

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of March 20, 2019

MEMBERS PRESENT:

Robert Dingman, Chairman
Randy Getty
Todd Murphy
Randy Weaver

MEMBERS ABSENT:

Justin Fehl (Excused)
David Gauci (Excused)
Karen LaRose (Excused)
Tim LaSarso (Excused)

Code Enforcement Officer
Francis P. 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 January 16, 2019.

ON A MOTION BY MR. GETTY, seconded by Mr. Weaver, the minutes of the January 16, 2019 meeting were approved.

AYES:4

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

1. Timothy Monahan, T. P. Monahan, Inc., owner of Tax Map # 137.-2-16, commonly known as 44 Park Road, Town of Kingsbury, located in Zoning District, PIC-75 Park/Commercial District is seeking Site Plan approval for Pole Barn at this location for storage. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Timothy Monahan, T. P. Monahan, Inc., to address the Board.

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Mr. Monahan, on behalf of T. P. Monahan Inc. stated they are a commercial roofing contractor and would like to build an enclosed pole barn for cold storage. The building would be used for storing roofing materials, various support equipment, generators, air compressors, power tools, material handling equipment/hoisting equipment and occasionally trucks and trailers. These are items that need to be kept dry and secure. The building will have electric only. There will not be any outside storage.

Mr. Weaver questioned if the building would have the same setback as the existing building.

Mr. Monahan responded yes that is what he is planning.

Chairman Dingman questioned if Mr. Monahan had chosen a color for the building. Chairman Dingman stated the building should be of earth tone coloring.

Mr. Monahan stated he had not chosen a color as of yet but will make sure it is an earth tone color.

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

Chairman Dingman opened the Public Hearing.

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

ON A MOTION BY MR. WEAVER, and seconded by Mr. Getty 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 March 20, 2019

SITE PLAN REVIEW – Timothy Monahan, on behalf of T.P. Monahan, Inc., owner of Tax Map #: 137.-2-16 commonly known as 44 Park Road in the Warren-Washington County Industrial Park, Town of Kingsbury, located in the PIC-75 Zoning District, is seeking Site Plan approval for the construction of a pole barn for storage use. This action is pursuant to Section 280-23 (D) of the Code of the Town of Kingsbury.

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ON A MOTION BY Mr. Murphy, seconded by Mr. Getty, 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 of materials will be permitted on the premises.
- (2) The building shall be an earth tone color with downcast lighting.
- (3) All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

2. Four Leaf Builders LLC, owner of Tax Map# 154.-1-35.1, commonly known as Pleasant & Hillview Avenue, Kingsbury, located in Zoning District, LDR-15 is seeking a Subdivision approval of one lot into four lots. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Kristin Darrah, Darrah Land Surveying, PLLC, who will be representing Four Leaf Builders to address the Board.

Ms. Darrah stated Four Leaf Builders would like to do a four-lot subdivision at this location. Lot one will be 25,593 sq. ft., lot two will be 26,389 sq. ft., lot three will be 360,401 sq. ft. The remainder of the property will be lot four with 304,323 sq. ft.

Lot one, two and three will each have a home built on them, lot four will not be developed at this time. Each of the lots will have private septic's and wells.

Mike Graham, Highway Superintendent stated the road will remain as is until all construction of each dwelling is completed on the lots. He will then pave the road as needed.

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

Chairman Dingman opened the Public Hearing.

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

ON A MOTION BY MR. WEAVER, and seconded by Mr. Getty 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. 2 of March 20, 2019

SITE PLAN REVIEW - Four Leaf Builders LLC, owner of Tax Map# 154.-1-35.1, commonly known as Pleasant & Hillview Avenue, Kingsbury, located in Zoning District, LDR-15 is seeking a Subdivision approval of one lot into four lots. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

ON A MOTION BY Mr. Getty, seconded by Mr. 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:

- (1) The Town of Kingsbury is to have independent road access to Lot 4.
- (2) A portion of the existing drive way on Lot 3 is to be abandoned.
- (3) All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

ON A MOTION BY MR. GETTY, seconded by Mr. Murphy all in favor, the meeting was adjourned at 7:45 P.M.

Michelle Radliff
Secretary