

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of December 15, 2021

MEMBERS PRESENT:

Robert Dingman, Chairman
David Gauci
Randy Getty
Tim LaSarso
Les Macura
Todd Murphy– Alternate

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BY:

MEMBERS ABSENT:

Karen LaRose (Excused)
Randy Weaver (Excused)

Enforcement Officer

Todd Humiston

TOWN ATTORNEY

Jeff Meyer, ESQ., Town Attorney

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 November 17, 2021, meeting.

ON A MOTION BY MR. MACURA, seconded by Mr. LaSarso the minutes of the November 17, 2021, meeting were approved.

PRESENT:

Robert Dingman, Chairman - AYE
David Gauci – AYE
Randy Getty – AYE
Tim LaSarso - AYE
Les Macura - AYE
Todd Murphy– Alternate – AYE

AYES: 6

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

SCHERMERHORN REAL ESTATE HOLDINGS, LLC - owner of tax map #154.11-6-7 commonly known as a 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 15

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Outdoor Self-Storage Buildings 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 Rich Schermerhorn, Schermerhorn Real Estate Holdings, LLC and Joseph Dannible, R.L.A, Environmental Design Partnership, LLP to address the Board.

Mr. Schermerhorn stated it is his understanding there was lot of concerns with the density, traffic, water, and sewer for the proposed apartments at the September 15, 2021 meeting.

Mr. Schermerhorn decided the best use for this property would be to have Outdoor Self-Storage Buildings at this location. He has built and own Outdoor Self-Storage Buildings in the past and is familiar with running them. He is here tonight with a sketch plan. At this point he believes this project meets all of the code requirements.

Mr. Schermerhorn stated there will be two entrances to the property. There will be an electronic gate where people enter and will have security cameras. All security will be done with a phone app. By doing security with the phone app there is not a need for a security person to be on the premises. Anyone wanting to rent a unit will have a pin number to get in the gate. There are safety procedures put in place. Addressing the traffic concern, it is very, very rare that you would see more than two cars at a gate to go into the property.

Les Macura read statement he prepared for the meeting. Mr. Macura stated this statement only reflects his views. (attached)

Chairman Dingman opened the Public Hearing.

Mr. Humiston stated he received a phone call from Mac Edwards stating he could not be here for the meeting. Mr. Edwards stated for the record this is a much better proposal for the property than the apartments.

Kathy Gage-Bain, spoke in favor of this proposal.

Bill Haessly, Lillian LaFrance, and Lorraine Forcier, spoke against the proposal.

Paul Kruger questioned what the green space percentage will be.

Charles Doty stated he had emails questioning what the surroundings will be on the buildings on the residential side. He is not thrilled with this project, but it is better than the apartments.

Chairman Dingman asked Mr. Humiston to address the zoning in this area.

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Mr. Humiston stated to clarify every property that is adjacent to this property is in a Commercial Zone area except for the houses across the street on the Martindale Avenue side. All of Maple Street and Burgoyne Avenue to Martindale Avenue is zoned commercial. This means these properties are dual zoned.

ON A MOTION BY RANDY GETTY, seconded by Tim LaSarso all in favor, the meeting was adjourned at 8:06 p.m.

Michelle Radliff
Secretary

Simply
I am exercising my
1st Amendment Right:
as a Kingsbury
Resident

JOE DANIBLE / RICH SCHEMMERHORN

* THIS STATEMENT REFLECTS ONLY MY VIEWS - NOT THE PLANNING Bd.
I WILL VOTE NO ON THIS PROJECT AND HERE IS WHY.

① ON THE SURFACE YOUR STORAGE UNIT PROJECT SEEMS TO CHECK ALL THE RIGHT BOXES COMPARED TO THE HOUSING DEVELOPMENT YOU PRESENTED TO US EARLIER THIS FALL.

- THE WATER & SEWER ISSUES ARE NOW MOOT
- THE TRAFFIC ISSUE APPEARS MOOT AS WELL.
- THE LAND DISTURBANCE ISSUES APPEAR TO BE ACCEPTABLE
- THE BURDEN ON OUR SCHOOL DISTRICT IS NOW GONE.
- THE PEDESTRIAN TRAFFIC ISSUE IS GONE AS WELL.

"WHY THAT SAID"

② My responsibilities AS A PLANNING BOARD MEMBER ARE TO PLAN - NOT FOR TODAY OR NEXT YEAR - BUT FOR 10-20-30 YEARS DOWN THE ROAD. THE PURPOSE OF THIS PLANNING IS FIDUCIARY - THAT IS TO SAY I FEEL AN OBLIGATION TO THE RESIDENTS OF KINGSBURY TO ENSURE THAT THEY ARE SATISFIED WITH THE END RESULTS OF OUR DECISIONS LONG AFTER YOU & I ARE GONE.

RICH -

③ MR. DANIBLE, I HAVE A VISION FOR KINGSBURY. I AM 67 YRS. OLD - I WILL BE GONE SOON ENOUGH. KINGSBURY WILL REMAIN FOR OUR CHILDREN AND THEIR CHILDREN'S CHILDREN. THE KIDS IN SCHOOL TODAY WILL INHERIT THE KINGSBURY WE LEAVE THEM. WITH THIS IN MIND I ASK YOU TO TAKE A FEW SECONDS, STAND UP AS THE AGENT OF RICH SCHEMMERHORN AND LOOK EVERY PERSON IN THIS ROOM SQUARELY IN THE EYES. WE LIVE HERE, RAISE OUR KIDS HERE, WORK HERE, RETIRE HERE AND DIE HERE.

Rich

Can you in complete honesty - ~~Again as Rich Schermerhorn's agent~~ tell us that another Storage Unit facility is the BEST USE OF A PRIME PIECE OF PROPERTY for the RESIDENTS OF Kingsbury?

④ IN MY VISION, I SEE affordable, energy efficient, low MAINTENANCE single family homes. NOT "COOKIE CUTTER" houses but real homes with different color siding AND ROOFS where all the fences are NOT EXACTLY the same height, same color and same material. I SEE REAL HOMES with mortgage payments the same or less than a townhouse. I SEE REAL HOMES that OWNERS ARE Proud of.

⑤ My VISION does NOT INCLUDE another Storage UNIT FARM OR ANOTHER 200 UNIT Cookie Cutter townhouse development. I do NOT see Bill Boards, traffic circles, Cell towers, Solar farms and Chain Stores. I do NOT see the night lit up with flashing traffic lights, store fronts and parking lots. IN Short - I SEE Kingsbury NOT QUEENSBURY, CLIFTON Park, COLONIE OR MALTA.

⑥ AM I NAIVE to think that Kingsbury will remain a quiet, rural community forever? ABSOLUTELY IF our residents want more commercial growth - so be it - We'll see what our MASTER PLAN REVEALS.

⑦

THE MARTINDALE / BURGOYNE PARCEL
could be SUITED for 3-4 single family
Spec Homes with curb cuts ON MARTINDALE.

YES there is STILL A WATER / SEWER
ISSUE to work out.

AND YES - the financial return ON
INVESTMENT would be smaller

BUT I AM CONVINCED Kingsbury would benefit
— much more from attractive, affordable
single family homes than from another
Storage UNIT FARM.

⑧

For the reasons I have just outlined
I intend to vote NO on this project.

Respectfully,
Les Macuror, Member
Kingsbury Planning Board.