

MINUTES of the Village of Montgomery Master Plan Committee meeting held in the Conference Room of the Village Hall, Clinton Street, on Thursday, April 21, 2016, at 7:30 pm.

ATTENDANCE: Chrm. Conero, Mbr. Blake, Mbr. Romano, Mbr. Steed, Mbr. Daley, Maria Beltrametti, Don Berger, Robert Kiernan, Diane Chung, Francis Tyrrell, Richard Niedermeyer

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

The Chrm. explains that they did an update to the Master Plan in 2008 and that it is good practice to update it every five years. They have been working on this as a group and it's taken a little longer than expected, but they've made some changes and updates. He introduces the other members of the Master Plan Committee and explains his intention to run through the changes.

There is no change to the vision statement.

Chapter 1 has relevant changes in demographics and activities that have changed in the last five years, such as solar. There was nothing in the Plan in regard to that. A recommendation to the Village Board will be to adopt zoning that will help with the applicant's process of obtaining ground or roof mounted solar. The ground mount will not be feasible within village due to the historic district and close proximity of the houses; the AHRB will be consulted with respect to roof mounted solar arrays. There is currently no zoning that stipulates how to put it up or where to put it up. NYSERDA is working with municipalities to adopt common zoning that will be a "blanket zoning" over all municipalities.

Some of the demographics have been changed, such as the age of our residents and the amount of people who live in our community. There was a 4.8 % increase from 2000 to 2010. There are comparisons of the Village with the County.

Minor edits in Natural Resources; steep slopes, drainage, hazards, wetlands.

Chapter 5, Transportation, we added section 5.10 (page 45), which is complete streets and minor updates to keep the plan current.

Resident Don Berger asked if the tractor trailer truck traffic could be eliminated or regulated.

Chrm. Conero said they looked into that in 2008 and were advised that these roads are emergency routes. He will add the suggestion as a recommendation for the Village Board.

The Chairman said, they have asked in the Master Plan to have Route 211 lined better with curbing and compatible trees for the sidewalk. Village residents may not like it because when you have snow, with curbing, you lose space. Railroad and Charles Street are the same way.

RE: PUBLIC HEARING

A MOTION was made to **OPEN THE PUBLIC HEARING** by Chrm. Conero and seconded by Mbr. Steed and carried 5 Ayes 0 Nays.

Chrm. Conero: We'll take comments as we go. If you want to come back, we'll come back. I'd like to get as much input on this as possible. This isn't our plan (not just the committee) it's all of our plan and it really does guide the Village.

Robert Kiernan: This truck traffic, be advised if you try to pursue that along the lines that some people want, the independent truck owners, as well as the big corporations who pay hundreds of thousands of dollars in road taxes, will certainly get together and sue the Village of Montgomery.

Chrm. Conero: I think the Village would ask the State to do it, somehow. But then again, I don't think there's any Local Law that's going to bypass...

Mr. Kiernan: I know I have 40 trucks a day going through here and they're going to Newburgh and Dutchess County. And for me to go to Middletown and then down 84, is ridiculous.

Maria Beltrametti: I'm not talking about local deliveries and that's what you're trucks are doing.

Mr. Kiernan: I'm going through Montgomery from Bloomingburg to Newburgh and Dutchess County.

Ms. Beltrametti: Okay. Okay. I'm talking about the anonymous tractor trailers that are going through here to take a short cut to avoid a weigh station. I'm not talking about every truck. It's unreasonable that every truck is going to be banned from our streets. Local owner operators live here. They have a right to be on these streets. Who does not have a right to be on these streets is the guy who's delivering to Dollar General, cutting up Clinton Street past the Montessori School when...

Mbr. Romano: He also is local. If he's delivering to the local store, he's local also.

Ms. Beltrametti: He could go on 208. He shouldn't be on Clinton Street.

Chrm. Conero: I'm taking these concerns down, we'll address them at the next meeting. We'll try to fit them in there. I think it'll be a good idea.

Ms. Beltrametti: I think enough people have been concerned about this over the years. We should try to do something.

Chrm. Conero: Going on to chapter 6, we've got Cultural, Historic...

Ms. Beltrametti: Can I ask one more question? On page 48, about Ward's Bridge. I think it's really interesting to know that the committee thought it was worth mentioning retaining the traditional alignment of Ward's Bridge, which I think may be a lost cause. But, I do think it's a valid concern that we should be involved in whatever happens to that bridge. Because, I would hate to be in a situation where we find out, when the bridge is built, that it's going to be this banal structure, like every other bridge; and something that is so tied to the identity of the Village. I've been told by one of the Board members that we got to pick the color that that bridge was painted.

Chrm. Conero: No, they voted on it. I didn't agree with the color. I didn't like the color at all.

Ms. Beltrametti: What I'm saying is that we should be involved.

