

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of March 15, 2017

MEMBERS PRESENT:

Robert Dingman, Chairman  
David Gauci  
Randy Getty  
Todd Murphy

MEMBERS ABSENT:

Justin Fehl (Excused)  
Cheryl Hogan – Alternate (Excused)  
Karen LaRose (Excused)  
Tim LaSarso (Excused)  
Randy Weaver (Excused)

Code Enforcement Officer  
Francis Cortese

TOWN ATTORNEY  
Jeff Meyer, ESQ.

The meeting was called to order by Chairman Dingman at 7:00 P.M.

Roll call of all Members and Officials.

Chairman Dingman entertained a Motion to Approve the Minutes of February 15, 2017.

**ON A MOTION BY MR. GETTY**, seconded by Mr. Murphy, the minutes of the February 15, 2017 meeting were approved.

**AYES: 4**

**NAYES: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

**1. FOUR LEAF BUILDERS LLC**, contract vendee for 38 Ninth Avenue Hudson Falls, NY, Town of Kingsbury and Tax Parcel ID 147.17-2-2, is seeking subdivision approval of 3 lots from one existing lot. Applicant is asking for relief from the minimum lot size requirement of 15,000 square feet on 2 lots. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Rich Hogan, of Four Leaf Builders who is representing Nancy M. Barnes and Barbara A. Oligny the owners of the property.

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Chairman Dingman stated Four Leaf Builders went in in front of the Zoning Board of Appeals on Thursday, February 23, 2017. They are here tonight seeking approval of the subdivision.

Mr. Hogan stated they received approval from the Zoning Board of Appeals for the variance needed on the two lots. This information was confirmed by Code Enforcement Officer Cortese.

Chairman Dingman opened the Public Hearing.

Chairman Dingman asked Mr. Hogan to refresh the Board on this project.

Mr. Hogan stated they would like to subdivide this property into three lots. One lot would contain the existing house and the other two lots will be residential building lots. Mr. Hogan stated the owners have been trying to sell the entire property in whole, but have not been successful. Mr. Hogan stated Four Leaf Builders LLC was approached by a realtor inquiring if they would be interested in this property.

The owners have agreed to sell the property adjacent to their house, to be broken up into two building lots and then will attempt to sell their house at a reduced sale price.

The property on Ninth Avenue would have 150 feet road frontage and the lot on Tenth Avenue would have 100 feet of road frontage. The remaining lot where the house sits will have 149.22 feet road frontage. They will build a single family home on each lot. The homes will be approximately 1,000 to 1,500 square feet ranch style with 3 bedrooms.

Chairman Dingman stated they are pretty limited as to how the houses and septic's can be built on these lots.

Mr. Hogan stated the soils are sand and are good for septic's. They had no problems with the perc testing.

Chairman Dingman closed the Public Hearing.

**ON A MOTION BY MR. GETTY**, and seconded by Mr. Gauci the Kingsbury Planning Board declares lead agency status and having reviewed the short form SEQRA submission and having taken a hard look at the potential environmental impacts finds that there are no potential negative environmental impacts anticipated from this project and the Board issued a negative declaration on the project.

**ON A MOTION BY CHAIRMAN DINGMAN**, and seconded by Randy Getty based on all of the evidence and materials submitted by the Applicant and the representations made at the meeting the Application is hereby approved.

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**AYES: 4**  
**NAYES: 0**  
**ABSTAIN: 0**  
**MOTION CARRIED**

An informal presentation was given by Attorney Paul Goldman and Patrick Mitchell, VHB Engineering who are representing CRRC which is proposing to construct a 130,000 square foot manufacturing facility in Fort Edward, NY.

Mr. Goldman stated manufacturing facility will be located in Fort Edward a portion of the test track would be located in Kingsbury.

**ON A MOTION BY MR. GETTY**, and seconded by Mr. Gauci all in favor, the Kingsbury Planning Board consents to the Town of Fort Edward Planning Board taking Lead Agency status for the WCC, LLC Subdivision and Site Plan Project.

**ON A MOTION BY MR. GETTY**, and seconded by Mr. Gauci all in favor, the meeting was adjourned at 7:50 P.M.

Michelle Radliff  
Secretary