



**MONTGOMERY  
COUNTY NY**

BUSINESS DEVELOPMENT CENTER

*Made of Something Stronger*

## Meeting Notice

**TO: Board Members**

**FROM: Karl Gustafson Jr.**

**DATE: September 8<sup>th</sup>, 2025**

**RE: Planning Board Meeting**

The regular meeting of the Montgomery County Planning Board is scheduled for Monday, September 8<sup>th</sup>, 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 PLANNING BOARD MEETING**

**Monday, September 8<sup>th</sup>, 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. Town of Amsterdam — Special Use Permit
- VII. Town of Mohawk — Site Plan Review (Rera)
- VIII. Town of Mohawk- Site Plan Review (Carroll)
- IX. Any other business

**Montgomery County Planning Board**  
**Meeting Minutes**  
**August 11<sup>th</sup>, 2025**  
**(meeting held in MCBDC, 113 Park Drive, Fultonville)**

**MEMBERS PRESENT:**

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

**STAFF MEMBERS PRESENT:**

Alex Kuttesch, Senior Planner  
Karl Gustafson Jr., Grant Assistant

**ABSENT:**

Frank Maphia, Member  
Betty Sanders, Alternate  
Angela Frederick, Member  
Erin Covey, Member

**OTHERS PRESENT:**

Grant Egelston- City of Amsterdam  
Henry Aurojo- Town of Mohawk

**I. Call to Order**

The meeting was called to order by Chairman Mark Hoffman at 6:31 p.m.

**II. Roll Call**

The roll call of board members was done by Chairman Hoffman.

**III. Adoption of the Agenda**

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

**IV. Approval of Previous Meeting's Minutes**

Irene Collins made a motion to accept previous meeting minutes, Frank Szykowski 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 for the City of Amsterdam at 47 Market Street. The Royal Food Pantry is looking for a Site Plan review. Alex stated that

they are submitting a site plan for the basic modifications they are making to the building. Grant Egelston stated that there were some concerns about traffic near the roundabout, but the city was okay with some traffic on Market Street. Majority of the traffic is foot traffic for the food pantry. Irene Collins stated that there are no cross walks from the public parking lot across from the food pantry. The board agreed with her statements.

Peter Lyden made a motion to approve the referral with modifications that there needs to be a pedestrian and traffic safety study and suggested that Amsterdam Police Department controls traffic during the food drop-off periods, seconded by Frank Szykowski. Irene Collins Abstained. The referral was approved.

The referral was approved.

#### **VII. Town of Mohawk- Area Variance**

Alex Kuttesch explained that this is a area variance on Route 30A in the Town of Mohawk. The project is proposing to do agricultural equipment sales. They are seeking a road frontage variance. They are required to have 300 feet of road frontage and currently have 262 feet.

David Wiener made a motion to approve, Seconded by Frank Szykowski. All were in favor.

The referral was approved.

#### **VIII. Town of Mohawk- Area Variance**

Alex Kuttesch stated that this referral is also an area variance in the Town of Mohawk. The project is a agricultural equipment repair shop. Typically for a project of this type the zoning requires a 130,000 square foot site, the applicants currently have 41,000 square feet. They are asking for relief on road frontage and square footage requirements. Henry Aurojo stated that the applicant does not plan to be working on heavy farm equipment, more smaller pieces of equipment. Henry also stated that the applicant has a full-time job, so this would be a second job for him and wouldn't be very big. The applicant is unable to purchase more land around the business which is forcing him to ask for the variance.

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

The referral was approved.

#### **IX. Other Business**

There was no other business.

#### **X. Adjournment**

Peter Lyden made a motion to adjourn the meeting at 7:20 p.m., seconded by Irene Collins.

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: TOWN OF AMSTERDAM  
Referring Officer: PLANNING BOARD SECRETARY  
Mail original resolution to: \_\_\_\_\_

1. Applicant: SKJ PROPERTIES LLC 2. Site Address: 4803 ROUTE 30 AMSTERDAM NY 12010  
3. Tax Map Number(s): 24.16-1-4 4. 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  
7. Current Zoning: M-1 8. Current Land Use: RETAIL PLAZA  
9. Project Description: RETAIL CANNABIS STORE

**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: 9/3/25 Time: 6:50 Location: TOWN OF AMSTERDAM 283 MANNY'S CORNER RD AMSTERDAM NY 12010

**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: PLANNING BOARD

Section of local zoning code that requires a special permit for this use: Local Law Y (Attached)

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:

☐ Type I

☐ Positive Declaration – Draft EIS

☐ Type II

☐ Conditional Negative Declaration

☐ Unlisted Action

☐ Negative Declaration

☐ Exempt

☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): NOT DETERMINED YET Date: \_\_\_\_\_

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.

Darlene Thibodeau  
Name, Title & Phone Number of Person Completing this Form

8/18/25  
Transmittal Date

Planning Board Secretary

518-842-1217

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



2/10/2011

Application #: 2025-054  
Date: 1-8-2025

Town of Amsterdam  
Planning Board  
Application to the Planning Board

A completed Application must be filed at least fourteen (14) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

Applicant: SKJ Properties III LLC Applicant's Representative: Canna Planet Dispensary  
(must be property owner) (if applicable)  
Address: 4803 Route 30 Address: \_\_\_\_\_

Amsterdam, NY 12010 (KEM PLaza) 590 Route 211 E, Middletown NY 10941

Phone: ( ) \_\_\_\_\_ Phone: ( ) 845-866-3348

Professional Advisor: North Engineer Other : \_\_\_\_\_  
(i.e. Engineer, Architect, Surveyor, etc.) (if appropriate, please specify)  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

1404 NY-28, West Hurley, NY 12491

Phone: ( ) 845-331-0028 Phone: ( ) \_\_\_\_\_

**Property Location**

Address: 4803 Route 30 Amsterdam, NY 12010 (KEM PLaza)

General Location: Retail Plaza

Zoning District: M-1

Tax Parcel ID # (SBL) 24.16-1-4

**Type of Application (please check appropriate box(s)):**

- ☐ Subdivision  
☐ Site Plan  
☒ Special Use Permit  
☐ Planned Unit Development Review (formal action required by Town Board)

Attached please find Appendix A-SEQR compliance, and Appendix B-Ag. Data Statement compliance. Compliance with these items is required under the applicable NYS Laws, a brief explanation is included in the appendices to assist the applicant. For specifics on submission/application requirements, procedures, time frames, etc., the applicant should refer to the applicable Town regulations (Zoning, Subdivision, etc.) and/or NYS law (SEQR, Ag. & Markets, General Municipal, etc.).

[Signature] 1/5/25 \_\_\_\_\_  
Applicant Date Applicant's Representative Date

# 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.

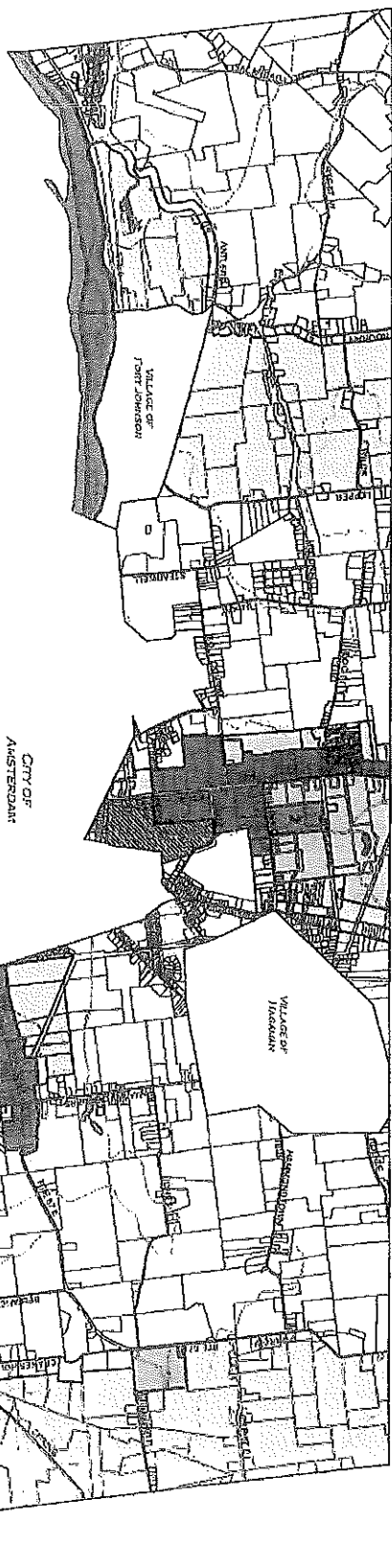
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Canna Planet INC			
Name of Action or Project:			
Canna Planet			
Project Location (describe, and attach a location map):			
KEM Plaza 4803 Route 30, Amsterdam, NY 12010			
Brief Description of Proposed Action:			
Proposed interior renovation and fit-out of an existing commercial retail unit for use as a licensed adult-use cannabis dispensary, in compliance with NYS Office of Cannabis Management regulations. No exterior expansion or significant site disturbance is proposed. Interior fit for the retail store.			
Name of Applicant or Sponsor:		Telephone: 845-866-3348	
Canna Planet		E-Mail: Sonnypateloffice@gmail.com	
Address:			
590 Route 211 E			
City/PO:		State:	Zip Code:
Middletown		NY	10941
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: STATE OCM - Cannabis Lic		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
unknown to us but reported by DEC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: _____ Date: _____		
Signature: _____ Title: _____		

# **TOWN OF AMSTERDAM ZONING MAP** AMENDED DECEMBER 15, 2010

Scale 1" = 100'



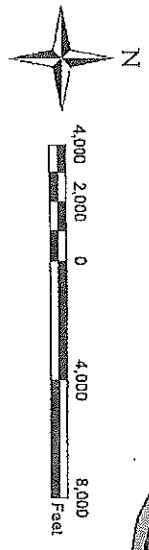
## **LEGEND**

### **ZONING DISTRICTS**

- A AGRICULTURE
- B-1 BUSINESS
- B-2 RESTRICTED BUSINESS
- M-1 MANUFACTURING/MIXED USE
- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- RM MOBILE HOME RESIDENTIAL
- PUD PLANNED UNIT DEVELOPMENT
- H HISTORIC OVERLAY DISTRICT



Adopted August 10, 2010, Amended December 15, 2010  
 Prepared by: David E. Engstrom, P.C., June 2005, Rev. Dec 2010  
 Source: Montgomery County Real Property Tax Service Agency, 2010



Arch and Filter by:

Old Log Camp

Log Camp

Maple Avenue bld

Wellington Corners Rd

Wellington Corners Rd

Holloway Circle of

30

no church / schools



Image Mate Online

## Municipality of Town of Amsterdam

24.16-1-4	24.16-1-4
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## Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	4803 Shwyy 30		
Property Class:	452 - Nbn stop dr	Site Property Class:	210 - 1 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	M1 -	Blg. Style:	Colonial
Neighborhood:	10101 -	School District:	Amsterdam
Property Description:	Kam Plaza		
Total Acreage/Size:	1.40	Equalization Rate:	—
Land Assessment:	2024 - \$17,000	Total Assessment:	2024 - \$107,142 -
Full Market Value:	2024 - \$1,648,338		
Deed Book:	2012	Deed Page:	48221
	575749	Grid North:	1508805

## Special Districts for 2024

Description	Units	Percent	Type	Value
	0	0%		0

## Land Types

	Type	Size
Primary		19,938.00 sq ft
Residual		0.60 acres

## Residencial

Property Info
Owner/Sales
Inventory
Improvements
Tax Info
Report
Comparables

Franchise Connect

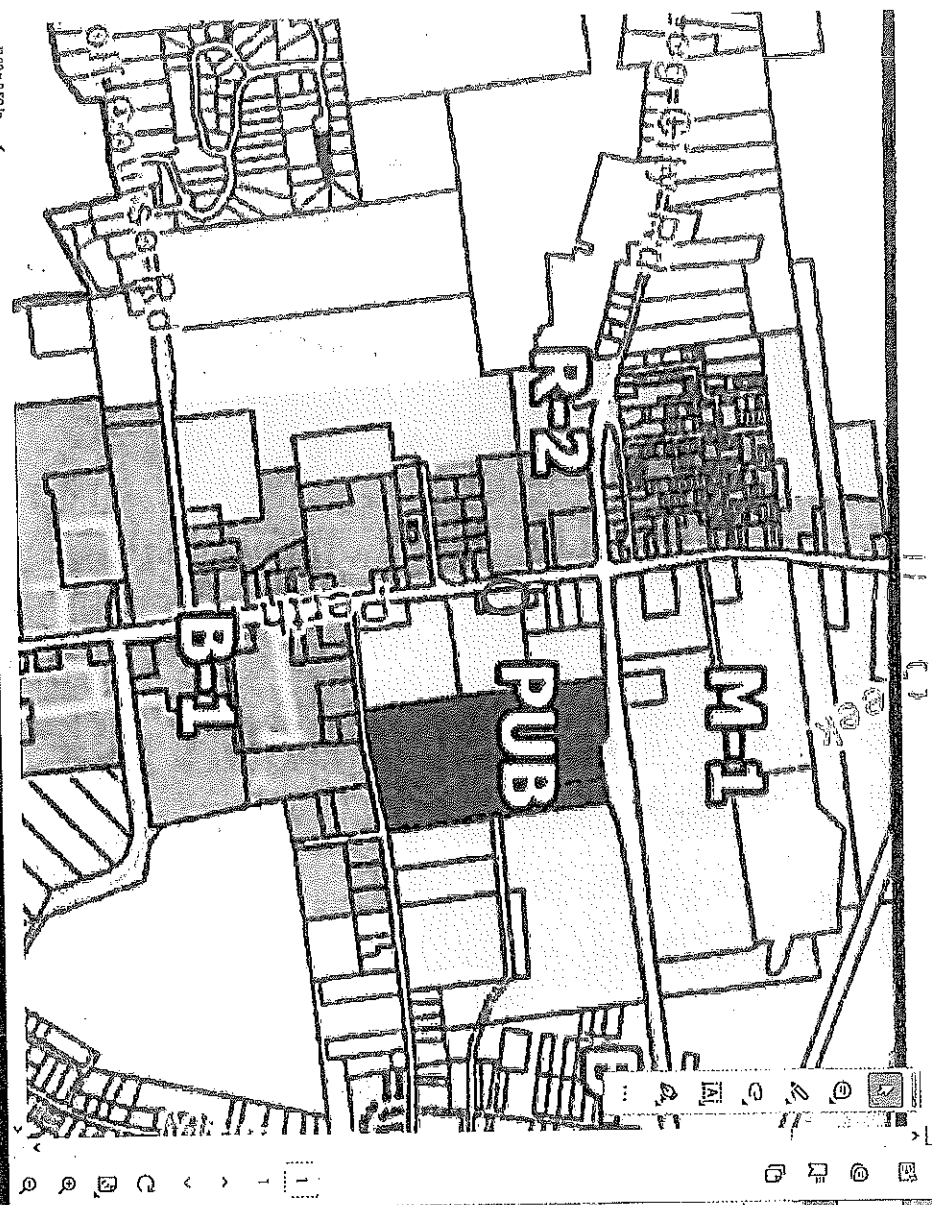
No Photo Available

Wads

[View Tax Map](#)  
[Pin Property on GIS Map](#)  
[View in Google Maps](#)  
[View in Bing Maps](#)

