

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of January 20, 2016

MEMBERS PRESENT:

Robert Dingman, Chairman
Justin Fehl
Dave Gauci
Randy Getty
Randy Weaver
Todd Murphy - Alternate

MEMBERS ABSENT:

Karen LaRose (Excused)
Tim LaSarso (Excused)
Cheryl Hogan (Excused)

Code Enforcement Officer

Francis Cortese

TOWN ATTORNEY

Jeff Meyer

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

Chairman Dingman stated there are minutes from August 19, September 16, and October 21, 2015 and suggested alterations to the minutes. The August 19, 2015, meeting Mr. Weaver presented a conceptual approval that evening and there was no Resolution that night. The Resolution did not come until the September 16, 2015 meeting. The Resolution should be included in the September 16, 2015 minutes and not the August 19, 2015.

At the October 21, 2015 Robert Springer, owner of R2M presented a project to the Board. There was no other action taken. Mr. Springer has not been back since the meeting.

Mr. Cortese questioned Attorney Meyer if we should get a letter from Mr. Springer stating he does not want to go further with the subdivision plans.

Attorney Meyer stated Mr. Cortese yes he could to have on file.

Chairman Dingman stated Mr. Cortese will request a letter from Mr. Springer stating he does not want to go further with this project for the file.

ON A MOTION BY MR. GETTY, seconded by Mr. Gauci, the minutes of the August 19, September 16, and October 21, 2015 meeting were approved as amended.

AYES: 6

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

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1. Washington County Planning Board Agreement

Chairman Dingman stated the Board received a letter from Washington County Planning Board with a form attached called "Exemption of Matters of Local Concern from the County Planning Review". This agreement exempts certain projects deemed to have no inter-municipal impact, from referral to the County Planning Board.

Chairman Dingman stated there is also a Resolution attached with the letter.

ON A MOTION BY MR. GETTY, seconded by Mr. Murphy the Resolution for Exemption of Matters of Local Concern from the County Planning Review was approved.

2. Pursuant to the provisions of Chapter 280, Article VI, Section 280-25 (G) District Regulations of the Town of Kingsbury Code, New York, notice is hereby given that a public hearing will be held by the Planning Board of the Town of Kingsbury, County of Washington and State of New York, on the 20th day of January 2016 at 7:00 PM in the Town Hall, 210 Main Street, Hudson Falls, New York on the following matter. Request by Dennis J. Vadnais II, Tax Map # 155.-1-11, commonly known as Towpath Road, Kingsbury, located in Zoning District, Industrial IND-75 is seeking Site Plan approval to install two 30,000 gallon propane storage tanks at this location for commercial business. Plans for proposal are available at Kingsbury Town Hall, 210 Main Street, Hudson Falls, New York during regular business hours.

Chairman Dingman opened the Public Hearing.

Chairman Dingman introduced Dennis Vadnais II and Matthew Hiltz, Hiltz Propane Systems to address the Board.

Mr. Hiltz stated he owns Hiltz Propane Systems. He designs and installs similar systems to what Mr. Vadnais is hoping to install. Mr. Hiltz stated he has done a number of installations in the area.

Mr. Vadnais gave a description of where the property is located on Towpath Road.

Mr. Gauci questioned if the tanks would be on both sides of the train tracks. Mr. Vadnais stated no they will be on the west side of the train tracks.

Mr. Hiltz he will be installing two (2) 30,000 gallon Stubby Tanks for residential delivery at this location. These tanks are a little shorter and fatter and take up less area.

Mr. Hiltz calculated the area to be used is about 10,000 square feet, less than a quarter of an acre. The area used for the tanks, the piping and where the trucks will go in and out is an area of 100 x 100 and they have the entrance and exit.

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Mr. Weaver questioned if this site would be similar to the G.A. Bove site in Queensbury and what kind of a fence would be used?

Mr. Hiltz stated the tank at G. A. Bove is a Stubby 30,000 gallon tank and would be very similar. The 100 x 100 area would have a 6 foot high commercial chain link fence around it.

They are looking at entering the site off of Towpath Road and having one-way traffic. They would enter one driveway pull up to the tanks and load or unload and then pull back on to Towpath Road and head in the same direction.

Chairman Dingman stated there are two things Mr. Vadnais and Mr. Hiltz needed to be aware of; the Canal Corporation owns Towpath Road and Mr. Vadnais would have to have approval from the Cana. Corporation and Mr. Vadnais needs to obtain a Canal Work Permit for the construction of the access road and complies with all federal, state and local requirements.

Chairman Dingman stated the County Planning Board has seen this project but cancelled their meet on Tuesday, January 12, 2016. This project was submitted to the County on December 23, 2015. If the County does not respond within thirty (30) days then it would be automatic for this Board to take an action. Being the thirty (30) days is not up this until January 23, 2016 this Board cannot take any action tonight. We can let you know tonight if it will be approved but we will have to have another meeting for the Resolution.

Chairman Dingman questioned when they wanted to get started with this project. This Board could have a special meeting if needed.

Mr. Vadnais stated the February 17, 2016 meeting would be fine.

Chairman Dingman asked Nelson "Butch" Chase, Kingsbury Fire Chief if he had any questions or concerns.

Mr. Chase questioned how the thirty (30) thousand gallon tanks are going to be supplied. Will you be trucking it in and topping them off?

Mr. Hiltz stated for the start there is one station. One truck will unload and until he is done another truck couldn't unload at the same time. Mr. Vadnais is doing this the right way with storage not being a problem. If he wants to add on later he could. For right now he is going to have low activity until he sees how the business will do.

Mr. Chase questioned if the entrance going in was straight parallel with State Route 196.

Mr. Vadnais stated yes and it will be wide enough for the fire trucks. The fire company will have access on all four sides.

Mr. Chase stated with all of the safety in place he has no problem with this project.

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Mr. Fehl questioned if the footings would be down below the frost line.

Mr. Hiltz stated yes they will be at forty eight inches (48") unless the Board would like them deeper. The piers are a foot high.

Mr. Fehl questioned if Mr. Vadnais wanted to add an office or shop or shed, would he have to come back before the Board for approval.

Chairman Dingman stated future expansions would have to come back before the Board.

Chairman Dingman stated at this point this project has an approval but we don't have a Resolution and we have to wait for the County. The stipulations would be no storage outside the fence. When applying for a building permit there must be stamped plans included and if there is any NFPA Standards so that Mr. Cortese can look them up. Chairman Dingman asked for a copy of the Fire Safety Analysis. The lights will need to be down cast.

Chairman Dingman questioned Mike Graham, Highway Superintendent if a culvert would be needed at this location.

Mr. Graham stated he did not think so. If there was one needed he will take care of it.

Discussion ensued with Mr. Graham answering questions regarding maintenance of Towpath Road.

The Public Hearing remains opened.

ON A MOTION BY MR. GAUCI seconded by Mr. Getty all in favor, the meeting was adjourned at 7:35 P.M.

Michelle Radliff
Secretary

<http://www.kingsburyny.gov>