

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of February 16, 2022

MEMBERS PRESENT:

Robert Dingman, Chairman
David Gauci
Les Macura
Todd Murphy– Alternate

MEMBERS ABSENT:

Randy Getty (Excused)
Karen LaRose (Excused)
Tim LaSarso (Excused)
Randy Weaver (Excused)

PLANNING & ZONING ADMINISTRATOR

Todd Humiston

TOWN ATTORNEY

Jeff Meyer, ESQ., Town Attorney

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

Roll call of all Members and Officials.

Chairman Dingman of entertained a motion to approve the Minutes of January 19, 2020.

ON A MOTION BY LES MACURA, seconded by Todd Murphy the minutes of the January 19, 2022, meeting were approved.

PRESENT:

Robert Dingman, Chairman - AYE
David Gauci - AYE
Les Macura - AYE
Todd Murphy– Alternate – AYE

AYES: 4

NAYES:

ABSTAIN: 0

MOTION CARRIED

1. BUCKS COUNTY BISCOTTI COMPANY contract vendee of Tax Map # 137.-2-1.8 commonly known as Lot # 7 Casey Road, Town of Kingsbury, located in PIC-75 Park Industrial/Commercial District is seeking Site Plan approval of construction of a 50' x100' pre-engineered metal building for the purpose of operating a Biscotti Bakery Company. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours. Chairman Dingman introduced Ethen Hall, Principle, Rucinski Hall Architecture who will be representing the applicant, Bucks County Biscotti Company to address the Board.

Mr. Hall stated he is here representing Bucks County Biscotti Company. They are a biscotti baking company out of Pennsylvania and are relocating their operation to Kingsbury. They will be located on

<https://www.kingsburyny.gov>

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Carey Road in between M&S Precision Machine Co., LLC, and Rozell Industries. They are hoping to build a 50' x 100' pre-engineered metal building at this location. The building will have an overhead door on the west side as well as one the north side. The north side overhead door will be used for shipping deliveries. The main baking area will be in the front of the building along with offices, utilities rooms and rest rooms. The back of the building will be used for packaging of the products, shipping and deliveries.

The hours operation will be 8:00am – 6:00pm Monday thru Saturday. Their plan is to start out with one shift and three employees.

Chairman Dingman opened the Public Hearing.

Lorraine Forcier, 318 Geer Road, stated she is happy to see progress in the Industrial Park.

Chairman Dingman closed the Public Hearing.

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

ON A MOTION BY LES MACURA and seconded by DAVE 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.

The Board then reviewed the proposed resolution.

Resolution No. 1 of February 16, 2022

SITE PLAN REVIEW – Bucks County Biscotti Company, as contract vendee of Tax Map #: 137.-2-1.8 commonly known as Lot #7 Casey Road of the Warren/Washington County Industrial Park, Town of Kingsbury, located in the PIC-75 / Park Industrial Commercial Zoning District, is seeking Site Plan approval for a commercial baking facility at this location. This action is pursuant to Section 280-25 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY LES MACURA, seconded by TODD 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) No outside storage will be permitted on the premises.
- (2) All exterior lighting shall be downcast so as not to produce glare or spill off-site
- (3) All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

PRESENT:

Robert Dingman, Chairman - AYE

David Gauci - AYE

Les Macura - AYE

Todd Murphy– Alternate – AYE

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

AYES: 4
NAYES:
ABSTAIN: 0
MOTION CARRIED

A MOTION BY DAVE GAUCI seconded by LES MACURA and carried by a vote of 4 ayes to enter into an executive session at 7:20 pm to discuss potential legal issues.

PRESENT:
Robert Dingman, Chairman - AYE
David Gauci - AYE
Les Macura - AYE
Todd Murphy– Alternate – AYE

AYES: 4
NAYES:
ABSTAIN: 0
MOTION CARRIED

A MOTION BY TODD HUMISTON seconded by DAVE GAUCI and carried by a vote of 4 ayes to exit the executive session at 7:45 pm.

PRESENT:
Robert Dingman, Chairman - AYE
David Gauci - AYE
Les Macura - AYE
Todd Murphy– Alternate – AYE

AYES: 4
NAYES:
ABSTAIN: 0
MOTION CARRIED

ON A MOTION BY DAVE GAUCI seconded by LES MACURA, all in favor, the meeting was adjourned at 7:46 pm.

Michelle Radliff
Secretary