

**MINUTES** of the Village of Montgomery Master Plan Committee meeting held in the Conference Room of the Village Hall, Clinton Street, on Wednesday, May 21, 2014 at 7:30 pm.

**ATTENDANCE:** Chrm. Conero, Trustee Andolsek, Trustee Scheels, Mbr. Romano, Mbr. Freeman, Mbr. Blake, Mbr. Wallace, Mbr. Daley, Alan Sorenson, Marc Devitt

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

Chrm. Conero welcomed Alan to the meeting. At the previous meeting, he asked the members to look through the Comprehensive Plan and see if anything needed to be upgraded or changed. It seems that not much has changed.

Mr. Sorenson said unless there isn't any development in the past 6 years, some things would have been followed right along, unless that hadn't been done. Chrm. Conero assumed that what the Master Plan committee previously came up with would have been put into the zoning. Mr. Sorenson said they are more the short and long term. The Chrm. asked for guidance.

Mr. Sorenson suggested that programs and local laws should be looked at first, to see if they are still relevant and if the Village still has an interest in pursuing them. Are there things that weren't anticipated in 2008 that have come up as issues to the Planning Board; look at amendments to the Comprehensive Plan address those issues. The members begin to review the implementation plan:

1. Restrict development to protect the community from steep slopes, erosion and causing sedimentation. It's a policy that the Village Board and the Planning Board would follow. With the storm water proof and prevention plan, anything over an acre would require basic (swept-not sure if this is correct word) and anything over five acres.
2. Protect water resources and provide stream course and wetland buffers. This is a policy so it would be an ongoing thing.
3. Require storm water pollution prevention plans in accordance with NYSDEC regulations-in development review process.
4. Limited developments within areas that contain hydric soils that are prone to seasonal high water table and ponding. Do not build houses in areas that are going to flood.
5. Require sediment erosion control plans where site development involves cut and fill.
6. Protect the riparian zone along the Wallkill River—the vegetated buffer along the stream banks.
7. Encourage tree preservation and conservation in order to maintain tree lined streets throughout the Village. \*\*\*The Chrm. asked if we had a plan; both Trustee Scheels and Trustee Andolsek said no. Mbr. Blake asked if there was one for site plans and was told yes. Trustee Scheels said that if a tree is taken down in the Village, it is replaced. DPW decides. The benefits of a plan is replacing,

maintaining the health of the tree, selecting the right species and a replacement schedule. A tree plan would address these issues. \*\*\*The Chrm. asked if the root structure would be included in the plan. Mr. Sorenson said yes.

8. Encourage incorporation of leadership and energy conservation in design...
  9. Require strict fire code compliance. The fire code is NYS. \*\*\*The Chrm. said that we do this.
  10. Use the riparian zone along the Wallkill River to protect sheds.
  11. Specific actions-enlist and arborist to develop a long-term street conservation plan for the Village. Rather than leave it to chance, on a case by case basis, there will be a plan in place. When there's a plan in place, funding is out there for tree planting and maintenance, so it's beneficial.
  12. Follow-up on that-develop standards for the planning and streets associated with developments.
  13. Create well protection for overlay districts to protect the Village's water supply. This will require local law.
- Chrm. Conero said that the Village does all of these except for the tree preservation.

14. Traffic impact studies for activities that are likely to generate more than 500 trips per day.
15. Promote traffic calming through education enforcement and engineering.
16. Require interconnection of streets between subdivisions or easements that provide the future connection of streets-a grid system. Mbr. Blake mentioned that most Planning Boards do not want developments connected.
17. Encourage joint access driveways to adjacent commercial sites by requiring joint access agreements.
18. Encourage the use of bluestone sidewalks in historic districts. The Chrm. said that there used to be bluestone in front of the Village Hall but was replaced with concrete. Mbr. Blake suggested it was replaced for safety. There is discussion about the different sidewalks in the Village and who authorized it.
19. Require developers to install sidewalks prior-the Chrm. said they do this, even if it's on one side of the development.
20. (Same as 19)
21. Coordinate with Orange County Transportation Council to enhance public transit service.
22. Support efforts to bring passenger rail service to the Village. How likely that is in the short-term, Mr. Sorenson is not sure. The Chrm. reminded him that there had been a study done on that, with grant money, in Walden, with MTA, Nelson Niegard. Mr. Sorenson said it has to do with getting funding. The outcome was a second study. We haven't been able to secure funding although there is merit. It would have the most population density in the area. There would be a station in Montgomery and Walden-parking would be an issue.
23. Work with DOT to establish alternate truck routes to avoid Route 17K and Route 211 intersection. Chrm. Conero said they had put that in the original plan because of the increased truck traffic that was using 211 as a short cut to get to 17 and when we approached the DOT about that-they cannot restrict those type of trucks in our Village because it is an emergency route when 84 is closed.

