall, 2-4 Park St, Fonda,NY_

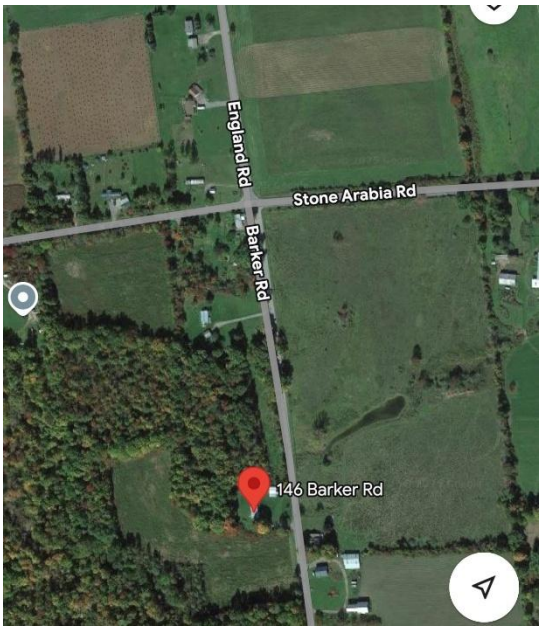
Public Hearing Date: Thursday, July 24, 2025 **Time:** 6:30 pm **Location:** Town of Mohawk Town Hall

You can contact: Amanda Carroll regarding their application at: (518)-848-4474 with any questions; voice your support and/or concerns regarding the above Application. You may Email to: carrollamanda25@gmail.com

You can contact Janet De Palma, the Town of Mohawk Town Supervisor at (518)-853-3031, option 5, with any questions; voice your support and/or concerns regarding the above Application. You may Email Janet De Palma at: supervisor@townofmohawk.net

You can contact Stan Waddle, the Town of Mohawk Building & Zoning Code Official at (518)-571-9882 or (518)-774-0420 with any questions; voice your support and/or concerns regarding the above Application. You may email Stan Waddle at: zoning@townofmohawk.net

Those interested are welcome to attend the above designated meeting(s) at the date(s) and time(s) listed.



Mohawk Equipment & Repair

Owned by: Amanda and James Carroll
Location: 146 Barker Rd, Fonda, NY
Business Name: Mohawk Equipment & Repair, LLC
Zoning District: Agricultural
SBL- Parcel ID 33.-1-18

Business Overview

Mohawk Equipment & Repair is a small, family-run repair service based at our home on Barker Road. We specialize in servicing and repairing small engines and equipment commonly used on rural properties—including riding mowers, push mowers, rototillers, chainsaws, and similar tools.

While we are just getting started, our business is geared toward supporting local farmers and rural landowners, with fair, accessible pricing and services tailored to the needs of this community.

Business Operations

- Appointment Only: No walk-in traffic. Customers must schedule drop-offs or pickups.
- No Commercial Signage: None at this time; any future signage will go through the proper process.
- Low Volume: We typically have 2–4 pieces of equipment on-site at any one time.
- Limited Hours: James currently works a full-time job, so repair work is limited to a few hours in the afternoons after 2:30 PM on weekdays (typically until 6 PM), and intermittently on weekends between 8 AM and 6 PM.
- Quiet & Respectful: All work is done during normal daytime hours with care to minimize noise and disruption.
- Flexible Pickup/Drop-off Options: We offer trailer transport for those who cannot bring their equipment directly.
- Family Operated: The business is operated solely by Amanda and James Carroll.

Zoning Relevance / Agricultural Intent

While we have not yet serviced equipment directly from active farms, our service is built to meet that need.

James has over a decade of hands-on experience working with agricultural and logging equipment through companies such as Hudson River Tractor, Emrick Sales & Service, and Ground Equipment Inc.

Our goal is to become a reliable local option for farm equipment repair, bridging a service gap for area farmers and rural residents.

