

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of June 16, 2016

MEMBERS PRESENT:

Robert Dingman, Chairman
Justin Fehl
Karen LaRose
Tim LaSarso
Randy Weaver

MEMBERS ABSENT:

David Gauci (Excused)
Randy Getty (Excused)
Cheryl Hogan – Alternate (Excused)
Todd Murphy – Alternate (Excused)

Code Enforcement Officer

Francis 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 April 20, 2016.

ON A MOTION BY MR. WEAVER, seconded by Mr. Fehl, the minutes of the April 20, 2016 meeting were approved.

AYES: 5

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

1. **TED CHITTENDEN**, contract vendee of 1037 State Route 196, Kingsbury, located in Zoning District, Low Density Residential LDR-2 and Tax Map # 154.11-6-16, is presenting a Preliminary Plan to change the use on property to Multifamily Project. This application was denied by the Code Enforcement pursuant to Chapter 280, Article VI, and Section 280-22 F of the Zoning Ordinance of the Town of Kingsbury.

Chairman Dingman introduced Ethan Hall, Ruciniski Hall Architecture, who will be representing Ted Chittenden.

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Mr. Hall stated Mr. Chittenden is the contract vendee for the property located at 1037 State Route 4. The building was formally a dental office and optometrist office. This property has been vacant for the past five (5) years. Mr. Chittenden would like to purchase this property and put in two (2) studio apartments and a one (1) bedroom apartment for his mother. His intention is to remove the hard surface existing now and make an entry from State Route 196 to go back to the one bedroom apartment with parking for the studio apartments. The studio apartments will be 100% handicap accessible units. The unit in the back would be an adaptable unit. It would not be completely handicap accessible but would be adaptable in the future. At this time there will not be any modifications to the exterior of the building.

Mr. Hall stated in talking with Mr. Cortes, Code Enforcement Officer, in this zone they would need a Special Use Permit/ Site Plan Review to be anything more than a single family home.

Mr. Weaver questioned the square footage of the units.

Mr. Hall stated the studio units are approximately 400 square foot and the one bedroom unit is approximately 600 square foot. The unit in the back could be used for two people. The 2 studio units will be very small and used by one person. There will be a common area as well as a washer and dryer area for the tenants to use.

Mr. Chittenden stated this project is being designed to have only four (4) people living there. They have looked other properties. He liked this property for the way the building laid out, the driveway and the fact that everything is very low to the grade. You can roll a wheel chair into every square of the property as sits right now.

Mr. and Mrs. Paul Rock, 1033 State Route 196 and Ms. Diana Carlisle had concerns with the septic system at this location.

Chairman Dingman stated the next step is for this project to go to the Zoning Board of Appeals.

2. **ANDY CORONA** owner of 3032 State Route 4, Kingsbury, located in Zoning District, Commercial / Com-1A and Tax Map # 146.19-1-36.1 is presenting a Preliminary Plan for construction for of 2 new buildings for self-storage. This application was denied by the Code Enforcement pursuant to Chapter 280, Article VI, and Section 280-23 G of the Zoning Ordinance of the Town of Kingsbury.

Chairman Dingman introduced Tom Hutchins, Hutchins Engineering, who will be representing Andy Corona.

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Mr. Hutchins stated Mr. Corona is the owner of 3032 & 3044 State Route 4. They are here tonight to show the Board the concept for two (2) new storage buildings at this location. This project involves both parcels. Presently there are four (4) storage buildings adjacent on the 3044 State Route 4 property. The bulk of this project involves the southerly property located at 3032 State Route 4. This property is approximately +/- 2 ½ acres.

There is one vacant building located on this property. On the northerly property Mr. Corona presently has four buildings. Access to the northerly parcels is direct off State Route 4 with gated access to serve just the storage units.

Mr. Hutchins stated what they are proposing are two storage buildings, one would be 20 x 200' and the second one would be 30 x 200'. There is a required 50 foot buffer to the adjoining residential property which was met. They are proposing the first building would be 50 ½ feet off that property line. However, this would be one side access only. The doors would be on the inside only of the drive. The backside would not have any access. Access will be from the northerly parcel. The second unit will be a two sided storage unit with a circular drive for access to both buildings.

The asphalt pavement will be 20' wide strip. They have included some stromwater control and plantings. The hedge row on the easterly and southerly side would be approximately 98 feet from the parcel line.

Mr. Weaver questioned if Mr. Corona has ever had the soil tested for contamination of oil. The property was originally owned by Northway Equipment. Mr. Weaver stated he was asking for the concern of Mr. Corona.

Mr. Corona stated the soil testing was done when he bought the property.

Mrs. LaRose stated she has no issues with this project. Mr. Corona is taking very good care of his existing storage units and doesn't have any issues with the property. The units that are there now are not very noticeable.

ON A MOTION BY MR. LASARO, seconded by Mrs. LaRose all in favor, the meeting was adjourned at 8:00 P.M.

Michelle Radliff
Secretary