24. Policy-Strictly enforce laws regarding trucks to discourage truck trips from Neelytown Road through the community.
25. Coordinate with the DOT & the School Board to address traffic congestion in the vicinity of the elementary school. The recommendation was a traffic study-not sure if that ever took place.
26. Create a Pedestrian Circulation Master Plan that integrates sidewalk and trail systems.
27. Make sure sidewalk system is handicap accessible.
28. Identify sidewalk segments that needed to be constructed; long-term capital improvement. Will require subsequent action of the Village Board-pursue grants, outside funding. The Chrm. asked JoAnn and Darlene how that worked-they said it's in the DPW budget-a line for sidewalks. There is discussion about new sidewalks in the Village, Goodwill Road; and why there are different sidewalks in the Village and safety.
29. Pursuing Local Government Records Management grants for the Village Museum-ongoing policy.
30. Support a variety of cultural activities at the Senior Center, not limited to the Grand Montgomery Chamber of Music & Theatre Series. This is going on.
31. Encourage the retention and attraction of cultural anchors within the vicinity of the Downtown Business District. Policy
32. Protect the integrity of the Historic District by ensuring that renovations respect the original architecture of historic buildings.
33. Support efforts to list eligible properties on the State and National Registrar.
34. Support efforts by property owners to participate in the Conservation Tax Credit.
35. Require Certificate of Appropriateness for changes to the exterior of buildings that are in line-of-sight of historic districts. This is being done.
36. Ensure that payment-in-lieu of parkland fees are collected to offset expenditures associated with new development. This is being done.
37. Support efforts to develop a Wallkill River Linear Park trail along the banks of the Wallkill River.
38. Support applications for grants through the NYS Parks, Recreation and Historic Preservation Office for local preservation efforts.
39. This is a plan recommendation---Develop voluntary renovation guidelines pamphlet for property owners so that building owners who are not in the Historic District but might want to...Mbr. Freeman said there are guidelines on the website for AHRB. It isn't in pamphlet form. Chrm. said if it's within the line-of-site of the Historic District, does it have to go to AHRB for approval; it is sent to SHIPO, as well. Mbr. Freeman said yes. Chrm Conero asked if the Planning Board should advise people to the AHRB during the PB review, if necessary. Mbr. Freeman said yes.
40. Require annual training. Mbr. Freeman said there is no regular training.
41. Develop Historic District Design Guidelines to help guide the AHRB's decision. Mbr. Freeman said that they have this.
42. Complete a Historic Resources Inventory of the Village; Mbr. Freeman said this is more than  $\frac{3}{4}$  or more done.

43. Create a Factory Street Historic District-There has been no movement on this.  
\*\*\*Review this.
44. Create a New Urbanism District along Clinton Street between Academy Hill and Bridge Street Historic Districts. This is a guide and would be a zoning amendment. The Chrm. stated that some of this is being done.
45. Expand the Academy Hill-Union St. Historic District southerly to Purple Martin Drive. This is not being done.
46. Encourage granite curbing.
47. Reserved
48. Mitigation measures regarding police and fire protection.
49. Mitigation measures regarding water & sewer.
50. Continue to monitor the capacity of the Village's water & sewer systems. As developments come in, they use a large amount of (water/sewer).
51. Encourage measures to reduce the solid waste through back yard composting and resident participation in recycling. Ongoing policy.
52. Encourage Leadership in Energy & Environmental Design in the design, construction and operations of buildings.
53. Create a Capital Improvement Plan for the Village's capital facilities. This will assess the useful life of all capital facilities maintenance needs and replacement schedules. And it will include Asset Management Plans to identify how to fund improvements. The Chrm. asked Trustees, JoAnn and Darlene, if the Village has this. They are not aware of any.
54. Support efforts to keep civic and cultural anchors within the Downtown Business District.
55. Support local business in their efforts to promote the Downtown Business District through special events. This is being done.
56. Ensure that building façade renovations respect the original architecture.
57. Ensure that the architecture of infill buildings in the Downtown Business complement existing buildings in terms of building, design, placement, scale and choice of building materials.
58. Promote the use of shared parking agreements to ensure the highest use of off-street parking spaces and create opportunities to increase the number of spaces through improved parking layout. (Between property owners)
59. Maintain Downtown as the economic, cultural and governmental center of the community.
60. Work with Central Hudson to improve the aesthetics of its overhead utilities within the Downtown. (Discussion about Central Hudson.)
61. Coordinate with Central Hudson to replace Cobra lights with a more aesthetically pleasing pedestrian-oriented fixtures.
62. Work with businesses to create a Downtown Business Directory. Mbr. Freeman said that this is ongoing. There is discussion about having a map to show people visiting the Village where shops and restaurants are.
63. Submit application for a NY Main Street Grant-Mr. Sorenson said they had tried that. Keep this ongoing.
64. Construct a pavilion-the bandstand is in the works.
65. Create more detailed sign regulations for the Downtown Business District.