Long-Term Vision

As we grow, we may apply for:
- Modest signage for visibility within the TOM Zoning Laws for Sign Regulations
- Light outdoor storage (e.g., scrap equipment area)
- Official dealership or supplier connections (e.g., Rotary Corp or Stihl)

Any changes will follow appropriate building permitting, zoning and planning procedures.

Closing Statement

We appreciate the opportunity to explain our plans. Mohawk Equipment & Repair is a small, community-focused business that aims to support the rural and agricultural character of our area. We are committed to growing responsibly and respectfully, with services designed to benefit the local community.

Mohawk Equipment & Repair, LLC

Equipment Washing & Spill Containment Plan

Location: 146 Barker Rd, Fonda, NY 12068

Prepared by: Amanda & James Carroll

Proximity to Waterbody: Within 500 feet

---

1. Purpose

This plan outlines the procedures used at Mohawk Equipment & Repair to responsibly manage potential runoff and fluid spills while washing or servicing equipment near a waterbody.

---

2. Washing Area Design

- Surface: A level, compacted gravel pad will be used for all outdoor equipment washing.
- Drainage: The pad will be flat or slightly bowl-shaped to contain water and allow it to soak slowly into the gravel.
- Location: The pad is located at least 50 feet away from any slope, ditch, or waterbody to reduce the risk of runoff.

---

3. Wash Procedures

- Soap Use: No detergents will be used unless necessary. When needed, only biodegradable, phosphate-free soaps will be applied.
- Initial Cleaning: Equipment with visible oil, grease, or fuel leaks will be wiped clean with absorbent pads or rags before washing.
- Rinse Water: Wash water will remain onsite and be allowed to soak into the gravel pad. It will not enter storm drains, ditches, or waterways.
- Oil Control: Absorbent pads or materials will be used on the gravel if any fluids are expected. These will be disposed of properly.

---

4. Spill Prevention & Response

- Spill Kits: At least one spill response kit will be kept in the garage and one in any mobile service vehicle.
- Secondary Containment: Fluids such as oil and gas will be stored in labeled containers with spill trays or on oil-resistant shelves.
- Spill Response Steps:
    1. Stop the source.
    2. Contain the spill using absorbents or berms.
    3. Clean up and dispose of used materials properly.
    4. Report any spill over 5 gallons or that reaches soil or water to the NYS Spill Hotline: 1-800-457-7362.

---

5. Recordkeeping (Simple Logbook)

- A basic logbook (digital or paper) will be kept to record:
    - Inspection of the gravel wash area and spill kits (monthly)
    - Any spill responses
    - Any fluid-related maintenance events
- Sample entry:

  7/16/25 – Checked gravel pad, no runoff or pooling. Spill kit in garage still fully stocked.

---

6. Waste Disposal

- Used absorbents and rags will be sealed in bags and stored until disposal at a local HHW event.
- Oily wash water, if collected, will be stored in a sealed 5-gallon bucket labeled "Wash Water – Hazardous" and brought to the next Montgomery County Household Hazardous Waste (HHW) Event.
- Residents can contact Montgomery County Solid Waste at (518) 853-8174 to confirm upcoming HHW drop-off dates (usually held annually in summer).

---

7. Annual Review

This plan will be reviewed annually each spring or as operations expand. Adjustments will be made to remain compliant with local and state environmental guidelines.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2593
www.dec.ny.gov

July 16, 2025

Stanley F. Waddle
Town of Mohawk
Building and Zoning Code Enforcement
P.O. Box 415
2-4 Park Street
Fonda, NY 12068
Emailed to: zoning@townofmohawk.net

Re: Lead Agency Coordination Response
Amanda and James Carroll
Mohawk Equipment and Repair
146 Barker Road
Town of Fonda, Montgomery County

Dear Stanley Waddle:

This letter responds to your correspondence received on July 7, 2025, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (the DEC) has the following interest in this project:

Name of Action: **Mohawk Equipment and Repair**

DEC Contact Person: Maranda Welch, Environmental Analyst I

SEQR Classification: ☒ Unlisted

DEC Position: Based on the information provided:

☒ DEC has no objection to your agency assuming lead agency status for this action.
The DEC must be notified immediately if the project/proposed action scope changes, or the EAF is revised.