Chrm. Conero: One of the things that we also need to consider is the rezoning. The district down here, where Mike's Auto Body was, that corner, redistricting it from an I2 zone to a business district; from an I2 to a B2. First of all, it's an industrial zone in the middle of the business district and a residential area. It's really not industrial. So I think, now that the property is in another

owner's hands, and possibly could...the state could buy it to do an alignment of the bridge. We want to make a recommendation to the Village Board to change the zoning from an industrial zone to a more compatible use in the business district. It would eliminate a lot of the industrial uses that don't make sense in that area, anyway, and just put the business back where it goes. Another thing I have to say about the bridge, in New Paltz, they are going to replace the bridge on 299 that goes over the Wallkill River. Now, they're not going to replace it with a bridge like we've got on 211 out by the airport, they're going to replace it with something that looks the same. Which is something like what we said; we want to be involved with the planning process of this because it is a historic icon of our Village. And we want something that looks...I mean we're not going to build the same type of bridge, it might be aligned differently but it will have that truss system that everyone in New Paltz was used to seeing. They are going to do that.

Ms. Beltrametti: I think it should be up to par as far as weight, it should support the amount of weight that it should support. For sure. There is a range of ways that the bridge could look and still do the job. It would be a shame if we weren't involved in, or heard, what our concerns are. Again, because we have the attitude that we can't do anything with the State.

Chrm. Conero: I'm not even familiar with the SQRA process, as far as when the State does something like that. I'll add that.

Mbr. Blake: We're talking about if and when they do something with this bridge here, we want it to be a little historical looking to the Village instead of some modern highway striping through there. I agree with you there. That's where we should say something because the State is going to have a big say in what goes on there, but we should be able to tell them that we don't like how you're changing the Village, period. It's our money, too.

Chrm. Conero: Yes. I think that's what we're talking about.

Ms. Beltrametti: It's the entrance to our Village.

Mbr. Blake: I think everyone agrees with me on that. Leave it historical looking but it's a modern bridge.

Mr. Kiernan: That bridge was built in 1943, there's nothing historical about it.

Chrm. Conero: But the one before it was.

Mr. Kiernan: Before. Unfortunately.

Chrm. Conero: That's why it's called Wards Bridge, though. It's still called Ward's Bridge.

Ms. Beltrametti: Things change, I'm not saying things never change. Believe me, you have to allow progress and you have to maintain the standards. But what we should not do is put our heads in the sand and say there's nothing we can do. We should be involved.

Chrm. Conero: I totally agree with that, that's why we wrote that down. We definitely should be involved. And that what the Village Board, whoever's on the Village Board, they need to have their finger on the pulse and know what's going on with this.

In the transportation area, too, we did talk about working with Orange County and having bike lanes and trails in the Village, if it happens that we line the streets, again. If something like that

happens, we did put pedestrian and bike traffic, as well, in there. That was in there from the last time, but again, we left it in there.

Mbr. Blake: One other thing, you say the bridge is not historical? We don't want a super highway there which is what they did at the other end of the Village, that you just blow by and the people who live at the other end of the Village feel like, my God, they got everyone driving right through their yard, now. The ones who live on the other side of the Village, and I don't want that on this side of the Village.

Mr. Kiernan: You mean the bridge on 211?

Mbr. Blake: Yes.

Mr. Kiernan: That's Bodine's Bridge. It's probably the most historical bridge in this part of Orange County.

Mbr. Blake: It's brand new. It's not historical.

Mr. Kiernan: They're not going to give you a bridge with limited weights on it.

Mbr. Blake: No one said limited weights.

Chrm. Conero: No...what they did in New Paltz, they didn't have limited weights on it, they just created this infrastructure that made it look like it was historic.

Francis Tyrrell: Getting off topic, I just wanted to ask a question, because I think Rich and Diane came down here, as myself, we're just kind of curious, we know that the Chandler Lane development is back to the original plan that's been approved. I'm wondering where the status is with the water, with the well situation? Have you guys heard anything?

Chrm. Conero: There hasn't been any movement on that project in years. I'm on the Planning Board, as well as Sophia, and nothing has come to us in a long time. There were some phases in that project that were agreed upon.

Mr. Tyrrell: And it's still the 100,000 sq. ft. of commercial, as is stands, and also the homeowners association is still on there, and they would maintain, so far the agreement is the same, they would have to maintain the roads. That's what we're pretty much concerned...it's back to the original plan that it was.

Mbr. Romano: It's back to them, to the original plan. They still have to come back to us and officially tell us that it's the original plan.

Chrm. Conero: We did jump to the PDD and we will have some information on that, too. We met extensively; I can't tell you how many meetings we talked about this. Our committee was very frustrated, as so was the Planning Board with the PDD and how it gets approved. And its always approved forever. Whereas, you do a typical subdivision in our Village, you have 6 months to get started. If you don't, you have to come back in front of the Planning Board and ask for an extension. The Planning Board has been very generous about giving extension, after extension, after extension, because there are circumstances involved that warrant an extension. But when we talk about a PDD that we approved back in 2008 and now its 8 years later, things have changed. The developer knows things have changed, that's why he switched it all over to

residential. And it's frustrating to us that we constantly are arguing about what changes we can make to the original PDD when we should be asking ourselves, what do we want to do with a piece of property that's zoned industrial? It's an industrial zone and we want to make it into something else. When Bob was on the Village Board, there was very specific things in it that we were going to agree to, to change the piece of industrial zone over. But they can't agree to that kind of stuff and I don't see how they can build something in there that's not going to comply with that. It's very frustrating to us because things/times have changed that it's still an approved project because it's been adopted as zoning; it's part of the zoning. It's not really a subdivision, it's part of the zoning. From my understanding, the Village Board has the control and power over that PDD and they can make changes to it as they see that they want. Our recommendation to the Village Board, when it comes to PDD, will be unless we hear something different, is really requiring a cost benefit on approved PDD's if not implemented within a certain period of time. Ensure that there isn't adverse impacts in the community because things have changed and the reason we have subdivisions start in 6 months is because we want them to go forward and we don't want a stale project lingering over our heads. That's what we have at Chandler Lane. We have a lingering project over our heads. Someday, it might be able to be built the way it is, I don't know.