66. Create Downtown Business District Design Guidelines to help with renovation, restoration and infill development. The Chrm. said there are no design guidelines except for in the Historic District. This is needed.
67. Create a Downtown Historic District along Clinton Street between Academy Hill and Bridge Street. This has been talked about but nothing has been done.
68. Ongoing...Continue to evaluate additional parking.
69. Partner with ESDC, Newburgh-Stewart Empire Zone to develop a coherent strategy to attract/retain businesses. This needs updating as the Empire Zone has been phased out.
70. Encourage development of shovel-ready sites in the Village. They are trying.
71. Work with local Chamber of Commerce to identify businesses that should be recruited in order to complement existing establishments. Identify the properties, identify the needs of the Village, then seek it out...
72. Create Planned Business Park Overlay District that can be applied to the Industrial Park District. They tried.
73. Conduct a detailed inventory of office, manufacturing and industrial floor space by square footage, class of space and location. Part of Business Recruitment
74. Support Transit Oriented Development.  
\*\*\*Discussion about eating/drinking outdoors, again.
75. Ensure that adequate buffers are provided between residential and commercial or industrial development.
76. Ensure payment of parkland fees.
77. Establish an ally with VC School District, Town of Montgomery and Orange County to discuss opportunities for intermunicipal recreational programming and facility use. An example would be tennis courts.
78. Promote the traditional development pattern of the community by encouraging New Urbanism principles.
79. Support Transit-Oriented-Development.
80. Encourage Planned Business Park development.
81. Amend the Permitted Use Tables within the Village to remove nuisance uses and add desired uses. Some of this occurred; such as livestock not allowed in the Village.
82. Create more detailed sign regulations for Downtown Business District.
83. Create Downtown Business District guidelines. Mbr. Freeman said this is in the process--the regulations will be Village-wide. Right now, you don't know which board to go to and when. Streamline the process and create developers guide?
84. Create Planned Business Park Floating Zone.
85. Adopt more detailed landscaping standards as part of the Site Plan Review Regulations. The Chrm. said they review on case by case basis. It is usually deferred to the engineer.
86. Amend sign regulations. This is in the guidelines-where in window, only have one neon sign, this is code.
87. Amend Subdivision Regulations to implement recommendations related to subdivisions within historic districts. This is specific. Non-conformed uses in the historic district-section 11-10; would require a variance.

Mr. Sorenson said that some of these are being followed a little more than originally thought. Are there other things that have come up since the Plan was adopted? The Chrm. said the Industrial Park has been...they have been referring to the Master Plan a lot. They want Planned District and are not in favor of single-family homes and senior housing. Kevin Dowd had mentioned to a landowner to ask the Master Plan board to look the land over and change that. And that is the reason they are here. How much have they deviated from the Master Plan? Look over demographics of the Village. How many apartments are there? How many do they need? How much senior housing is needed for the Village? Are the parks adequate? Is the PDD process applicable? Is it still a vehicle for development? Should there be restrictions? Look at current industrial zones to see what they can do with them.

What helps/will help the Planning Board and all other Boards, is having 3D renderings of site plans-it shows what it will really look like.

Mr. Sorenson asked for a list of all the members.

There is discussion of overlay on Union (Route 211) and keeping the business district up to Charles Street.

Chrm. Conero asked Mr. Sorenson about having the State come in and do an assessment of the 211 corridor-do realignment with sidewalks and trees. Can they ask the State to do it? Mr. Sorenson said they would need to put on Transportation Approval Program.

Mbr. Freeman mentioned a bridge to Benedict Park but Trustees, JoAnn and Darlene, said the Town of Montgomery will not cooperate. It's the same thing with lighting the bridge.

Mr. Sorenson asked that everyone look over the Comprehensive Plan and come up with a list of issues that are addressed and what needs to be addressed.

The next meeting will be Thursday, June 19<sup>th</sup>, 2014 at 7:30 pm.

**RE: ADJOURNMENT**

The meeting was adjourned at 9:40 pm.

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Tina Murphy  
Deputy Village Clerk