Man Disclamier

- All tools
- Create a Project [1/2/2020]
  - AI Assistant [1/2/2020]
  - Generate summary [1/2/2020]
  - Export a PDF
  - Edit a PDF
  - Request e-signatures
  - Create a PDF
  - Style this PDF [1/2/2020]
  - Combine files
  - Fill & Sign
  - Organize pages
  - Send for comments
  - Scan & OCR
  - Protect a PDF
  - View more
- Store and share files in the Document Cloud
- Learn More



2NUNAV-43JEU

Search

Define Project Site (Step 1)

Go to: Locate Address

Address: 4003 Route 39, Amsterdam, NY 12010

Locate Clear Mapped Location

Define Project Site (Step 2)

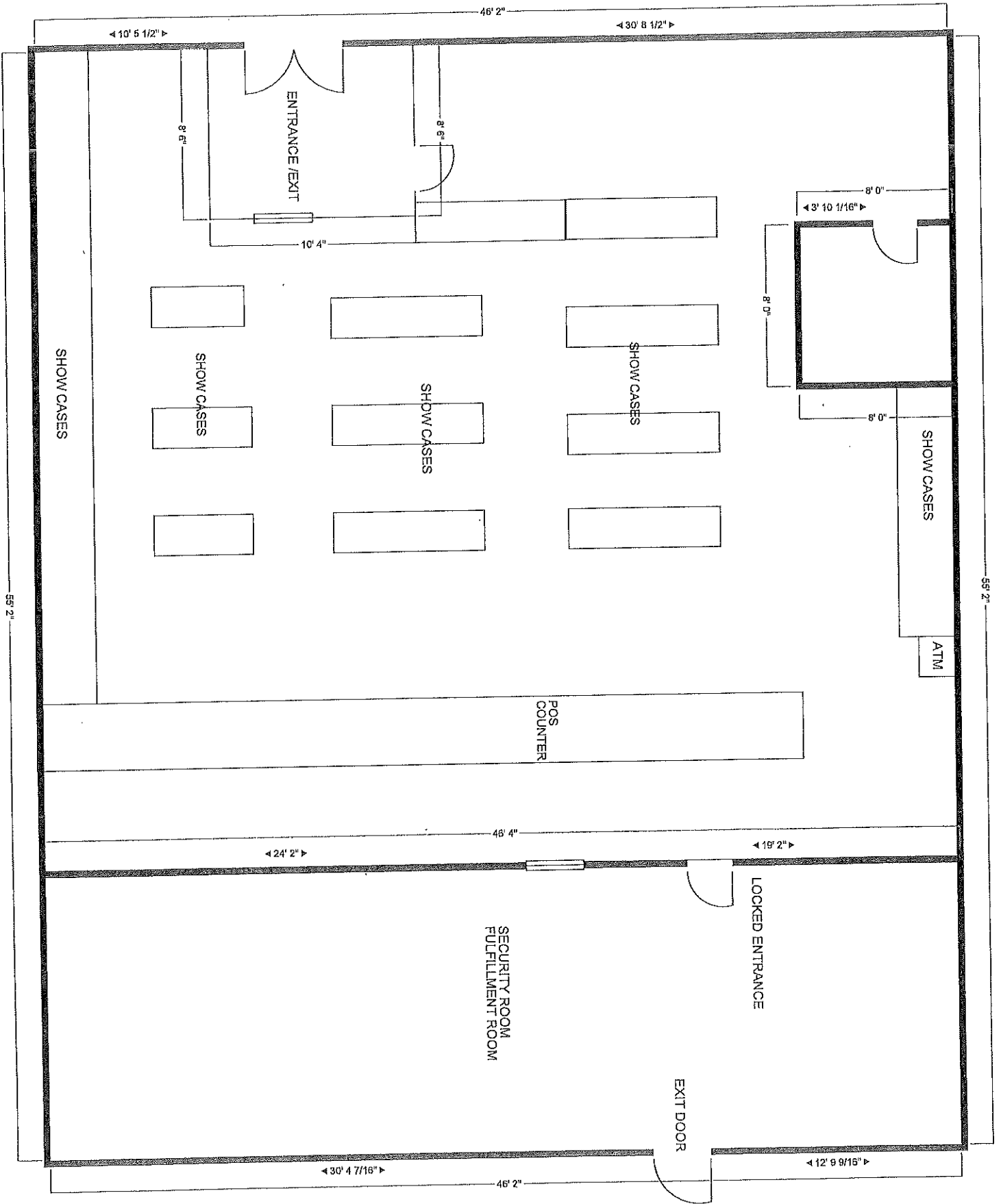
Draw Project Site Or Select Tax Parcel

Area: Acres Select Clear Site / Cancel

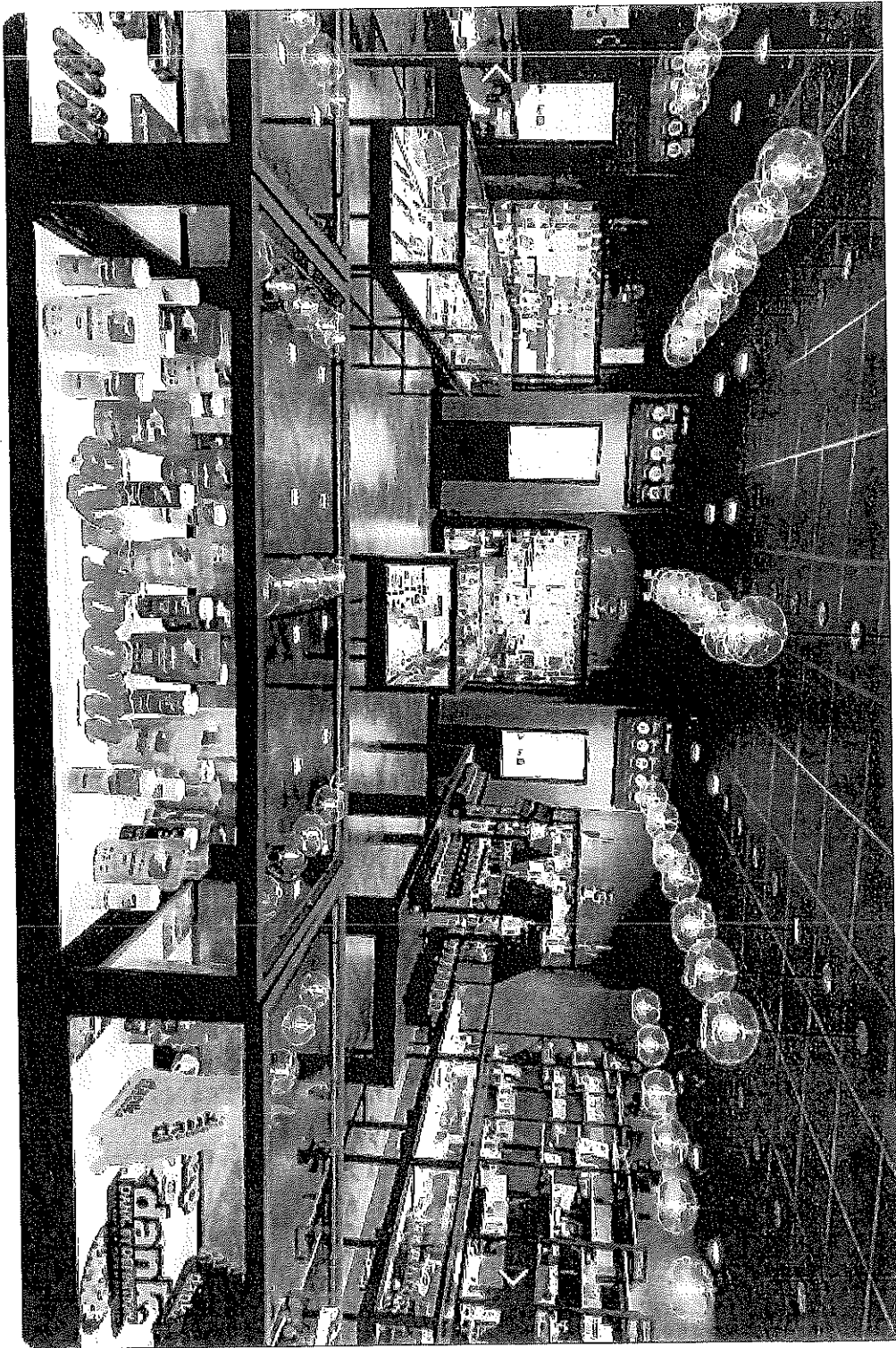
Create Report (Step 3)