Mr. Kiernan: Aren't normal extensions necessary on that? Eight years?

Chrm. Conero: Because it's not a subdivision, it's a PDD, it's like an overlay district overtop of the industrial zone...

Mr. Kiernan: It's still an application...

Chrm. Conero: It's still an application, right, but with a PDD, there's certain zoning requirements, zoning changes that happened that make it permanent. It's not just a subdivision, it's a zoning change. If they abandon the PDD, then it goes back to industrial and then we start all over if that's what we want.

Mr. Tyrrell: I think the biggest concern of everybody is because they found bacteria in the water supply that was dedicated. Supposedly, he was going to dedicate it to the Village; I don't know where that stands. You also have iron and manganese down there and you have major problems on Water's Edge, which Mr. Don Berger can tell you, he's living proof. It doesn't make sense to have a bond that we're floating up here on Clinton Street when you've got major problems down there.

Mbr. Romano: The water pressure isn't good.

Mr. Tyrrell: It's terrible.

Chrm. Conero: That's all I really know about the PDD. And since we're in the industrial zone and we're in that part of the Village, we met with the property owner across the street from that, he's been looking for some...He came in front of the Board. He said he can't build on his property. We looked at all the things he could do with his property and then we asked him to come to our Master Plan Update Committee; tell us what you want to do, give us your ideas. So we did make some changes in there but its recommendations, rather. We asked for recommendations, to maybe add, to the uses in that area to make it easier for somebody to build something else there. But it doesn't include houses. It's still a planned business district, if that's what it is still on the plans for, so that's our recommendation.

Mr. Tyrrell: ...with the tax cap, as you know, thanks to Don Berger, you meet the tax cap. If it wasn't for Don Berger we'd all be paying a lot more money...inaudible...we should be pledging...the pledge of allegiance was never an issue, here in the Village of Montgomery. It was up there in New Paltz. So, it's really not an issue. They should be pledging to meet the tax cap each and every year. And the same thing with the school board. I'm not saying there's no raise but you want to meet that because there's a lot of senior citizens in the Village and they're not getting a cost of living, so that's my big thing. I've got a lot of people down there, and as everyone has seen in the area, we've got foreclosures because people couldn't afford it. Taxes are high, so we brought that up. Mr. Berger, I would like to thank him and, Maria here, who stayed on top of it and got the budget to where it should be. Otherwise it was going to be a 7.1% increase, so I give you kudos.

Inaudible...too many people talking at once.

Mr. Berger: Can I bring up something? In the last meeting, two months ago, I was kind of shot down, pretty much...explain to me in an easy definition, without all the legal terminology, high-density residential. What exactly does that mean?

Chrm. Conero: High-density residential? Where are you picking that up out of the plan? Which page?

Mr. Berger: Page 84.

Chrm. Conero: I just wanted to see what the context of it was. I'm not going to get into legal terms because I don't know any. You're looking at this map, here? Okay. So you're saying that you see high-density in the peach color? That's out by...that would be Loosestrife, am I correct? That's high-density in back of...

Mr. Kiernan: Waterwheel.

Chrm. Conero: And Waterwheel is across the street, Bob?

Mr. Kiernan: Yes.

Chrm. Conero: And then the apartments next to the Nabisco building.

Mbr. Romano: Did they make the property on Boyd? Are those considered high-density?

Chrm. Conero: Whatever is in this color is. Down off of Taft, along the river, there's a piece there. So, you want me to describe what high-density residential is? I'm going to assume, that that means the apartments that we have. It's like the apartments in back of...off of Factory Street; that's high-density residential. That's what it is now, we're not saying...that's not a recommendation.

Mr. Berger: I was just asking for a general definition. Because it leaves me...I just wanted to get that idea. I'm really bothered by what's happening in Orange County and Sullivan County. And today's paper is testament of what's happening. The last meeting...I'm glad the attorney's not here because, the legal terminology, the hell with that crap. What I'm just trying to get at, is what, in this group here, can we do to prevent those type of things happening here?

Chrm. Conero: First of all, we have zoning in place.

Mr. Berger: Bloomingburg had zoning. Monroe had zoning.

Chrm. Conero: I don't know all the things that happened in Bloomingburg. There was a lot...

Mr. Berger: The zoning was...inaudible...too many people talking...\$50,000 went in somebody's pocket, all of a sudden they got approved. These are the things I'm concerned about.

Mr. Tyrrell: Then again, there was no recourse.

Chrm. Conero: I think about this often, too, what happens in our County. There are places in Deerpark, and that area, as well, that things are going on that are questionable, and with our proper legal advice; with our people that we elected to our boards, they have to be, again, I'll use that terminology, a finger on a pulse. They have to understand what's going on and they can't make changes in a vacuum and I think they do a good job of that. And I think our Planning Board does, too. I don't know what happened in these other municipalities, but I can't foresee it happening here. I just can't.

