

**MINUTES** of the Village of Montgomery Master Plan Committee meeting held in the Conference Room of the Village Hall, Clinton Street, on Thursday, June 19, 2014 at 7:30 pm.

**ATTENDANCE:** Chrm. Conero, Mbr. Romano, Mbr. Freeman, Mbr. Blake, Mbr. Wallace, Mbr. Daley, Mbr. Steed, Alan Sorenson

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

Chrm. Conero stated that everyone was to come back with any ideas or issues they thought needed to be addressed in the Master Plan.

Mbr. Wallace asked about trees-where should they be planted? Chrm. Conero said they are usually planted between the curb and the sidewalk-a tree with a compatible root structure that will not damage the sidewalk, or interfere with the power lines. That is considered a tree plan. Mr. Sorenson said there are many hearty varieties of trees for this zone-having a plan helps.

Mbr. Blake brought up the idea from the last meeting for a designated bike trail/route. Have the trail touch the park and/or ride through the Village; it will encourage people to come to the Village and spend money here. Also, have the restaurants offer specials for the bike trail riders. Mbr. Freeman mentioned renting bikes, as well. The Chrm. would like to see the bridge from the Pleasure Grounds to Benedict Park-that would be great for a bike trail. Mr. Sorenson said there are grants available-Transportation Assistance Program; discuss with Village Engineer for more ideas. The Chrm. said they will speak with the Engineers, get estimates, reinforce the bridge idea; before presenting to the Village Board.

Mbr. Wallace would like to see a second through street, in case of emergency.

Mbr. Daley said that large scale developments (page 19 in the Comprehensive Plan) have an impact on children; there is a need to add/or improve parks. The demographics need to be updated, as per Mr. Sorenson.

Mbr. Wallace suggested updating the zoning; an example: R4 and R4A. Can they be combined?

Mbr. Blake brought up the suggestion from the last meeting regarding lighting for Ward's Bridge—the price for solar lighting has come down; that would be a good idea.

Mbr. Steed mentioned #60-clean up the double phone poles that Central Hudson has already transferred.

Mbr. Freeman is still working on changing the guidelines for signage for the Village.

Chrm. Conero gives a brief history of Alden Link and they discuss the letter he sent to the Master Plan Committee. So far, what Alden Link has tried to do has fallen through. The Committee does not want any more senior housing (there are 104 units in the Village) or residential housing. They previously discussed a Planned Business Park with that will not increase the services, where people can work and live here; it's the last pieces of industrial land left. The last Master Plan was to find a compatible use with the neighborhood. It borders Weaver Street and what goes there needs to be sensitive. It should be light manufacturing, light office building, a technology park-those type of things that would bring ratables in with the least amount of services. They're looking to bring the tax base up and not so much out of pocket.

Mbr. Romano said she has taken a class regarding wetlands-that 1 acre of land affects 4 acres-and that Mr. Link has wetland area. The Chrm. feels that Mr. Link's land needs to be lineated again. Just leaving the land sitting for a period of 5 yrs can change the amount of wetlands-it can grow.

Mr. Sorenson asked what type of uses Mr. Link presented. The Chrm. said that he had self-imposed hardships. He purchased a piece of property knowing what it was zoned for, and he wants to change it, he wants to do something with it; he's tired of paying taxes on it. The property is assessed at about \$149,000-that's what he paid for it about 10 yrs ago and he's looking to get about \$250,000. Mr. Sorenson said that the committee's perspective is to find the appropriate use for the site rather than react to an applicant's request. That portion of the Village is not convenient for seniors. .what is the best use for the Village?

The committee agreed not to change the use in the Industrial Zone...it is to stay a Planned Business Park.

The PDD process needs to be changed. The PDD's that have gone through in the past have been to circumvent the zoning. It should be modified based on #units, #acres or size of lot, and there should be a time limit. Mbr. Blake asked if the Village Board was the one to approve or disapprove the PDD; to impose conditions. Mbr. Freeman said that by the committee spelling it out for them in the Mater Plan, it gives them (the Village Board), a reference.

The committee refers to the Chandler Lane PDD—it went from 110,000 sq ft commercial down to 2,000. It also went from condominiums to townhouses. The newer design seems more appealing but the Village has to maintain the roads, connect wells. The Planning Board has presented their objections to the Village Board. It's on record.

The Chrm. asked how many PDD's have gone through since its inception. Tina will look into it.

The next meeting will be Thursday, July 17, 2014 at 7:30 pm.

**RE: ADJOURNMENT**

A **MOTION** was made to adjourn the meeting by Mbr. Freeman and seconded by Mbr. Wallace. The meeting was adjourned at 8:47 pm.

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Tina Murphy  
Deputy Village Clerk