

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of March 18, 2015

MEMBERS PRESENT:

Robert Dingman, Chairman  
David Gauci  
Randy Getty  
Tim LaSarso  
Ian Miller

MEMBERS ABSENT:

Karen LaRose  
Randy Weaver  
Michele Abbenante - Alternate  
Cheryl Hogan - Alternate

Code Enforcement Officer  
Francis Cortes

TOWN ATTORNEY  
Jeff Meyer

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

Chairman Dingman introduced Cynthia Bardin, Town Clerk who would be filling in for Planning Board Secretary Michelle Radliff.

Roll call of all Members and Officials.

Chairman Dingman entertained a Motion to Approve the Minutes of February 18, 2015.

Chairman Dingman stated there are a couple of changes to be made in the February 18, 2015 minutes. The first one is on page 5 the third line down there is a spelling mistake. It should be Chairman Dingman. In paragraph seven on page 5 should read an "Eighty five (85) foot ladder" not tower. Chairman Dingman asked the fire company to let Mr. Schermerhorn know what kind of fire hydrants they wanted for this project. Chairman Dingman requested a letter from the Fire Company to the Board for a waiver of six (6) feet for this project.

**ON A MOTION BY MR. LASARSO**, seconded by Mr. Getty, the minutes of the December 21, 2012 meeting were approved as amended.

**AYES: 5**  
**NAYES: 0**  
**ABSTAIN: 0**  
**MOTION CARRIED**

Pursuant to the provisions of Chapter 280, Article VI, Section 280-23 G of District Regulations ordinance of the Town of Kingsbury, 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 18<sup>th</sup> day of March, 2015 at 7:00 PM in the Town Hall, 210 Main Street, Hudson Falls, New York on the following matter. Request by Casey Owens, Quality Stone Works, Inc., owner of Tax Map # 121.-1-17.4, commonly known as 4202 State Route 4, Hudson Falls, located in Zoning District, COM-1A, Commercial District for Site Plan Review for a proposal to build a 30' X 50' Storage Building at this location. Plans for proposal are available at Kingsbury Town Hall, 210 Main Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Casey and Jeff Owens, Quality Stone Works Inc., to address the Board.

Mrs. Ownes stated they are here tonight seeking approval to add to build a 30' X 50' Pole Barn Cold Storage. It will have a burgundy tin roof, two toned coloring on the building being charcoal on the top with burgundy on the lower section. There will be two (2) 12 x 14 garage doors, a man door; two (2) windows one on each side of the building. To access the garage doors you will have to go up the drive way. They want to do plantings around the building to improve the look of the property. The building will be seventy (70) feet from the boundary and forty (40) feet from the fence.

Mrs. Owens stated the water has been installed. The water will be turned off in the fall so that it does not freeze in the winter. As for power they are waiting for an engineer from Washington County for an approval for National Grid. There was a discussion as to who should be giving National Grid the approval to place a pole and get power to this site.

Mr. Cortese suggested the Owens should call National Grid due to the confusion of who should be giving National Grid permission.

The garage will be used for storing tools and quick fixes of the equipment out of the weather.

Mrs. Owens stated the employees will be driving on the property to get materials and equipment and leaving for the job that is off site. As for a bathroom, they do plan on installing one later in the year.

Planning Board Meeting  
Page 3  
March 18, 2015

Chairman Dingman suggested in the meantime they have portable toilets on site.

Chairman Dingman questioned if there was an office in the building or will there be one.

Mr. Owens stated at this point they are not sure. At this time the building is only being used for storage and maintenance of the equipment.

Chairman Dingman opened the Public Hearing.

Nelson Chase, Fire Chief, Kingsbury Fire Department, questioned if the building was a metal or a wood structure.

Mr. Owens stated the building is a wood structure pole barn.

Mr. Getty questioned what the Washington County Planning Board "Local board to determine whether or not an agricultural data statement is required for this project".

Mrs. Owens stated this was brought up at the County meeting.