Mr. Kiernan: There's not enough residential zoned property to do it, anyway.

Chrm. Conero: But again, I understand your concern and I often say that to myself. I read the paper, too. How could that not happen here like it's happening in other places? I think we have good people on our boards and good legal representation and good engineers. I just don't think it'll happen.

Mr. Berger: I get that and I appreciate that, but everybody thinks everybody is good, but in those particular areas, we found out that those people are no good; all the way to Albany, they're all no good. So with all these people that are no good, all I'm asking is that, is there some sort of thing that we could do to make something like that iron clad that this cannot happen here in zoning changes, or whatever?

Chrm. Conero: If the zoning doesn't allow for that, what you are talking about, I think what you're talking about is high-density. The only high-density that there was, and this was probably done a long time ago, pre-existing high-density residential, those are the only things you see, in that color under yellow, that peach color, those are the only high-density areas that we have. You'll notice, not even the PDD land, the industrial land that's all white, and its vacant land. Those are the industrial districts they're not classified as high-density, either. Can it be changed to high-density? I suppose if something happened and somebody wanted to change zoning, but it would have to be done with a PDD, as far as I know. I hope I answered that question.

Mr. Berger: I try to bring it up because I don't want anybody to forget.

Chrm. Conero: It is a good point.

Mbr. Steed: Don, Loosetrife and the apartments off of Factory Street, the west side, they're saturated. They're already built.

Mr. Berger: The land that you referred to earlier over on 211, there's town and village land there, right, there's a potential problem. How can we prevent that from being...

Mr. Tyrrell: That's John Maza's (sp?) Farm, after the 37 acres here for Chandler. Marc owns 25 acres, additional on the town side. Somebody from Brooklyn owns 52 acres in the town side. Somebody looked that up. He sold off 110 acres or 114...that's a town concern.

Mr. Berger: Do your board and the town board, ever talk to each other?

Chrm. Conero: There is a lack of, on a planning and zoning level, there is a lack of...inaudible...inter-municipal cooperation between the two. If there's a planned development that's bordering the Village, then yes, we're notified as part of the SQRA process as in interested party. So, we are notified of that. As far as inter-municipal planning between the Village and the Town, we have our plan, they have their own.

Mr. Berger: One of the things that I talked about, which I was slapped down a little bit, for me, I always look at it as, why are we always so afraid to talk about it?

Chrm. Conero: Talk about it? The high-density residential?

Mr. Berger: No. Why are we afraid to talk about them? You know what I mean?

Chrm. Conero: We're not.

Mr. Berger: I mean in general. I have film. We took film in this Village of groups of Hasidim's going door-to-door, knocking on door-to-door about buying homes. Right in this Village, two separate days.

Mbr. Romano: Unfortunately, Don, we live in a whole new world. It's not the world we knew.

Chrm. Conero: I'd like to get us back to the plan. I know what you're saying, high density as part of the plan. I wrote it down, I have Don Berger, concerns of high density.

Mr. Kiernan: High density is so many units per acre. It started with Joel Mendelbaum, he was allowed to put, on Village property, 13 units per acre.

Chrm. Conero: 87 total.

Mr. Kiernan: On about 5 or 6 acres total.

Mr. Tyrrell: ...down in the Village of Warwick because the senior citizens, he based it on the income of the area, which is \$84,000 per year and he got the tax benefits that he reaped from the IDA's from the State, and he wound up, there's people now who cannot afford, senior citizens that moved...yes, because he based it on what the average salary of the working person, and he got away with that. It was in the Record, not too long ago. That's pretty sad. We've got to protect ourselves, too, you look at the IDA's and there's no enforcement, we're giving tax breaks left and right around here.

Chrm. Conero: We're talking about senior housing, we looked at that, too, as a group and we have approximately 104 units of senior housing, with the 87.

Mr. Kiernan: The money did not come from the IDA's because they don't do residential.

Inaudible...everyone talking at once.

Mr. Tyrrell: It's pretty much the same thing, you get a tax break; one is for commercial and one is for residential. There's no difference who's getting the tax break but it's not benefiting the citizens. Now, the seniors went into these houses and now they can't afford it because they raised the rents and they can't afford it.

Mbr. Romano: But we can't police that. If he was to bring another plan, or someone like him, we cannot say no, no, no, we heard what we heard...we have to look at every site plan, as Planning Board members.

Mr. Kiernan: He did bring another plan to Montgomery to that property...inaudible...it was an industrial piece of land, that 17 acres, he proposed high-density living there in the same idea with the senior citizens. And residential housing. He was shot down because everyone in the world signed a petition.

Chrm. Conero: We talked about having more senior housing; I've been on other exploratory committees, and it didn't come out right.

If we could just move forward with this, we're halfway through, so we're at Cultural/Historical Resources, on page 50. I did not see anything in here that was changed; very minimal changes in here. We have a lot of preservation, as far as the Master Plan is concerned. We have a lot of leeway in here for the AHRB to come up with design guidelines for the district. On page 63, for instance, the Historic Guidelines. The Historic Review Board is working with the Village Board to come up with those guidelines. It's really a good thing to have so that people know, if I have a Village home, that this is what you can put on it and its guidelines. Not law, just guidelines. We also asked for a renovation guidelines pamphlet to give to property owners that are within the line of site of the Village Historic Districts, as well. All of this has been in here since 2008; we haven't made any changes to that. Any questions?

