

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of March 16, 2016

MEMBERS PRESENT:

Robert Dingman, Chairman
Justin Fehl
Dave Gauci
Randy Getty
Karen LaRose
Todd Murphy - Alternate

MEMBERS ABSENT:

Tim LaSarso (Excused)
Randy Weaver (Excused)
Cheryl Hogan (Excused)

Code Enforcement Officer
Francis Cortese

TOWN ATTORNEY
Jeff Meyer

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

Chairman Dingman entertained a Motion to Approve the Minutes of February 17, 2016.

ON A MOTION BY MR. GAUCI, seconded by Mrs. LaRose, the minutes of the February 17, 2016 meeting were approved.

AYES: 6

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

1. Pursuant to the provisions of Chapter 280, Article VI, Section 280-22 F District Regulations of the Town of Kingsbury Code, New York, notice is hereby given that a public hearing will be held by the Planning Board of the Town of Kingsbury, County of Washington and State of New York, on the 16th day of March 2016 at 7:00 PM in the Town Hall, 210 Main Street, Hudson Falls, New York on the following matter. Request by Robert Springer, Tax Map # 146.13-2-15, commonly known as 36 Dean Road, Kingsbury, located in Zoning District, LDR-25 is seeking Site Plan approval to construct a Town House Style Development. (5 Units) Plans for proposal are available at Kingsbury Town Hall, 210 Main Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Ethan Hall, Principal with Rucinski-Hall Architecture and Matt Huntington, Schoder River Associates who will be representing Robert Springer, R2M Holdings, LLC to address the Board.

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Mr. Hall stated he is here to represent Mr. Springer owner of 36 Dean Road. Mr. Spring would like to put five (5) apartment units, a duplex unit and a triplex at this location. There will be a road that will service both units. Each unit will have a garage with parking in front of them. They will have an area for over flow parking spaces besides the actual drives in front of the apartments. Each unit will have its own individual patio that will be screened with Arbor-Vitae shrubs between the units. Each unit will have its own onsite septic. They have had preliminary meetings with Joe Brilling, Washington County Sewer District concerning connecting to the sewer.

Mr. Springer stated he has not heard back from Mr. Brilling.

Mr. Hall stated they attended a Town Board meeting as well to discuss this. The Town Board was in agreement with this as well.

Mr. Hall stated one of their major concerns were people coming out of Quarry Circle and have lights shining into the complex. To help prevent this there will be a berm that sticks up about four (4) feet and plantings where the lights will be coming out of Quarry Circle into this complex.

Chairman Dingman questioned if the drive way was going to be located in the place as on the previous project.

Mr. Hall stated it is pretty close to where it was going to be. They moved the drive way up a little to prevent having to move the fire hydrant located there. On the original plan the fire hydrant would have to been moved.

Mr. Huntington stated he spoke with Jim Chase, Water Superintendent concerning an easement so the town could work on the water lines if needed. This will also allow each unit to be metered separately.

Chairman Dignman questioned if there would be an additional hydrant needed.

Mr. Jim Chase stated the hydrants on Dean Road are three (3) hundred feet apart, typical hydrant engineering is 500 (5) to eight (800) feet apart. There are too many hydrants on Dean Road as it right now. Mr. Chase is going to allow them to take the hydrant out and reinstalled it at the end of the driveway. This will be a benefit to the Town as well as to the applicant. Mr. Chase has spoken to the Kingsbury Fire Department and Fire Chief Nelson Chase. They are all in agreement with this. The units will all have sprinkle systems.

Mr. Jim Chase questioned if it would be possible for a separate external heated room containing shut off valves for the water and fire department access.

Mr. Huntington stated they can do this.

Mr. Hall gave a description of the buildings and how they would look.

Chairman Dingman questioned Mr. Cortese if he has reviewed the set backs.

Mr. Cortese stated he has reviewed them. They are all shown on the Site and Zoning Data C-1 page of the proposal.

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Mr. Huntington stated they made sure everything was inside of the setbacks so there would not be any variances required.

Chairman Dingman stated at one time Mr. Springer was going to talk to the neighbors regarding a tree row and giving them some land.

Mr. Springer has spoken to them. There are arbor-vitae as well as a hedge row there that will remain where they are.

Mr. Hall stated they have added plantings as well on the other neighboring side as well.

Mr. Springer stated when Ms. Hana had an addition put on her house it came on to the property he has purchased. Mr. Springer gave her the extra property by doing a boundary line adjustment. He did the same to the neighbor on the south side of the property. The boundary line adjustments on both properties were already done by the surveyor previously and are shown on the drawings.

Chairman Dingman questioned Mr. Nelson Chase, Kingsbury Fire Chief and Michael Graham, Highway Superintendent if they had any questions.

Mr. Nelson Chase stated as long as they meet the water specs he is fine with the project.

Mr. Graham stated he wasn't sure if it was going to be a private or a town road.

Mr. Springer stated it will be a private road and therefor it will not involve the Town of Kingsbury Highway Department.

Mr. Jim Chase stated he has talked to Mr. Brillings, and the Washington County Sewer Board will not let Mr. Springer hook up to the sewer because the choke point is still on the Boulevard and has been sized for what can be built. Until the 14 feet of 8 inch pipe is repaired they will not allow this.

Chairman Dingman clarified tonight's meeting is for approval of this project.

Mr. Hall stated yes it is. Anything else that they would do would come back before the Planning Board. If there were any future projects on the property they would have to come back to the Zoning Board for the density issue as well.

Chairman Dingman stated he would like to have a letter from Dan Bruno, Highlander Engineering entered in to the minutes. Mr. Bruno was asked to review this project.

The Public Hearing was opened and closed. There were not any comments.

Mr. Cortese questioned Mr. Springer about debris left on the property in the back.

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Mr. Springer Stated he would be removing within the next week.

ON A MOTION BY MR. GAUCI, and seconded by Mr. Fehl 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.

SITE PLAN REVIEW – R2M HOLDINGS, LLC, owner of Tax Map # 146.17-2-15 commonly known as 36 Dean Road, Town of Kingsbury, is seeking Site Plan approval for a five (5) unit Town House style development at this location. This action is pursuant to Section 280-22 (F) of the Code of the Town of Kingsbury.

ON A MOTION BY RANDY GETTY, seconded by KAREN LAROSE 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) Any exterior lighting for the premises must be downcast.
- (2) The Applicant shall revise their plans in accordance with the comments and concerns contained in the February 24, 2016 letter from Highlander Engineering Services, PLLC.
- (3) The units shall all have a sprinkler system, complete with separate external access to heated room containing shut-off valves for fire and water department access.
- (4) Applicant shall provide the Town an easement for the water line and hydrant to be installed by the Applicant at their sole cost and expense. The easement area shall not be paved nor any structure located thereon.

AYES: 6
NAYES: 0
ABSENT: 1

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

Michelle Radliff
Secretary