

MINUTES OF THE PLANNING BOARD – SEPTEMBER 21, 2022 – THE TOWN OF KINGSBURY

MEMBERS PRESENT:

Bob Dingman, Chairman
Randy Weaver
Tim LaSarlo
Karen LaRose
Todd Murphy (Alt)
Les Mecura

MEMBERS ABSENT:

David Gauci
Randy Getty

OTHERS PRESENT:

Todd Humiston, Enforcement Officer
Jeff Meyer, ESQ.

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

Roll call of members.

Chairman Dingman entertained a Motion to Approve the Minutes of the July 20th and August 17th Meeting.

ON A MOTION BY Randy Weaver, seconded by Les Mecura to approve the July 20th meeting minutes with the spelling to be corrected on Mr. Albrecht's name. Tim LaSarlo abstained with all others approving.

AYES: 5, NAYES: 0, ABSTAIN: 1, ABSENT: 2 MOTION CARRIED

ON A MOTION BY Tim LaSarlo, seconded by Randy Weaver to approve the August 17th meeting minutes with the name correction of Mary-Ellen Stockwell and the correction of 19 storage units from 15 storage units regarding the Schermerhorn Real Estate Self-Storage Building project. All other also voting in favor.

AYES: 6, NAYES: 0, ABSTAIN: 0, ABSENT: 2 MOTION CARRIED

Schermerhorn Real Estate Holdings, LLC, owner of Tax Map 154.11-6-7 commonly known as vacant land on the corner of Burgoyne Avenue and Martindale Avenue located in a Commercial Zoning District, is seeking site plan approval for the construction of 19 outdoor self-storage buildings 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. Joe Dannible stated that the most recent version of their project plans has been signed off by the Town Engineer and a variance of twenty buildings on the site has been approved by the Zoning Board of Appeals.

He stated that the NYS DEC requires ground water to be a minimum of three feet from the bottom of the infiltration base and they have complied with the Town Engineer's concern of ground water mounded conditions by increasing the separation to five and a half feet above seasonal high ground water.

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Mr. Dannible also stated that the screen fencing consisted of vinyl opaque material and the majority of the fence will be on the backside of the trees and agreed to inspection should supplemental plantings be required upon completion of the project.

He noted downcast lighting throughout the project, access to the storage facility is by key code and cameras will also be installed.

There being no other questions or comments, Chairman Dingman closed the public hearing at 7:18.

ON A MOTION BY Tim LaSarso and Seconded by Karen LaRose with all voting in favor, it was determined that there are no significant adverse environmental impacts anticipated after having reviewed the SEQRA and Long Form Environmental Impact Assessment Form

AYES: 6 NAYES:0 ABSTAIN: 0 ABSENT: 2 MOTION CARRIED

Mr. Meyer stated that the additional contingencies to be added to the resolution in consideration to be:

- No exterior storage
- Buildings ten and eleven are to have ingress and egress via the center
- Review the need of supplemental plantings by the Code Enforcement Officer post construction

Mr. Meyer then read the resolution to be considered by the Board.

ON A MOTION BY Tim LaSarso, seconded by Todd Murphy and all voting in favor, the resolution to approve the site plan proposal application was carried.

AYES: 6, NAYES: 0, ABSTAIN: 0, ABSENT: 2 MOTION CARRIED

ON A MOTION BY Tim LaSarso, seconded by Karen LaRose and all approved to adjourn the September 21st Planning Board meeting at 7:38 PM.

Alie Weaver, Secretary
Town of Kingsbury Planning Board