

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of September 18, 2019

MEMBERS PRESENT:

Robert Dingman, Chairman
Justin Fehl
Karen LaRose
Randy Weaver

MEMBERS ABSENT:

David Gauci (Excused)
Randy Getty (Excused)
Tim LaSarso (Excused)
Todd Murphy – Alternate (Excused)

ENFORCEMENT OFFICER

Todd Humiston

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 June 19, 2019.

ON A MOTION BY MR. WEAVER, seconded by Mr. Fehl, the minutes of the June 19, 2019 meeting were approved.

AYES: 4

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

1. SITE PLAN REVIEW - GEER ROAD SOLAR, owner of Tax Map # 128.-1-26 commonly known as 221 Geer Road, Kingsbury, NY, located in Zoning District, Residential Agriculture RA-1A is seeking Site Plan approval to develop a 5 MW Solar Energy Facility 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 introduced Michael Doud, Matrix Solar Development, LLC, Christina Zolezi, PE, Langan Engineering, and Kyle Elithorpe, Peckham Industries. CS Energy and Schumacher Engineering will be working on this project with Matrix.

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Chairman Dingman questioned Mr. Doud if he was representing Peckham Industries.

Mr. Doud stated this is Matrix project. They will be leasing the property from Peckham Industries. Matrix has been working with Peckham's since 2017 on this project. They are ready to start moving forward.

Mr. Doud stated he is here tonight to introduce this project. They are at a point where Matrix is ready to talk about it. Initially Mr. Doud thought this was an introductory meeting and now understands it was noticed as a Public Hearing.

Mr. Doud stated normally he would have his materials further advanced.

Chairman Dingman stated he will open the Public Hearing and it will be kept open for future meetings.

Mr. Doud stated he likes to make contact with the neighbors before the Public Hearing so that he can show them what this project will be.

Mr. Doud gave a high-level presentation of how the project works, who they are, what and how community solar works and how it will operate. At this time there is 197 acres they will be leasing.

Mr. Doud stated they are requesting four (4) lot subdivision from the property. He is hoping to be able to have the subdivision application done at the same as the solar project. They are required to follow the Public Service Commissions guidelines. In order to follow the guide lines, they needed a four (4) lot subdivision approval as well. Each lot will have its own system.

The two abandoned houses on the property are owned by Peckham and will be taken down if possible.

Mr. Doud stated they have a lease already in place with Peckham.

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

2. PRELIMINARY - BRUMMERS UNLIMITED SALES & SERVICE, contract vendee of Tax Map # 121.-1-17.5, 121.-1-17.6, 121.-1-17.7, commonly known as 4234 State Route 4, Kingsbury, NY, located in Zoning District Com-1A/Commercial District is seeking Site Plan approval for a for a proposal Trailer Display Lot Business at this location. This action is pursuant to the provisions of Chapter 280, Article VI, Section 280-23 G District Regulations of the Town of Kingsbury Code, New York.

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Chairman Dingman introduced Dan and Katie Brummer, Brummers Unlimited Sales and Service.

Mr. Brummer stated they are a local Trailer Dealer located on Nolan Road and Route 9 in South Glens Falls, NY. At the present time they are leasing property for their business. They are looking to move their business to Washington County.

Mr. Brummer stated they have a contract on 4234 State Route 4 in Kingsbury. There are three parcels located at this address. He would like to have a display lot on the center property, with a service shop, office and bathroom. Overall, the building would be 80' x 80' +/- . The service shop will be approximately 40' x 60' in size and the main off approximately 20' x 40'.

Mr. Brummer stated he would like to relocate here but he is not sure of what the Town requires.

Chairman Dingman stated the first step is to fill out a Site Plan Review Application, talk with NYS DOT as to what they will need. Mr. Humiston, Enforcement Officer will help you with this process.

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

ON A MOTION BY MR. WEAVER, seconded by Mrs. LaRose all in favor, the meeting was adjourned at 8:30 P.M.

Michelle Radliff
Secretary