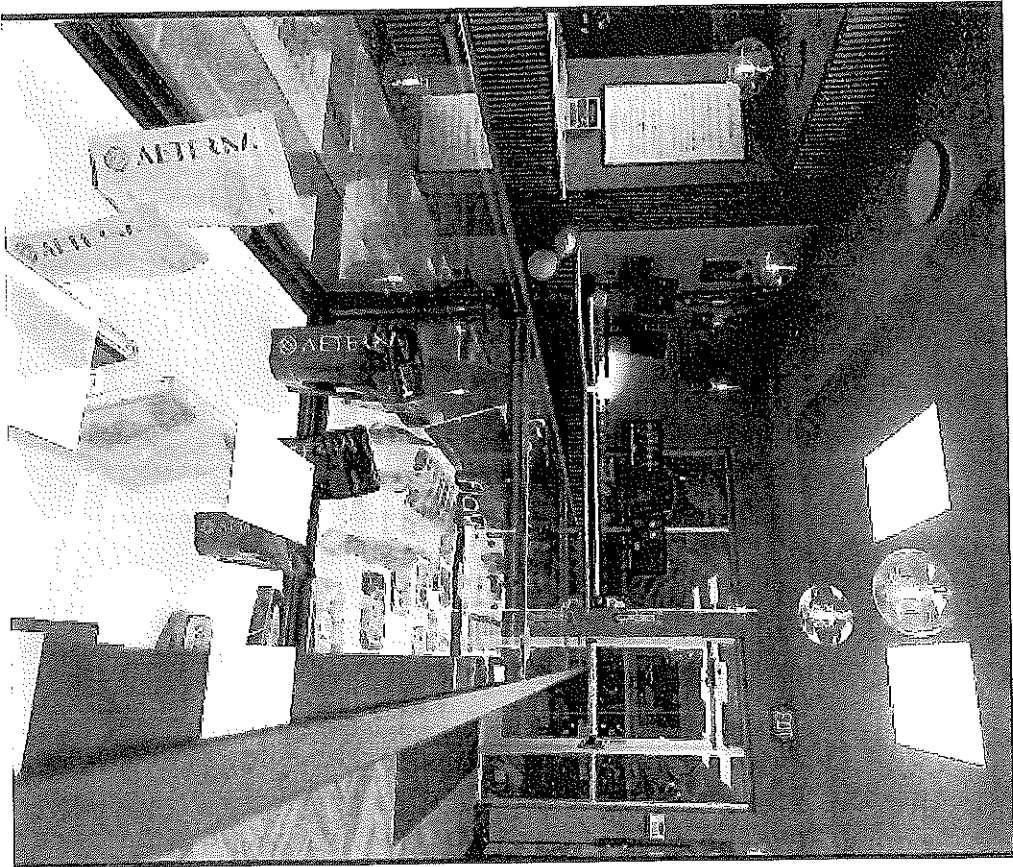
Full Form, Part 1 Short Form, Part 1

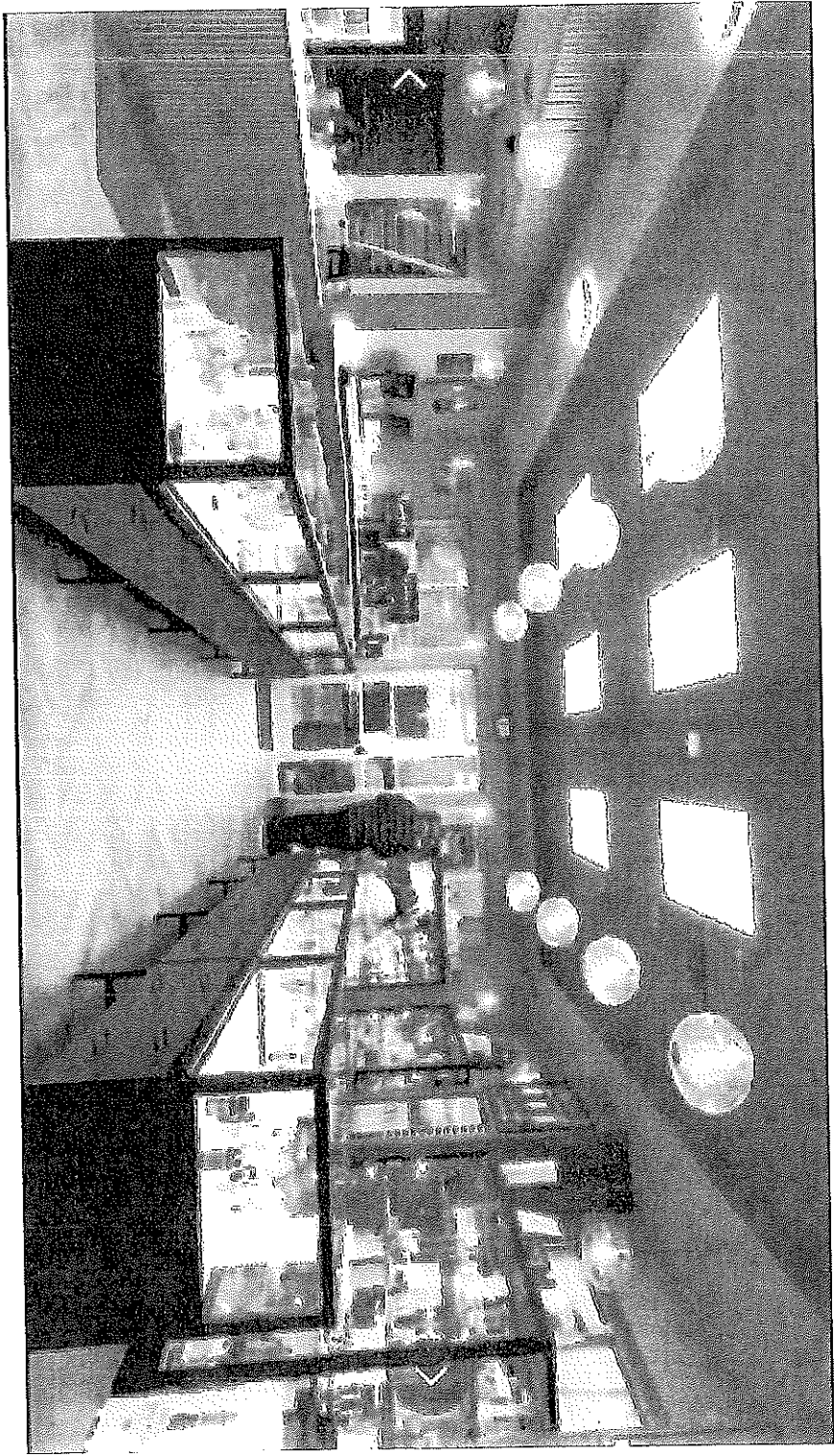
Feedback Help

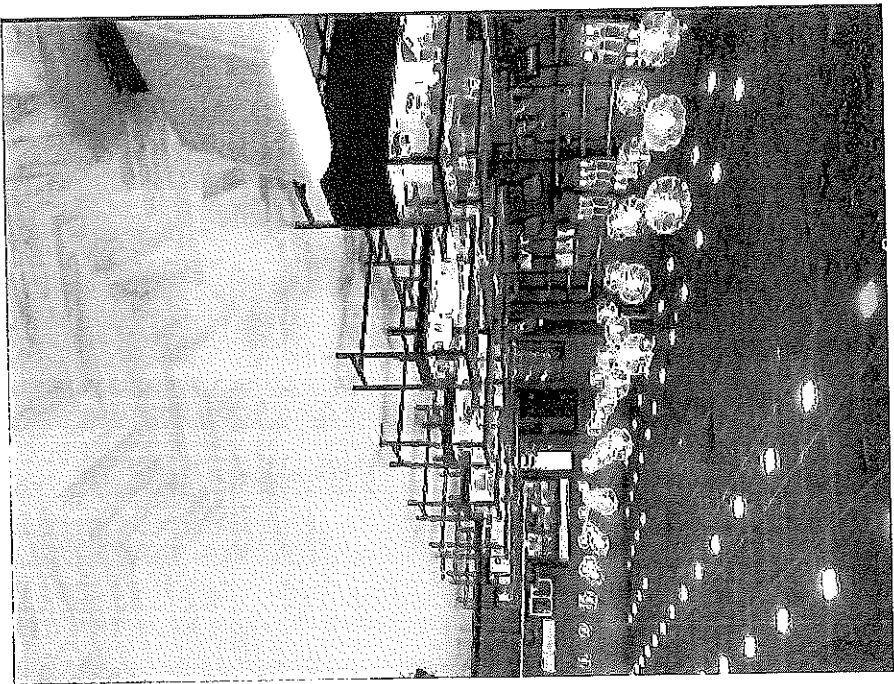


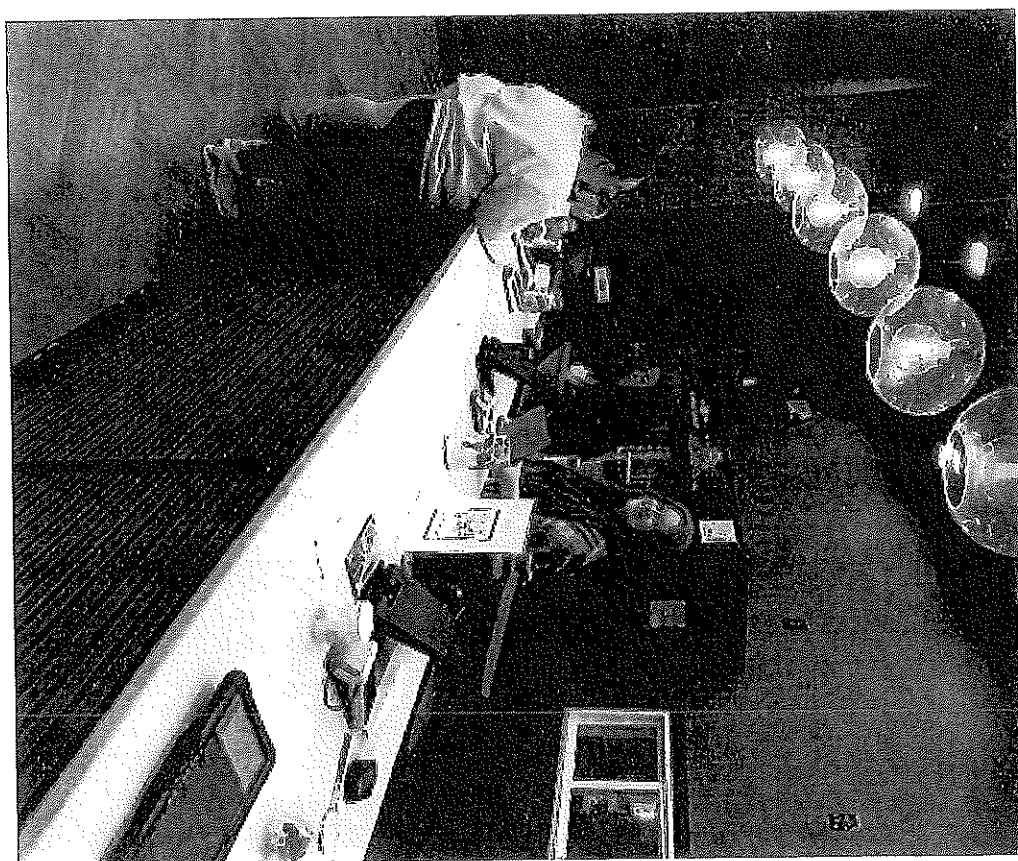




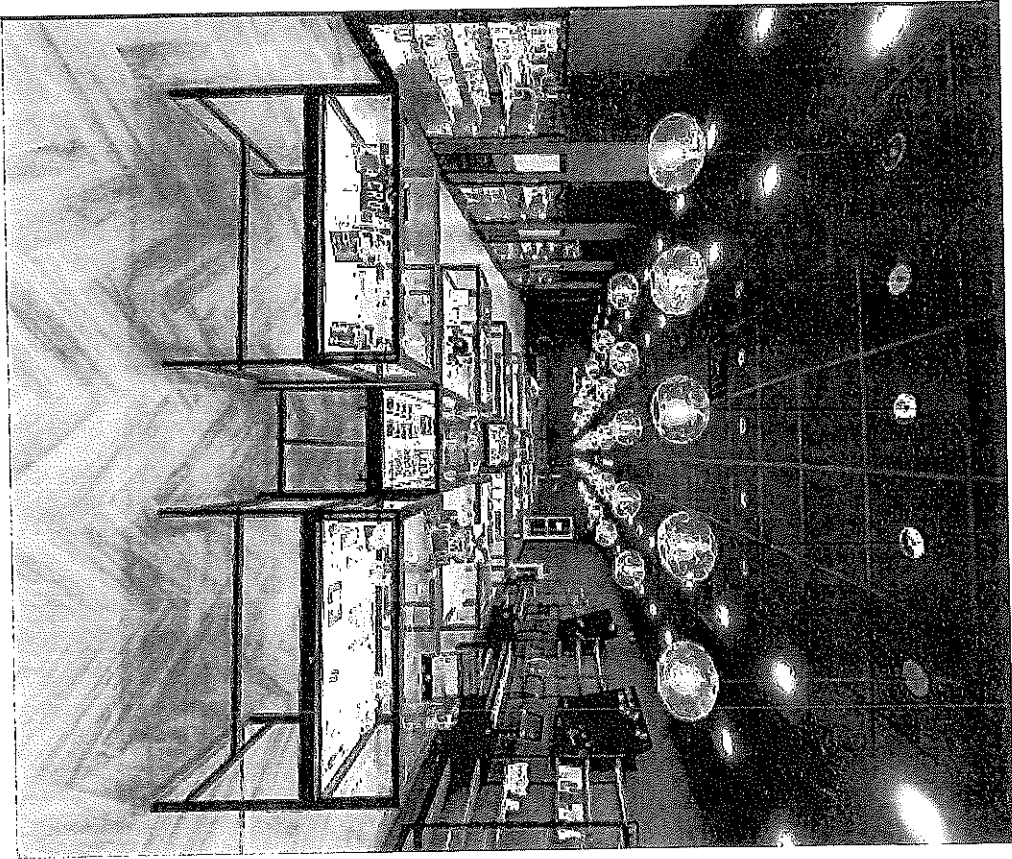














## TOWN OF AMSTERDAM

283 Manny's Corner Road

Amsterdam, NY 12010

Phone: 518-842-7961 • Fax: 518-843-6136

www.townofamsterdam.org

# APPLICATION FOR ZONING/USE PERMIT

APPLICATION DATE: 6 / 05 / 25

ZONE: \_\_\_\_\_

APPLICATION #: 2025-034

FEE PD: \$25

TAX MAP NO.: 24.16-1-4

1.) PROPERTY/BUILDING LOCATION: 4803 Route 30, Amsterdam, NY 12010 (KEM Plaza)

2.) PROPERTY OWNER'S NAME: skj Properties III LLC TELEPHONE: \_\_\_\_\_

ADDRESS: 4803 Route 30, Amsterdam, NY 12010 (KEM Plaza)

3.) APPLICATION IS HEREBY MADE FOR: (Check ALL that are applicable),

☐ NEW CONSTRUCTION

☐ RESIDENTIAL

☐ 1 FAMILY

☐ 2 FAMILY

☐ MULTIPLE

☐ COMMERCIAL

☐ MOBILE HOME INSTALLATION

☐ MODULAR HOME INSTALLATION

☐ GARAGE ☐ ATTACHED GARAGE

☐ ACCESSORY BUILDING/STORAGE SHED

☐ CHIMNEY CONSTRUCTION

☐ SOLID FUEL BURNING DEVICE

☐ STOVE INSERT

☐ RENOVATION, ALTERATION, CONVERSION

☐ RESIDENTIAL

☐ COMMERCIAL

☐ POOL ☐ IN GROUND ☐ ABOVE GROUND

☐ SEPTIC SYSTEM ☐ WELL

☐ OTHER: retail sales

☐ PLANNED UNIT DEVELOPMENT

☐ KENNEL/STABLES

☐ HOME OCCUPATION

☐ OUTDOOR FURNACES

☐ SOLAR COLLECTORS +  
INSTALLATIONS

☐ WIND ENERGY FACILITIES

☒ COMMERCIAL OCCUPANCY (WITH NO RENOVATIONS) INSPECTION ONLY.

☐ DEMOLITION

☐ COMMERCIAL OR ☐ RESIDENTIAL (CHECK ONE)

METHOD OF DEMOLITION: \_\_\_\_\_

PLACE OF DEBRIS DISPOSAL: \_\_\_\_\_

DISCONNECTION DATE OF UTILITIES: \_\_\_\_\_

4.) THE FOLLOWING DESCRIPTION OF THE USE FOR THIS PROPERTY, FOR WHICH APPLICATION IS MADE HERewith, IS SUBMITTED: Retail location to retail cannabis store

5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)

A.) DIMENSIONS OF LOT: FRONTAGE \_\_\_\_\_ REAR \_\_\_\_\_ RIGHT SIDE \_\_\_\_\_ LEFT SIDE \_\_\_\_\_

ACREAGE \_\_\_\_\_

B.) IS THIS A CORNER LOT? ☐ YES OR ☐ NO

C.) WILL THE GRADE OF THIS LOT BE CHANGED AS A RESULT OF THIS CONSTRUCTION? ☐ YES OR ☐ NO

IF "YES", DESCRIBE AND SHOW ON PLOT PLAN

D.) ☐ PUBLIC WATER OR ☐ PRIVATE WELL

E.) ☐ SEWER OR ☐ PRIVATE SEPTIC

\*\*\* SEPERATE PERMITS ARE REQUIRED FOR PUBLIC WATER AND SANITARY SEWER

F.) DISTANCE FROM LOT LINES: FRONT \_\_\_\_\_ REAR \_\_\_\_\_ RIGHT SIDE \_\_\_\_\_ LEFT SIDE \_\_\_\_\_

6.) TYPE OF CONSTRUCTION: (CHECK ALL THAT APPLY)

STYLE: ☐ RANCH ☐ RAISED RANCH ☐ SPLIT LEVEL ☐ CAPE COD ☐ COLONIAL ☐ DUPLEX  
☐ OTHER: \_\_\_\_\_

BASEMENT (CHECK ONE): ☐ FULL ☐ CRAWL ☐ SLAB

GARAGE: ☐ 1 STALL ☐ 2 STALL ☐ 3 STALL ☐ PRIVATE ☐ PUBLIC

THE ACCESSORY BUILDING WILL BE AS FOLLOWS: ☐ DESCRIPTION: \_\_\_\_\_

☐ DIMENSIONS: FRONT WIDTH: \_\_\_\_\_ SIDE LENGTH: \_\_\_\_\_ HEIGHT: \_\_\_\_\_

7.) CONTRACTOR'S NAME: CDP Holding LLC DAY PHONE: (845-) 866-3348  
MAILING ADDRESS: 590 Route 211 E, Middletown NY 10941 LD0015

(ALL CONTRACTORS MUST PROVIDE PROOF OF WORKERS COMPENSATION AND LIABILITY INSURANCE)

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ 2500

9.) SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_  
I CERTIFY THAT THE CONSTRUCTION PLANS AND ALL OTHER INFORMATION SUBMITTED AS PART OF THIS APPLICATION ARE ACCURATE.

10.) FOR OFFICE USE ONLY:

DATE APPROVED: 6/1/25

DATE DENIED: 6/30/25

SIGNATURE: \_\_\_\_\_

(ZONING OFFICER)

PERMIT EXPIRES: 6/1/26

☐ DENIED AND REFERRED TO PLANNING BOARD

☐ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: PB for Review

Application requires special use permit approval from the Planning Board. The application is referred to Town of Amsterdam planning board for review.



