

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of February 19, 2020

MEMBERS PRESENT:

Robert Dingman, Chairman
David Gauci
Karen LaRose
Randy Weaver

MEMBERS ABSENT:

Justin Fehl
Randy Getty
Tim LaSarso
Todd Murphy – Alternate (Excused)

Enforcement Officer

Todd Humiston

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.

Chairman Dingman entertained a Motion to Approve the Minutes of January 15, 2020.

ON A MOTION BY MR. GAUCI, seconded by Ms. LaRose, the minutes of the January 15, 2020 meeting were approved.

AYES:4

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

1. ANDREA SINK, DBA, 196 Bottle Return contract vendee of Tax Map # 154.12-1-17-7 commonly known as 1125 State Route 196, Town of Kingsbury, located in Zoning District, Com-1A/Commercial District is seeking Site Plan approval for a proposed Bottle Return Business at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Andrea Sink, 196 Bottle Return to briefly tell the Board what she would like to do at this location for the members that were not at the January 15, 2020 meeting.

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Ms. Sink stated currently she owns three bottle return stores. She would like to move from her current location, 2085 State Route 196 to 1125 State Route 196. She feels this is a better location. She has not had any problems at the Adamsville location with the Town of Kingsbury or any of the other Towns she is representing. She does a lot of fund raisers for the community.

There will be no storage outside. She did ask the landlord for two small dumpsters that would be kept inside and put out at night for pick up.

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

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

The Board then reviewed the proposed Resolution.

Resolution No. 1 of January 15, 2020

SITE PLAN REVIEW – Andrea Sink, DBA 196 Bottle Return, as contract vendee of Tax Map #: 154.12-1-17 commonly known as 1125 State Route 196, Town of Kingsbury, located in the COM 1A / Commercial Zoning District, is seeking Site Plan approval for a bottle return business at this location. This action is pursuant to Section 280-23 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY Randy Weaver, seconded by **David Gauci**, 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. The Applicant shall install fencing or similar barrier to prevent public access from the remainder of the premises, not part of this application.
2. No outside storage.
3. All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

2. BART AND JAMES HERBERICK, ECONOMY SELF STORAGE, owner of Tax Map # 121.-1-2.5 commonly known as 4340 State Route 4, Hudson Falls, New York, located in Zoning District Com-1A/Commercial District is seeking Site Plan approval to move three (3) parking spaces on the northeast side of the property to the front of the office building and add a storage unit at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

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Chairman Dingman introduced Bart Herberick, Economy Self Storage to address the Board.

Mr. Herberick stated he would like to install removable storage units on the northeast side of the property. He would be relocating the parking spaces to the front of the office.

Chairman Dingman questioned if this is an extension of what is being done now and if he is meeting the setbacks.

Mr. Herberick stated this is what they are doing now. The setbacks from the property line will be about ten feet (10') from the property line. The units are moveable units for now. There is also a berm in place at this time.

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

ON A MOTION BY MR. GAUCI, and seconded by Ms. LaRose 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.

Chairman Dingman opened the Public Hearing.

There being no comments from the public, the public hearing was closed.

The Board then reviewed the proposed Resolution.

Resolution No. 2 of February 19, 2020

SITE PLAN REVIEW – Bart and James Herberick, as owner of Tax Map #: 121.-1-2.5 commonly known as 4340 State Route 4, Town of Kingsbury, located in the COM 1A / Commercial Zoning District, is seeking Site Plan approval for an expansion of the self storage business at this location. This action is pursuant to Section 280-23 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY Karen LaRose, seconded by **Randy Weaver**, 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:

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1. No outside storage.
2. The new storage containers shall be located outside of the applicable setbacks.
3. The terms and conditions contained in the prior approval shall remain in full force and effect.
4. All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

3. ANTHONY MUSCATELLO, BETTER THAN NEW HOLDINGS, LLC, owner of Tax Map # 121.-1-17.5, commonly known as State Route 4 Town of Kingsbury, located in Zoning District, Com-1A/Commercial District is seeking Site Plan approval for a for a proposed Paint Shop Business at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Anthony Muscatello, Better Than New Holdings, LLC to address the Board.

Mr. Muscatello stated he owns Better Than New Painting. He is currently located on the Boulevard, Queensbury. He has 15 to 17 employees at the present time. Mr. Muscatello is waiting to close on the State Route 4, Kingsbury property. He is proposing a 4,800 square foot building at this location. 4,000 feet would be used for a shop with 700 to 800 square feet for offices and rest rooms.

Mr. Muscatello stated he is waiting for Ethan Hall, Rucinski Hall Architecture to finish with the plans. All the setbacks will be met, there will not be any outside storage and would like a sign in the front. There will be seven vehicles on the property in which his employees will be driving home.

Mr. Muscatello stated he will be drilling a well and putting a septic system in.

Mr. Humiston stated Washington County had concerns with disposal of the chemicals.

Mr. Muscatello stated he will be contacting someone to remove any chemicals. There is very little waste if anything at all. They will be complying with the EPA.

Mr. Weaver questioned if Mr. Muscatello painted cars.

Mr. Muscatello stated he does not. He does commercial and residential painting only.

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Chairman Dingman stated the Board would not make a decision tonight due to the there is not a complete set of plans. The Board would like to see landscaping and stormwater report.

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

Chairman Dingman opened the Public Hearing.

ON A MOTION BY MR. WEAVER, 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.

The Public Hearing will remain open.

ON A MOTION BY MR. GAUCI, seconded by Mrs. LaRose all in favor, the meeting was adjourned at 7:45 P.M.

Michelle Radliff
Secretary