

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of May 20, 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.

Chairman Dingman asked to have the minutes of the April 20, 2015 to include " 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.

Chairman Dingman stated there was a conversation of the Attorney Generals letter last month and there was some discrepancy of the interpretation of the letter.

Chairman Dingman questioned Attorney Meyer on what triggers DEC and the Attorney General's review.

Attorney Meyer stated as long as Mr. Cook does what is stated on paper he is fine. If he starts washing cars he will have a huge problem. This means washing the cars inside or outside.

**ON A MOTION BY MR. GETTY**, seconded by Mr. LaSarso, the minutes of the April 20, 2015 meeting were approved as amended.

**AYES: 5**

**NAYES: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

1. Pursuant to the provisions of Chapter 280, Article VI, Section 23 D 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 20<sup>th</sup> day of May 2015 at 7:00 PM in the Town Hall, 210 Main Street, Hudson Falls, New York on the following matter. Request by Haun Welding Supply Inc., contract vendee, Tax Map # 137.-2-42, commonly known as 560 Queensbury Avenue, Kingsbury, located in Zoning District, PIC-75, Park Industrial/Commercial District is seeking Site Plan Review for a proposal to operate Haun Welding Supply Inc., at this location.

Chairman Dingman introduced Joe Clark, Markan Associates LLC to address the Board.

Mr. Clark stated he is the owner of the property. He introduced Steve Rake and Warren Kelly, Haun Welding Supply and Gary Cottet, Pyramid Brokerage Company.

Mr. Clark stated he is here tonight as the owner of this property. In 2001 Fitzgerald Brothers Beverages, Inc. had received approval to construct this building. They are no longer at this location. Haun Welding Supply would like to purchase this building and move from their location at 15 Boulevard, Queensbury. They would like to construct a new entrance/exit drive on Queensbury Avenue. They would be adding black top and concrete pad that will be fenced in for storage tanks. They will also be adding more drainage because of the impervious ground areas and they will be adding landscaping. The building itself is 12,000 square feet.

Mr. Rake stated the new drive way would be for their employees. The main reason for the curb cut is so that the tractor trailers can get in and service the tanks. There will be four (4) tanks in the fenced in area. By doing this it will keep the trucks away from the customers and the trucks will not have to do U turns.

They will have a CO<sub>2</sub> Tank, Nitrogen Tank, an Oxygen Tank and an Argon Tank located in the fenced in area.

Mr. Cortese stated there have been stormwater measures taken where the new entrance will be. The Engineer has new grading in that area.

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

The Public Hearing was opened and will remain opened.

Chairman Dingman stated the Town of Queensbury was not notified of this meeting and therefore we will not be able to make a decision tonight. This notification is a formality, and if the Town of Queensbury is not notified it can create problems.

Chairman Dingman stated because of this problem he would be willing to have a special meeting.

Chairman Dingman stated the Special Meeting will be held on June 6, 2015 at 7:00pm.

Chairman Dingman stated Mr. Luke Dobie, Hutchins Engineering, did a very nice job on this project to the Applicant and would like them to relay message this to Mr. Dobie.

**ON A MOTION BY MR. GAUCI**, 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.

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

Michelle Radliff  
Secretary