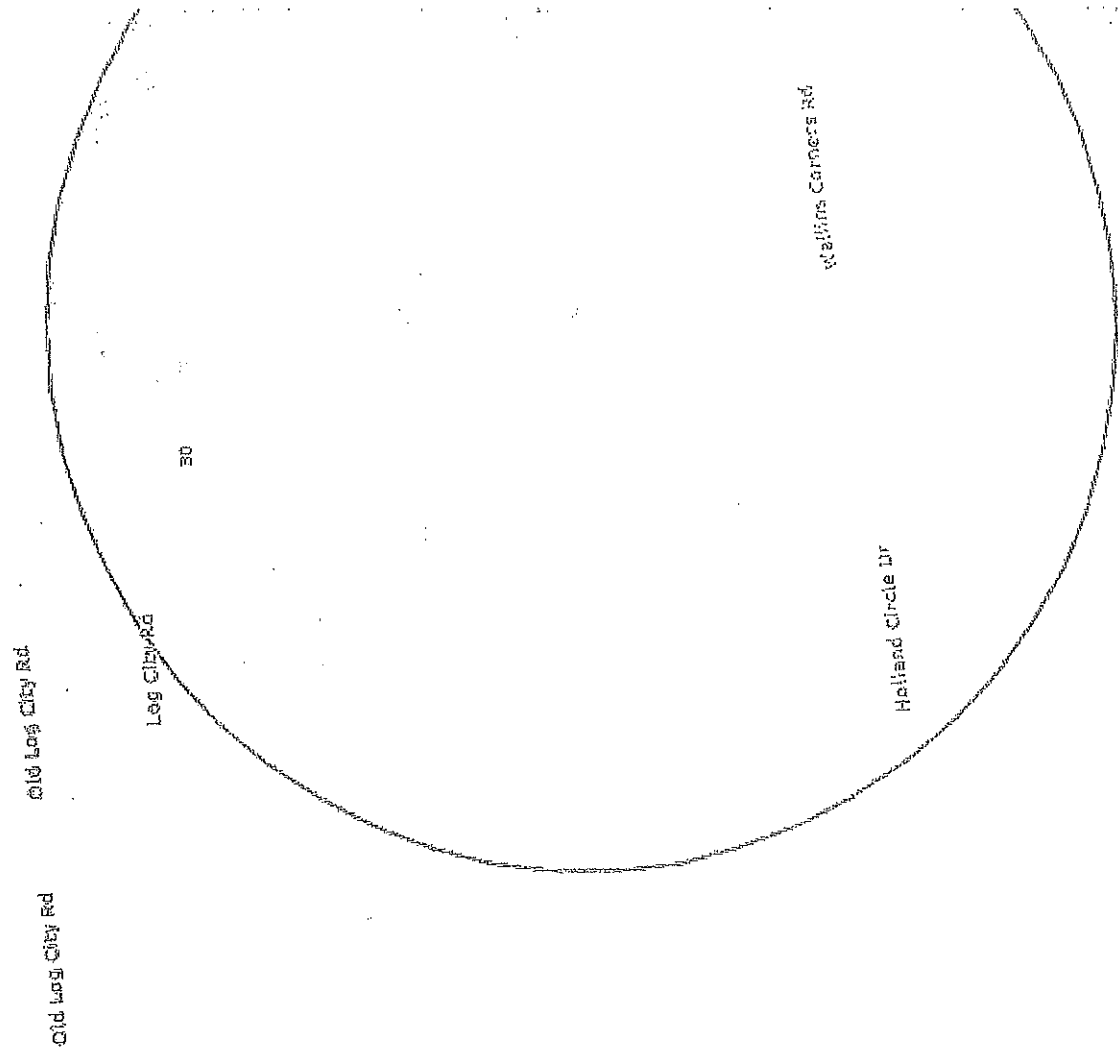
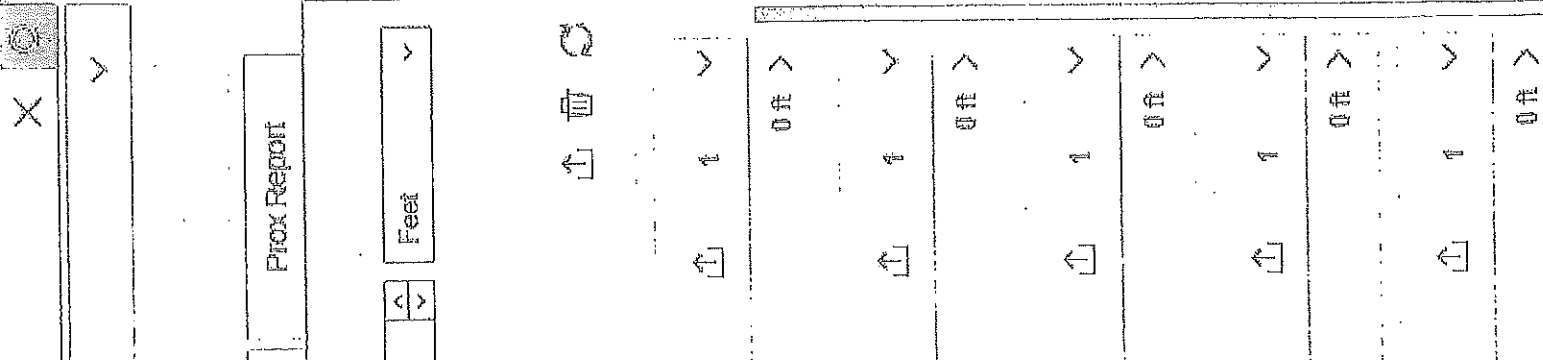


Image Mate Online

## Municipality of Town of Amsterdam

## Tax Map ID / Property Data

Address:	Active	Roll Section:	Taxable
Address:	4803 Sthwy 30		
Property Class:	452 - Nbh shop ctr	Site Property Class:	210 - 1 Family Res
Ownership Code:			
	Res 1	In Ag. District	No
Building Code:	M1 -	Bldg. Style:	Colonial
Neighborhood:	10101 -	School District:	Amsterdam
Property Description:	Kern Plaza		
Acres/Size:	1.40	Equalization Rate:	—
Assessment:	2024 - \$17,000	Total Assessment:	2024 - \$107,142
Market Value:	2024 - \$1,648,338		
Map Book:	2012	Deed Page:	48221
East	575769	Grid North:	1508805

## Special Districts for 2024

Description	Units	Percent	Type	Value
22-Hagaman fire	0	0%		0
<b>Land Types</b>				
			Size	
			19,938.00 sq ft	
ary			6.50 acres	
idual				

# **Canna Planet Dispensary Business Plan**

**Cover Page**

**Business Name:**

Canna Planet Dispensary

**Business Address:**

KEM Plaza 4803 Route 30, Amsterdam, NY 12010

**Date:**

June 2025

## **6. Marketing and Sales Strategy**

- Marketing Plan
- Sales Strategy
- Customer Acquisition
- Promotion and Advertising

## **7. Operations Plan**

- Business Structure
- Cash Management
- Delivery and Transportation
- Inventory Tracking and Compliance
- Security Measures
- Compliance with NY OCM Regulations
- Technology & Tracking
- Traffic Plan

## **8. Appendices**

- Resumes of Key Management
  - Legal Documents
  - Market Research Data
  - Product Photos
  - Additional Documents
-

- This is only a retail store, no onsite consumption.
  - How do you handle cash?
    - Controlled structure on cash flow and handling cash.
- 

## **2. Company Description**

### **Company Background**

Canna Planet Dispensary is founded by experienced local entrepreneurs who are committed to integrating best practices in cannabis retail and delivery operations.

### **Business Model**

We will operate a physical retail store for in-person sales and a licensed delivery service to meet customer needs while complying with state laws.

### **Legal Structure**

The business will be established as an LLC, ensuring limited liability and compliance with state regulations.

### **Location and Facilities**

The facility will include a retail space, secure storage areas, and dedicated delivery operations, designed to meet or exceed OCM requirements.

---

## **3. Market Analysis**

### **Industry Overview**

The cannabis industry in New York is rapidly expanding, with increasing consumer demand for legal, high-quality products. The market is highly regulated, providing opportunities for well-managed, compliant businesses.

### **Target Market**

Our target market includes adults aged 21 and over in the Monticello area seeking high-quality, locally-grown cannabis products.

### **Market Needs**

Consumers need reliable access to legal cannabis products with assurances of safety, quality, and compliance with state regulations.

3. **Final Evaluation** – A final in-person interview, including a review of company culture, responsibilities, and expectations.

Background checks will be conducted if deemed necessary based on the role. Additionally, all delivery drivers will undergo a **mandatory driver record and license check** before hiring, with periodic re-evaluations to ensure compliance and safety.

---

## 5. Products and Services

### Product Line

- **Cannabis Strains:** A variety of high-quality strains grown in New York.
- **Edibles:** Cannabis-infused edibles such as gummies and chocolates.
- **Accessories:** Smoking accessories including pipes, vaporizers, and more.
- **Product Delivery:**

### Service Offerings

- **In-Store Sales:** Direct purchases from our retail location.
- **Delivery Service:** Secure delivery of products to customers' addresses.

### Unique Selling Proposition

Offering NY-grown cannabis products with stringent compliance, robust security, and outstanding customer service.

### Pricing Strategy

Competitive pricing aligned with market standards, including promotions and discounts to attract and retain customers.

---

- Strict security and surveillance policies, including a **minimum 60-day video retention requirement**.

- Packaging and labeling requirements, ensuring all products are sealed, pre-packaged, and tracked from farm to sale.

- Financial compliance, including partnerships with OCM-approved financial institutions for secure transactions and cash-handling procedures.

### **Delivery and Transportation**

- All deliveries will be conducted in **unmarked vehicles and unmarked packaging** to enhance security.

- Customers will be required to provide valid identification at the time of delivery, with an additional **ID verification at drop-off**.

- In the case of **failed delivery attempts**, products will be securely stored and logged into the inventory system for compliance.

### **Technology & Tracking**

- Canna Planet Dispensary will use **state-approved ID verification systems** integrated with POS software to ensure legal compliance.

- The inventory tracking system will be integrated with **Metric, BioTrack, and Cova**, ensuring seamless, real-time compliance with OCM regulations.

- All customer and transaction data will be securely stored, adhering to **state privacy laws and cybersecurity best practices**.

### **Standard Operating Procedures**

#### **Daily Business Operations**

##### **• Opening Procedures:**

- The Store Manager will unlock the premises and activate security protocols, ensuring that all systems are operational, including video surveillance and alarm systems.
- Perform a daily inventory check, ensuring that products are correctly stocked and properly stored.
- Review staff schedules and assign responsibilities for the day, ensuring staff is trained in age verification and crowd control protocols.
- Ensure that all cash registers are functional and begin cash management procedures.
- **Crowd Control:** Staff will monitor and manage customer flow, ensuring that the store is not overcrowded and that customers are not waiting in line for prolonged periods.

- **Power Outage:**

- **Immediate Actions:** Employees should ensure the safety of customers and secure products. Use backup generators to maintain operations if available.
- **Backup Systems:** All security systems are connected to backup power supplies to continue monitoring.
- **Post-Incident Protocol:** Report the power outage to the utility provider and adjust the store's operational schedule as needed. Ensure all systems are functioning properly once power is restored.

- **Fire or Natural Disaster:**

- **Immediate Actions:** Follow the store's fire evacuation plan and ensure all employees and customers exit the premises calmly. Fire alarms and emergency exits are clearly marked.
- **Safety Protocol:** In case of fire, the fire department should be immediately contacted. For natural disasters, follow FEMA recommendations and ensure safety during the emergency.

- **Health Emergencies (e.g., employee or customer injury):**

- **Immediate Actions:** Call emergency services (911). Employees are trained in basic first aid and CPR.
- **Post-Incident Protocol:** Record the incident in the employee log and complete any necessary reports for insurance and compliance purposes.

## **Security Measures**

- **Lighting and Guards:** Adequate lighting and external security personnel to deter theft.
- **Vaults and Safes:** High-tech biometric safes and vaults with 24-hour monitoring for secure storage of cash and inventory. OCM/DEA-approved auto-locked cages for all products.
- **Video Surveillance:** 24/7 camera coverage with high-resolution recording and storage for at least 60 days.
- **Lock and Alarm Systems:** Alarms on all entrances with automatic police notification capabilities.
- **Intrusion Detection:** Motion detectors and alarms to monitor unauthorized access outside business hours.
- **Delivery Security:** Detailed logs, GPS tracking, and secure storage for products during transportation.
- **Highly Monitored Security:** Onsite security presence with rigorous monitoring protocols.
- **Age Verification and ID Scanning:** All customers will be required to show valid ID upon entry, with security staff using advanced scanners to verify that they are of legal age (21 or older). ID checks will also occur at the point of purchase to prevent underage sales.
- **Crowd Control and Store Occupancy:** There will be strict management of customer flow, ensuring that the store is not overcrowded at any time. Employees will monitor and control queues and customer movement to maintain a safe and orderly environment.



## 8. Appendices

- **Resumes of Key Management:** Background and qualifications of the management team.
- **Legal Documents:** Copies of licenses, permits, and insurance policies.
- **Market Research Data:** Detailed analysis of market trends and competition.
- **Product Photos:** Images of products and store layout.
- **Additional Documents:** Any supplementary information relevant to the business.

## Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

☐ County ☐ City ☒ Town ☐ Village  
(Select one:)

of AMSTERDAM

Local Law No. 4 of the year 2023

A local law A LOCAL LAW TO AMEND THE TOWN OF AMSTERDAM ZONING LAW TO ALLOW  
(Insert Title)  
CANNABIS RETAIL DISPENSARIES IN THE B-1, B-2 AND M-1 ZONING DISTRICTS  
AND ESTABLISH CERTAIN USE-SPECIFIC STANDARDS RELATING THERETO

Be it enacted by the TOWN BOARD of the  
(Name of Legislative Body)

☐ County ☐ City ☒ Town ☐ Village  
(Select one:)

of AMSTERDAM

as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

Town of Amsterdam

PROPOSED LOCAL LAW NO. 4 OF THE YEAR 2023

A LOCAL LAW TO AMEND THE TOWN OF AMSTERDAM ZONING LAW TO ALLOW  
CANNABIS RETAIL DISPENSARIES IN THE B-1, B-2, and M-1 ZONING DISTRICTS  
AND ESTABLISH CERTAIN USE-SPECIFIC STANDARDS RELATING THERE TO

Section 1. Legislative Intent

It is the intent of this local law to amend the Town of Amsterdam Zoning Ordinance, as the same may have been amended from time to time, to allow Cannabis Retail Dispensary, as defined in this law, as a special permit use within the Town's B-1 Business District, B-2 Restricted Business District, and M-1 Manufacturing/Mixed Use District. It is further the intent of this local law to establish Supplementary Regulations for Cannabis Retail Dispensaries.

