

MINUTES of the Village of Montgomery Planning Board meeting held in the Conference Room of the Village Hall, Clinton Street, on Wednesday, November 20th, 2013, at 7:30 pm.

ATTENDANCE: Chrm. Conero, Mbr. Romano, Mbr. McLean, Mbr. Fitzpatrick (recused), Mbr. Weeden, Dawn Kalisky from Lanc & Tully, Eng. Ross Winglovitz, Marc Devitt

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

NEW BUSINESS

9 BRIDGE STREET RETAIL SPECIAL EXCEPTION USE 202-2-1

Chrm. Conero asked Ross Winglovitz to explain:

Mr. Winglovitz stated that 9 Bridge Street is a former antique shop and has been abandoned for a while. They have been before the AHRB and have received two approvals for renovations. They are before the Planning Board for a Special Exception Use to allow for personal/retail on the first floor and an apartment on the second floor. It is consistent with zoning and they have five parking spaces and one is handicapped.

Chrm. Conero referred to the Lanc & Tully letter, #3, discussing the truck loading space requirement. Ms. Kalisky stated that the code requires that, for this site, space be required for truck loading 12ft wide by 25 ft long. Mr. Devitt said he cannot do that and that he believes the Planning Board has waived that requirement in the past. He mentioned Garrison's, Wild Fire, and the Chocolate Goose. Chrm. Conero said that that cannot be waived. He cannot comment on the other businesses-he doesn't know the particulars. Mr. Devitt said that it has nothing to do with 500 ft of the municipal lot. Chrm. Conero said that it is code, they cannot waive, for truck parking. Mr. Devitt said there are street spaces that can be used. Atty. Dowd quoted code 122 30A; it is a permitted use. Mr. Devitt is using it the same way as it had been in the past. The building is from 1765. Atty. Dowd said that it is a historic building so it is an automatic exemption-it predates any code.

Chrm. Conero asked about the proposed landscaping. Will the trees stay? Mr. Devitt has gone before the AHRB with pictures of the site, but plans on returning when they know for sure. He has no idea of signage yet.

Chrm. Conero said that it has to go to SHIPPO first.

Mbr. McLean asked where the parking was going to be. Mr. Devitt said it would be behind the building. There was a curb cut for two-four spaces that they intend to shift it for the current parking, and will fix the sidewalk where needed.

Mr. Devitt was asked about what color the building will be and he said it will be white, like in the past; since it was built 1760-1780, as a saltbox; windows will be 12 over 12.

Mr. Winglovitz said he will send extra copies of the site plan for the County and for SHIPPO. Atty. Dowd said that since this is a type 1 action, he (Ross) has to fill out the long EAF, and he had submitted the short form. Since it is a special exception use, it needs a public hearing; and the Planning Board needs to be lead agency.

A MOTION to declare intent to become Lead Agency with a Type 1 Action under SEQRA, was made by Mbr. Romano and seconded by Mbr. Weeden, and carried 4 Aye 0 Nays.

A MOTION to schedule a Public Hearing on January 22nd, 2014, was made by Chrm. Conero and seconded by Mbr. Romano, and carried 4 Aye 0 Nays.

RE: MINUTES

A MOTION to accept the Planning Board minutes, as written, from August 7, 2013, was made by Chrm. Conero and seconded by Mbr. McLean, and carried 4 Ayes 0 Nays.

RE: ADJOURNMENT

A motion was made to adjourn the meeting at 7:56 pm by Mbr. Romano and seconded by Mbr. Weeden, and carried 4 Ayes 0 Nays.

Tina Murphy
Clerk