

A meeting of the Village Planning Board was held March 19, 2025. The following members were present: Mike Kelly, chairman, Gary Oeser, Carol Shineman. Richard Euler was absent. Jennifer Chrisman, Village lawyer, was present.

Also, present Beth and Thomas O'Leary and members of the public. See attached signup sheet.

Mike Kelly called the meeting to order at 6:19 p.m.

Motion by Carol Shineman and second by Gary Oeser to accept the minutes of the last meeting as presented. All in favor.

The Planning Board proceeded to outline the O'Leary request for Rezoning of their 141 W Grand St property and the steps that were followed:

GML 239-m referral to Montgomery County Planning Board on Feb 12, 2025. Referral was answered on March 11, 2025, no action was taken.

NYS DOT on March 7, 2025 sent the following comment: As requested, the New York State Department of Transportation (NYSDOT) has reviewed the request for the Village of Palatine Bridge Planning Board to serve as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA) in relation to the proposed zoning change for property at 141 W Grand Street (NY 5) in the Village of Palatine Bridge. Upon review of the information provided, NYSDOT does not have issue with the action as proposed.

The Planning Board reviewed SEQRA Part 1.

The Planning Board discussed SEQRA Part 2. Findings were that no adverse environmental impact would be felt, except Question 17 Consistency with Community Plans: c. The proposed action is inconsistent with local land use plans or zoning regulations. The board stated that there would be a moderate to large impact.

The board reviewed the current zoning in R-1 permitted uses, and used permitted through appeal, A business is not allowed in residential district.

The Planning Board completed SEQRA Part 3. The board issued a Negative declaration. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared.

The Planning Board is in receipt of a Protest Petition, placed on record with these minutes.

Resolution No. 3 of 2025 was entered into on motion of Carol Shineman, seconded by Gary Oeser that the Village of Palatine Bridge Planning Board as Lead Agency under SEQRA to issue a Negative Declaration on Application for Rezoning. By roll call vote:

Mike Kelly, Chairman Aye

Carol Shineman Aye

Gary Oeser	Aye
Richard Euler	Absent

Motion by Gary Oeser, seconded by Carol Shineman to enter into Resolution 4 of 2025 recommendation and report to Village Trustees, The Planning Board having duly deliberated and discussed the Application for Rezoning referred to it by the Village Board of Trustees and information submitted to the Board, resolved the Planning Board for the reasons outlined at the meeting make the following recommendation to the Village Board of Trustees.

RollCall Vote:

Mike Kelly, Chairman	Aye
Carol Shineman	Aye
Gary Oeser	Aye
Richard Euler	Absent

A full copy of the Planning Board's report and recommendations is attached.

Motion to adjourn the meeting made by Gary Oeser and seconded by Carol Shineman. The meeting was adjourned at 7:37 pm.

Respectfully submitted,

Diane Rumrill-Hall
Village Clerk