

**MINUTES** of the Village of Montgomery Master Plan Committee meeting held in the Conference Room of the Village Hall, Clinton Street, on Thursday, September 18th, 2014 at 7:30 pm.

**ATTENDANCE:** Chrm. Conero, Mbr. Wallace, Mbr. Steed, Mbr. Freeman, Mbr. Daley, Mbr. Blake, Mr. & Mrs. Alden Link, Jeffrey Link, Paul Adler

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

The Chrm. gave a brief update and history of three parcels of land coming into the Village on Rt. 211E, one of which the Links own that is zoned I2, industrial. It is a Planned Business District as opposed to a PDD, which can be residential. The Link's are looking to change the zoning or to have flexible use.

Jeffrey Link said the property is listed commercial. He stated that the property isn't close to Rt. 84 and it doesn't have good road frontage so it isn't attractive to potential buyers. He thinks that a medical campus, assisted living, nursing home or something of that nature, might be promising. Mr. Adler said that the zoning in other areas is becoming more flexible; that medical campuses are growing. The Chrm. said that their property is in an Industrial zone. Mr. Adler feels that nursing homes, skilled nursing and assisted living are businesses, not residences. That definition changes need to occur and not zoning changes-modernizing the code.

The Chrm. said that the Master Plan is only 5 years old, so it's relatively new, and the zoning is periodically assessed based on the recommendations of the Master Plan Committee and other Board members. He understands that they (the Link's) are in a hardship and want to sell the land but how does what they want to do benefit the Village of Montgomery?

Mr. Adler said that from a demographic perspective there is a growth of senior related services; whether they are medical, housing or assisted living, and there is a need for those services to be provided in the area. From a tax-based perspective, they are full commercial rate. It will keep residents in Montgomery. Are there other commercial uses that may not be defined in the I2, can they be defined? The Chrm. said that there are allowable uses described in the zoning book. The Master Plan specifically defined these areas, the last three pieces of commercial land, to be an overlay district, a Planned Business District, to allow for business-related and warehousing. It's all spelled out in the Master Plan.

Mr. Link said that he was trying to make the commercial part of the property shovel-ready to attract a buyer but it costs too much money. He suggested senior housing and a medical facility. The Chrm. said there is a difference between what a mixed use development looks like. Traditional mixed use is the same building with commercial on the bottom and residential on top. That Mr. Link was suggesting mixed use of land space which didn't mix with the Master Plan. The number of units has to fit with the Village, as well. He also thought that senior housing would act as a buffer to the existing homes on Weaver St. Mr. Adler states that shovel-ready site selectors are looking for sites that are available-how do they make this site shovel-ready? He is suggesting active senior housing-single story housing.

The Chrm. feels that Mr. Adler and the Links want the committee to take a hard look at the land; define or add more uses to the Planned Business District overlay that could be used in that area. Mr. Adler would like the definitions expanded and possibly allow mixed use. The Chrm. suggested they formalize a letter to them with their intentions; include plans, what it will look like, demographics, tax base and/or a survey. If they want a medical facility, what does that

mean? What does it comprise? Is there low impact on services? It's not all about tax revenue. It's all about what is best for the Village of Montgomery

The Links and Mr. Adler left at 8:23 pm.

Mbr. Blake questioned the "over 55 housing" and how many would fit on the property. Mbr. Wallace said that the problem with senior living and nursing homes is that the majority of fire calls in the Village are medical and they are from them. The Chrm. read the findings from the past Exploratory Committee that he was Chrm of: "The question isn't whether we need senior or workforce housing within the County, we all agree that Orange County needs this. The conclusions can be supported by Orange County's own Comprehensive Plan. Would this type of development be well suited for the Village of Montgomery? On page 96 of the Master Plan, the Village's development pattern is well defined and it is important that development on the few remaining undeveloped sites be integrated into the fabric of the community, rather than isolated from it. There is a reason for designating certain parcels of land as industrial and to create a balance between housing and commercial. Promoting businesses that will help our local economy generate revenue, reduce the current tax base without adding additional services should be the main focus of any discussion about rezoning."

For the next meeting, the Chrm. asked the committee members to look through the Master Plan for anything that may need to be changed or updated.

The next meeting will be Thursday, October 16th, 2014 at 7:30 pm.

**RE: ADJOURNMENT**

A **MOTION** was made to adjourn the meeting by Chrm. Conero and seconded by Mbr. Blake at 8:36 pm.

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Tina Murphy  
Deputy Village Clerk