

## MINUTES OF THE PLANNING BOARD JULY 20, 2022 - TOWN OF KINGSBURY

### Members present:

Robert Dingman (Chairman)  
Les Macura  
David Gauci  
Randy Weaver

### Excused:

Randy Getty  
Karen LaRose  
Tim LaSarso  
Todd Murphy (Alt.)

Planning/Zoning Administrator: Todd Humiston  
Kingsbury Town Attorney: Jeff Meyer, ESQ.

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

Roll call of all members and officials.

Chairman Dingman entertained a motion to approve the minutes of June 15, 2022.

On a motion by Les Macura, seconded by David Gauci, the minutes of the June 15, 2022 Kingsbury Planning Board meeting were approved.

AYES: 4   NAYES: 0   ABSTAIN: 0  
MOTION CARRIED

**Borrego Solar Systems Inc.**, contract vendee of Tax Map 154.-1-36 commonly known as 67 Hillview Drive, Town of Kingsbury, located in RA-1A Residential Agricultural District is seeking site plan approval for the construction of a 5 MW AC solar array at this location. Plans for this proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Mr. Terrence Nolan stated that there were no changes to the site plan since the June Planning Board meeting, with the only changes being made to the decommissioning estimate.

Mr. Rosencrans stated that the engineer's memo from July 5th recommended revisions to the wage rates to show prevailing wages, the estimate to inflate the cost three years out and the inflation projection should be carried out to the life of the project with a twenty-year minimum

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and start on the anticipated date of operation, the cost can be updated every three years, but the projection must show the entire life of the project and a ten percent contingency.

Mr. Humiston stated that the twenty-five-year percentage was agreed to start at 2 ½ percent with the option to be readdressed at three-year intervals.

He noted the breakdown to be approximately \$215,346.47; with the 2 ½ percent inflation to be approximately \$399,240.32 and with the ten percent contingency to be approximately \$439,164.35; all of which required to be in the form of cash surety.

Mr. Nolan stated that Borrego currently has test kits scheduled to confirm infiltration rates.

Mr. Meyers read aloud the resolution to approve the Borrego Site Plan Application and Mr. Dingman noted that the engineer's memo is to be included with the resolution.

Randy Weaver made a motion to approve this resolution and Les Macura seconded.

AYES: 4 NAYES: 0 ABSTAIN: 0  
MOTION CARRIED

**PLANNING BOARD OF THE TOWN OF KINGSBURY  
COUNTY OF WASHINGTON, STATE OF NEW YORK**

Adopted JULY 20, 2022

Introduced by RANDY WEAVER

who moved its adoption

Seconded by LES MACURA

**RESOLUTION APPROVING SITE PLAN APPLICATION  
OF  
BORREGO SOLAR SYSTEMS INC.**

**Kenyon Property Management LLC, KPI Shop Building**, owner of tax map #137.-2-36 commonly known as Park Road, Town of Kingsbury, located in Zoning District PIC-75, Park Industrial/Commercial District seeking Site Plan approval for a proposed development of a 20' x 40' storage shed and a gravel parking area at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Tom Albrecht Jr. from Hilltop Construction stated that Kenyon Property Management is looking to develop 79 Park Road in the form of a gravel parking lot with a shop storage building. He

stated that this development is under an acre, has been reviewed by Tom Jarrett, and site plans were redesigned for stormwater runoff to remain on their property. He noted there will be no power to the building.

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Mr. Dingman opened the public meeting at 7:23 and closed at 7:28 with no comments or concerns from the public.

Having reviewed the Short Environmental Impact Assessment Form and determining that there are no potential negative environmental impacts anticipated, Les Macura made a motion to issue a negative declaration on the KPI Shop Building Project and David Gauci seconded.

AYES: 4 NAYES: 0 ABSTAIN: 0  
MOTION CARRIED

Randy Weaver made a motion to approve resolution to accept the KPI Shop Building Site Plan Application and Les Macura seconded.

AYES: 4 NAYES: 0 ABSTAIN: 0  
MOTION CARRIED

The July Kingsbury Planning Board Meeting was adjourned at 7:31 PM.

Alie Weaver  
Planning Board Secretary

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