

MINUTES of the Village of Montgomery Planning Board meeting held in the Conference Room of the Village Hall, Clinton Street, on Wednesday, January 25, at 7:30 pm.

ATTENDANCE: Chrm. Conero, Mbr. Weeden (absent), Mbr. Crowley, Mbr. Steed, Member Romano, Atty. Kevin Dowd (absent), Eng. Dawn Kalisky of Lanc & Tully, Ross Winglovitz, Joe Catalano, Maria Beltrametti, Walt Lindner

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

RE: 232 WARD STREET SUBDIVISION/SEU/LOT LINE CHANGE 203-1-12.2

Mr. Winglovitz said since their last meeting in December, they have addressed the technical comments from Ms. Kalisky and received comment from DOT and the County. Ms. Kalisky said they eliminated the parallel parking spots for the two-way entrance and are still above the code-required space count. They saved the tree by moving several parking spots. The revisions asked, were made and added to the site plan/subdivision sheet 1, which needed the indication of iron rods set at the property corners that will be filed with the County upon approval. The DOT has no issue. The Planning Board declared lead agency status last month. Mr. Catalano prepared a draft of part 2 and 3 for the SQRA determination for the Type 1 Action. It's been reviewed by Kevin Dowd and their office (Lanc & Tully) takes no exception to that draft so we can actually go through, we would need to complete SQRA on the project with a Negative Declaration.

Chrm. Conero asked about the landscaping details. Ms. Kalisky said it is on the lighting plan sheet. There is not a lot of room but its shrubs and plantings around the front of the building. Mr. Winglovitz confirmed the location of the plantings. There is a tree line in the back of the property and two large maples that will not be disturbed. Chrm. Conero asked if the playground would still have a barrier. Yes, as per Mr. Catalano.

The approvals tonight are: subdivision/lot line change, SEU and the site plan.

Mr. Catalano said he spoke with Mr. Dowd and they agreed on two separate resolutions; the SQRA, which will wrap up the SQRA review and a resolution regarding the Planning Board determinations on the applications. They identified two involved agencies, DOT and SHPO and they've heard back from them. The County was an interested agency and they heard from them. They've incorporated the comments into the changes in the site plan and in the resolution. They still will need to go to the AHRB for the design approval and apply for a Building Permit. The same with the signage, they will need to see what the tenant wants before going to the AHRB.

He hands out the SQRA resolution to the Board members. He summarizes part 2 & 3 of the EAF; there are no large environmental impacts and that SHPO did not require an archeological review. Any traffic will be coming in off of Factory Street for safety/traffic issues. There are no water issues of any kind, or air, plants and animals, agriculture, open space & recreation, energy, noise, odor or air, impact on human health and the community.

A MOTION was made to **DECLARE NEGATIVE DECLARATION TYPE 1 ACTION** by Chrm. Conero and seconded by Mbr. Romano and carried 4 Ayes 0 Nays.

Mr. Catalano hands out the Resolution Approval Determinations stating they have the necessary information to make a decision. It is broken down by each approval.

The Chrm. asks if the easement information is included. Mr. Catalano indicates where it is in the resolution (page 4, letter g):

“That prior to conveyance of either Lot 1 or 2 to another entity or individual other than the present owner and prior to the issuance of a CO (whichever first occurs), the Applicant shall record, after Village Attorney review and approval, an easement for shared access to the access driveway to and from Factory Street.”

Mr. Catalano is hoping to be on the AHRB agenda next month and would like to begin grading the property ASAP. The building itself also has to be approved by the Department of Education to make sure it meets their requirements.

A MOTION was made to **GRANT CONDITIONAL APPROVAL OF THE SUBDIVISION LOT LINE ADJUSTMENT, THE SITE PLAN AND SPECIAL EXCEPTION USE PERMIT SUBJECT TO CONDITIONS FOR A – I AS OUTLINED IN THE RESOLUTION APPROVAL** by Mbr. Steed and seconded by Mbr. Crowley and carried 4 Ayes 0 Nays.

Mr. Catalano is reminded that site plans cannot be endorsed until filing for the lot line change is done, they have AHRB approval, the cross-easement, the DOT permit in hand, detail of sidewalk for DOT.

Mr. Catalano updated the Board regarding the River Street Subdivision. ZBA adjourned until February 15th and that the Boylan’s have an attorney representing them. He asked if they could be on the agenda if Zoning grants the variance. The Chrm. said yes.

RE: MINUTES

A MOTION was made to **ACCEPT THE MINUTES OF DECEMBER 28, 2016** by Mbr. Romano and seconded by Mbr. Steed and carried 4 Ayes 0 Nays.

RE: ADJOURNMENT:

A MOTION was made to **ADOURN THE MEETING AT 8:47 pm** by Mbr. Romano and was seconded by Mbr. Steed and carried 4 Ayes 0 Nays.

Tina Murphy
Deputy Village Clerk