Chapter 7 is Community Facilities and we updated throughout this chapter, also, to reflect any current circumstances. We will also be updating sections 7.6 and 7.7 which is infrastructure changes in the water/sewer capacities. We're having our engineer work with our planner to update that section, so there will be changes in the water/sewer section.

Mr. Tyrrell: Do you know what capacity we're operating at now?

Chrm. Conero: I don't know what the capacity is.

Chapter 8 is Downtown Revitalization. We added, which we talked about a lot, a section in outdoor eating; tables outside on the sidewalk where appropriate.

Mr. Tyrrell: Like a Garrison's kind of thing?

Chrm. Conero: It could be Garrison's, it could be in front of the Wildfire, in places where the sidewalk infrastructure is wide enough. Adopt some zoning to allow people...like in Saratoga, Sugarloaf. Beacon is a huge success story. The idea behind it is to keep people in the Village longer. Sometimes they come here and they spend a little bit of time and then they leave; they're here and they're spending more time here, spending more money.

Mr. Tyrrell: Can I ask one more question on the Master Plan; the area where Brescia Lumber is, is it still zoned the original...

Chrm. Conero: That's still zoned industrial.

Mr. Tyrrell: What about the plans that Rowley had come up and it had gotten knocked down. He wanted to put PDD over there, I know it's not the comprehensive plan...

Mbr. Romano: I know we approved it, they chose not to do it.

Chrm. Conero: No, he's talking...you're talking about two different things. He proposed to do a PDD to put residential in there. It's industrial. The Planning Board gave him approval, a long time ago and since, those approvals have been...they're not a PDD; it's a regular subdivision, they're already gone.

Inaudible...too many people talking at once.

Chrm. Conero: It's all industrial, that's what it's meant for.

We did add a section in here because we do have a bandstand, now, so we added a section in here for that. Just again, to keep the plan current. Any comments?

Downtown Main Street has changed, so there are other grants available through the Consolidated Funding Application. Again, this is for the Village Board to apply for grants. We wanted to make sure this was updated, as well.

Here's our overhead utilities section that we want to get rid of. Again, it's a great idea.

There are more recommendations with the New York Main Street Grant to secure funding for the façade renovations in the downtown area.

Ms. Beltrametti: Are we in Chapter 8?

Chrm. Conero: We are in Chapter 8.

Ms. Beltrametti: I'd like to make a comment that is something that is within our reach. Like Clinton Street, in particular. The DPW empties the trash containers. First of all, our businesses, a lot of our businesses take advantage of the 4 times a week pickup on Clinton Street. Not because they put trash out every day, if they did, it would be better. But they can put it out any time they want and they put it out in piles and piles. And the code requires that proper number of containers with lids be maintained in proper condition, cleaned. Do you know that our code requires that a dumpster be cleaned once a month? I'm not asking that. I'm just asking for the garbage containers not to be falling apart. And then with the boys on the truck, they turn them over; they move away from the back of the truck with them right-side up, but they turn them over and they hit them on the ground so that every last piece of lettuce is going to land on that sidewalk until I go by and pick it up, usually. But in the summer there's maggots and I've seen it more than once and there's no reason for that.

Mr. Tyrrell: Maybe have the shop owners, maybe have the police force...

Ms. Beltrametti: It's not the shop owners, it's a couple of eateries that take advantage. Honestly, I think that the eateries should be limited to twice a week because they take advantage of having 4 times a week pickup...means that they can put out their garbage whenever they want. Most of

them don't open up until 11 or 12 o'clock in some cases, and the containers are there on the sidewalk all day in front of other eateries, in front of new shops that are trying to establish clientele. There's no reason for it. We have power washers that can clean those sidewalks. I've been asking for two years to clean the sidewalks at the deli, the hometown deli and in front of 110 Clinton Street, it's disgusting. And in the summer, it stinks.

Chrm. Conero: We can certainly put something in the plan that says we have an annual, 5 year or 3 year, whatever the DPW decides...

Ms. Beltrametti: It's in here...Pedestrian environment-must provide a sense of cleanliness, comfort and security. I'm looking at page 72. A lot of the landlords on Clinton Street are absentee landlords, for the most part. They need to maintain their buildings better. They need to provide garbage cans for multi-tenant buildings. I mean, you can't expect people to figure it out.

Mr. Tyrrell: That's something that needs to be brought to the Board of Trustees.

Inaudible...too many people talking at once.

Ms. Beltrametti: I have, many times and but I've had no satisfaction, so I'm hoping that we can all agree that this is worth pursuing; it's so within our reach. There's no reason why we can't have clean sidewalks.

Mr. Blake: Maybe the Police Department can designate an inspector to go around spot-checking...

Ms. Beltrametti: Well, we have a code enforcement officer, it's ridiculous to think that Buddy, he has way too many things to do and he's also too much of a sweetheart; he just wants everyone to like him. Whereas, Bruce doesn't mind. Somebody's got to come down hard. 71 Clinton Street is a great example since last July.

