

A meeting of the Village Planning Board was held February 6, 2025. The following members were present: Mike Kelly, chairman, Gary Oeser, Richard Euler. Carol Shineman.

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

Motion by Richard Euler, second by Gary Oeser to call the meeting to order at 6:00 p.m.

The minutes of the previous meeting on September 24, 2024 were read and accepted on motion of Gary Oeser, seconded by Carol Shineman.

Order of Business: Mike Kelly explained the order of business by the Planning Board regarding the request of the owners Beth and Thomas O'Leary of 141 W Grand Street for a Re-Zone of their property from Residential to Commercial. The Planning Board acknowledged receipt of the resolution from the Village Board to have the planning board review the request.

Part 1 of the SEQRA EAF was received from the O'Learys. Note made that there was no other documentation received from the applicants.

Motion made by Carol Shineman, seconded by Richard Euler Resolution No 1 of 2025

WHEREAS, Beth and Thomas O'Leary (Applicants), submitted a request to the Village Board of Trustees for property owned by them with the address 141 W. Grand Street, (SBL No. 63.9-2-7) in the Village of Palatine Bridge, Montgomery County, New York to be re-zoned from Residential R-1 to Commercial; and

WHEREAS the Village board of Trustees referred the request to the Village Planning Board pursuant to Section 51 of the Village of Palatine Bridge Zoning Law by resolution on January 21, 2025; and

WHEREAS, the Village Planning Board has received Part 1 of a long-form Environmental Assessment Form (EAF) as a part of the Applicants' request for their property to be re-zoned from Residential R-1 to Commercial; and,

WHEREAS the EAF addresses the potential environmental effect of the proposed change in zoning designation of the property; and

WHEREAS, pursuant to 6 NYCRR 617.6 (B)(4) AND NYCRR 617.6 (a)(1) the Planning board is required to determine whether the Project is subject to SEQRA and make preliminary classification of the Project as either Type 1 or Unlisted.

Now Therefore Be It RESOLVED that the Village of Palatine Bridge Planning Board has determined that the request is subject to SEQRA; and,

Be it Further RESOLVED that the Village of Palatine Bridge Planning Board has made a preliminary classification of this project as Unlisted Action; and,

Be it Further RESOLVED that the Village of Palatine Bridge Planning Board has determined to conduct a coordinated review and that it should seek to assume Lead Agency status for the Project and so notify Involved Agencies.

Roll Call Vote:

Mike Kelly, Chairperson	Aye
Carol Shineman	Aye
Gary Oeser	Aye
Richard Euler	Aye

IN WITNESS WHEREOF, I have affixed my name as secretary on this 6th day of February 2025.

Diane Rumrill-Hall, Clerk/Secretary

Resolution No 2 of 2025

Motion made by Gary Oeser, seconded by Carol Shineman

WHEREAS Beth and Thomas O’Leary (Applicants), submitted a request to the Village Board of Trustees for property owned by them with the address 141 W Grand St (SBL 63.9-2-7) in the Village of Palatine Bridge, Montgomery County, New York to be re-zoned from Residential R-1 to Commercial; and

WHEREAS the Village Board of Trustees referred the request to the Village Planning Board pursuant to Section 51 of the Village of Palatine Bridge Zoning Law by resolution on January 21, 2025; and

WHEREAS, pursuant to General Municipal Law Section 239-m and Section 51 of the Village of Palatine Bridge Zoning Law, the Planning Board is required to refer such a request to the Montgomery County Planning Board for review prior to final action.

Now Therefore Be It RESOLVED, that the Village of Palatine Bridge Planning Board refers the Applicants’ request for their property to be re-zoned from Residential R-1 to Commercial to the Montgomery County Comprehensive Planning Program for review.

Roll Call Vote:

Mike Kelly, Chairperson	Aye
Carol Shineman	Aye
Gary Oeser	Aye
Richard Euler	Aye

IN WITNESS WHEREOF, I have affixed my name as secretary on this 6th day of February 2025.

Diane Rumrill-Hall, Clerk/Secretary

The next order of business was setting the date for the Public Hearing. The board will set the date of March 11 or March 17 after discussion of the availability of the members.

Motion by Richard Euler, seconded by Gary Oeser to adjourn the meeting at 6:30pm.

Respectfully submitted,

Diane Rumrill-Hall
Village Clerk