

MINUTES of the Village of Montgomery Planning Board meeting held in the Conference Room of the Village Hall, Clinton Street, on Wednesday, October 28th, 2015 at 7:30 pm.

ATTENDANCE: Chrm. Conero, Mbr. Romano, Mbr. McLean, Mbr. Weeden (not in attendance), Mbr. Crowley, Atty. Kevin Dowd, Eng. Dawn Kalisky of Lanc & Tully, Jane Samuelson of Engineering Properties, Walt Pahucki, Claire Pahucki, Adam Peterson, Marc Devitt, Tina Quinlan, Arietta Thorne, Maria Beltrametti

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

RE: OLD BUSINESS

MS. CLAIRE’S MONTESSORI 202-9-4 Special Exception Use

Chrm. Conero: There is only one item on the agenda and that is Ms. Claire’s Montessori Change in Use at 8 Factory Street. They are changing their proposal of the school being on both floors, to just the first floor, a residence on the 2nd floor, discussion regarding parking, and paperwork from the County.

Mr. Devitt: He has a copy of what the County sent to the Planning Board on October 13th; the Village had not received this; and he hands copies to the Board.

The Board reads the County letter.

Ms. Kalisky (To Ms. Samuelson), the asphalt can be removed and modified for the 20ft width (one for parking space closest to Factory Street), modify the access to define and that will alleviate the problem. It will make it more defined instead of the street.

Atty. Dowd has a question about space #31; a new space. If someone parks a truck or SUV there and the children are walking from the play area back to the school, and a vehicle makes a left turn in from Factory St, they may not see any children.

Mr. Devitt said they can make that space “Visitor Parking” or “15 Minutes Only.”

Ms. Kalisky mentions angling the crosswalk to Ms. Samuelson. She suggests shifting it to the front side (she shows her on the site plan)-it will be clearly visible to whoever is pulling in from Factory Street.

The Board is in agreement with the change in crosswalk.

Ms. Samuelson explains that there will be two signs at spaces 28 & 29 for “Tenant Only.” They will also need to add detail for the asphalt.

Ms. Kalisky review the parking and pavement changes on the site plan with Ms. Samuelson. She questions the EAF but is reminded that the updated one (October 7th) was submitted previous to the current one (October 14th).

Atty. Dowd reminds the Board that they are amending the SEU-amend 122.47B to allow the additional 5 students, 6 teaching staff and 2 parking spaces for visitors; 10 parking spaces total for the Montessori School and the Music Cupboard-to meet the building code of 36 occupants. The two extra parking spaces will be shared/floated on the site.

Ms. Kalisky states that the parking requirements have been met for both the Carriage House and the Patchett House-parking is not designated.

Mr. Devitt said all parking was taken into consideration, even for the Patchett House, when this plan was submitted, and they meet all the required codes for both businesses on site.

Mbr. Crowley asked if there are parking issues at the Montessori School.

Ms. Pahucki said no and the Wallkill River School isn't open until 10:00 am.

Atty. Dowd will submit a resolution.

Chrm. Conero asks Dawn about comment #4 on her letter-that the Building Department receive written notice from the Planning Board prior to issuing a CO, in accordance to 122.63; that they add this to the resolution. All are in agreement.

A MOTION was made by Mbr. McLean and seconded by Mbr. Romano, **TO AMEND THE SITE PLAN FOR SPECIAL EXCEPTION USE**, and carried 4 Ayes 0 Nays.

Atty. Dowd said they (the applicant) have to make the changes to the plan that have been discussed today, and what is contained in Ms. Kalisky's letter dated October 21st, before the Chairman signs the site plan.

Ms. Kalisky said once the improvements have been complete, they will do an inspection and issue a letter that will advise the Building Inspector to issue a CO, make sure there are not outstanding fees, before final approval and signing of site plan.

A MOTION was made by Mbr. Romano and was seconded by Mbr. McLean, **TO APPROVE THE AMENDED SITE PLAN**, and carried 3 Ayes 0 Nays.

RE: MINUTES:

A MOTION was made by Chrm. Conero and seconded by Mbr. Crowley, to accept the minutes of August 26th, 2015, and carried 3 Ayes 0 Nays.

A MOTION was made by Chrm. Conero and seconded by Mbr. Crowley, to accept the minutes of September 23rd, 2015, and carried 3 Ayes 0 Nays.

Atty. Dowd mentioned that Central Hudson asked if the Planning Board gets an application that requires utility hookup, to please advise them to send Central Hudson a copy of the plan; so there is no tree interference, gas lines are marked out, right of ways, etc.

He also mentioned the Zoning Board meeting from October 26th, regarding the Wallkill River School and their request for a zoning interpretation. The Building Inspector had issued a violation and the Wallkill River School is appealing it, seeking what a Professional Studio is. There was a 2 hour public hearing which will be continued next month. After they get through the interpretation process, they may be back in front of the Planning Board for modifications. They were originally advised to come before the Planning Board, but went to zoning, instead. The Zoning Board will give you a clarification about professional studios and what that might mean and what's covered under this type of use.

And lastly, an SEIS has been filed on the Chandler Lane project and they are advised to read through it. There is a meeting with the consultants on November 2nd, at 10:00 am. This is the environmental...the SQRA process.

RE: ADJOURNMENT:

A **MOTION** was made by Chrm. Conero and was seconded by Mbr. McLean, to adjourn the meeting at 8:01 pm, and carried 4 Ayes 0 Nays.

Tina Murphy
Deputy Village Clerk