

MINUTES of the Village of Montgomery Planning Board meeting held in the Conference Room of the Village Hall, Clinton Street, on Wednesday, June 22nd, 2016 at 7:30 pm.

ATTENDANCE: Chrm. Conero, Mbr. Romano, Mbr. McLean, Mbr. Weeden, Mbr. Crowley (not in attendance), Atty. Kevin Dowd, Eng. Dawn Kalisky of Lanc & Tully, Maria Beltrametti, Robert L. Williams, Lee Benedict, James Dillin, Howard Weeden, Kyle Cocks

OPEN: Chrm. Conero opened the meeting with the Pledge of Allegiance.

RE: OLD BUSINESS

ZAFIR, LLC 213-3-4 Dunn Road Proposed Warehouse

The Chrm. asked Ms. Kalisky to review her letter to Mr. Gillin. Ms. Kalisky said her comments were addressed. He is providing the elevations, lighting is fine, added landscaping; after seeing the elevation of the building, you will see the screening for the residence nearby. The Chrm. asked how tall the trees would be. Mr. Gillin said up to 8 feet. You cannot see the house from any angle of where the location of the warehouse would be-he shows the Board pictures. There is only one dumpster that will have screening. Mr. Gillin also shows pictures of the proposed building, window locations and color of the building (same color as the airport hangars). He suggested putting lower shrubs in the front that the Board agreed with.

The Chrm. questioned parking, which Ms. Kalisky stated they have and that it meets code.

Mr. Gillin provided a flier with the product and a physical sample of the material that will be housed in the building. There is no manufacturing but light assembly with a low horse-power machine that fuses the polyethylene together to make large storage bags. The warehouse will be open from 7am-7pm Sunday through Friday. The Chrm. reiterated that he wants it clear, on the site plan, what is going to be done in the building. Atty. Dowd said that it is considered non-nuisance industrial.

Ms. Kalisky said they (Lanc & Tully) need to witness the soil test, with Mr. Gottlieb (the owner). She asked if Mr. Gillin submitted to SHPO; he did but hadn't received a response yet.

A copy of the plan needs to be sent to the Town Planning Department/Town Supervisor.

Ms. Kalisky reminded Mr. Gillin that the revised elevations need to be submitted prior to the Public Hearing.

A MOTION was made to **DECLARE INTENT TO BECOME LEAD AGENCY, TYPE 1 ACTION** by Chrm. Conero and seconded by Mbr. Romano and carried 4 Ayes 0 Nays.

A MOTION was made to **SCHEDULE A PUBLIC HEARING ON JULY 27th at 7:30 pm** by Chrm. Conero and seconded by Mbr. Weeden and carried 4 Ayes 0 Nays.

RE: NEW BUSINESS

BENEDICT SUBDIVISION 204-1-6 20 Factory Street

The Chrm. asked Mr. Weeden to discuss their intention.

Mr. Weeden said this is a single family residence, last house on the left, just before the Mill, on Factory Street. It is a Multiple Residence district. There is a ½ acre slope down to the Wallkill River and has municipal water/sewer. He explains the property on the site plan. Mr. Weeden wasn't quite sure what the Planning Board would want on the site plan, so he waited for their direction.

Chrm. Conero asked if there was a right-away to the river when the apartments (adjacent to the property) were built. The Atty. wasn't sure. Mr. Weeden said he didn't have access to those site plans.

Ms. Kalisky discussed her letter. The EAF long form was submitted late and there were a lot of errors. This is a Type-1 Action due to the Mill being on the National Registry but it isn't indicated on the EAF. She suggested using the EAF Mapper and update the form. The Atty. mentions the inconsistency of what the actual lot size is. Some of the "nos" should be "yes's." Ms. Kalisky said that it is impossible to differentiate between existing and proposed lot lines, the subdivision recs require contours. Topography subdivision recs require a minimum of 5ft intervals, dimensions, building setback and the tax map number is not on the site plan.

Mr. Weeden said that Mr. Benedict is just trying to sell the lot.

Ms. Kalisky said that your note states specifically that a site plan is to be presented to the Village of Montgomery Planning Board. If it's a single family home, they don't need a site plan, just a building permit. Mr. Weeden said he will expand on the note and indicate topography. Also to add Patricia, the wife, as an owner.

Mr. Williams presented a copy of a letter he received from the Office of Parks and Rec; he requested it from SHPO. He is purchasing the property from Mr. Benedict. The Chrm. states that he understands that Mr. Williams is trying to expedite the process. Ms. Kalisky said that because it is adjacent to Historic property, it has to be resubmitted, and by the Village.

The Chrm. said they expedited the process, even though it was submitted late. Mr. Weeden said he will address the drafting concerns and bring it in next week. They aren't proposing anything on the lot. Can they schedule the public hearing? Ms. Kalisky stated, again, that they need a revised EAF and electronically submit to Office of Parks. Hopefully, everything is back by the public hearing. The Chrm. said everything has to be correct.

A MOTION was made to **DECLARE LEAD AGENCY, TYPE 1 ACTION** by Mbr. Romano and seconded by Chrm. Conero.

A MOTION was made to **SET A PUBLIC HEARING ON JULY 27, 2016 AT 7:45 PM** by Chrm. Conero and seconded by Mbr. Weeden and carried 4 Ayes 0 Nays.

RE: MINUTES

A MOTION was made to **ACCEPT THE MINUTES OF APRIL 27, 2016** by Mbr. Romano and seconded by Chrm. Conero and carried 3 Ayes 0 Nays.

A MOTION was made to **ACCEPT THE MINUTES OF MAY 25, 2016** by Chrm. Conero and seconded by Mbr. Romano and carried 4 Ayes 0 Nays.

Bob Kiernan told the Planning Board that there is a 50 ft. double-wide trailer on the Marcinak property, coming into the Village. He is wondering why it is there. The Chrm. stated that no one has come before them regarding the property. It is an I1 zone-light industrial. It is probably a building code issue or something that the Village Board can straighten out. It is not the jurisdiction of this Board to get involved with that.

RE: ADJOURNMENT:

A MOTION was made to **ADOURN THE MEETING AT 8:18 pm** by Mbr. Romano and was seconded by Mbr. McLean and carried 4 Ayes 0 Nays.

Tina Murphy
Deputy Village Clerk