Additional Information

Ground Disturbance

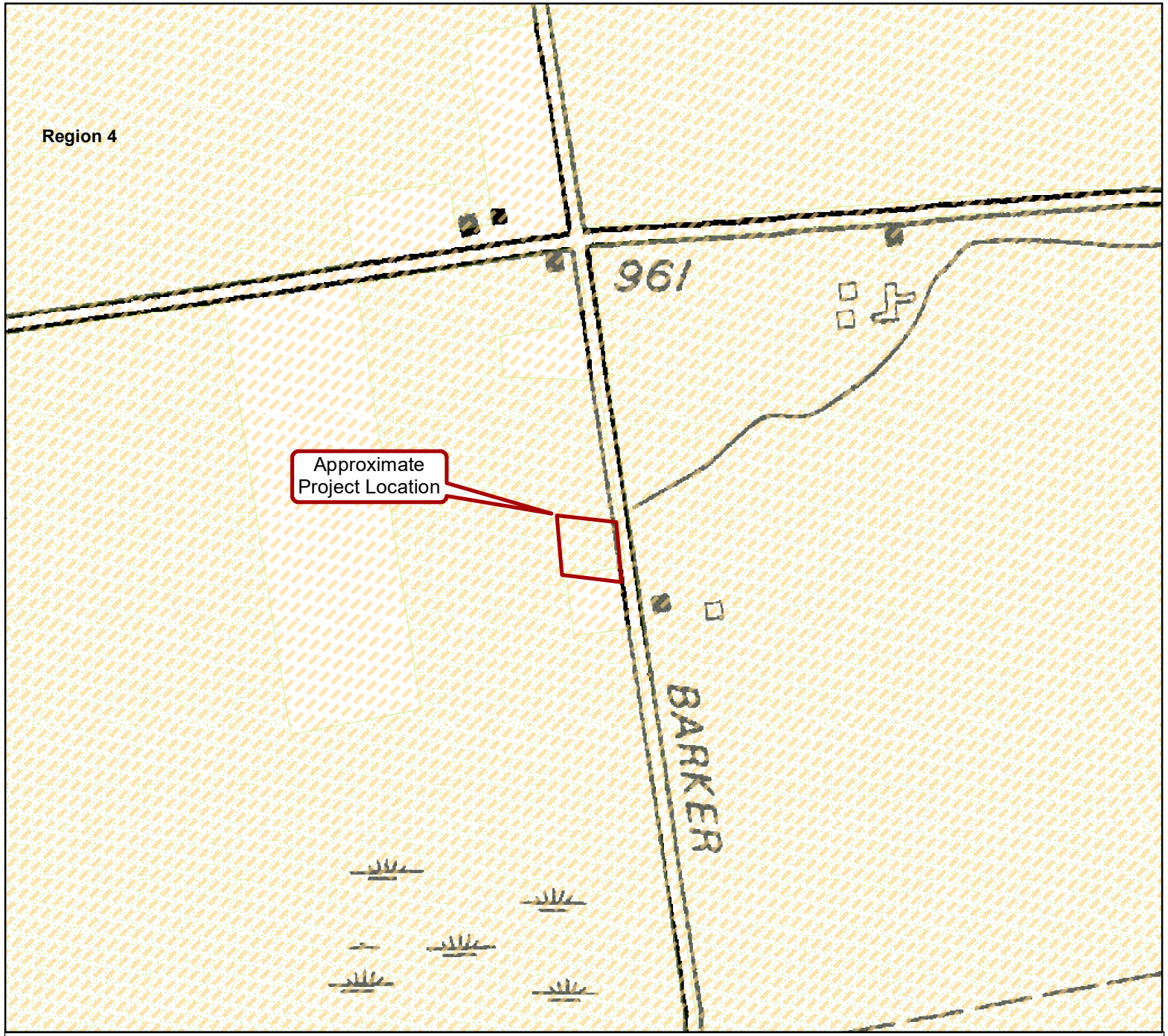
It does not appear that ground disturbance is currently proposed. Should this change, please reach out to the Division of Environmental Permits again as the site is within a Cultural Resource area and Agricultural District.