Section 2. Authority

This local law is adopted by the Town Board of Town of Amsterdam (hereinafter referred to as the "Town Board") pursuant to its authority to adopt local laws under Article IX of the New York State Constitution; Articles 2 and 3 of the Municipal Home Rule Law; Article I of the Town Zoning Law, particularly Section 2 which authorize the Town to adopt zoning provisions that promote health and general welfare, encourage the most appropriate use of land throughout the Town, encourage development in accord with a comprehensive plan and professional planning techniques, and improve the quality of life throughout the Town; and Article 4 of the New York State Cannabis Law.

Section 3. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 4. Effective Date

This local law shall take effect immediately upon filing with the Secretary, as provided under NYS law.

## Section 5. Amendment

### Section 5.A.

Article II – Definitions, Section 4 is hereby amended as follows:

#### 5.A.1. New definitions are added as follows:

“CANNABIS RETAIL DISPENSARY: A retail facility that sells at retail any cannabis product, the sale of which requires an Adult-Use Retail Dispensary license under the provisions of the New York State Marijuana Regulation and Taxation Act.”

“COMMUNITY FACILITY: A facility that may include, but not be limited to, a facility that provides day care to children; a public park; a playground; a public swimming pool; a library; or a center or facility where the primary purpose of which is to provide recreational opportunities or services to children or adolescents.”

“RETAIL STORE OR SHOP WITH DRIVE-THRU OR CURB SERVICE – Any retail store or shop with drive thru, drive-up, or curb service design.”

#### 5.A.1. The definition of RETAIL STORE OR SHOP is hereby amended to read as follows:

“A commercial activity designed for and primarily characterized by the direct on-premises sale of goods and services to the ultimate consumer, generally involving stock-in-trade such as normally associated with department stores, food markets and similar establishments, but also including financial institutions, cannabis retail dispensaries, business and professional offices and services, including on-premises manufacturing, processing, servicing, preparation and wholesale business transactions customarily associated therewith, but clearly incidental thereto. This term shall not include restaurants, motor vehicle businesses, places of public assembly or medical centers.”

### Section 5.B. Article IV – Use Regulations is hereby amended as follows:

5.B.1. A new use, “8. Retail Store or Shop with Drive-Thru or Curb Service” is added to Section 11. B-1 Business District to the list of uses permitted by the Planning Board as Special Permit Uses.

5.B.2. A new use, “6. Retail Store or Shop with Drive-Thru or Curb Service” is added to Section 12. B-2 Restricted Business District to the list of uses permitted by the Planning Board as Special Permit Uses.

5.B.3. A new use, “21. Retail Store or Shop with Drive-Thru or Curb Service” is added to Section 13. M-1 Manufacturing/Mixed Use District to the list of uses permitted by the Planning Board as Special Permit Uses.

Section 5.C. Zoning Schedule B – Business and Manufacturing Districts of the Town of Amsterdam Zoning Ordinance is hereby amended to add the following information to the following fields as defined in brackets:

[Zoning District]	[B-1]	[B-2]	[M-1]
[Special Permit Uses Permitted by the Planning Board]	Retail Store or Shop with Drive-Thru or Curb Service	Retail Store or Shop with Drive-Thru or Curb Service	Retail Store or Shop with Drive-Thru or Curb Service
[Minimum Lot Size – Area in Sq. Ft.]	----	----	----
[Minimum Lot Size – Width in Feet]	----	----	----
[Lot Coverage (Maximum Percent)]	25	25	25
[Min. Living Area (Square Feet)]	----	----	----
[Building Height (Maximum) – Stories]	2	2	2
[Building Height (Maximum) – Feet]	30	30	30
[Yard Dimensions (Minimum in Feet) – Front]	25	25	25
[Yard Dimensions (Minimum in Feet) – Side]	10**	10**	10**
[Yard Dimensions (Minimum in Feet) – Rear]	30	30	30

#### Section 5.D. Supplementary Regulations

5.D.1. Article VIII – Supplementary Regulations of the Town of Amsterdam Zoning Ordinance is hereby amended to add a new section, designated as “Section 37 – Cannabis Retail Dispensaries”, to said Article VIII to read as follows:

##### **1. Application for Cannabis Retail Dispensary**

An application for a Cannabis Retail Dispensary shall include the following, in addition to the requirements set forth at Article VI – Site Plan Review:

- Copy of licenses and permits issued for the proposed site under Title 9 of the NYS Official Compilation of Codes, Rules, and Regulations (i.e., pertaining to Cannabis Retail Dispensary and Delivery licenses) as well as relevant application materials submitted to the Office of Cannabis Management, including:

- i. Site Plan
  - ii. Security and Employee Training and Safety Plan
  - iii. Delivery Service Plan, as applicable
- b. Evidence of site control, in the form of a deed or lease arrangement or as required by OCM
- c. All proposed signage
- d. Floor plan showing areas for customer use and other areas
- e. Traffic Plan addressing potential impacts from normal operations and on Opening Day. The Planning Board, in its discretion, may also require the Traffic Plan specifically address weekends or holidays during the first six months of operation.
- f. Odor Control Plan – This can involve physical controls, design and/or siting considerations, and employee training and practices.

## 2. Setbacks

In addition to the requirements set forth in NYS law and as may be required under NYS regulations, Cannabis Retail Dispensaries must be set back a distance of at least 500 feet from community facilities. Measurement of the required setback shall be in accordance with the requirements provided by NYS regulation.

## 3. Façade Treatments and Appearance

Blank walls, defined a ground-floor wall or portion of a ground-floor wall over 8 feet in height and a horizontal length greater than 30 feet and does not include a transparent window or door, which have frontage on a public street shall be treated in order to maintain consistency with neighborhood character. Treatments can include, display windows, landscape planting beds, vertical trellis, special building detailing that adds visual interest, or other treatment acceptable to the Planning Board. Firewalls are exempt from these requirements. Where it finds that treatment of any blank walls is not required to maintain consistency with neighborhood character, the Planning Board, in its discretion, may waive this requirement.

5.D.2. Article VIII – Supplementary Regulations of the Town of Amsterdam Zoning Ordinance is hereby amended to add a new section, designated as “Section 38 – Retail Store or Shop with Drive-Thru or Curb Service,” to said Article VIII to read as follows:

### 1. Compatibility with Residential Districts

Arrangements of ingress and egress of vehicles, lights, menu boards, fences, intercom audio systems, and screening shall be approved by the Planning Board in such a way as not to interfere with uses in the Residential District.

### 2. Design Standards

A traffic queuing and circulation analysis must be submitted that demonstrates that there will be no queuing on public streets or rights-of-way, that all sidewalk areas will be kept clear of standing vehicles, and that addresses safety of roadway users. An additional 4-space vehicle queuing area for each service lane must be provided. Drive-through facilities should be located at the side or rear of buildings and landscaping should be used to reduce the visibility of such facilities.

#### **Section 5. Severability**

The provisions of this chapter are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, clauses, or parts of this chapter.

Application #: 2025-054  
Date: 7-8-2025

A completed Application must be filed at least fourteen (14) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

Professional Advisor: North Engineer Other : \_\_\_\_\_  
(i.e. Engineer, Architect, Surveyor, etc.) (if appropriate, please specify)  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
1404 NY-28, West Hurley, NY 12491  
Phone: ( ) 845-331-0028 Phone: ( ) \_\_\_\_\_

Tax Parcel ID # (SBL) 24.16-1-4

☐ Subdivision  
☐ Site Plan  
☒ Special Use Permit  
☐ Planned Unit Development Review (formal action required by Town Board)

[Signature]      1/8/25      \_\_\_\_\_      \_\_\_\_\_  
Applicant                  Date                  Applicant's Representative                  Date



Application #: 2025-084  
Date: 7-8-25

For Office Use Only

Application Fee: \$ 287 350

Engineering Fees: \$ Description:  
Other Fees: \$ Description:

Total Amount Received: \$ 102000 # 380

Check # (s)/Date: Received By:

Total Amount Returned (engineering fees): \$ Description:

\*\*\*\*\*

For Planning Board Use Only

The Planning Board held a Public Hearing on (day) of (date),  
(year) in consideration of this application.

The application is hereby:

- ☐ approved
- ☐ approved with modifications
- ☐ disapproved

Modifications and comments:

Chairman, Town of Amsterdam Planning Board

Date

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

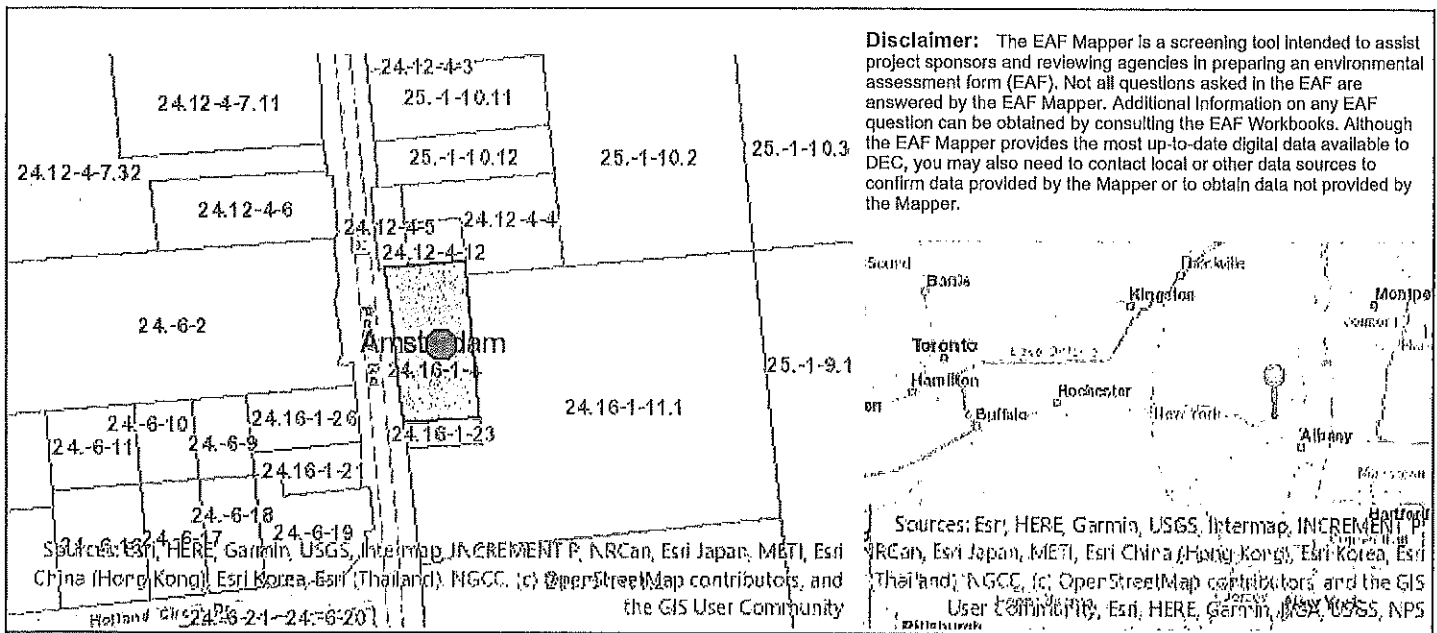
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Canna Planet INC			
Name of Action or Project:			
Canna Planet			
Project Location (describe, and attach a location map):			
KEM Plaza 4803 Route 30, Amsterdam, NY 12010			
Brief Description of Proposed Action:			
Proposed interior renovation and fit-out of an existing commercial retail unit for use as a licensed adult-use cannabis dispensary, in compliance with NYS Office of Cannabis Management regulations. No exterior expansion or significant site disturbance is proposed. Interior fit for the retail store.			
Name of Applicant or Sponsor:		Telephone: 845-866-3348	
Canna Planet		E-Mail: Sonnypateloffice@gmail.com	
Address:			
590 Route 211 E			
City/PO:		State:	Zip Code:
Middletown		NY	10941
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: STATE OCM - Cannabis Lic			YES
3. a. Total acreage of the site of the proposed action?			_____ acres
b. Total acreage to be physically disturbed?			_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			_____ acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
Very light energy use in these retail stores. Converting lighting in LED lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
All ready connected - current retail store.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
Current retail store.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
_____ _____ unknown to us but reported by DEC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: _____ Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

# 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 PLANNING BOARD  
Referring Officer: PATRICK CLEAR - CHAIRMAN  
Mail original resolution to: TOWN OF MOHAWK  
ATTN: TOWN CLERK KIMBERLY 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
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: B-2 & A-AGRICULTURAL 8. Current Land Use: VACANT LAND/HAY FIELD/OLD BARN
9. Project Description: CONSTRUCTION OF AN AGRICULTURAL SALES AND STORAGE OFFICE BUILDING AND PARKING AREA WITH AREAS TO DISPLAY AND STORAGE, TO SELL CARPORTS, FARM IMPLEMENTS, MOWERS, LAWN TRACTORS, SUB-COMPACT TRACTORS AND 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: TOM PLANNING BOARD

Proposed Improvements: CONSTRUCT SALES OFFICE BUILDING, PARKING AREA AND DISPLAY AREAS

Proposed Use: SELL AGRICULTURAL EQUIPMENT, POLE BARNs, CARPORTS AND RELATED ITEMS.

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

Specify: ROAD FRONTAGE - GRANTED 7/24/2025 BY TOM ZONING BD, REVIEWED AND APPROVED BY MCPB 8/11/2025

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

Specify: NYSDOT Highway Work Permit is required for any work in their right-away. Only one access will be allowed.

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:

☐ Type I

☐ Positive Declaration – Draft EIS

☐ Type II

☐ Conditional Negative Declaration

☒ Unlisted Action

☒ Negative Declaration

☐ Exempt

☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): TOM PLANNING BOARD Date: 7/15/2025

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, Town of Mohawk; Zoning Code Enforcement Official  
Name, Title & Phone Number of Person Completing this Form  
(518)-774-0420  
zoning@townofmohawk.net

8/2/2025  
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.

