

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of January 15, 2020

MEMBERS PRESENT:

Robert Dingman, Chairman
Justin Fehl
David Gauci
Tim LaSarso

MEMBERS ABSENT:

Randy Getty
Karen LaRose
Todd Murphy– Alternate (Excused)
Randy Weaver

Enforcement Officer

Todd Humiston

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 November 20, 2019.

ON A MOTION BY MR. LASARSO, seconded by Mr. Fehl, the minutes of the November 20, 2019 meeting were approved.

AYES:4

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

1. Robin Mattes, owner of Tax Map # 154.11- 7-7 commonly known as The Rock Sports Bar, 1066 State Route 196, Town of Kingsbury, located in Zoning District, Com-1A/Commercial District is seeking Site Plan approval for a proposed Bottle Return Business at this location. This action is pursuant to Chapter 280, Article VI Section 280-23 (G) District Regulations of the Town of Kingsbury Code, New York.

Chairman Dingman introduced Robin Mattes to address the Board.

Mrs. Mattes stated she and her husband own the Rock Sports Bar, there is a garage next to the bar that they would like to utilize with a bottle and can return. This would be a place for the residents of Kingsbury to drop off recyclables.

<http://www.kingsburyny.gov>

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Planning Board Meeting
January 15, 2020
Page 2 of 4

Chairman Dingman questioned the size of the garage.

Mr. Mattes stated it is a one bay garage and very deep in length.

Chairman Dingman stated the Town does have an ordinance of no outside storage. With no outside storage how are you going to handle the storage. How often will the recyclables be picked up? There is also a question of capacity/quantity and room enough for the tractor trailers to get around.

Mr. Mattes stated the recyclables will be picked up once every two (2) weeks. There is not anything in the garage at this time and he feels there is plenty of room. Tractor trailers will not have any problems picking up the bottles and cans.

Mr. Fehl questioned if there is going to be a trailer left on the property.

Mr. Mattes stated there will not be any trailers left on the property.

Mr. Humiston, Enforcement Officer questioned how the business will operate.

Mrs. Mattes stated customers will bring the bottles and cans to the garage and he and his wife will be doing the sorting and then they will be moved to the back of the garage for storage.

Mr. LaSarso questioned the hours of operation.

Mrs. Mattes stated they would be 9:00 am to 5:00 pm, Monday through Saturday.

There being no comments from the public, Chairman Dingman closed the public hearing.

Discussion ensued among the Board with questions addressed by the Applicant.

ON A MOTION BY MR. GAUCI, and seconded by Mr. LaSarso 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.

The Board then reviewed the proposed Resolution.

Resolution No. 1 of January 15, 2020

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Planning Board Meeting
January 15, 2020
Page 3 of 4

ON A MOTION BY Mr. LaSarlo, seconded by Mr. Murphy, based on all of the evidence and materials submitted by the Applicant and the representations made at the meeting, the Application is hereby approved subject to the following conditions:

1. No outside storage of materials will be permitted on the premises.
2. Any exterior lighting for the premises must be downcast.
3. Stormwater management controls shall be in compliance with NYS DEC requirements.
4. All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

2. Andrea Sink, DBA, 196 Bottle Return contract vendee of Tax Map # 154.12-1-17-7 commonly known as 1125 State Route 196, Town of Kingsbury, located in Zoning District, Com-1A/Commercial District is seeking Site Plan approval for a proposed Bottle Return Business at this location. This action is pursuant to Chapter 280, Article VI Section 280-22 (F) District Regulations of the Town of Kingsbury Code, New York.

Chairman Dingman introduced Andrea Sink, 196 Bottle Return to address the Board.

Ms. Sink stated currently she owns three bottle return stores. She would like to move from her current location, 2085 State Route 196 to 1125 State Route 196. She feels this is a better location. She has not had any problems at the Adamsville location with the Town of Kingsbury or any of the other Towns she is representing. She does a lot of fund raisers for the community. There will be no storage outside. She did ask the landlord for two small dumpsters that would be kept inside and put out at night for pick up.

The Board could not take action on this project because we have not had any response from Washington County Planning Department.

Ms. Sink stated they would be open 9:00 am to 4:00 pm, Tuesday through Saturday, closed on Sunday and Monday.

There being no comments from the public, Chairman Dingman closed the public hearing.

Discussion ensued among the Board with questions addressed by the Applicant.

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Planning Board Meeting
January 15, 2020
Page 4 of 4

ON A MOTION BY MR. LASARSO, and seconded by Mr. Felh 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.

This matter was tabled until the February 19, 2020 meeting.

3. PRELIMINARY - Kingsbury Solar, LLC, contract vendee of Tax Map # 127.-1-33.3 684 County Line Road, Town of Kingsbury, located in Zoning District, Residential Agriculture RA-1A is seeking Site Plan approval for installation of solar panels for connection to National Grid's utility lines. This action is pursuant to the provisions of Chapter 280, Article VI, Section 280-19.1 (D) (5) (J) Solar Energy Collectors Regulations of the Town of Kingsbury Code, New York

Chairman Dingman introduced Andy Thomas and Kevin Bailey, Bullrock Solar, LLC

Mr. Thomas stated they are here representing the applicant, Kingsbury Solar, LLC. They are here tonight to present a preliminary plan and get information and feedback from the Board.

Mr. Bailey stated the parcel is 36 +/- acres, the eastside is basically wooded. From this point is where they are proposing this project and go to the allowed setbacks in Kingsbury Codes. The rest of the field is mostly flat. They are proposing to leave some trees in place for screening.

Chairman Dingman questioned if they are buying the property or leasing it.

Mr. Bailey stated they will be leasing the property for this project. This project will be a 4.6 MW AC facility.

Discussion ensued among the Board with questions addressed by the Applicant.

ON A MOTION BY MR. GAUCI, seconded by Mr. Fehl, all in favor, the meeting was adjourned at 8:30 P.M.

Michelle Radliff
Secretary