Please feel free to contact me by e-mail at maranda.welch@dec.ny.gov or by telephone at (518) 357-2446 if you have any questions.

Sincerely,

Maranda Welch
Environmental Analyst I

Encl.: Project Location & NYS Resources Map



NYS RESOURCES AND PROJECT LOCATION MAP

Amanda and James Carroll
Mohawk Equipment & Repair
146 Barker Road
Village of Fonda
Montgomery County

July 15, 2025

0 250 500 750 1,000 Feet

1 inch = 500 feet

Legend

Carroll Property

Cultural Resources

Cultural Resources

Agricultural Districts

Disclaimer: This map was prepared by the NYSDEC Division of Environmental Permits using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

NEW YORK STATE | Department of Environmental Conservation

Division of Environmental Permits Projection: NAD_1983_UTM_Zone_18N

Village of Fonda
8 E. Main Street, PO Box 447 Fonda, NY 12068
Telephone: +1 518.853.4335 Fax: +1 518.853.4555
Web: www.villageoffonda.ny.gov Email: villageclerk@villageoffonda.ny.gov

July 14, 2025

Town of Mohawk Planning Board
2-4 Park Street
Fonda, NY 12068.

Re: Proposed Project at 146 Barker Road, Fonda, NY – Mohawk Equipment & Repair, LLC

Dear Members of the Town of Mohawk Planning Board,

On behalf of the Board of Trustees of the Village of Fonda, we acknowledge receipt of the public notice regarding the proposed site plan and special permit application for Mohawk Equipment & Repair, LLC, located at 146 Barker Road.

At this time, the Village of Fonda offers no formal objection or position on the proposal. However, we respectfully emphasize that any activities associated with this project, including the disposal of waste or runoff, must not interfere with or impact the water source that feeds the Village of Fonda Reservoir. The integrity and safety of our municipal water supply are of critical importance to our residents and water users.

We trust that due diligence will be exercised by the Town of Mohawk and relevant regulatory agencies to ensure appropriate safeguards are in place.

Respectfully submitted,

Bill Peeler

Bill Peeler
Mayor
bpeeler@villageoffonda.ny.gov

William Peeler, *Mayor*
Bob Klim, *Trustee*
Scott Sprague, *Trustee*
Lynn Dumar, *Trustee*
Tim Healey, *Deputy Mayor - Trustee*
Christine Kearns, *Clerk-Treasurer*
Vacant, Deputy Clerk-Treasurer
Chris Weaver, *Street & Water Commissioner*
Stan Waddle, *Code Enforcement*

Agency Use Only [If applicable]

Project: MOHAWK EQUIPMENT & REPAIR

Date: 7/15/2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project: MOHAWK EQIP&REPAI

Date: 7/15/2025

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

TOWN OF MOHAWK PLANNING BOARD	7/15/25
Name of Lead Agency	Date
PATRICK CLEAR	PLANNING BOARD CHAIRMAN
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

CONDITIONS FOR CONSIDERING GRANTING A SPECIAL PERMIT BY THE TOWN OF MOHAWK ZONING BOARD
MONTGOMERY COUNTY, FONDA, NEW YORK

Purpose for Meeting: AMANDA CARROLL SPECIAL PERMIT FOR AGRICULTURAL Date: 7/24/2025

SEQRA: Negative: X Positive: _____ Not Applicable _____ Determined by: TOM PLANNING BOARD

Date: 7/15/2025

From Town of Mohawk Zoning Law 2022:

Article XIV: Board of Appeals;

Section 52- Powers and Duties;

The Board of Appeals shall have all the powers and duties prescribed by law and by this law, which are more particularly specified as follows:

B. Special Permits.

Special Use Permits. To issue special permits for any of the uses for which this law requires the obtaining of such permits from the Board of Appeals.

