

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of September 17, 2014

MEMBERS PRESENT:

Robert Dingman, Chairman
Michele Abbenante
Dave Gauci
Ian Miller
Karen LaRose

MEMBERS ABSENT:

Randy Getty (Excused)
Randy Weaver (Excused)
Cheryl Hogan – Alternate (Excused)

CODE ENFORCEMENT OFFICER:

Ross Cortese

TOWN ATTORNEY:

Jeff Meyer, ESQ

The Meeting was called to order by Chairman Dingman at 7:00 Pm.

Roll Call of members and Officials.

Chairman Dingman entertained a Motion to Approve the Minutes of August 21, 2014.

ON A MOTION BY MR. MILLER, seconded by Mr. Gauci, the minutes of the August 21, 2014 meeting were approved.

AYES: 5

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

RWS MANUFACTURING, INC, lessee of tax map #137.-2-1.14 commonly known as 22 Ferguson Lane, Lots #13, 14, & 23 Warren-Washington Counties Industrial Park is submitting a Final as Built Site Plan application for the operation of an @ 20,000 sq. ft. manufacturing building and a change in hours of operation at this location. This action is pursuant to Section 280-25 G of The Code of the Town of Kingsbury.

Chairman Dingman introduced Mr. Student, Plant Manager for RWS. Mr. Student to provide an update on the status of the required improvements.

Mr. Student began with a discussion of the improvements that were conditions of the resolution authorizing expanded hours. He went through the materials that had been provided to the Planning Board to depict the completion of the improvements.

The fence along Ferguson Lane has been installed as shown on the site plan map; the nine panels of sound curtains had been installed on the fence; the log wall had been mostly installed utilizing 6 foot logs which are unusable for their operation; the plastic/rubber had been installed on the conveyor belts.

There were discussions as to the placement, number and location of the trailers required to be permanently located along the boundary of Ferguson Lane as a noise mitigation measure. Mr. Student was advised and understood that the intention was to have the trailers arranged in a manner to provide a continuous barrier from the southern end of the sound fence on Ferguson Lane to the entrance.

Chairman Dingman questioned Mr. Student as to future site plan amendments. Mr. Student advised the Board that he still was planning on extending the building from the northeastern most corner of the building. When questioned upon the orientation of the existing loading door, Mr. Student further advised that despite statements of others to the contrary the loading door would be facing the eastern boundary and no longer facing north.

Mr. Student was advised that all modifications would require site plan approval.

THE QUARRY, LLC, owner of tax map #146-1-23 commonly known as 35 Dean Road is presenting site plan to modify existing 351 unit townhouse project into 148 Senior Apartments and a 100 Bed Assisted Living Facility.

Bill Nikas, The Quarry LLC, gave the Board an update of the project and advised he was seeking final site plan approval, which would be subject to final engineering sign off by the Town's engineer Dan Bruno and any other conditions required by the Board.

Mr. Dingman advised Mr. Nikas that the materials submitted did not constitute a site plan, in his opinion and that additional information would be required in order for the Board to render a determination on the application.

Various site plan elements were discussed including landscaping, lighting, roads, parking, sidewalks and pedestrian access, building layouts, and various structures shown.

Mr. Nikas advised the Board he would be willing to agree with anything the Board required and was hoping to leave it to the discretion of the Board. Mr. Dingman, Mr. Miller, Mr. Gauci, and the Board agreed that it was the applicant's job to make these determinations and if he was unwilling or unable to submit an actual site plan the Board would at a minimum require a detailed narrative as to what was ultimately being proposed.

Mr. Nikas responded with the following design elements: the majority of the internal roads will all have a minimum paved width of 20 feet and are going to be offered to the Town for dedication, Mr. Graham has reviewed the roads being offered; the town houses would all have lanterns and outside lights, but no streetlights were proposed; all of the town houses layouts will consist of single story homes with no basements; the landscaping will consist of grass lawns only, no shrubs or trees are proposed; a 3 foot

paved shoulder is being proposed for pedestrian access; the building labeled as "Amenity" will be used for storage purposes.

Mr. Nikas also requested the Board to provide him with an additional list of questions and issues the Board Members would like to see addressed. Chairman Dingman agreed to poll the Board and advised Mr. Nikas that Mr. Meyer would be providing said list once compiled.

The Board agreed to hold a special meeting to potentially resolve outstanding issues and render a determination in early October.

ON A MOTION BY MR. MILLER, and seconded by Mr. Gauci all in favor, the meeting was adjourned at 8:30p.m.

Michelle Radliff
Secretary

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