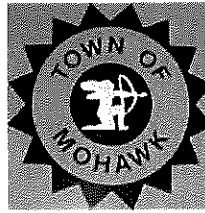
- ☐ Approves
  
- ☐ Approves (with Modification)
  
- ☐ Disapproves:
  
- ☐ No significant County-wide or inter-community input
  
- ☐ Not subject to Planning Board review
  
- ☐ Took no action

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





**Town of Mohawk Planning Board Meeting**  
**August 19, 2025**

**Member Attendance:**

Planning Board Chair: Patrick Clear

Planning Board Members: Mark Hoffman, David Dumar, Jessica Cyr and Scott Parslow

Code Enforcer: Stan Waddle

TOM Attorney: Claudia Braymer (via Zoom)

**Public Attendance:**

Nicole Tommell

**Ron Rera**

Amanda Carroll

Robert Garren

Abdul Amiri

Waheedullah Popal

Janet DePalma

Debbie Parslow

**Reason for Attendance**

Jones Property

**Mohawk Equipment Sales**

Mohawk Farm Equipment Repair and Service

Jones Sub-division and Lot-Line Adjustment

Krown Motors LLC

Krown Motors LLC

The Public Hearings were called to order at 6:01 pm.

The first Public Hearing was for Krown Used Auto Sales and Repair Service Site Plan. Chairman Patrick Clear asked if there were any questions or concerns from the public. There were none. This Public Hearing was closed. The second Public Hearing was for Jones Sub-division and Lot-Line Adjustment Application. Robert Garren asked where these parcels are located. Nicole Tommell explained where the parcels were located on a map (East of Route 5). No further comments or concerns. This Public Hearing was closed.

The Regular Planning Board Meeting was called to order at 6:04 pm. David Dumar made a motion to accept the minutes of the July 15, 2025 Planning Board Meeting and Mark Hoffman seconded the motion. All were in favor. None opposed.

**Public Comment:**

None

**Old Business:**Review of Site Plan Application from Amanda Carroll for Mohawk Farm Equipment and Repair and Service on Barker Road

All approvals were received from the ZBA. Mark Hoffman reported that the Montgomery County Planning Board also approved the Site Plan Application. The map that was requested by the ZBA was included in the packet. SEQR was completed at the July meeting. Jessica Cyr made a motion to accept the Site Plan Application and Scott Parslow seconded the motion. All were in favor. None opposed.

Review of Site Plan Application from Ron Rera for Mohawk Equipment Sales on NYIS Rt. 30A

Chairman Patrick Clear opened for discussion. It was reported that the ZBA tabled the Special Permit for the back section. The ZBA wanted posts placed in the ground and dimensions labeled. They felt following the creek was not the best idea since the creek could move. Code Enforcer Stan Waddle reported that this has been completed and he verified the dimensions and layout. DEC questioned where Mr. Rera would be displaying equipment. The equipment would be stored in the yellow section on the map which will have a gravel base determined by DEC. Code Enforcer Waddle noted that the creek is a Classic Seasonal Stream and there are no wetlands defined there. DOT asked that the driveway be moved and the new placement is indicated on the new map. There will only be one access allowed. The ZBA approved the road frontage. Atty. Braymer asked the Board to look at the entirety (purple and yellow areas) when reviewing the Site Plan. Atty. Braymer asked if landscaping that was indicated on the old map was still on the new map. Scott Parslow felt since landscaping/screening was on the original map it should continue on to the new map. Mark Hoffman was in agreement. Mr. Rera was also in agreement with the landscaping/screening that was included on the first map. Scott Parslow made a motion that the complete Site Plan Application be forwarded to the Montgomery County Planning Board and Mark Hoffman seconded the motion. All were in favor. None opposed.

Review of Site Plan Application from Krown Used Auto Sales and Repair Service and SEQR

Chairman Clear asked if there were any questions, comments or concerns. Discussion took place on the Flood Plain. Code Enforcer Waddle got feedback from DEC and they indicated that the building is not in the flood zone. Part 1 and Part 2 of the Short Environmental Assessment Form were completed. Mark Hoffman made a motion for Negative Declaration and David Dumar seconded the motion. All were in favor. None opposed. Atty. Braymer noted that since it is a State Road this Site Plan Application needs to be forwarded to the Montgomery County Planning Board. David Dumar made a motion to forward this to the Montgomery County Planning Board and Jessica Cyr seconded the motion. All were in favor. None opposed.

Town of Mohawk  
Zoning Board of Appeals  
Thursday August 21, 2025

Present: Zoning Board Chairman Henry Araujo, Board Members: Stan Mitchell, Robert Francisco, Julie Weil, Code Enforcer Stan Waddle and Atty. Claudia Braymer (via Zoom)

**Public Present: Ron Rera**

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

Chairman Araujo introduced the Board, Recording Secretary, Code Officer and TOM Attorney to the applicant. He asked those present to silence their ringers.

Stan Mitchell made a motion to accept the minutes from the July 24, 2025 ZBA Meeting and Robert Francisco seconded the motion. All in favor. None opposed.

Code Enforcer Waddle reported that the ZBA tabled approving a Special Permit for Mohawk Valley Carports, Pole Barns and Equipment Sales until a new Site Plan Map was completed. DEC asked for a defined area where the display area would be located. This area is designated in yellow on the new map. DEC will address the type of base that will be used. The purple that is indicated on the new map is what was asked to be staked out by the ZBA at their July 24, 2025 meeting. Metal rods were placed in the ground. The ground in this area will stay like it is. There is a low area that they will be bringing up to grade. The land is not in a wetland area. DOT instructed that the driveway be moved to the North. Originally the business was going to have two access points, but DOT allows only one access for retail. It also needs to be a commercial driveway. It was noted that the row of red dashes on the map indicates screening will be placed here and also along the property line. Code Enforcer Waddle noted that the Planning Board wanted the landscaping/screening to remain as it was in the original Site Plan Map. Currently there is no one living there, but they wanted to have a plan in place for the future. Atty. Braymer stated that Mr. Rera should work with Code Enforcer Waddle on what type of bushes/screening should be used. Code Enforcer Waddle noted the purple area that is indicated on the new map is what was discussed at the ZBA July meeting. Stan Mitchell noted that it looks as if this area has doubled. Code Enforcer Waddle stated that it is now more to scale. The Conditions for Considering Granting a Special Permit were reviewed and voted on. Julie Weil made a motion to grant the Special Permit and Robert Francisco seconded the motion. 3 yes votes and 1 no vote the motion carried. Atty. Braymer will put the Resolution together that includes the conditions for approval of the Special Permit. This Special Permit will be forwarded to the Montgomery County Planning Board for their approval on August 8, 2025 and then to the Town of Mohawk Board for approval on September 11, 2025. Mr. Rera will need to go back to the TOM Planning Board for final approval. Julie Weil

made a motion to approve the Resolution with conditions and Robert Francisco seconded the motion. All were in favor. None opposed.

Site Plan Applications were approved for both Mohawk Equipment Repair LLC and Mohawk Valley Carports, Pole Barns and Equipment Sales at the August 19, 2025 TOM Planning Board Meeting.

Julie Weil made a motion to adjourn the meeting and Robert Francisco seconded the motion. All were in favor. None opposed. The meeting was adjourned at 7:15 pm.

**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: August 21, 2025 Henry Arango  
Henry Arango  
Zoning Board Chairman

**RESOLUTION GRANTING SPECIAL USE PERMIT FOR  
Mohawk Valley Carports, Pole Barns and Equipment Sales  
2382 NYS Rt 30A, Johnstown  
(Ronald Rera)**

WHEREAS, an application for a special use permit has been filed with the Secretary of Zoning Board of Appeals by Ron Rera for the property located at 2382 NYS Rt 30A, Johnstown (tax map no. 20.-1-3.3), owned by Ronald Rera, for the sales of carports, farm implements, mowers, lawn tractors, sub-compact tractors and other agricultural equipment, *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 members of the public and considered the application, *and*

WHEREAS, the Zoning Board of Appeals considered the application at its meetings on July 24, 2025 and August 21, 2025, and the Zoning Board of Appeals granted an area variance to the applicant for the road frontage for the property; *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 sales of carports, farm implements, mowers, lawn tractors, sub-compact tractors and other agricultural equipment. The property is partially located in B-2 Retail Business zoning district where such use is allowed with site plan approval and in the A-Agricultural zoning district where such use is allowed by special permit from the Zoning Board of Appeals and site plan approval from Planning Board.

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 is 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

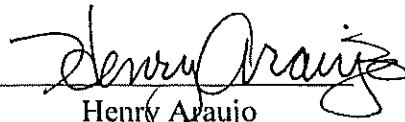
its residents.

- 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. No new structures for the business may be permitted without seeking approval from the Planning Board for a site plan amendment;
2. No removal of topsoil from the property that is located in the A-Agricultural zoning district (this condition is to retain the integrity of the soil for future agricultural purposes);
3. Hours of operations: 8am-6pm, Monday through Friday and 8am-1pm, Saturday and Sunday;
4. No lights on the outside of the barn located in the A-Agricultural zoning district (however, a motion sensor light for security is allowed so long as it is downcast and shines light on the barn, not outwards); and
5. No air compressors in the A-Agricultural zoning district.

Dated: August 21, 2025   
Henry Araujo  
Zoning Board Chairman

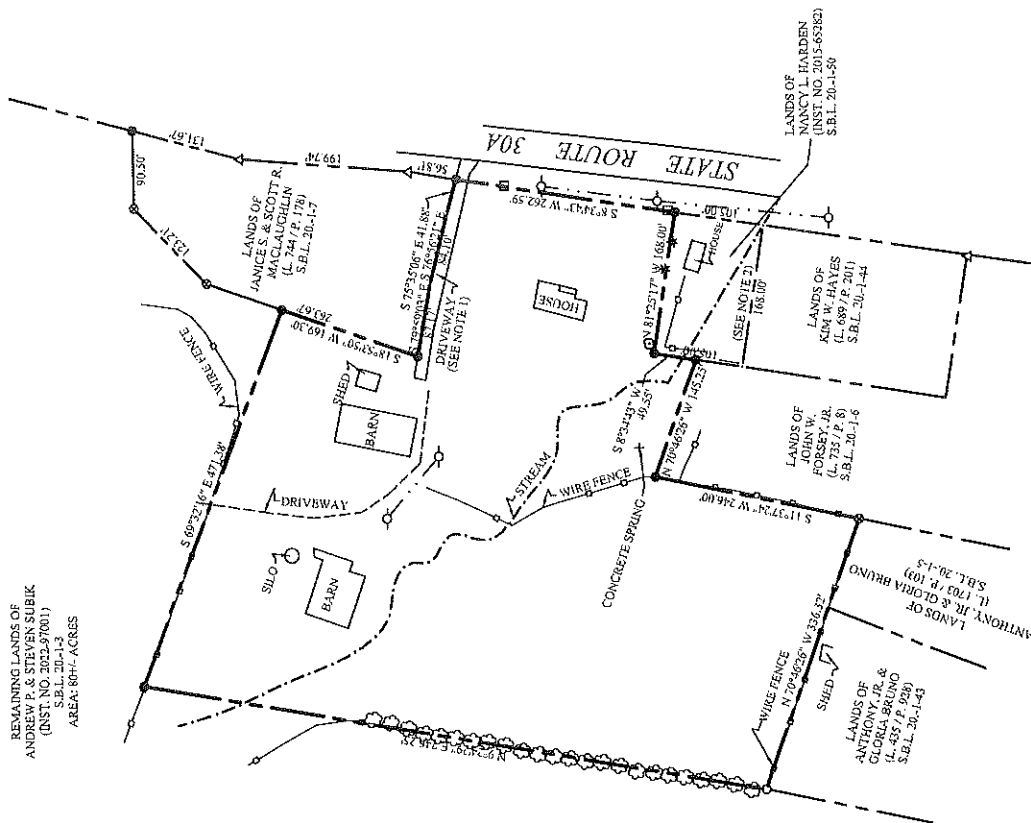


LEGEND	
△	CONCRETE MONUMENT
○	IRON PIPE FOUND
⊙	WOOD FENCE POST
⊗	IRON ROD SET
□	UTILITY RISER
*	CONIFER TREE
⊙	DECIDUOUS TREE
—○—	OVERHEAD UTILITY LINE



AREA: 8.282 ACRES

REMAINING LANDS OF  
ANDREW P. & STEVEN SUBIK  
(INST. NO. 2023-97001)  
S.B.L. 20-1-3  
AREA: 864 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. MACLAUGHLIN"  
DATED: OCTOBER 23, 2019  
BY: FERGUSON & FOSS PROFESSIONAL LAND SURVEYORS

