

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of January 16, 2019

MEMBERS PRESENT:

Robert Dingman, Chairman
Justin Fehl
David Gauci
Randy Getty
Tim LaSarlo
Todd Murphy

MEMBERS ABSENT:

Karen LaRose (Excused)
Randy Weaver (Excused)

Code Enforcement Officer
Francis P. 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 October 17, 2018.

ON A MOTION BY MR. LASARSO, seconded by Mr. Gauci, the minutes of the October 17, 2018 meeting were approved.

AYES: 6
NAYES: 0
ABSTAIN: 0
MOTION CARRIED

Chairman Dingman opened the Public Hearing at 7:05 p.m.

THE QUARRY, LLC, owner of tax map #146.-1-23 commonly known as 35 Dean Road is proposing to change the existing site plan approvals to allow for the construction of 252 apartment units housed within 9 buildings, (3) three 24 Unit Buildings and (6) six 30 Unit Buildings. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Bill Nikas, The Quarry, LLC and Brandon Ferguson, Environmental Design Partnership, LLP to address the Board.

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Mr. Nikas stated Environmental Design Partnership and Jarrett Engineering have been talking with each other regarding this project. Mr. Ferguson will give his presentation to the Board.

Mr. Ferguson stated he is here tonight with Mr. Nikas the owner of The Quarry, LLC. Mr. Ferguson gave the Board a little of the history for this parcel of land. This project size is 69 +/- acres. The northern side of the National Grid right of way will remain green space as in the previous plans. This development will be on the southern side of the right away. The original project was granted in 2014 to create 148 senior apartments and a 100 unit assisted living facility. At that time there was not any construction in this area of the property the water mains were installed as well as the stormwater was put in.

They would like to change the plan to 252 apartment units housed within 9 buildings, three (3) 24 Unit Buildings and six (6) 30 Unit Buildings. They are proposing to extend Quarry Circle Way and dedicate it to the Town of Kingsbury after completion. There are water mains on the site that will need to be replaced as well as fire hydrants.

Mr. Ferguson stated they are trying to keep the stormwater that is onsite in the areas that were previously used for stormwater.

Chairman Dingman indicated that DEC may require a new stormwater plan due to “significant” changes to the project. A definition of the term “significant may be in order but a conversation with the engineering consultant for the Town indicates that the changes to the project could be considered significant. The Chairman asked that Mr. Ferguson get something in writing from the DEC indicating that they could approve the original stormwater plan in light of the changes to the project.

Mr. Ferguson stated he will contact DEC and Tom Jarrett.

Mr. Fehl questioned if there was a septic system or if the sewer was connected to the property.

Mr. Ferguson responded this project will connected into the sewer.

Mr. Nikas stated the pump station was sized for the 351 units proposed in 2006.

Jim Chase, Kingsbury Water Superintendent, questioned if there had been any contact with Department of Health regarding approvals.

Mr. Chase and Mr. Ferguson discussed what would be need from DOH.

Mr. Nikas stated they anticipated doing the same as they did with Phase One.

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Mr. Chase questioned if the water was grandfathered in from the 351 units proposed in 2006?

Attorney Meyer stated this Board is looking at the total number of units that is acceptable in the Zoning. Whether the units are acceptable in the zoning and whether there is sewer capacity, line capacity, etcetera that was a determination made by the sewer agency.

Mr. Getty stated he believes what Mr. Chase is asking if there will be connection charge for the water as we did not charge in the past.

Mr. Chase stated that is what is wants to know.

Attorney Meyer stated they do have to pay the hookup fee, as of now there are not any units hooked up.

Joe Brilling, Executive Director Washington County Sewer District, questioned if the water lines, the road and all of the info structure are getting turned over to the Town where or who does the sewer district get turned over to?

Is the existing development all within the existing Town's sewer district that is there?

Attorney Meyer responded this project is part of the sewer district. At this point and time, it would get conveyed to the Town's sewer district and would comply with the agreement that is already in place.

Mr. Brilling stated he wanted to make sure that this was understood.

Mr. Brilling stated for the record the Washington County Sewer District does plan to repairing the pinch point on Feeder Street in the spring.

Chairman Dingman questioned Mr. Brilling if this project has the capacity for sewer as far as the sewer district is concerned?

Mr. Brilling stated if they fix the pinch point on Feeder Street yes from the district perspective. Because of the size of the project they would have to go to DEC with plans to get approval as well. There may be some storm separation they require in the project on Feeder Street. Mr. Brilling stated the sewer district does plan on doing separation, that may be enough. He is not sure if the separations they are planning will be enough for DEC.

Mr. Cortese questioned Mr. Ferguson about showing the parking spots on the plans or are you planning on trying to bank the parking spots. Mr. Cortese stated the code states you need two parking spots per unit. The parking spots are not shown on the plans at this time.

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Mr. Nikas stated the plans will show where the parking spots will be located and how many.

Mr. Cortese questioned if the approved stormwater plan in place will meet DEC's specifications or will you need a new stormwater plan to meet any new regulations.

Mr. Ferguson stated if they need to go to the new standards there would have to be modifications or they will have to have a new stormwater plan.

Mr. Nikas questioned if he was going to see the report from Tom Jarrett.

Mr. Cortese stated to Mr. Nikas he would see it. At the present time Mr. Jarrett did an overview of the project. As more information is given to Mr. Jarrett, he will do a further review with comments.

Chairman Dingman questioned if there will be garages.

Mr. Ferguson stated yes, the parking spaces are a little bit off in order to give people enough space to back out of the garages. There will not be parking spaces in front of the garages.

John Akin, Kingsbury Fire Department questioned the width of the road verses the size of the parking areas. What is the total width of the egress for the road and total area parking per unit?

Mr. Ferguson stated the travel lane will be 26 feet and 52 +/- parking spots. The road will be two lanes. Parking spaces will be 9 feet by 26 feet per code.

Bryan King, Fire Chief Kingsbury Fire Company questioned in the 2 and 3 story buildings will there be elevators or stairwells?

Mr. Nikas stated there will be one elevator per building as well as sprinkler systems.

Mr. Chase, Kingsbury Water Superintendent questioned if he was going to have access to water maintenance room.

Mr. Chase stated on other apartment buildings the rooms are on the outside of the buildings to shut off the water and work together to get a new fitting put in. The water will be turned back on after the sprinkler company is done.

Mr. Nikas stated yes there will be a maintenance room outside for water maintenance.

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

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Mike Graham, Highway Superintendent, discussed what would be needed for the road to be completed before dedication to the Town.

Mr. Nikas questioned if the new road would be done in the same procedure as Quarry Circle was.

Mr. Graham responded the only thing he would like to do different is have the structures set with the top 2 ½” binder compact. Risers would be added when installing top coat of 1 ½” black top at a future date.

ON A MOTION BY MR. FEHL, and seconded by Mr. LaSarso this project is deemed a Type I Action, the Kingsbury Planning Board declares lead agency and wishes to notify the involved agencies NYS Department of Health, NYS Department of Environmental Conservation, Washington County Sewer District #2 and Town of Kingsbury Supervisor and the Board.

The Public Hearing will remain open.

ON A MOTION BY MR. GETTY, seconded by Mr. Gauci all in favor, the meeting was adjourned at 7:45 P.M.

Michelle Radliff
Secretary