Mr. Tyrrell: He's the inspector so that'll be the gentleman that would have to do that.

Ms. Beltrametti: Well, somebody's got to do it. We have a code enforcement officer, you know. We have a section on code enforcement. It's all in the code.

Chrm. Conero: The code has been adopted so that, there's a lot of things that you said that can be done, now.

Ms. Beltrametti: The only thing that would have to change in the code, because the code specifies that it is the responsibility of the Superintendent of DPW and the Police Department. That's not practical. I remember, I encountered the Chief on a stakeout, 5:30am on a Monday, trying to figure out where all this garbage is coming from. Believe me, I'm not trucking it in, it's coming from 71 Clinton Street, just because they moved it around, they put it at Mario's place instead because they don't have enough garbage cans. This is ridiculous, really amateur night. There's no reason for it.

Mr. Berger: Perhaps you come up with a standard type garbage can with a lid, standard to all businesses, eateries or what have you. A standard one because people have crap. Waste Management used to give those heavy cans. Now I know the guys can't pick those big things up on a regular basis, that's asking a little too much but you can, perhaps, put something in there where they have a standard can. This is the one you must buy if you're an eatery or business.

Ms. Beltrametti: The code specifies that your container shouldn't be more than...moderately sized ones.

Chrm. Conero: When we do a subdivision, garbage areas are fenced in, especially for a business district. It's tricky because it usually takes a parking space up. But it's important.

Ms. Beltrametti: Two years ago on Memorial Day, most restaurants, Ward's Bridge in particular in this example, they're closed on Mondays. That's where the parade lines up. They had four containers for 88 bags of trash. And in the summer, as soon as the weather gets warm, and even when the weather's not so warm, the squirrels get into it, the cats get into it, there's food everywhere and that's where the parade was lining up. So I clean it all up and I went to see them on Tuesday and I said listen, this is what's been going on and it was really outrageous on Memorial Day, of all days, could you please get a few more containers. And the bags, instead of leave them on the ground, stack them up high. They don't pick up the container, it's too heavy, they take the bags out. So stack them high, at least keep them off the ground so you're not making them so vulnerable and a huge mess becomes unmanageable.

Chrm. Conero: Maybe we can add a recommendation...maybe I should ask the planner about that.

Ms. Beltrametti: Someone in an official capacity has to talk to these eateries and tell them this is the way it's got to be done.

Chrm. Conero: I'll make a suggestion to run it by the planner and see if other municipalities have done the same thing.

Mr. Kiernan: When are they going to do something about it?

Mr. Berger: We have Rabbit, no one will answer us. They just say well we'll have Buddy go there again. They don't do a thing about it.

Ms. Beltrametti: Its 10 months later, Rabbit, and it's still the same situation.

Mr. Kiernan: I believe you.

Mr. Berger: And believe me, it's brought up at Board meetings all the time.

Ms. Beltrametti: I finally gave up on it because supposedly they're going to be leaving soon. Thank God. It's ridiculous.

Chrm. Conero: I wrote it down.

Chapter 9 is Economic Development and its only two pages. What Alan did was, he changed the Empire Zone to a new section called Shovel Ready sites.

Mr. Kiernan: When you say Empire Zone does the Village apply for that or the individual business owner?

Chrm. Conero: The Empire Zone is gone, the program doesn't exist in New York State anymore so we updated the plan. He did add in some new programs like the Build Now New York

Program, there's the IBA. We still have our Create a Plan Business Park Overlay District to allow for development of light industrial parks in the context of the planned unit development. That's exactly opposite of what the PDD does in Chandler now; that's more residential and commercial, this is more business park related.

Mr. Tyrrell: That's what you're looking for on the other side...you want ratables, anyway. That's what...you've got 110,000 sq. ft. of commercial and at least you'd have a tax base. We all know the taxes are bad news here because it's all on residential.

Chrm. Conero: We want ratables. That's our concern. I don't think anyone on our Board ever said we should change from Planned Business District into a Planned Development District. The timing of all this...the Master Plan came out after the PDD was already approved.

Mr. Tyrrell: It was too late.

Chrm. Conero: We get into Chapter 10, with the Land Use and Zoning. Again, we added some recommendations to the PDD. One of them is adding a minimum area requirement for the site to be designed as a PDD because you can apply for a PDD no matter what size piece of property you have. I think the original intent for a PDD was something bigger, it wasn't just developing your side lot. Especially in the historic part of our Village. When someone applies for a PDD, it really makes it a nonconforming building in a historic district and that is definitely not the intent of a PDD. So we added that. Recreation areas for PDD, we did in lieu of parkland per unit. The Village Board has increased the parkland fees for PDD or sub-developments to \$2000 per unit from \$1500. On page 85 there is a graphic recommendation of what we've done here. Again, there really hasn't been much change here; the Planned Business Park is still the same, the PDD across the street is the same, and the Planned Development District, pointing to the white area, here...agricultural and farmland. I'm making a note to change the location of the arrow to point to the white. In our plan, it's agricultural and farmland, which is what it is now. We are not saying to change it to anything else. Although, we probably should do that. It's bordering a section that we want a Planned Business Park, so the green section, which is Hoeffner's field, the green section next to that is...a lot of the development that is going to happen in there kind of includes that, as well. We really should make that a Planned Business District, as well. Does anyone have any objection to me making that? I'll add that in, or at least confer with Alan.

