

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of April 20, 2016

MEMBERS PRESENT:

Robert Dingman, Chairman
David Gauci
Randy Getty
Tim LaSarso
Randy Weaver
Todd Murphy – Alternate

MEMBERS ABSENT:

Justin Fehl (Excused)
Karen LaRose Excused
Cheryl Hogan (Excused)

Code Enforcement Officer

Francis Cortese

TOWN ATTORNEY

Mary-Ellen Stockwell, 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 March 16, 2016.

ON A MOTION BY MR. GETTY, seconded by Mr Weaver, the minutes of the March 16, 2016 meeting were approved.

AYES: 6

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

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 April 2016 at 7:00 PM in the Town Hall, 210 Main Street, Hudson Falls, New York on the following matter. Request by BG Lenders LLC, Brian E. Granger, Tax Map # 137.-2-10, commonly known as 100 Park Road, Town of Kingsbury, located in Zoning District, PIC-75 / Commercial District is seeking Site Plan approval to change the use on property to auto / vehicle repossession business. Plans for proposal are available at Kingsbury Town Hall, 210 Main Street, Hudson Falls, New York during regular business hours.

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Chairman Dingman introduced Brian Granger, BG Lenders Service, LLC to address the Board.

Mr. Granger stated he is the owner of BG Lenders Service. They are repossession and transportation firm. Mr. Granger stated he started this business in 2001. The repossession business has changed drastically in the last 3 years. The banks now go out and inspect the repossession companies in person for compliance, the tow trucks, the right employees and the right training. His employees are well paid and compensated.

Mr. Granger stated there are a few things that he believes in with a business. The first thing is there is nothing more important than the safety of his employees and to whom they come in contact with. He believes any property he owns he is the care taker for the next generation. His properties are always kept clean.

The major lenders do a surprise inspection on an annual basis. The lenders are looking for respectful business to deal with their customers because they are still their customers. All of his drivers are trained, retrained and trained again along with more training every week. The lenders want them to act like they are wearing the lenders logo on their shoulder.

The cars will be parked in an orderly fashion just like a parking lot. Personal property is removed from the vehicle and inventoried, tagged and stored in sealed containers so that no one can see any paper work that is in them. The office hours are 8:30 am -4:30 pm, Monday through Friday, occasionally Saturday by appointment. Mr. Granger would like to cut the sign that is there now in half and have it say 100 Park Road. This would be the only information on the sign. He has 16 employees at the present time and is expecting to have 25 to 30 employees by summer. This is not because of the repossessions; it is because of the lack of qualified competition. His drivers work four days a week, 10 hours a day. He has 3 office staff employees.

He will be putting up a fence. The fence will start approximately 30 feet back from the front of the building on the south side, along the south property line, across the rear of the property line, along the north side property to the rear of the north corner of the building. The fence will be a six foot chain link with three stands of barbed wire. There will be green privacy screening on the front portion of fencing. He will be installing new LED lighting outside as well as a security alarm system with fire detection along with 10 video camera systems inside and outside the building with remote access.

The outside of the building and landscaping will be staying the same.

Mr. Weaver questioned the typical turnaround time vehicles are stored there.

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Mr. Granger stated the average turnaround time is 3.9 days the car is there. This information is off a Stored Collateral Report.

Mr. Granger stated at the present time he is storing between 100 and 110 vehicles. He believes it will increase to 200 vehicles in the near future.

Mr. Weaver questioned Mr. Granger if was doing equipment as well as vehicles.

Mr. Granger stated they repossess a lot of equipment but most of the time the equipment goes right back to the dealer so that they don't move it twice. Occasionally he will have a piece of equipment, boats and RV's they will be in the fenced in area with a security camera.

Mr. Granger stated when the banks come to inspect, the first thing they ask for is a list of their stored vehicles. They look at every one of their stored cars to make sure they are cleaned out, not up against each other or up against the fence. They look to see if your fence is tipped over. They want the vehicles a foot off the fence and 3 feet apart so that the paint is not getting on another car. (The red paint is not on the blue car and the blue paint is not on the red car.)

Mr. Granger explained how the vehicles would be parked at this location.

Mr. Weaver questioned if there would be anything stored in the front of the building.

Mr. Granger stated there would not be any storage in the front of the building. All storage will be in the fenced in area. The only vehicles that will be in the front of the building will be employee's vehicles. As for his trucks they will be stored behind the building or on the side when they are not using them. Anybody riding by will not know what kind of a business it is.

Mr. Granger stated he has been on Newcomb Street, Queensbury for 10 years and prior to that he was on Luzerne Road, Queensbury and has never had any problems.

Chairman Dingman opened the public hearing.

Bill Gates, Queensbury, Tim Havens, Falls Farm & Garden and Bob Sears, Berkshire-Hathaway Home Services all spoke in favor of this project.

Attorney Mary-Ellen Stockwell, Meyer & Fuller PLLC, and Town Attorney stated for Disclosure Purposes and for the record the firm of Meyer & Fuller PLLC, not her specifically did represent Northern Design & Building Associates, Ltd., when they sold the property.

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Chairman Dingman stated for the record there is a letter from the Counties of Warren and Washington Industrial Development Agency (WWIDA) stating the Board voiced no concerns with Mr. Granger's plans for this site.

ON A MOTION BY RANDY GETTY, and seconded by Mr. Gauci the Public Hearing was closed.

A MOTION BY MR. GAUCI, and seconded by Mr. Weaver 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.

SITE PLAN REVIEW – BG Lenders Service, contract vendee of Tax Map #: 137.-2-10 commonly known as 100 Park Road, in the Warren-Washington County Industrial Park, Town of Kingsbury, is seeking Site Plan approval for a proposal to operate an auto repossession business, and associated site work, at this location. This action is pursuant to Section 280-25 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY Randy Weaver, seconded by Randy Getty 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 site improvements, including but not limited to grading, paving, and stormwater controls shall be completed prior to any vehicles being stored on the premises; and
- (2) No junk cars or vehicles shall be stored on the premises.

AYES: 6
NAYES: 0
ABSENT: 0

ON A MOTION BY MR. GETTY, seconded by Mr. Gauci all in favor, the meeting was adjourned at 7:30 P.M.

Michelle Radliff
Secretary

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