

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

ATTENDANCE: Chrm. Conero, Mbr. Crowley, Mbr. Steed, Mbr. Romano, Mbr. Meyer, Atty. Kevin Dowd, Vlg. Eng. Aileen Leahy of Lanc & Tully, Ross Winglovitz of Engineering Properties, Don Berger, Christina Romano, Jane Samuelson, Walt & Marianne Lindner, Nina Snyder

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

RE: OLD BUSINESS

RE: KSH 211 DEVELOPMENT 211-1-29.22

Mr. Winglovitz is representing the applicant. The plan was revised and now each warehouse has complete fire access, no turn-arounds. They received a response from Creighton Manning and the information was forwarded to Lanc & Tully for the traffic study.

Ms. Leahy addressed her comment letter dated January 17, 2020. She noted that the SWPPP is being revised.

Mr. Winglovitz said they are working with Lanc & Tully this week regarding the soil testing.

Chrm. Conero asked where the ponds are; Mr. Winglovitz indicates on site plan-toward the NE.

Ms. Leahy - comment #2 - the office buildings sizes are not consistent on different sheets on the site plan and need to be revised. Mr. Winglovitz will have them corrected.

Ms. Leahy - comment #3 - all wetlands need to be accounted for whether current or previously disturbed and be included in the Nationwide Permit. Mr. Winglovitz said the total will be updated.

Comment #4 - linework needs clarification and should be noted on the plans. Mr. Winglovitz said there will be retaining walls and will be noted. Atty. Dowd asked how high they would be. Ross said 4 ft high and close to the wetlands.

Comment #5 - Ms. Leahy stated that guiderails would be required due to proposed side slopes. Ross said they will have them along the office space entrance road on the outside of the curve, along the south side of the warehouse entrance road, as well as along the threshold on the southside.

Ms. Leahy – comment #6 – the office buildings need fire access and turnarounds as they are greater than 150 ft. Mr. Winglovitz said they built them into the road and each comply with the fire code. Ms. Leahy asked him to check the radius because they didn't look wide enough.

Chrm. Conero asked if the fire trucks would be backing up. Mr. Winglovitz said yes, it would be a “K” turn.

Ms. Leahy – comment #7 – the site plans should show the limits of soil disturbance and amount of disturbance. Mr. Winglovitz said okay.

Ms. Leahy said on Lot 3, the property line grading should be modified to avoid grading neighboring property. Ross said they will fix and/or add additional grading.

Ms. Leahy - comment #9 - the sewer main information should be included on the plans.

Ms. Leahy - comment #10 – the plans should include sewer service lateral inverts at the connections to the sewer main. Mr. Winglovitz said that the warehouses will have manholes; the office buildings will have lateral inverts.

Ms. Leahy - comment #11 – there are discrepancies in the stormwater collection pipe callouts.

Ms. Leahy - comment #12 – there should be additional hydrants and they should be spaced apart appropriately (350ft).

Ms. Leahy - comment #13 – the office buildings need their own hydrant, based on Fire Code. Mr. Winglovitz agreed.

Ms. Leahy - comment #14 – the Engineer’s report for the proposed sanitary sewer system should be submitted. Ross said it is in the EAF report with soil and water and that it may need to be updated.

Ms. Leahy - comment #15 – the lighting plan needs to be modified to shield the neighbors from excessive light. Mr. Winglovitz will shield and provide more detail.

Ms. Leahy - comment #16 – the utility profile needs to show all utilities, existing and proposed; Mr. Winglovitz said ok.

Ms. Leahy said, in regard to SEQRA, they need to make sure all specs meet as they have found discrepancies in the size of the pipe for the water system. Ross said he will fix it.

Chrm. Conero asked where the lighting was. Ms. Leahy said, along the property line of Lot 3.

Atty. Dowd asked if there has been any movement of the Chandler Lane road alignment. Mr. Winglovitz said there has been no additional discussions with the property owners.

Mbr. Romano asked if there were any tenants yet. Mr. Winglovitz said only the applicant, at this time. He will only build when he has tenants, no spec buildings.

Atty. Dowd reminded Mr. Winglovitz that there is a tight timeline with SEU’s; 90 days to building permit, 6 months to a year to complete or you have to start the process all over or request extensions.

Mr. Winglovitz said he will speak with Buddy regarding the water main; he has the exiting sewer main through the site. He will find out if a meter pit is required and if needed at each building.

RE: NEW BUSINESS

RE: ROMANO SUBDIVISION – 202-6-7

Mbr. Romano recused herself.

Christina Romano is representing the applicant. This is a 2-lot subdivision.

Ms. Leahy said this is a permitted use. The plan needs to include existing utilities and easements.

Ms. Romano said the lawyer and surveyor are working on that information.

Ms. Leahy said they need to add setback distances and suggests a public hearing at the February meeting.

Atty. Dowd said this needs SEQRA because it fronts Union but has access on Meade Alley.

A MOTION was made to BECOME LEAD AGENCY ON THIS DECLARED UNLISTED ACTION by Chrm. Conero, seconded by Mbr. Steed and carried 5 Ayes 0 Nays.

A MOTION was made to SCHEDULE A PUBLIC HEARING FOR ROMANO SUBDIVISION ON FEBRUARY 26, 2020 at 8:01pm, by Chrm. Conero, seconded by Mbr. Steed and carried 5 Ayes 0 Nays

RE: MINUTES:

A MOTION was made to APPROVE THE MEETING MINUTES OF DECEMBER 18, 2019, by Chrm. Conero, seconded by Mbr. Crowley and carried 5 Ayes 0 Nays.

RE: ADJOURNMENT:

A MOTION was made to ADJOURN THE MEETING AT 8:04pm by Mbr. Steed, seconded by Chrm. Conero and carried 5 Ayes 0 Nays.

Tina Murphy, Deputy Village Clerk