No Special Use Permit (or "special exception" permit) shall be granted by the Board of Appeals unless it finds that the use for which such permit is sought will not, in the circumstances of the particular case and under any conditions that the Board considers to be necessary or desirable, be injurious to the neighborhood or otherwise detrimental to the public welfare. The Board of Appeals shall find that:

THE FIVE FACTORS FOR CONSIDERATION:

1. Will the proposed use be in harmony with and promote the general purposes and intent of the Zoning Law and the health, welfare and safety of the Town and its residents?

Board Member	Yes	No	Abstain	Excused
Scott Parslow	✓			
Bob Francisco	✓			
Stan Mitchell	✓			
Julie Weil	✓			
Henry Araujo	✓			

2. Will the proposed use be appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar public facilities and services?

Board Member	Yes	No	Abstain E	Excused
Scott Parslow	✓			
Bob Francisco	✓			
Stan Mitchell	✓			
Julie Weil	✓			
Henry Araujo	✓			

3. Will the off-street parking spaces required be adequate to handle expected use?

Board Member	Yes	No	Abstain	Excused
Scott Parslow	✓			
Bob Francisco	✓			

Stan Mitchell	✓			
Julie Weil	✓			
Henry Araujo	✓			

4. Will the proposed use be compatible with the character of the neighborhood, the area, the zoning district, surrounding property values and will the environmental and natural resources of the area (onsite and offsite) be reasonable safeguarded, and will the proposed use will allow for future planned growth in the area?

Board Member	Yes	No	Abstain	Excused
Scott Parslow	✓			
Bob Francisco	✓			
Stan Mitchell	✓			
Julie Weil	✓			
Henry Araujo	✓			

5. Will the proposed use not cause undue traffic congestion and not create a traffic hazard and will the proposed location have adequate access for pedestrians and vehicles?

Board Member	Yes	No	Abstain	Excused
Scott Parslow	✓			
Bob Francisco	✓			
Stan Mitchell	✓			
Julie Weil	✓			
Henry Araujo	✓			

CONDITIONS: (If a zoning board decides to grant a special permit, it may impose reasonable conditions to mitigate anticipated impacts of the of the special permit)

see attached.

Motion to Grant / Deny the requested Variance made by: Weil Seconded by: Bob.

Board Member	Yes	No	Abstain	Excused
Scott Parslow	✓			
Bob Francisco	✓			
Stan Mitchell	✓			
Julie Weil	✓			
Henry Araujo	✓			

Motion Carried: Approved _____ Denied _____

Accepted By: Henry Araujo Date: July 24, 2025

Print Name: Henry Araujo

RESOLUTION GRANTING SPECIAL USE PERMIT FOR
Mohawk Equipment & Repair, LLC
146 Barker Road, Fonda
(Amanda and James Carroll)

WHEREAS, an application for a special use permit has been filed with the Secretary of Zoning Board of Appeals by Amanda and James Carroll for the property located at 146 Barker Road Fonda (tax map no. 33.-1-18), owned by Amanda and James Carroll, for an agricultural small machine repair and sales shop, *and*

WHEREAS, the action is considered an unlisted action pursuant to the State Environmental Quality Review Act and the Planning Board is the lead agency for this coordinated review and the Planning Board issued a negative declaration on July 15, 2025; *and*

WHEREAS, after due Notice a Public Hearing was held by the Zoning Board of Appeals on July 24, 2025 at 6:30 P.M. at the Town Offices at the intersection of Park Street and Broadway in the Village of Fonda, New York and at which time the Zoning Board of Appeals considered the application, *and*

WHEREAS, the Zoning Board of Appeals considered the application at its meeting on July 24, 2025; *and*

WHEREAS, all testimony and evidence has been carefully considered by the Board and the following pertinent facts and considerations noted:

1. The applicant proposes to use the property for the repair and sales of small agricultural equipment. The site is located in the A-Agricultural zoning district where such use is allowed by special permit from the Zoning Board of Appeals.

