

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of November 16, 2016

MEMBERS PRESENT:

Robert Dingman, Chairman
David Gauci
Tim LaSarlo
Todd Murphy

MEMBERS ABSENT:

Justin Fehl (Excused)
Randy Getty (Excused)
Karen LaRose (Excused)
Randy Weaver (Excused)
Cheryl Hogan – Alternate (Excused)

Code Enforcement Officer

Francis Cortese (Excused)

TOWN ATTORNEY

Jeff Meyer, ESQ.

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

Roll call of all Members and Officials.

1. SITE PLAN REVIEW – William and Jennifer Cook, owner of Tax Map # 146.-3-31 commonly known as 3152 NYS Route 4, Town of Kingsbury, is seeking site plan approval to operate Moss Street Deli and Country Store at this location. This action requires site plan approval pursuant to Section 280-23G of the Code of the Town of Kingsbury.

Chairman Dingman opened the Public Hearing.

Chairman Dingman introduced William and Jennifer Cook and asked them to address the Board.

Mrs. Cook stated they are proposing to open a deli and store at this location. The name of the business will be Moss Street Deli and Country Store. They will serve deli products for sandwiches, salads and homemade baked goods. On the retail side they will have syrups; jams barbecue items, jewelry and cards.

Chairman Dingman questioned the location of this project on the property.

Mrs. Cook stated the business will be located in the garage on the front of the property that presently has two garage doors. They will be removing the garage doors and replacing them with windows with the main entrance being on the side of the building.

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Chairman Dingman questioned the water supply and septic.

Mr. Cook stated there is a working well and an inadequate septic. They are working with Charles Scudder, Scudder Associates who is installing the septic system.

Chairman Dingman questioned if the Cook's would need to be in contact with Department of Health.

Mrs. Cook stated yes they will have to get approval from DOH for the water and the septic. When they went to the Washington County Planning Board had a concern with the parking.

Chairman Dingman stated the County did approve this project with a recommendation that this Board work with the Cook's on the parking arrangement for efficiency and safety.

Chairman Dingman questioned if there would be changes to ingress and egress.

Mr. Cook stated he wants to meet with Mr. Cortese to discuss what his thoughts are with the entrance to the property. At this time from the base of the building to the white line on the road there are 29 feet with a 7 foot apron. He needs to meet with Mr. Cortese with concerns for the parking and what the right of way restriction is and what he can and cannot do.

Chairman Dingman stated it is usually Department of Transportation that has an issue with this and Mr. Cortese will help the Cook's make a connection with DOT.

Chairman Dingman complemented the Cooks on their application with it being very complete with the drawings and explaining what they would like to do.

Mr. Gauci questioned the lighting and signage.

Mr. Cook stated the lights would be down cast. They are still discussing what and where the sign will be. When they meet with Mr. Cortese they plan to talk to him on this.

There being no comments from the public, Chairman Dingman close the public hearing.

ON A MOTION BY MR. LASARSO, and seconded by Mr. Gauci 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.

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The Board then reviewed the proposed Resolution.

Resolution No. 1 of November 21, 2016

SITE PLAN REVIEW – William and Jennifer Cook, owner of Tax Map # 146.-3-31 commonly known as 3152 NYS Route 4, Town of Kingsbury, is seeking site plan approval to operate Moss Street Deli and Country Store at this location. This action requires site plan approval pursuant to Section 280-23G of the Code of the Town of Kingsbury.

ON A MOTION BY MR. GAUCI, seconded by Mr. Murphy 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. Downcast lighting shall be used on the premises for exterior lighting.
2. There will be no outside storage
3. Ingress and egress to be compliant with Department of Transportation and Code Enforcement Officer.
4. Approval contingent on Department of Health approvals.

AYES: 4

NAYES:

ABSENT: 5

2. Preliminary Review - Jeff Walker, Affordable Auto Sales Inc., contract vendee of Tax Map # 154.8-1-26, commonly known as 3606-3614 Burgoyne Avenue, site plan approval to operate a Car Display Lot Business at this location. This action is pursuant to Section 280-23 G of the Code of the Town of Kingsbury.

Chairman Dingman introduced Jeff Walker and asked him to address the Board.

Mr. Walker stated they are proposing to display cars at 3606-3614 Burgoyne Avenue. Affordable Auto Sales Inc. is located at 1132 Dix Avenue, Hudson Falls. They would like to be able to display up to 20 late model used cars at this site. The display lot will have a 4' X 8' with a name, address and phone number to call. They will not be staffing this lot.

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Chairman Dingman stated he felt this would be a good use for the property. This project needs to go to Site Plan Review and have a Public Hearing.

Chairman Dingman suggested meeting with Mr. Cortese to help you file a complete application which should include a Google Earth Overview of the entire area so that it is clear which portion of the property is being used.

Also illustrate the dimensions of the entire area of the intended use including the parking spaces for the cars and trucks

Mr. Walker stated that potential buyers would meet them at 1132 Dix Avenue so there will be no need for an office at this location.

Nelson "Butch" Chase, Kingsbury Fire Chief, recommend there not be any big/high trucks parked on the corner of Burgoyne Avenue and County Route 41 for sight visibility at that intersection. If you would put lower cars on the corner, this will help with the visibility on the corner.

Chairman Dingman stated this project does have to go to the County and have a Public Hearing at the Kingsbury Planning Board Meeting. As soon as the application is given to Mr. Cortese it will go to the County for their meeting provided it is complete. The application needs to be at the County no later than December 1, 2016.

This proposal was tabled.

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

Michelle Radliff
Secretary