

MINUTES OF THE PLANNING BOARD – THE TOWN OF KINGSBURY

Minutes of June 16, 2021

MEMBERS PRESENT:

Robert Dingman, Chairman
David Gauci
Karen LaRose
Tim LaSarso
Les Macura
Todd Murphy– Alternate

MEMBERS ABSENT:

Randy Getty
Randy Weaver

ENFORCEMENT OFFICER

Todd Humiston

TOWN ATTORNEY

Mary-Ellen Stockwell, ESQ.

For the record, this meeting is being held at the Kingsbury Vol. Hose Co #1 Inc.

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

Roll call of all Members and Officials.

1. THE ESTATE OF DORIS HARRINGTON, owner of vacant land, Tax Map # 128.-1-43.5 commonly known as 871 Vaughn Road, Town of Kingsbury, located in Zoning District, Residential Agricultural RA-1A is seeking Subdivision approval of one lot into two 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 Linda Layer, Executor of the Estate of Doris Harrington to address the Board.

Ms. Darrah stated they are proposing to subdivide the remaining lands of the Estate of Doris Harrington into two lots. Lot 1 would have 7+/- acres and Lot 2 will have 4 +/- acres.

Mr. Humiston stated because there was a previous one-lot subdivision within the last five years, this subdivision requires Planning Board approval because it is a continuation of the previous subdivision.

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

Chairman Dingman opened the Public Hearing.

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

ON A MOTION BY DAVID GAUCI, 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.

2. SCHERMERHORN REAL ESTATE HOLDINGS, LLC - owner of tax map #146.14-1-3 commonly known as a vacant land on 1189 Dix Avenue located in a Commercial Zoning District, is seeking site plan approval for the construction of a multi-family residential project 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 at the request of the representative for Schermerhorn Real Estate Holdings, LLC, Attorney Jonathan Lapper tabled tonight's meeting.

3. NOLAN PROPANE contract vendee of Tax Map # 137.-2-1.4 commonly known as County Line Road, Lot #3 in the Warren/Washington County Industrial Park, is seeking Site Plan approval for propane storage and loading at this location. Two (2) 30,000 gallon tanks are proposed, crushed gravel driveway, storage sheds and chain link fencing for security. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Robert Nolan, Nolan Propane, Michael Biscone, Biscone Law Firm, John Hart, Duck Harbor Energy, LLC, and Frank Palumblo, C.T., Male Associates to address the Board.

Attorney Biscone stated they are here tonight with revised site plan. He has a letter to present to the Chairman regarding the meeting(s) he had with the neighbors.

Mr. Palumblo stated after the comments made at the last meeting, they have made modifications. The total area of gravel and development area will be 42,562 square feet. The important part of this is that it brings them below the one acre of disturbance. An acre or more of disturbance requires stormwater pollution prevention plan. Also, they left more green space in the front of the property. There will be asphalt at each of the entrances.

Robert Bombard, Kingsbury Printing, 632 County Line Road, requested the project be tabled.

Chairman Dingman stated the public hearing will remain open.

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

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4. PRELIMINARY – SWEET RICE ASSOCIATES, contract vendee Tax Map # 154.8-1-15 commonly known as 31 County Route 41, Town of Kingsbury, located in Zoning District, LDR-25 Low Density Residential District is seeking site plan approval of one lot into 29 lots ranging from 10,000 square feet up to 2.5 acres. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular

Chairman Dingman introduced Joe Dannible and John Lyon, Environmental Design Partnership, LLP to address the Board.

Mr. Dannible stated he is here on behalf of Sweet Rice Associates. They are proposing a twenty lot cluster subdivision located 31 County Route 41. The property is 14 +/- acre. The access point would come into the site with a dead end road ending in a large cul-de-sac. The homes would have private wells and septic.

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

Mr. Dannible thanked the Board for hearing this project and their input for this proposal.

Chairman Dingman stated to the Board, he would like to discuss changes he would like to see in the Code Book for site plan review projects in the future.

ON A MOTION BY MR. LASARSO, seconded by Mr. Murphy all in favor, the meeting was adjourned at 9:00 P.M.

Michelle Radliff
Secretary