SURVEY MAP OF LANDS OF  
**ANDREW P. & STEVEN SUBIK**  
(INST. NO. 2023-97001)  
S.B.L. 20-1-3

TO BE CONVEYED TO

**COURTNEY FORSEY**  
TOWN OF MOHAWK  
COUNTY OF MONTGOMERY  
STATE OF NEW YORK

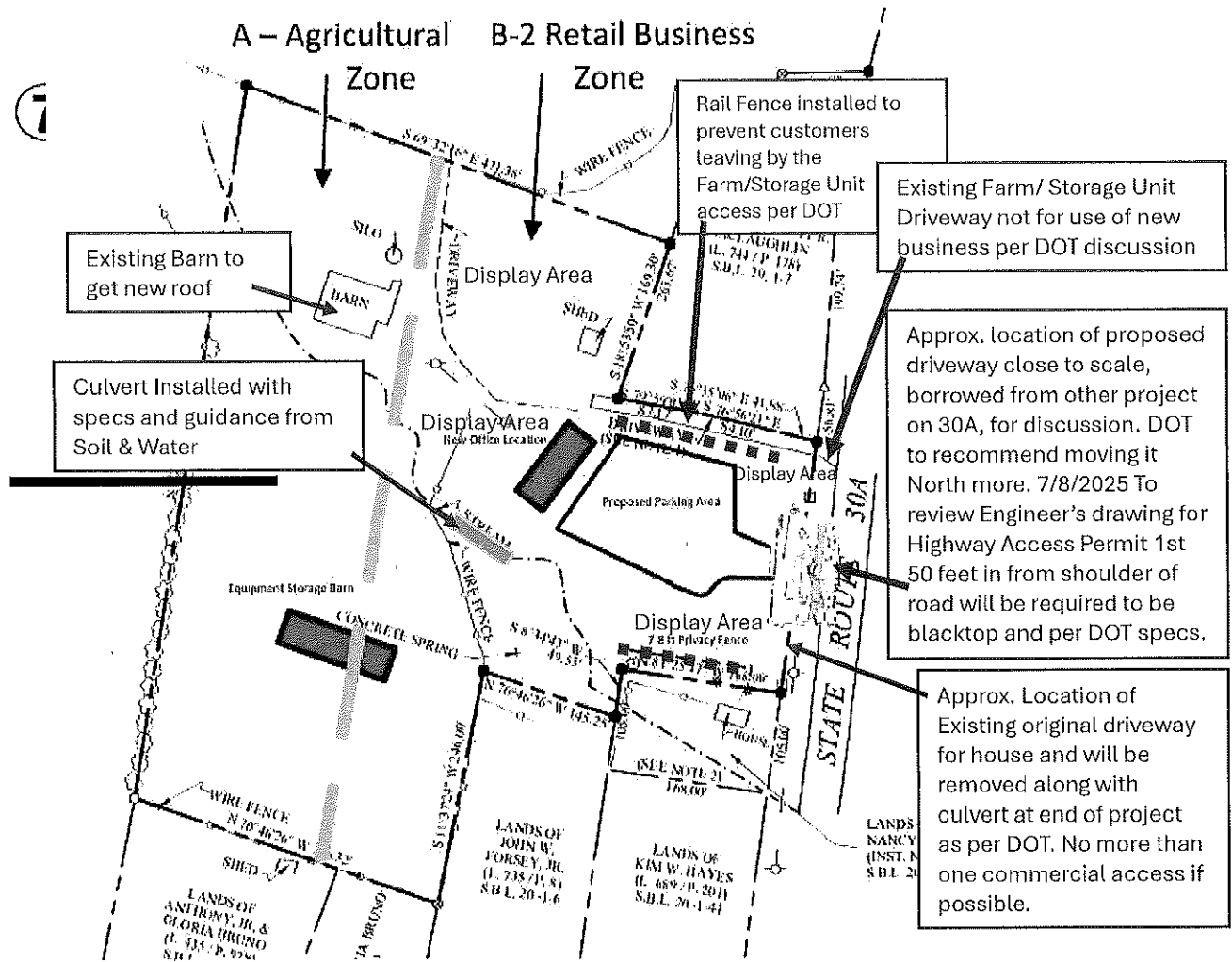
SCALE: 1" = 100' MAY 15, 2023

**FERGUSON & FOSS**  
PROFESSIONAL LAND SURVEYORS, P.C.  
P.O. BOX 346-0980 STONTON, NY 12158-346-0980  
EMAIL: dani@fergusonfoss.com

J. CHRISTOPHER FOSS  
P.L.S. 50644

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.

# Ron Rera Mohawk Equipment Sales



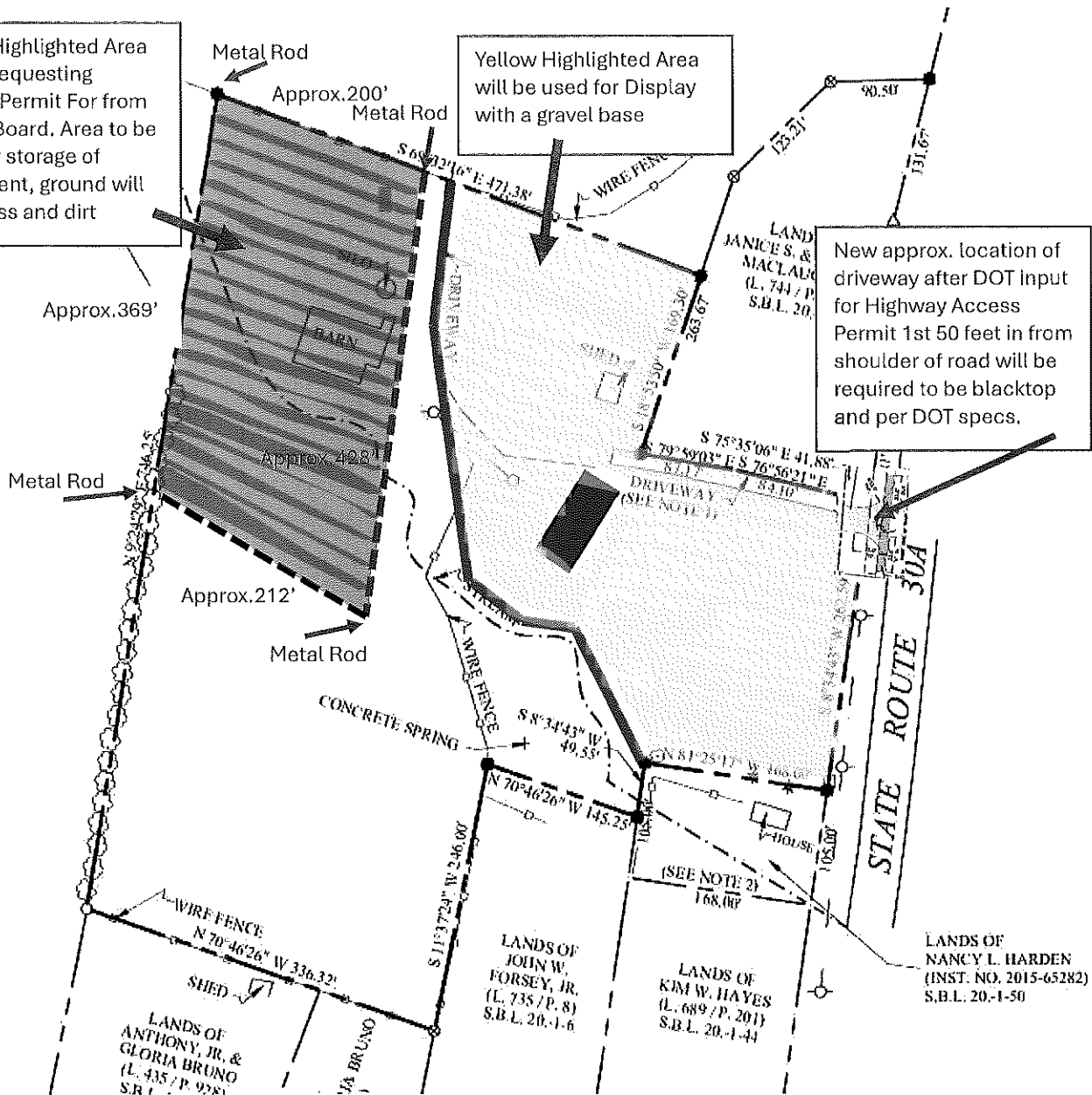
Owner: Ron Rera  
2382 NYS Rt 30A  
Johnstown, New York

SBL 20.-1-3.3

Purple Highlighted Area is area requesting Special Permit For from Zoning Board. Area to be used for storage of Equipment, ground will stay grass and dirt

Yellow Highlighted Area will be used for Display with a gravel base

New approx. location of driveway after DOT Input for Highway Access Permit 1st 50 feet in from shoulder of road will be required to be blacktop and per DOT specs.



Structure

Building 1		No image found for this Parcel.	
Building Style	08 - Old style	No GIS available.	
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		

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
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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	CPS - 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 d'st 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.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 1/4 7/15/25
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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 <hr/> Name of Lead Agency PATRICK CLEAR <hr/> Print or Type Name of Responsible Officer in Lead Agency <hr/> Signature of Responsible Officer in Lead Agency	<div style="text-align: center;">7/15/25</div> <hr/> Date PLANNING BOARD CHAIRMAN <hr/> Title of Responsible Officer <hr/> Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



Received Date: 6/10/2025

2025-8-19 #2 Application #: 2025-7-15 #2

8/19/2025 Date: 7/15/2025

By: STANLEY F. WADDLE

Mohawk Valley Carports, Pole Barns and EQUIPMENT  
SALES

Town of Mohawk

Planning Board

Application to the Planning Board

Page 1 of 4

A completed Application must be filed at least ten (10) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

X Applicant: RON RERA Property Owner: \_\_\_\_\_  
(if different)  
X Address: 2480 STATE HWY 90A Address: \_\_\_\_\_  
518-860-0699  
X Phone: ( ) \_\_\_\_\_  
X Email: RON.RERA@MOHAWKVALLEYNY.COM Email: \_\_\_\_\_  
Professional Other: \_\_\_\_\_  
Advisor: \_\_\_\_\_ (if appropriate, please specify)  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Email: \_\_\_\_\_ Email: \_\_\_\_\_  
X 1) Property Location: \_\_\_\_\_  
Address: 2382 STATE HWY 90A  
X General Location: \_\_\_\_\_

X Zoning District: TOWN OF MOHAWK B-2 RETAIL BUSINESS & A-AGRICULTURAL  
X Tax Parcel ID# (SBL): 20.-1-3.3

2) Type of Application (please check appropriate box(es)):

6/17/2025 X Sketch Presentation No Charge  
☐ Major Subdivision/ \$500 \_\_\_\_\_ Planned Unit Development \$ 500  
☐ Minor Subdivision \$100  
☐ Major Site Plan \$500  
1st 7/15/2025 X Minor Site Plan \$100  
2nd 8/19/2025 ☐ Special Permit \$100  
☐ Lot Line Adjustment \$100  
Zoning Board 7/24/225  
1) Area Variance - Road Frontage  
2) Special Permit Zoning Board 8/21/2025  
X Will Variance(s) be Required? Yes X No \_\_\_\_\_ Don't Know \_\_\_\_\_

X 3) Project Description: RETAIL SALES OF CARPORTS, FARM IMPLEMENTS, POWER, TRACTORS AND OTHER RELATED ITEMS.

For each type of application a checklist detailing the required information has been attached. These checklists are only intended to be a guide to the applicant, for specifics on submission requirements, procedures, timeframes, etc., the applicant should refer to the applicable Town Ordinance (Zoning, Subdivision, etc.), and or State Law (SEQR, Ag & Markets, etc.).

X Applicant Signature: \_\_\_\_\_  
Property Owner's Signature: \_\_\_\_\_

X Date: 6/12/25  
Date: 6/12/25

Application #: 2025-8-19 #2

Date: 8/19/2025

Project Name: Ron Rera

Mohawk Valley Carports, Pole Barns and Equipment Sales

Page 2 of 4

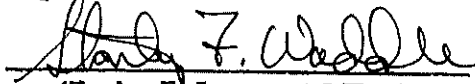
**For Office Use Only**

Total Amount received: \$ \_\_\_\_\_

Check # (s)/Date: \_\_\_\_\_

Received By: \_\_\_\_\_

Zoning Enforcement Officer's certification that application is complete and in conformance with Zoning Regulations.

  
(Zoning Enforcement Officer)

NOTE: TOM Zoning Board held Public Hearing for Road Frontage and was granted on July 24, 2025

On August 11, 2025 MCPB approved TOM Zoning Board decision to grant Area Variance.

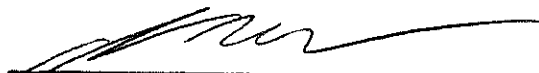
**For Planning Board Use Only**

The Planning Board held a Public Hearing on 15 (day) of July (date),  
2025 (year) in consideration of this application.

The application is hereby:

- ☒ Approved  
☐ Approved with modifications  
☐ Disapproved

Modifications and comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Chairman, Town of Mohawk Planning Board

8/19/25  
Date

8/18/2025

**Ron Rera's Response to DOT Recommendations and Letter of Requirements. For Rera Project; suggesting that a list of equipment that might be displayed and sold on site.**

List of items we may sell.

Mowers  
Residential tractors  
Cargo trailers  
Tractor related implements  
Brush hogs  
Tillers  
York rakes  
Golf carts  
Carports/ pole barns

**Grapples**

Bale Gripper Grapple  
Grapple Bucket  
Log Grapples  
Pipe Grapples  
Pole Setter  
Root Rake Grapples  
Skeleton Grapples

**Forestry**

Stump Bucket  
Tree Scoop  
Tree Spade  
Wood Chippers

**Landscaping**

Broom Sweeper  
Brush Cutters  
Drum Mulcher  
Flail Mower  
Land Planes  
Material Spreader  
Post Pounders  
Road Graders  
Root Debris Rake  
Vibratory Roller

**Earth Work**

Cement Mixer  
Trenchers  
Hydraulic Breakers  
Scarifier  
Post Hole Auger  
Rotary Tiller  
Skeleton Buckets  
Swing Backhoes

**Snow Work**

Snow Blowers  
Snow Buckets  
Snow Pushers  
Salt Spreader  
Snow Broom

**Mini Skid Steer Attachments**

Skeleton Grapple  
Bucket  
Root Rake Grapple  
Rotary Brush Cutter  
Stump Bucket Grapple



# 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 PLANNING BOARD  
Referring Officer: PATRICK CLEAR - CHAIRMAN  
Mail original resolution to: TOWN OF MOHAWK  
ATTEN: TOWN CLERK KIMBERLY 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: 1.0

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)

TOWN PLANNING BOARD JULY 15, 2025 6PM

11. PUBLIC HEARING: Date: TOWN ZONING BOARD JULY 24, 2025 Time: 6:30 PM Location: TOWN OF MOHAWK TOWN HALL  
2-4 PARK STREET, FONDA, NY 12068

### 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: TOWN OF MOHAWK PLANNING BD

Proposed Improvements: CONVERTING GARAGE BUILDING INTO REPAIR SHOP

Proposed Use: REPAIR FARM EQUIPMENT

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

Specify: NEEDED ROAD FRONTAGE AREA VARIANCE, RECEIVED 7/24/2025 MCPB reviewed 8/11/2025

Is a State or 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:

☐ Type I

☐ Positive Declaration – Draft EIS

☐ Type II

☐ Conditional Negative Declaration

☒ Unlisted Action

☒ Negative Declaration

☐ Exempt

☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): TOM PLANNING BOARD Date: 7/15/2025

**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 Enforcement Official

9/2/2025

Name, Title & Phone Number of Person Completing this Form

Transmittal Date

(518)-774-0420

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: 6/4/2025

2025- 8- 19 # 1

Application #: 2025-7-15 #1

8/19/2025

Date: 7/15/2025

By: Stanley F. Waddle

Project Name: Mohawk

Equipment

& Repair LLC

Page 1 of 4

**Town of Mohawk  
Planning Board  
Application to the Planning Board**

A completed Application must be filed at least ten (10) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

X Applicant: Amanda Carroll X Property Owner: Same  
(if different)  
X Address: 146 Barker Rd Address: Same  
Fonda NY 12068  
X Phone: (518) 848-4474 Phone: ( ) Same  
X Email: Carroll Amanda 7.5@gmail.com Email: Same  
Professional  
Advisor: \_\_\_\_\_ Other: \_\_\_\_\_  
(if appropriate, please specify)  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Email: \_\_\_\_\_ Email: \_\_\_\_\_  
1) Property Location:  
Address: 146 BARKER ROAD, FONDA, NY  
X General Location: Same as above  
Zoning District: A-AGRICULTURAL  
Tax Parcel ID# (SBL): 33-1-18

**2) Type of Application (please check appropriate box(es)):**

6/17/2025 X Sketch Presentation No Charge

☐ Major Subdivision/ \$500 \_\_\_\_\_ Planned Unit Development \$ 500

☐ Minor Subdivision \$100

☐ Major Site Plan \$500

7/15/2025 X Minor Site Plan \$100

Both granted 7/24/2025 final 8/21/2025

8/19/2025 ☐ Special Permit \$100

Will Require Area Variances; Road Frontage, Lot Size

☐ Lot Line Adjustment \$100

Will Require Special Permit from Zoning Bd

X Will Variance(s) be Required? Yes X No \_\_\_\_\_ Don't Know \_\_\_\_\_

X 3) Project Description: to operate a small scale AG. repair and maintenance business from our residence. we will service equipment commonly used on farms and  
For each type of application a checklist detailing the required information has been attached. These checklists are only intended to be a guide to the applicant, for specifics on submission requirements, procedures, timeframes, etc., the applicant should refer to the applicable Town Ordinance (Zoning, Subdivision, etc.), and or State Law (SEQR, Ag & Markets, etc). Rural Property will be reviewed only.

