

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of January 19, 2022

MEMBERS PRESENT:

Robert Dingman, Chairman
Dave Gauci
Tim LaSarso
Les Macura

MEMBERS ABSENT:

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

PLANNING & ZONING ADMINISTRATOR

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 of entertained a Motion to Approve the Minutes of December 15, 2021.

ON A MOTION BY Mr. LASARSO, seconded by Mr. Macura the minutes of the December 15, 2021, meeting were approved.

PRESENT:

Robert Dingman, Chairman - AYE
Dave Gauci - AYE
Tim LaSarso - AYE
Les Macura - AYE

AYES: 4

NAYES:

ABSTAIN: 0

MOTION CARRIED

1. THOMAS J. BURKE contract vendee of Tax Map # 146.-3-18.1 commonly known as 3092 State Route 4, Town of Kingsbury, located in Zoning District, COM-1A Commercial District is seeking Site is seeking Site Plan approval redevelopment with a 3,500+/- square foot, one story Medical Building at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

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Chairman Dingman questioned Mr. Humiston, Planning & Zoning Administrator, if this was a Public Hearing.

Mr. Humiston stated it is a preliminary hearing. The applicant asked to speak to this Board because he will be going in front of the Zoning Board next week. Mr. Humiston did not feel the applicant had all of the necessary documentation for a Public Hearing at this time.

Chairman Dingman introduced Jarred George, who will be representing Thomas J. Burke to address the Board.

Mr. George stated they are looking to develop the property located 3092 State Route 4. The property is 7.3 acres. They will be utilizing a little less than an acre of the property. There are a couple of older structures on the property that are proposed to be demolished and make way for a 3,500+/- square foot, one story Medical Urgent Care Building. They will be able to connect to Town Water but are not able to connect to the sewer. At this time, they are showing a potential septic field location.

The main entry point will be in the front of the building facing State Route 4. With one curb cut for egress and ingress. They do not have any plans for the remaining acreage of the property at this time.

At this point he is here tonight asking for a letter of support from this Board to go in front of the Zoning Board at the meeting on January 27, 2022, for a variance of a setback of 50 feet.

Chairman Dingman questioned the location of the entrance. Could you work with Hannaford and come off the inside so that there is only one entrance. This a suggestion only.

Mr. George stated they have talked with the Mr. Mehlich, owner of the property where Hannaford is located, and he has no interest in working with Mr. Burke. Mr. George stated they thought it would be a workable situation, but Mr. Mehlich does not have any interest.

Mr. LaSarso questioned if the Health Department has to approve the septic system.

Mr. Humiston questioned Mr. George if has spoken with NYSDOT.

Mr. George stated no he has not.

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Mr. Humiston stated for the record they need to be in contact with NYSDOT as soon as possible. He believes that the curb cut is going to be dependent on NYSDOT. He has stated this to other developers that you really need to start that process with NYDOT. It should have been started a while ago. It is at least a three month process to get the approval from the State. Mr. Humiston stated he has worked with this DOT and is giving his advice. Take it for what is worth.

Mr. George questioned if Walgreen's had an existing curb cut.

Mr. Humiston stated no because there was a house there previously.

Mr. George stated they have worked with NYSDOT in the past.

Mr. Humiston questioned Mr. George if it was the DOT on Burgoyne Avenue.

Mr. George stated no he has not worked this one but has worked with other ones.

Attorney Meyer stated because this is under an acre the Board will need some kind of stormwater to show that all of the toxics go somewhere. The Environmental Mediation noted number twenty (20) on the EAF, the Board usually likes details to what that is.

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

ON A MOTION BY DAVE GAUCI, seconded by Les Macura all in favor, the meeting was adjourned at 7:30 p.m.

Michelle Radliff
Secretary