

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of February 21 2018

MEMBERS PRESENT:

Robert Dingman, Chairman  
Randy Getty  
Cheryl Hogan  
Tim LaSarso  
Todd Murphy

MEMBERS ABSENT:

Justin Fehl (Excused)  
David Gauci (Excused)  
Karen LaRose (Excused)  
Randy Weaver (Excused)

Code Enforcement Officer  
Ross Cortese

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 December 20, 2017.

**ON A MOTION BY MR. MURPHY**, seconded by Mr. LaSarso, the minutes of the December 20, 2017 meeting were approved.

Chairman Dingman entertained a Motion to Approve the Minutes of January 17, 2018.

**ON A MOTION BY MR. MURPHY**, seconded by Mrs. Hogan, the minutes of the January 17, 2018 meeting were approved.

AYES: 5

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

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1. **DAVID MARTIN**, contract vendee of Tax Map # 146.-3-3.2, commonly known as 3316 State Route 4, Hudson Falls, located in Zoning District COM-1A/Commercial District, is seeking Site Plan Approval to operate Group and Personal Training and a Retail 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 stated the only item on the agenda is David Martin.

Mr. Cortese stated the Board needed to wait until Washington County Planning Agency responded back for this application. The County Planning Board found this project to be a matter of local concern.

The Board then reviewed the proposed Resolution.

**SITE PLAN REVIEW** – David Martin, contract vendee of Tax Map #: 146.-3-3.2 commonly known as 3316 State Route 4, Town of Kingsbury, located in the COM-1A Zoning District, is seeking Site Plan approval for a fitness, training, and wellness facility to be located in the existing metal building located on the premises. This action is pursuant to Section 280-23 (D) of the Code of the Town of Kingsbury.

**ON A MOTION BY Mr. GETTY**, seconded by Ms. Hogan, 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. All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

**AYES: 5**  
**NAYES: 0**  
**ABSENT: 4**

Chairman Dingman stated he has two items he would like to discuss with the Board.

There was a discussion concerning Aviator Way, LLC, Solar Farm. Chairman Dingman asked the Board to review the information regarding the issues Tom Jarrett, Jarrett Engineering has. Cypress Creek Renewables was supposed to have the information for the Board here by February 15, 2018.

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These issues were not addressed until today. The handout that was given to the Board at the meeting was the information that should have been here by February 15<sup>th</sup>. Mr. Jarrett had responded to Langan Engineers on January 31, 2018, with his concerns.

The second item of discussion was concerning DaVita Health Care Partners, Inc. Chairman Dingman thought they were coming back before the Board in January. This project was put on hold by the applicant because they want to add more chairs to this project when they found out that Glens Falls Hospital sold their dialysis center. They are trying to change the layout inside the building to accommodate more chairs. It is conceivable that DaVita may have to obtain further approvals for the increase in capacity. At this point, it appears that they are attempting to expand by changing the layout of the interior of the building. That may be problematic and it may make changes to the footprint of the building.

Chairman Dingman indicated that a concern of the Planning Board will be a change in the buffer zone as the DOT would like the curb cut to be opposite the southern entrance to Kings Plaza. At the ZBA, the neighbors did not seem to oppose this change.

**ON A MOTION BY MR. LASARSO**, seconded by Mr. Murphy all in favor, the meeting was adjourned at 7:10 P.M.

Michelle Radliff  
Secretary