

MINUTES of the Village of Montgomery Planning Board meeting held in the Conference Room of the Village Hall, Clinton Street, on Wednesday, August 30, 2017, at 7:30 pm.

ATTENDANCE: Chrm. Conero, Mbr. Weeden, Mbr. Crowley, Mbr. Steed, Member Romano (absent), Atty. Kevin Dowd, Eng. Dawn Kalisky of Lanc & Tully, Maria Beltrametti, Liz Vasapoli, Diane Ryan, Katie Jackson, Danny Araujo, Raquel Araujo, Ross Winglovitz

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

OLD BUSINESS

RE: 32 RAILROAD AVENUE 202-12-7

The Chrm. asked if the mailings were sent out and cards received for the public hearing on 32 Railroad Avenue. Ms. Vasapoli stated this will be a salon and spa for the two lower floors of the space.

A MOTION was made to OPEN THE PUBLIC PORTION OF THE PUBLIC HEARING by Chrm. Conero and seconded by Mbr. Weeden and carried 4 Ayes 0 Nays.

There is no public comment.

A MOTION was made to CLOSE THE PUBLIC PORTION OF THE PUBLIC HEARING by Chrm. Conero and seconded by Mbr. Steed and carried 4 Ayes 0 Nays.

A MOTION was made to DECLARE INTENT TO BECOME LEAD AGENCY AND DECLARE UNLISITED ACTION WITH NEGATIVE DECLARATION WITH NO ENVIRONMENTAL IMPACTS by Chrm. Conero and seconded by Mbr. Crowley and carried 4 Ayes 0 Nays.

A MOTION was made to APPROVE THE SITE PLAN AND PERMIT CHANGE FOR 32 RAILROAD AVENUE TO A SALON AND SPA SUBJECT TO ANY OUTSTANDING FEES by Mbr. Weeden and seconded by Mbr. Crowley and carried 4 Ayes 0 Nays.

RE: 9 FACTORY STREET 203-1-14.212 (Discussion only)

Mr. Winglovitz presented a concept plan for a Dunkin Donuts and retail space on Factory Street with single access across from the two-way access that services the Wallkill River School and the new school, and a right in right out on 17K. The Board had asked about the potential for a full-service access onto 17K. They submitted to the State DOT showing a full service access and a traffic study. The DOT came back with two separate letters, August 4th and August 25th, saying no. The initial letter was based on a concept plan and then they submitted a traffic study to them and they reviewed that, as well, and still said no.

Ms. Kalisky asked if they wanted him to eliminate the one way in, one way out. Mr. Winglovitz said his experience is that they never have a problem with those because there is no opposing traffic. The Chrm. stated that they offered no guidance. Mbr. Weeden thinks after the school is there, they may want to put a traffic light at the intersection of 17K. Mr. Winglovitz said their policy to eliminate access points, specifically left turns.

Ms. Kalisky said that when this was presented in June, the Board had concerns about the driveway being across from the Patchett House-possibly not having head-on coming out. Mr. Winglovitz said they prefer it to be opposite and not offset. Mbr. Crowley said if it was offset there would be too much of an issue with the traffic flow.

Chrm. Conero asked about moving the building closer to the road but was reminded of the setback requirements. Mbr. Crowley explained the need for the que of the drive-thru and for the parking in front of the building. Atty. Dowd said if not, you would have what you have on Rt. 208; the drive-thru cars going through the parking lot to get back out onto Rt. 208, cars coming in and out and people walking to and from their cars. Mr. Winglovitz said they do over 70% of their business through the drive-thru.

Mr. Winglovitz is asking for Lead Agency coordination.

A MOTION was made TO DECLARE INTENT TO BECOME LEAD AGENCY UNDER SEQRA AS A TYPE 1 ACTION by Chrm. Conero and seconded by Mbr. Crowley and carried 4 Ayes 0 Nays.

Atty. Dowd asked where the signs would be and that they need to be of a historic nature. Mr. Winglovitz said there is a whole sign package. They do not have any tenants for the retail side of the building.

RE: MINUTES

A MOTION was made to ACCEPT THE MINUTES of June 28, 2017, by Mbr. Crowley and seconded by Mbr. Weeden and carried 3 Ayes 0 Nays.

A MOTION was made to ACCEPT THE MINUTES of July 26, 2017, by Chrm. Conero and seconded by Mbr. Steed and carried 3 Ayes 0 Nays.

RE: ADJOURNMENT:

A MOTION was made to ADJOURN THE MEETING AT 7:50 pm by Mbr. Weeden and was seconded by Mbr. Crowley and carried 4 Ayes 0 Nays.

Tina Murphy
Deputy Village Clerk