

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of June 21, 2017

MEMBERS PRESENT:

Bob Dingman, Chairman
Justin Fehl
Randy Getty
Karen LaRose
Tim LaSarso

MEMBERS ABSENT:

David Gauci (Excused)
Cheryl Hogan – Alternate (Excused)
Todd Murphy (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 May 17, 2017.

ON A MOTION BY MR. LASARSO, seconded by Mrs. LaRose, the minutes of the May 17, 2017 meeting were approved.

AYES: 5

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

1. **Kristopher Johnston, Adirondack Precision Cut Stone**, Tax Map # 137.-2-41, commonly known as Queensbury Avenue, Town of Kingsbury, located in Zoning District, PIC-75 Park/Commercial District is seeking Site Plan approval to construct 13,500 + square foot Warehouse with a 10 foot + Canopy. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Tom Center, Van Dusen & Steves Land Surveyors who will be representing Kristopher Johnston, Adirondack Precision Cut Stone and Tim Barber, Jag Construction to address the Board.

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Mr. Center stated they are proposing a 13,500+ square foot commercial warehouse at this location. This will be a relocation of their existing operation. The current operation is located at 536 Queensbury Avenue south of the proposed location. All utilities will come in from the front of the property. Adirondack Precision Cut Stone is currently renting space in in the current location. They are proposing to move into a building that Mr. Johnston owns with the same operation.

Chairman Dingman question if the building would be bigger than they currently are renting.

Mr. Center stated it is bigger for Adirondack Precision Cut Stone being there are multiple uses in the current building.

Mr. Johnston stated the building is not bigger but the out space at the current location is smaller.

Chairman Dingman stated the issue is and has been the outside storage.

Mr. Johnston stated everything will be stored inside. This is the reason they are building a new facility.

Chairman Dingman stated the inside storage is a plus.

Mr. Center stated on the north side of the building will be a canopy covering all storage that will be on an outside slab. There will not be any displays outside.

Mr. Cortese questioned if there was going to be an office in this building because tonight it is being proposed as a warehouse.

Mr. Center stated at this point they are not planning for an office. Eventually they may and will come back for approval of office space.

Brian King Jr., Fire Chief of Kingsbury Volunteer Fire Company, questioned if there would be machinery and a sprinkler system.

Mr. Center stated the sprinkler system is dictated by the square footage, type of build and what its use is.

Mr. Cortese stated the water department will need to review this application as well.

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Mr. King questioned if there was a driveway on the side of the building where the canopy is going to be in case of a fire.

Mr. Center stated there are overhead doors and the fire company will be able to access all areas of the building from them.

Chairman Dingman questioned Mr. King on what the fire company requires for a building.

Mr. King stated they like it when there is a driveway on all four sides of the building for the aerial rescues.

Mr. Center stated there is access on the neighboring property located at 536 Queensbury Avenue. There is a 30' set back from this property with a paved driveway that would provide access to this side of the building.

Mr. King questioned having a driveway in back of the building for the fire trucks.

Mr. Center stated the back of this property is all stormwater drainage and swale.

Mr. Cortese question Mr. Center regarding the Stormwater Management Report.

Mr. Center stated he did not have a stormwater design for the meeting tonight. After reviewing other projects he has done in the park he found the County treats the first half inch of run off onsite and then the owner continues with the devices needed. Mr. Center has designed and captured from the hard surface to offsite.

Mr. Cortese stated the IDA does have a copy of this plan and is having their engineer review it.

Mr. Center stated he will be in contact with Mr. Tom Jarrett of Jarrett Engineering who is the IDA Engineer.

Chairman Dingman opened the Public Hearing and will remain opened until the final approval.

Chairman Dingman stated this project was given to Washington County Planning Agency and Warren Washington IDA for their review. This Board has not heard back from either agency and therefore cannot make any decision tonight.

Discussion ensued among the Board with questions address by the Applicant's Representation and the Applicant.

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ON A MOTION BY MR. GETTY, and seconded by Mr. Fehl 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.

Mr. Johnston or Mr. Barber questioned if they could get a conditional approval.

Chairman Dingman stated this was not possible because the Board has not received any response from Washington County Planning Agency and Warren Washington IDA. Chairman Dingman offered to schedule a special meeting to the applicant when.

The Applicant chose to wait until the July 19, 2017 meeting.

2. **PRELIMINARY - BEST SELECT AUTO** contract vendee of Tax Map # 154.8-1-26 commonly known as 3606-3614 Burgoyne Avenue, Hudson Falls, located in Zoning District COM-1A, Commercial District, for Site Plan Review for a proposal to operate a used Car Lot Display at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Al Zito, Best Select Auto to address the Board.

Mr. Zito stated he has been an auto dealer for the past 20 years to supplement his Social Security. He had a dealer ship in South Glens Falls and on Dix Avenue, Queensbury. The owner of the Dix Avenue Property closed the business.

Mr. Zito stated he will be displaying his vehicle in front of the small storage building on this property. The storage building does not have water and will be used only for storage. He will have his office in the building next to the storage building. At this point there will be 6 to 8 cars on the lot and not to exceed 25 vehicles.

Mr. Fehl questioned if there would be one or two rows of cars.

Mr. Zito stated he will probably have two rows of cars that will be spread out. There is approximately 60 feet to the fence that will be used for the display of cars.

Mr. King questioned what would be in the storage building.

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Mark Reynolds, Estate of Henry Caputo stated at this time he does not have any plans for this storage building. Long term planning would be to continue with the renovations and have water and sewer. He would give Mr. Zito the option to rent it as an office. At this time Mr. Reynolds feels Mr. Zito is better suited in the in the other building for office space.

Chairman Dingman stated if the storage building was to change into office space they would have to come back in front of this Board.

Mr. Cortese stated if there were going to be any signs on the building for this business Mr. Zito would need to get a sign permit.

Mr. Zito stated at this point he is only having a sign in the window.

The Public Hearing will be set for the July 19, 2017 meeting. Mr. Cortese will bring the application to Washington County Planning Agency for review.

ON A MOTION BY MR. GETTY, seconded by Mrs. LaRose all in favor, the meeting was adjourned at 7:30 P.M.

Michelle Radliff
Secretary