2. The Zoning Board of Appeals finds that the proposed project, under the given circumstances specific to this property, is not injurious to the neighborhood or otherwise detrimental to the public welfare as a result of the Board's consideration of the relevant factors in the Zoning Code and the following findings:

- The Zoning Board of Appeals finds that the proposed use was in harmony with and will promote the general purposes and intent of the Zoning Law and the health, welfare and safety of the Town and its residents.

- The Zoning Board of Appeals finds that the proposed use is appropriately located.

- The Zoning Board of Appeals finds the proposed use has adequate off-street parking to handle expected use.

- The Zoning Board of Appeals finds that the proposed use will be compatible with the character of the neighborhood, the area, the zoning district, surrounding property values; and that environmental and natural resources of the area (onsite and offsite) are reasonably safeguarded, and the proposed use will not unduly prohibit or discourage future planned growth in the area.

- The Zoning Board of Appeals finds the proposed use will not cause undue traffic hazards or congestion.

THEREFORE, after due deliberation, and weighing the factors for granting a special permit, it is hereby RESOLVED, that the Zoning Board of Appeals *grants* the requested special use permit, subject to all applicable federal, state and local requirements; and

IT IS FURTHER RESOLVED that the project is subject to the following conditions: (1) there may be up to four pieces of small equipment at a time at the property, which will be located beside and in front of the barn when being repaired and the equipment will be stored inside the leanto or inside the barn except when repairs are actively taking place; (2) in the event that a piece of equipment cannot fit inside the leanto or barn, one piece of equipment may be stored temporarily on the north side of the barn (on the opposite side of the barn from the leanto); (3) there may be storage of small equipment parts that are use for repairing the equipment ("donor parts"), but the donor parts must be stored inside the leanto/barn or behind the garage, so that the storage of the donor parts is out of public view.

Dated:_____ _____

Henry Araujo
Zoning Board Chairman

Town of Mohawk
Zoning Board of Appeals
Thursday July 24, 2025

Present: Zoning Board Chairman Henry Araujo, Board Members: Stan Mitchell, Robert Francisco, Julie Weil, Scott Parslow, Code Enforcer Stan Waddle and Atty. Claudia Braymer

Public Present: Gary E. Vincent, Amanda Carroll, Ron Rera, Frank Borst, Gloria Bruno and Janet DePalma

The meeting was called to order by Chairman Araujo at 6:31 pm.

Chairman Araujo introduced the Board, Recording Secretary, Code Officer and TOM Attorney to the applicants. He asked those present to silence their phone ringers and to step out in the corridor if they wish to have a discussion with another individual.

Scott Parslow made a motion to accept the minutes from the May 22, 2025 ZBA Meeting and Julie Weil seconded the motion. All in favor. None opposed.

Henry Araujo asked for a moment of silence for Tony Bruno. Chairman Araujo stated that "Tony was a very devoted member of the Town and served the town and community with great enthusiasm, devotion and fairness. His time given to the Town was unequal and unsurpassed. Tony will be sorely missed. "

Julie Weil made a motion to open the Public Hearing and Stan Mitchell seconded the motion. All in favor. None opposed.

1st item of business- Amanda Carroll presented the proposed Mohawk Equipment and Repair LLC, business her and her husband would like to open. Mrs. Carroll reported that small equipment repair would be done at their home and big repairs would be done at the farm where the equipment is located. She noted that her husband has years of experience. Mrs. Carroll stated that this would be a part-time business since she and her husband have full-time jobs. The Carroll's are requesting an area variance for Lot Size since the TOM requirement is 3 acres and they have just under an acre. Mrs. Carroll reported that they have tried to expand their property, but aren't able to purchase property surrounding them. It was noted that the TOM Planning Board requested a map of equipment storage and wash station. A detailed plan is now noted in the application. Discussion took place on where equipment would be stored when it's not being worked on, scrap equipment be stored and the amount of equipment that can be stored outside. Attorney Claudia Braymer has the conditions required by the board and will include them in the resolution. The Carroll's are also requesting a variance for Road Frontage. They have 201 feet, but the TOM requires 300 feet. Chairman Araujo asked for a motion to consider these variances. Julie Weil made a motion and Stan Mitchell seconded

