

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of October 16, 2019

MEMBERS PRESENT:

Robert Dingman, Chairman  
Justin Fehl  
Karen LaRose  
Tim LaSarso

MEMBERS ABSENT:

David Gauci  
Randy Getty  
Randy Weaver  
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 September 18, 2019.

**ON A MOTION BY MR. FEHL**, seconded by Ms. LaRose, the minutes of the September 18, 2019 meeting were approved.

AYES:4

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

**1. THE QUARRY, LLC**, owner of tax map #146.-1-23 commonly known as 35 Dean Road is proposing to change the existing site plan approvals to allow for the construction of 252 apartment units housed within 9 buildings, (3) three 24 Unit Buildings and (6) six 30 Unit Buildings. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman introduced Bill Nikas, The Quarry, LLC and Brandon Ferguson, Environmental Design Partnership, LLP to address the Board.

Mr. Nikas stated Mr. Ferguson would be presenting the updates for this project.

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Mr. Ferguson stated they were before this Board in January of 2019. This project has not changed a lot. They are still proposing 252 apartment units housed within 9 buildings, (3) three 24 Unit Buildings and (6) six 30 Unit Buildings. They have made modifications to the project. The changes made are to meet the Five Hundred (500) parking spaces needed that will allow two (2) parking spaces per unit. They have made modifications to the storm water to meet the current NYS DEC Regulations.

Ms. LaRose questioned the two parking spaces per apartment with concerns of the traffic flow.

Mr. Ferguson stated that is the code.

Mr. Ferguson stated they have changed the water main to a 12-inch pipe that was requested by Jim Chase, Water Superintendent. The proposed road and water will be dedicated to the Town.

Chairman Dingman question Mr. Nikas if he had land set aside for senior housing or anything of that nature. At one time Mr. Nikas was proposing senior housing.

Mr. Nikas stated it would be up to whoever the developer will be. Mr. Nikas will not be the developer on this project.

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

**ON A MOTION BY MR. FEHL**, and seconded by Mr. LaSarso, designating the Town of Kingsbury Planning Board as the Lead Agency under SEQRA to perform coordinated review of the potential environmental impacts. The Code Enforcement Officer is directed to send notices to all other involved agencies advising them of this action and advising that the Lead Agency status may be disputed within 30 days of receipt of said notice.

**2. GARY FINGER, D&G RECYCLING, LLC**, contract vendee of Tax Map # 137.-2-24 commonly known as 22 Park Road, Queensbury, NY located in Zoning District PIC-75 Park Industrial/Commercial District, for Site Plan Review for a proposal to operate, D&G Recycling, LLC, at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Mr. Finger called Mr. Humiston, Enforcement Officer stated he would not be at the meeting due to an emergency.

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**3. GEER ROAD SOLAR**, owner of Tax Map # 128.-1-26 commonly known as 221 Geer Road, Hudson Falls, NY, located in Zoning District, RA-1A Residential Agriculture District is seeking Site Plan approval to develop a 5 MW Solar Energy Facility and Subdivision approval of one lot into four lots 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 to address the Board.

Mr. Doud stated he is here tonight to give the Board an update on this project. They are looking for subdivision approval of four (4) lots from one (1) existing parcel. The one existing parcel is 197 acres. They need to subdivide this to meet the requirement of the Public Service Commission. Mr. Doud stated the current plan will be changing slightly based on talking to National Grid. He is working with National Grid at this time.

Chairman Dingman questioned Mr. Doud if he had spoken with the fire company since the last meeting.

Mr. Doud stated he had a lengthy conversation with Bryan King, Fire Chief in the parking lot after the meeting on September 18, 2019. He will be dropping off a set of plans to Mr. King.

Chairman Dingman stated the Board would declare Lead Agency tonight as well as notify the Washington County Planning Agency.

Chairman Dingman stated to Mr. Doud they will be required to have a Decommissioning Plan.

Mr. Doud stated he was planning on submitting something tonight, but is a little behind on submitting items to the Board due to National Grid.

Mr. Doud questioned if the Town would be assigning an engineer to review this project.

Chairman Dingman stated the Board has not assigned one as of yet but will be doing so at the cost to the applicant.

Chairman Dingman opened the Public Hearing.

There were not any comments. The Public Hearing will remain open.

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

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**ON A MOTION BY MR. LASARSO**, and seconded by Mr. Fehl, designating the Town of Kingsbury Planning Board as the Lead Agency under SEQRA to perform coordinated review of the potential environmental impacts. The Code Enforcement Officer is directed to send notices to all other involved agencies advising them of this action and advising that the Lead Agency status may be disputed within 30 days of receipt of said notice.

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

Michelle Radliff  
Secretary