Mr. Kiernan: What piece is that?

Chrm. Conero: There's a piece, you might not see it if you have a black and white copy, this piece here is where Hoeffner's property is, and next to it is the land that is industrial/commercial zone, well we're saying the Planned Business Park would be in this industrial zone on the right. But there's a piece here that's zoned, right now, for agricultural and farmland. We're saying that if that was ever going to change we probably should say that that would be a Planned Business District, as well. So it's not a PDD.

Mr. Kiernan: Most of that property is industrial, or a good portion.

Chrm. Conero: This whole area is in the Village. Even where Artie's place is, the back of Artie's. This is all in the Village of Montgomery.

Mr. Kiernan: That zone changed about 40 years ago. A guy named (inaudible) applied for a place to store gas trucks and in that (inaudible) they declared he could have two, maybe three.

That's when it was zoned for gas trucks. Then, Frank Nash and Artie ended up with it and (inaudible) for the last 30 years. It's nothing new to the zone, not even close.

Mr. Tyrrell: Kevin, I have one question. Over by the National Hotel, was there an application to change that? Is it still in existence?

Chrm. Conero: No, there wasn't an application. That was more of an exploratory-type thing to get a feeling of what the Planning Board wanted.

Mr. Tyrrell: That was for condos?

Chrm. Conero: No, it would be mixed residential and commercial. It's what we're promoting; commercial on the bottom, 1-2 bedrooms apartments on top. Any more comments?

Mr. Tyrrell: Thank you. You answered my questions for now and if there's anything that comes up with a proposal, I'll put the notification on about the PDD.

Chrm. Conero: Thank you for coming.

Mr. Kiernan: I'd like to say something about the PDD, you might be interested in. We've had, to my knowledge, three applications that went through on the PDD. I could be wrong with that number. And every one of them, including this one, potential change by the Chandler Lane corner, has been overkill; absolute overkill. They had a single family lot down there on 17K that they have got three cluster-type buildings on it. I think its twelve apartments on a single family lot. You've got the Montessori School over here that's 12 feet longer than the original application. And as you know, negotiated that (inaudible) on the corner, with Devitt's, and they're proposing that they have, there's nothing there close to what we originally agreed. What we came up with was an idea that kept these people up there happy, 128,000 sq. ft. of ratables, \$300,000 back to the Village of Montgomery, a bus given to the senior citizens groups in the Village of Montgomery, two wells that I would imagine were supposed to be clean and self-contained garbage in the street. None of that in this new application. It behooves all you people to look at the thing for about eight seconds and just tell them no. Very simple.

Mr. Tyrrell: I think everyone pretty much wants all the same safety requirements that were going to be contingent upon all of that, plus, he should have to pay for clean water. No taxpayers should be paying for that at all. It's his development and that's the bottom line. I would rather see residential 2-3 acres with big houses like that on Chandler Lane. It's not going to happen. I know it's already done. You guys are doing your job but I want all the restrictions that he has on it already. In other words, he's responsible for cleaning up that water. It's got bacteria, a health risk for everybody. We're all going to be on the hook because we don't know how much water...I hardly have any water coming out of my tap now. When I take a shower and you put something else on, it's a trickle. That's the reality of it. He's got, Don Berger will tell you, on the other side of town, he's got black water which the Board, he brought to them, they were saying its accepted standards; they weren't drinking it. Let them drink it first. You drink the cool aid. So the \$100,000 bond that's being spent on Clinton Street is bogus, it should be taking care of the people here. Forget about Marc.

Chrm. Conero: I'm not familiar with that.

Mbr. Steed: My water pressure increased 100% because my son, Michael, changed the entrance gate valve that was seized.

Mr. Tyrrell: I had mine taken out...changed all my filters because I had a reverse osmosis and everything else.

Mbr. Steed: No, the first valve into my home from the street. It was almost rusted, seized. He said he didn't know how we had water.

Mr. Tyrrell: I've already had...I've had water treatment since I moved here.

Mbr. Steed: Once you change that, you'll increase 100%.

Mr. Tyrrell: Still, you've got to know if we've got enough water supply. We don't want bacteria because it'll all come back to the Village. And when the lawsuits start rolling in...

Mbr. Romano: But the water here is not like it used to be.

Mr. Tyrrell: But the water table isn't that high, that we're in a drought situation.

Mbr. Romano: It's nobody's fault, it's just the way things are.

Mr. Tyrrell: I know you guys are doing a good job, I never said you didn't.

Chrm. Conero: Some of these things that we talk about here, and I appreciate everybody's comments, some of them really need to be funneled to the Village Board.

Mr. Tyrrell: My thing, that I brought up a couple of times, this is going way back, I say go with a public referendum instead of having five people up there, and now it's opened up to the Village, what you want. That could be put down for the elections instead of letting five people decide, and some of them have interest in it; if you were selling water at the time, you have a lumber yard, you work with somebody. Who's supplying the goods? I'm not saying names but that's a concern. Who benefits? Thank you.

Ms. Beltrametti: There's two board members on this committee and there's nobody here.

Chrm. Conero: We did notify; it was in the paper, on the website. We have all the documents on there.