Chairman Dingman stated he was not aware of agricultural data statement. Mr. Cortese immediately sent out this notice to the neighboring active farms. This notice will allow the neighbors a chance to attend the meeting if they would like. This notice is part of the public hearing.

Mr. Getty stated this has been out of the agricultural days since before Mr. McLaughlin subdivided this property many years ago.

Chairman Dingman questioned if the property was in the Agricultural Zoning.

Mr. Getty stated no, when Mr. McLaughlin subdivided the property it was taken out of the Agricultural Zoning.

Mr. Meyer stated this notice had to be sent out to the neighboring properties within Five Hundred (500) feet because they are still in the Agriculture Zoning.

The Public Hearing was closed.

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

**ON A MOTION BY IAN MILLER**, and seconded by Mr. Getty 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 March 18, 2015**

**SITE PLAN REVIEW** – Casey Owens and Quality Stoneworks, Inc., owner of Tax Map #121.-1-17.4, commonly known as State Route 4, Hudson Falls, located in Zoning District, COM-1A, Commercial District for Site Plan Review for a proposal to construct a 30’ x 50’ Storage Building for use as cold storage at this location.

**ON A MOTION BY TIMOTHY LASARSO**, seconded by DAVID GAUCI 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) All exterior lighting shall be downcast lights in the storage yard and building.
- (2) Locate future well and septic locations and separation distances on plans.
- (3) Locate portable toilet facility on plan if used.
- (4) All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

**AYES: 5**  
**NAYES: 0**  
**ABSENT:**

---

Michelle Radliff, Secretary

Planning Board Meeting  
Page 5  
March 18, 2015

Mr. Cortes introduced Matthew & Cecelia Togas to the Board. Mr. Cortes stated Mr. & Mrs. Tougas were in front of the Planning Board last year for a Preliminary Hearing. They are here tonight with updated plans. They would like to be on the agenda for the April 15, 2015 meeting. Mr. Cortese handed out the plans so the Board would have time to review them.

Chairman Dingman asked the Tougas's to give a narrative of what they would like to do.

Mr. Tougas stated they would like to convert an existing garage into a café. They would be putting an addition on the garage.

Mr. Miller questioned if one well was going to be used for all of the properties.

Mr. Tougas stated that will be up to NYS Department of Health. As of this point it is already approved for the apartment complex that is there.

Chairman Dingman questioned Mr. Tougas on the timing of water issue is and should he get approval from NYSDOH first.

Mr. Tougas stated he is expecting to have to add another well.

Chairman Dingman asked the Board if they had questions for the Tougas's.

Mr. Getty questioned having a right of way to the back property.

Mr. Tougas stated he bought the property from his parents and has always kept it as his parents had it. Mr. Tougas stated he has talked to the bank about merging the properties. The bank will not allow this. They want the properties to remain separate.

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

Mr. Tougas stated he would like to come before the Planning Board at the April 15, 2015 meeting and get approval from the Board and the Health Department and be able to start as soon as possible.

Chairman Dingman asked the Board members to review the packets and if they have questions to contact Mr. Cortese and he will bring the concerns to Mr. Tougas's attention.

Attorney Meyer questioned the parking and where will you pay for the clubs.

Planning Board Meeting  
Page 6  
March 18, 2015

Mr. Tougas stated they are looking at a shed from Garden Time to use for a place to pay for the clubs. He also described where the parking lot would be.

Mr. Getty questioned Mr. Nelson Chase the difference between a ladder and a tower on the fire trucks.

Mr. Nelson Chase stated the fire company's truck is a LTI which stands for Ladders Towers Inc., the truck is a dual purpose with a tower on the end and a ladder where you can manually use it if needed.

Mr. Getty questioned if the truck should be referred to as a ladder/tower truck.

Mr. Nelson Chase stated yes.

**ON A MOTION BY MR. GETTY**, seconded by Mr. LaSarso all in favor, the meeting was adjourned at 7:50 P.M.

Michelle Radliff  
Secretary

<http://www.kingsburyny.gov>