X Applicant Signature: Amanda Carroll

X Date: 6/10/25

X Property Owner's Signature: Amanda Carroll

X Date: 6/10/25

2025- 8- 19 # 1 Application #: 2025-7-15 #1  
8/19/2025 Date: 7/15/2025  
Project Name: Mohawk  
Equipment  
& Repair LLC  
Page 2 of 4

**For Office Use Only**

Total Amount received: \$ \$100.00  
Check # (s)/Date: 7/3/2025  
Received By: Town Clerk: Kim Sullivan

Zoning Enforcement Officer's certification that application is complete and in conformance with Zoning Regulations.

  
(Zoning Enforcement Officer)

**For Planning Board Use Only**

The Planning Board held a Public Hearing on 15 (day) of AUGUST (date),  
2025 (year) in consideration of this application.

The application is hereby:

NOTE: Zoning Board held Public Hearing August 24, 2025

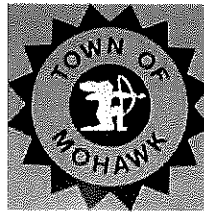
- ☒ Approved  
☐ Approved with modifications  
☐ Disapproved

Modifications and comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Chairman, Town of Mohawk Planning Board

8/19/25  
Date





**Town of Mohawk Planning Board Meeting**  
**August 19, 2025**

**Member Attendance:**

Planning Board Chair: Patrick Clear

Planning Board Members: Mark Hoffman, David Dumar, Jessica Cyr and Scott Parslow

Code Enforcer: Stan Waddle

TOM Attorney: Claudia Braymer (via Zoom)

**Public Attendance:**

Nicole Tommell

Ron Rera

Amanda Carroll

Robert Garren

Abdul Amiri

Waheedullah Popal

Janet DePalma

Debbie Parslow

**Reason for Attendance**

Jones Property

Mohawk Equipment Sales

Mohawk Farm Equipment Repair and Service

Jones Sub-division and Lot-Line Adjustment

Krown Motors LLC

Krown Motors LLC

The Public Hearings were called to order at 6:01 pm.

The first Public Hearing was for Krown Used Auto Sales and Repair Service Site Plan. Chairman Patrick Clear asked if there were any questions or concerns from the public. There were none. This Public Hearing was closed. The second Public Hearing was for Jones Sub-division and Lot-Line Adjustment Application. Robert Garren asked where these parcels are located. Nicole Tommell explained where the parcels were located on a map (East of Route 5). No further comments or concerns. This Public Hearing was closed.

The Regular Planning Board Meeting was called to order at 6:04 pm. David Dumar made a motion to accept the minutes of the July 15, 2025 Planning Board Meeting and Mark Hoffman seconded the motion. All were in favor. None opposed.

**Public Comment:**

None

**Old Business:****Review of Site Plan Application from Amanda Carroll for Mohawk Farm Equipment and Repair and Service on Barker Road**

All approvals were received from the ZBA. Mark Hoffman reported that the Montgomery County Planning Board also approved the Site Plan Application. The map that was requested by the ZBA was included in the packet. SEQR was completed at the July meeting. Jessica Cyr made a motion to accept the Site Plan Application and Scott Parslow seconded the motion. All were in favor. None opposed.

**Review of Site Plan Application from Ron Rera for Mohawk Equipment Sales on NYIS Rt. 30A**

Chairman Patrick Clear opened for discussion. It was reported that the ZBA tabled the Special Permit for the back section. The ZBA wanted posts placed in the ground and dimensions labeled. They felt following the creek was not the best idea since the creek could move. Code Enforcer Stan Waddle reported that this has been completed and he verified the dimensions and layout. DEC questioned where Mr. Rera would be displaying equipment. The equipment would be stored in the yellow section on the map which will have a gravel base determined by DEC. Code Enforcer Waddle noted that the creek is a Classic Seasonal Stream and there are no wetlands defined there. DOT asked that the driveway be moved and the new placement is indicated on the new map. There will only be one access allowed. The ZBA approved the road frontage. Atty. Braymer asked the Board to look at the entirety (purple and yellow areas) when reviewing the Site Plan. Atty. Braymer asked if landscaping that was indicated on the old map was still on the new map. Scott Parslow felt since landscaping/screening was on the original map it should continue on to the new map. Mark Hoffman was in agreement. Mr. Rera was also in agreement with the landscaping/screening that was included on the first map. Scott Parslow made a motion that the complete Site Plan Application be forwarded to the Montgomery County Planning Board and Mark Hoffman seconded the motion. All were in favor. None opposed.

**Review of Site Plan Application from Krown Used Auto Sales and Repair Service and SEQR**

Chairman Clear asked if there were any questions, comments or concerns. Discussion took place on the Flood Plain. Code Enforcer Waddle got feedback from DEC and they indicated that the building is not in the flood zone. Part 1 and Part 2 of the Short Environmental Assessment Form were completed. Mark Hoffman made a motion for Negative Declaration and David Dumar seconded the motion. All were in favor. None opposed. Atty. Braymer noted that since it is a State Road this Site Plan Application needs to be forwarded to the Montgomery County Planning Board. David Dumar made a motion to forward this to the Montgomery County Planning Board and Jessica Cyr seconded the motion. All were in favor. None opposed.

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 Araujo 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.

Town of Mohawk  
Zoning Board of Appeals  
Thursday August 21, 2025

Present: Zoning Board Chairman Henry Araujo, Board Members: Stan Mitchell, Robert Francisco, Julie Weil, Code Enforcer Stan Waddle and Atty. Claudia Braymer (via Zoom)

Public Present: Ron Rera

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

Chairman Araujo introduced the Board, Recording Secretary, Code Officer and TOM Attorney to the applicant. He asked those present to silence their ringers.

Stan Mitchell made a motion to accept the minutes from the July 24, 2025 ZBA Meeting and Robert Francisco seconded the motion. All in favor. None opposed.

Code Enforcer Waddle reported that the ZBA tabled approving a Special Permit for Mohawk Valley Carports, Pole Barns and Equipment Sales until a new Site Plan Map was completed. DEC asked for a defined area where the display area would be located. This area is designated in yellow on the new map. DEC will address the type of base that will be used. The purple that is indicated on the new map is what was asked to be staked out by the ZBA at their July 24, 2025 meeting. Metal rods were placed in the ground. The ground in this area will stay like it is. There is a low area that they will be bringing up to grade. The land is not in a wetland area. DOT instructed that the driveway be moved to the North. Originally the business was going to have two access points, but DOT allows only one access for retail. It also needs to be a commercial driveway. It was noted that the row of red dashes on the map indicates screening will be placed here and also along the property line. Code Enforcer Waddle noted that the Planning Board wanted the landscaping/screening to remain as it was in the original Site Plan Map. Currently there is no one living there, but they wanted to have a plan in place for the future. Atty. Braymer stated that Mr. Rera should work with Code Enforcer Waddle on what type of bushes/screening should be used. Code Enforcer Waddle noted the purple area that is indicated on the new map is what was discussed at the ZBA July meeting. Stan Mitchell noted that it looks as if this area has doubled. Code Enforcer Waddle stated that it is now more to scale. The Conditions for Considering Granting a Special Permit were reviewed and voted on. Julie Weil made a motion to grant the Special Permit and Robert Francisco seconded the motion. 3 yes votes and 1 no vote the motion carried. Atty. Braymer will put the Resolution together that includes the conditions for approval of the Special Permit. This Special Permit will be forwarded to the Montgomery County Planning Board for their approval on August 8, 2025 and then to the Town of Mohawk Board for approval on September 11, 2025. Mr. Rera will need to go back to the TOM Planning Board for final approval. Julie Weil

made a motion to approve the Resolution with conditions and Robert Francisco seconded the motion. All were in favor. None opposed.

Site Plan Applications were approved for both Mohawk Equipment Repair LLC and Mohawk Valley Carports, Pole Barns and Equipment Sales at the August 19, 2025 TOM Planning Board Meeting.

Julie Weil made a motion to adjourn the meeting and Robert Francisco seconded the motion. All were in favor. None opposed. The meeting was adjourned at 7:15 pm.

## **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.

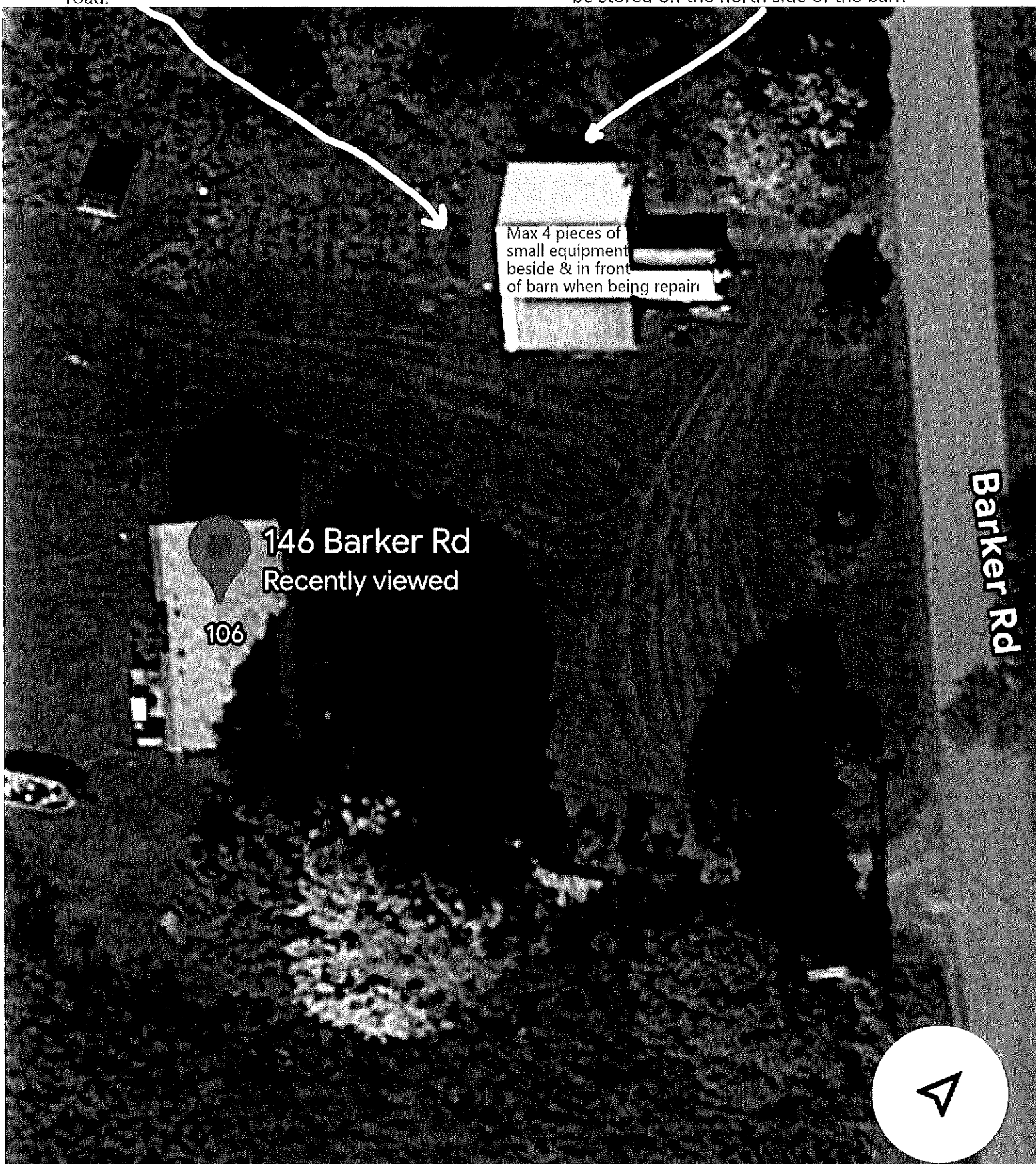
### **Closing Statement**

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.



Donor equipment must be stored inside lean-to/barn or behind garage out of view from the road.

In case a piece of equipment cannot inside the lean-to or barn, one piece of equipment may be stored on the north side of the barn



# 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.

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## 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.

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## 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).

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## 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](http://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](mailto: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](mailto:maranda.welch@dec.ny.gov) or by telephone at (518) 357-2446 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Maranda Welch". The script is fluid and cursive, with the first name "Maranda" and last name "Welch" clearly distinguishable.

Maranda Welch  
Environmental Analyst I

Encl.: Project Location & NYS Resources Map

**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.
-

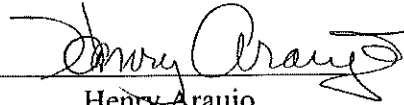
6. The requested variances will *NOT* have an adverse effect or impact on physical or environmental conditions of the area.

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:

August 21, 2025



Henry Araujo

Zoning Board Chairman

**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: August 21, 2025   
Henry Ajaujo  
Zoning Board Chairman