

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of April 15, 2015

MEMBERS PRESENT:

Robert Dingman, Chairman
David Gauci
Randy Getty
Karen LaRose
Tim LaSarso

MEMBERS ABSENT:

Ian Miller
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.

ON A MOTION BY MR. GAUCI, seconded by Mr. LaSarso, the minutes of the March 18, 2015 meeting were approved.

AYES: 5

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

Chairman Dingman stated the first item on the agenda is Schermerhorn Real Estate Holdings. They will not be attending to night.

1. 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 15th day of April 2015 at 7:00 PM in the Town Hall, 210 Main Street, Hudson Falls, New York on the following matter. Request by Matthew & Cecelia Tougas, Tax Map # 146.-2-19.1 and 19.4, commonly known as 3159 and 3157 State Route 4, Kingsbury, located in Zoning District, COM-1A/Commercial District is seeking Site Plan approval for to convert an existing garage with an addition to a café. Also to include an outdoor portable mini golf area 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 Mr. Tougas to address the Board.

Mr. & Mrs. Tougas were at the March 18, 2015 Planning Board meeting with an update for this project.

Mr. Tougas stated he attended the Washington County Planning Board Meeting. There one was one member of the Board who had concerns with the ingress and egress, specifically whether a new access on the southern property boundary to provide greater distance between access point and Wait Road.

Discussion ensued and was determined the Planning Board agreed with Mr. Tougas to leave the entrance as is.

Mr. Tougas stated the other concern the County is questioning on this project is a Stormwater Management Plan. Mr. Tougas will not be disturbing the land. The mini golf course sits on top of the ground. Therefor a SWPPP will not be needed.

Discussion ensued and the Planning Board determined the SWPPP was not needed.

Discussion ensued among the Board with questions addressed by Mr. Tougas regarding DEC and the Department of Health.

Chairman Dingman stated Department of Health will be the key factor in this project.

There was not any Public Comment

ON A MOTION BY GAUCI, and seconded by Mrs. LaRose 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 April 15, 2015

SITE PLAN REVIEW - Matthew & Cecelia Tougas, Tax Map # 146.-2-19.1 and 19.4, commonly known as 3159 and 3157 State Route 4, Kingsbury, located in Zoning District, COM-1A/Commercial District is seeking Site Plan approval to convert an existing garage with an addition to a café: also to include an outdoor portable mini golf area at this location.

ON A MOTION BY MR. GETTY, seconded by Mr. LaSarso 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. On receipt of Department of Health approval.

AYES: 5

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

2. 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 15th day of April 2015 at 7:00 PM in the Town Hall, 210 Main Street, Hudson Falls, New York on the following matter. Request by Christopher Cook, Platinum Transportation Group, contract vendee of Tax Map # 154.8-1-26 commonly known as 3606-3614 Burgoyne Avenue, Hudson Falls, located in Zoning District COM-1A, Commercial District, for Site Plan Review for a proposal to operate Platinum Transportation Business 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 Christopher Cook, Platinum Transportation Group to address the Board. Mark Reynolds, Agent for Estate of Henry J. Caputo was also in attendance.

Mr. Cook stated he is seeking approval to operate Platinum Transportation Business, at this location. They are full service professional transportation company. There will be an office to make reservation payments as well as to view the different transportation options. They will use this location for an office, detailing the vehicles and to show clients what vehicles they can choose from.

Mr. Cook stated the building will be basically used for storage of his vehicles. At the current time he has seven (7) vehicles that he uses. He feels the building could possibly hold up to four (4) more vehicles. He will also be doing minor repairs, as all major work is done at the local Warren Tire Service Center. The oil changes will be done at the local Jiffy Lube Auto Centers.

Mr. Cook stated between himself and Mr. Reynolds they planned to clean up the appearance of the building and fixing the fence. They are also planning to replace the sign on the building with one for his business name.

Discussion ensued among the Board with questions addressed by Mr. Cook and Mr. Reynolds regarding DEC and the Atterony Generals Office.

There was not any Public Comment

ON A MOTION BY MR. GETTY, 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. 2 of April 15, 2015

SITE PLAN REVIEW - Christopher Cook, Platinum Transportation Group, contract vendee of Tax Map # 154.8-1-26 commonly known as 3606-3614 Burgoyne Avenue, Hudson Falls, located in Zoning District COM-1A, Commercial District, for Site Plan Review for a proposal to operate Platinum Transportation Business at this location.

ON A MOTION BY MR. LASARSO, seconded by Mr. 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) Limousines and vehicles may only be parked on the paved asphalt parking areas in front of the building. The area on the site plan showing limo parking shall not be used for parking vehicles.
- (2) All limousines and vehicles shall be stored inside the premises. No vehicles may be parked outside the facility overnight.
- (3) The portion of the fence immediately adjoining the fence shall be repaired and painted.
- (4) Subject to the terms and conditions contained in the undated letter from Brian Lusignan Assistant Attorney General and any additional requirements, restrictions, and/or approvals mandated by the NYS Department of Environmental Conservation.

AYES: 5

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

ON A MOTION BY MR. GETTY, seconded by Mr. Gauci all in favor, the meeting was adjourned at 8:00 P.M.

Michelle Radliff
Secretary

Mr. Meyer noted for the record that the Attorney General's letter merely stated that once a specific use was proposed for the site, The DEC and Attorney General's office would at that time review the proposal and determine what, if any, permits, approvals, or restrictions would apply. Mr. Meyer went on to state that any approval obtained from the Town of Kingsbury would be conditioned on and subject to DEC's review and jurisdiction where applicable.

Mr. Meyer has sent a copy of the Site Plan and the resolution to the DEC attorney.

<http://www.kingsburyny.gov>