the motion. All in favor. None opposed. There was no further discussion or questions on the two variances. The Conditions for Considering Granting an Area Variance were reviewed. Stan Mitchell made a motion to grant the variances and Robert Francisco seconded the motion. All were in favor. None opposed. Chairman Araujo asked for a motion to consider the Special Permit for Agriculture. Scott Parslow made a motion and Stan Mitchell seconded the motion. All were in favor. None opposed. Attorney Claudia Braymer has the conditions required by the board and will include them in the resolution. Julie Weil made a motion to grant the Special Permit and Robert Francisco seconded the motion. All in favor. None opposed.

2nd item of business-Ron Rera stated that he is asking for an Area Variance for Road Frontage for a proposed business (Mohawk Valley Carport and Equipment Sales). He is short 37.41 in accordance with the TOM conditions. Mr. Rera noted that he is unable to obtain anymore road frontage. Chairman Araujo asked if there were any comments from the public. There were none. Chairman Araujo asked for a motion to review The Conditions for Granting an Area Variance for Road Frontage. Julie Weil made a motion and Stan Mitchell seconded the motion. All in favor. None opposed. It was noted that a Negative Declaration was given by the TOM Planning Board. Julie Weil made a motion to grant an Area Variance for Road Frontage and Scott Parslow seconded the motion. All in favor. None opposed.

Mr. Rera also is asking for a Special Permit for Agricultural Equipment to be placed in the AG zone of his property. Mr. Rera discussed the red pen markings that were made on the Site Plan Map at the July Planning Board Meeting. Stan Mitchell made a motion to open Public Comment and Julie Weil seconded the motion. All in favor. None opposed. Janet DePalma asked if anything permanent could not be put on the property so it could be farmed again in the future since it's in an Agricultural District. Atty. Braymer noted that Mr. Rera is not asking to add anything additional other than the barn that is currently there. No new structures can be added unless he comes before the Planning Board. Chairman Araujo asked if he would be removing top soil. Mr. Rera stated he is not removing any soil in the Special Permit area. Gloria Bruno stated that her husband wanted to keep all agricultural agricultural. She felt the Town would be setting a precedence if changes were made. Chairman Araujo stated that the ZBA is not changing the zoning and the Board can set conditions on the Special Permit. Code Enforcer Stan Waddle reported that he wrote the Bruno's responding to questions they had concerning this.

Julie Weil made a motion to close the Public Hearing and Robert Francisco seconded the motion. All in favor. None opposed.

Letters from the Brunos and letter to them from Code Enforcer Waddle were given to the ZBA for review. Hours of operation, lighting and noise were discussed. Atty. Braymer requested that Mr. Rera produces a new Site Plan Map with the changes made in red pen being made officially/electronically. Chairman Arauajo noted that since seasons change so could the creek change. The changes that were made in red pen were made to have the line between the Agricultural Zone and B-2 zones follow the creek. Atty. Braymer noted that a comment to the

Planning Board be made for them to request a new Site Plan Map. Mr. Rera was asked to take measurements and put a permanent marker in place stating where the dividing line would be and bring a new map to next month's meeting. Code Enforcer Waddle will assist in this. The granting of a Special Permit was tabled until next month's ZBA meeting that will be held on August 21, 2025 at 6:30 pm. Mr. Rera was informed that he could operate in B-2, but not the Agricultural District. The granting of the Area Variance will be forwarded to the TOM Planning Board and if approved by them it will be forwarded to the County Planning Board. Stan Mitchell made a motion to table the Special Permit until August's meeting and Julie Weil seconded the motion. All in favor. None opposed.

Chairman Araujo reported that Scott Parslow will be leaving the ZBA and moving to the Planning Board. Supervisor Janet DePalma stated that this will happen next month. That will leave a vacancy on the ZBA which needs to be filled.

Stan Mitchell made a motion to adjourn the meeting and Julie Weil seconded the motion. All were in favor. None opposed. The meeting was adjourned at 8:45 pm.