Ms. Beltrametti: I don't mean people, there's nobody from the Board.

Mr. Kiernan: Two trustees are on this board with you people, where are they?

Mr. Berger: Well, this is the second meeting, they haven't been here.

Ms. Beltrametti: It says a lot. It says a lot. Why did we spend \$20,000, I think, to update this after budget costs, why isn't anyone in charge of this Village here?

Chrm. Conero: I think we're more of an advisory committee to them. So whether they're here or not, we're still going to make our final presentation to them. You're also going to have, I think the process goes to another public hearing, at the Village level. This is just basically the public hearing to get the comments down to this which, we'll close this part of the public hearing, we've got your comments down; we're going to go through that with the planner and the attorney to...

Mr. Berger: The point we're saying is two board members sit on this board. They've missed this the second time.

Mr. Kiernan: It's not right.

Mr. Berger: Where are they?

Ms. Beltrametti: Nobody here can actually tell Bruce that he has to enforce the code. Not as his discretion. He actually said to me I apply the code at my discretion. He's not a judge. It's not...

Mbr. Romano: Are we going to have another public hearing at our level, here again?

Chrm. Conero: No. We'll vote to close this public hearing and then we address these things and we make our final presentation to the Trustees.

Mbr. Romano: And then they have a public hearing and that's when you come and hopefully what you guys...your concerns are in there, too.

Chrm. Conero: Again, if you look at the back, and this is where I'm really going to be focused on with the Village Board is that they are recommendations and they are listed as immediate recommendations, short term, long term recommendations. I think we could basically go through some of these and see what's economically feasible to do, but some of the immediate stuff, I think, can be done, as it applies to each section of the plan. I think they're more than willing to do a lot of these things. We just need to be careful with the money and our budget.

Mr. Berger: You're recommending passenger rail service?

Chrm. Conero: We are, it's still in there. We're looking at, something from Walden to Montgomery out to Campbell Hall. They did a study on that and it's feasible.

Mr. Berger: They will never do it.

Chrm. Conero: What's that?

Mr. Berger: The railroad will never do it.

Chrm. Conero: Well, they were part of the feasibility study, so I don't know. Again, things change.

Mr. Berger: I worked the rails for 37 years and just to get service up here to Campbell Hall...

Chrm. Conero: Does anybody have any other...

Mr. Kiernan: I want to finish what I started to say before. On the PDD and the proposal on Chandler Lane, I think this is a very important decision because the new proposal has little or no ratable or industrial.

Chrm. Conero: Are you talking about the new one? That's gone.

Mr. Berger: Well they're back to the original.

Chrm. Conero: They're back to the original one.

Mr. Kiernan: Have they agreed?

Mbr. Romano: It hasn't been presented to us at all. We haven't even looked at it.

Mr. Kiernan: I could tell you the whole thing about it because I'm the guy that put it together.

Mbr. Romano: What I mean is he hasn't come back to...

Chrm. Conero: Again, this really isn't for our board, our advisory committee here is for the comprehensive plan, and the PDD, I just gave you some insight on what happened. Right now, as it stands, it's back to where it was.

Mr. Kiernan: I request to change that development up here and put in, as you know, mostly 3-4 bedroom houses.

Chrm. Conero: You mean on the PDD land?

Mr. Kiernan: Yes, on Chandler Lane. As I said, 7 years ago we worked it out to where everyone was happy. Now, his proposal of 3-4 bedroom houses, he says is a better tax base for the Village. Well, it is a better tax base. What are we going to do with the 100 extra kids that we didn't plan on for the schools. You've got 3-4 bedroom homes, 180 of them, you've got a lot of kids in there. Traffic, 3-4 bedroom homes, at least two per house, maybe three.

Mbr. Romano: We addressed all of these things. We brought our concerns to the Trustees as a Planning Board and that's where we left it.

Chrm. Conero: It was in 2014.

Mbr. Romano: It was a whole list that we had.

Mr. Kiernan: Oh, good. Well done.

Mr. Berger: I think the School District came up with the answer to your question was it would have limited impact on the schools.

Mr. Kiernan: That's what they told you, it's not the schools telling you.

Mbr. Romano: It wasn't verified, it was...

Mr. Kiernan: There were three verified on the original one with roughly 22 kids.

Mbr. Romano: Now the application is gone, so onward.

Mr. Kiernan: I'm with you.

Chrm. Conero: Does anyone else have any comments on this?

Mbr. Romano: I just wanted say that I wrote down the truck, the thru traffic, the emergency, the bridge, the historical-do not align it, concerns about the PDD and the garbage and making our main streets beautiful. That's pretty much on mine.

Chrm. Conero: To change the farmland to Planned Business District, as well, instead of a Planned Development District and to change the arrow on the plan.

A MOTION to CLOSE THE PUBLIC HEARING was made by Chrm. Conero and seconded by Mbr. Romano and carried 5 Ayes 0 Nays.

When it goes in front of the Village Board, Alan, the planner will be there, the Attorney will be there, and they (the Master Plan Committee) will all be there. He estimates that it may be presented next month.

RE: ADJOURNMENT

A MOTION was made to adjourn the meeting by Chrm. Conero and seconded by Mbr. Daley at 8:51 pm.

Tina Murphy
Deputy Village Clerk