

**WASHINGTON COUNTY PLANNING BOARD**  
**Annual Meeting**  
**Meeting Minutes**  
**Tuesday, January 11, 2010**

A workshop ensued from 6:30 p.m. until 7:00 p.m.

Chairman, Tom Jarrett called the meeting to order at 7:01 p.m.

The following Board members were present:

Tom Jarrett- Chairman, Ted Bigelow- Vice Chairman, Lee Comar- Secretary, Tom Kearney, Bob Liebig, John Pedersen, Mason Ormsby, Rick Percoco, Bob Rozell  
Members not present were: William Lawrence and Louis Marchaland.

The following staff members from the Washington County LDC were present:

Tori Riley- President, Karlie Bolen- Planning Coordinator

The following members of the public were present:

Tim Shuler, Esq.- Attorney for DKC Holdings Inc., Larry Clute- Clute Enterprises Inc., DKC Holdings Inc., Karen LaRose- Applicant, David LaRose- Applicant

The terms to serve on the Washington County Planning Board for Tom Jarrett and Lee Comar, expired December 31, 2010. Both Board members stated that they would like to serve for another term.

After discussion from the Board regarding Officer Term Expirations, John Pedersen made a motion to re-elect the 2010 officers to their present positions. Tom Jarrett was to be Chairman, Ted Bigelow was to be Vice Chairman and Lee Comar was to be Secretary for the year 2011. The motion was seconded by Rick Percoco, and was unanimously approved by the remaining Board members.

The minutes from November 9, 2010 will be provided for review at the next regularly scheduled meeting.

Communications were distributed, from which there was no discussion.

Chairman, Tom Jarrett deferred discussions for after referral reviews.

The Board discussed the matter of the Closure of the Washington County Transfer Stations. The Board decided that they should make a simple statement to the Task Force, Board of Supervisors and the Ag./Planning Board stating their strong recommendation for recycling.

Members stated that they will attend the public hearings and provide a follow-up statement thereafter.

The Board discussed mileage reimbursement by the County for the years 2009 and 2010. The Washington County LDC stated that they would initiate the process of the request and compile mileage documents.

GML §239-M Review for the Town of Kingsbury

The site plan for D&G Recycling LLC was reviewed by the Board. Discussions regarding existing signage on the property lead the board to believe that the business is already operating. There were concerns brought up regarding the type of recycling that would be occurring on the property and a product would then be manufactured. These concerns were dissolved with further discussion by others at the meeting whom had knowledge of the recycling process. The main issue of concern brought up by

the Board was the look of the exterior of the building. It was said to be “filthy” and discussions ensued regarding the need for appropriate landscaping and that the exterior needs to be cleaned up as the location of the property is a “gateway” to the town. A motion was made by John Pedersen to make this a ‘Matter of Local Concern’ with the comment that the property is to be cleaned up. The motion was seconded by Mason Ormsby and was approved by all members excluding Tom Kearney. Mr. Kearney opposed this motion and stated it is his belief that only providing a comment on improving the grounds of the property is not strict enough, and the state of the property can lead to a public health and safety issue. Ted Bigelow stated that he will be attending meeting of the local municipality to further discuss and comment on this project.

Motion: Found to be a ‘Matter of Local Concern’ with Comments

Comment: The property should be cleaned up and made presentable, as the location is a gateway to the town.

Moved by: John Pedersen

Second: Mason Ormsby

Nays: 1

Abstain: 0

Ayes: 8

#### GML §239-M Review for the Town of Kingsbury

The site plan the applicant David LaRose was discussed by the Board excluding Rick Percoco.

Mr.Percoco abstained from the review of this project as the applicant holds a loan through his place of business. As the applicant was present, the Board discussed with Mr.LaRose the size of the structures as well as the layout of the structures he is planning to build on his property as well. The Board expressed their desire to reduce the width of the entrance drive as well as the need for landscaping to lessen the visual impact these buildings would create. Ted Bigelow presented a motion to ‘Approve’ with the conditions that the applicant plants trees in front of each building facing the street, as well as provide the local municipality with a landscape/shrub plan. The motion also carries the comment that the applicant should minimize the width of the entrance drive. Tom Kearney seconded the motion and it was then approved by the remaining Board members, excluding Rick Percoco who abstained from discussion.

Motion: To Approve with Conditions and Comments

Conditions: Trees are to be planted in front of each building facing the street.

A landscape and shrubbery plan is to be submitted with the Town Board.

Comment: The Board feels that the applicant should reduce/minimize the width of the driveway if possible.

Moved by: Ted Bigelow Second: Tom Kearney

Nays: 0

Abstain: 1

Ayes: 8

#### GML §239-M Review for the Village of Hudson Falls

The site plan for DKC Holdings, Inc. was reviewed by the Board. Ted Bigelow abstained from all review and discussion as he is the Chairman of the Planning Board for the Village of Hudson Falls. The Board discussed parking with the applicant. The Board stated that there were only 74 parking spaces drawn on the plan, whereas the Applicant stated that there were approximately 88 would be provided for residents of the Senior complex. There was then discussion relating to the availability of public transit and to general stores. The Applicant stated that there is a bus shelter on Boulevard within walking distance of the property and that there is a general store 1/3 of a mile away. The Board brought up a concern regarding pedestrian access to these utilities and that the sidewalk is on the adjacent side of the street and that residents would have to cross Boulevard. The Board also discussed with the Applicant their desire to see green space on the plan and their belief that green space should be provided. The Applicant stated they have green space located on the area which is also the retention basin, snow removal area, and the banked parking space. The Board stated their concerns that if the banked parking needs to be created then the green space would not be available. The Board brought up the concern of a stormwater management plan which they then decided it would be up to the local municipality to decided on those specifics.

Safety issues with the Feeder Canal were discussed, the Board stated that there should be some type of barrier as a visual reminder to the residents that there is a steep slopes that leads to the water. The visual

impact of the building from the Feeder Canal and from the trail was a topic for discussion. A motion was made by John Pedersen, to 'Approve' with the comments that: outdoor seating and green spaces are to be provided for residents, that the applicant should pay attention to the visual impacts from the Feeder Canal, that parking should be minimized and that shrubbery should be planted along the canal side embankment for safety of the residents. The motion was seconded by Bob Rozell and minus the abstention by Ted Bigelow, the motion was unanimously approved.

Motion: Approved with Comments

Comments: Outdoor seating/green space should be provided for residents of the building.

Shrubbery should be planted along the canal side embankment for safety of residents.

The applicant should pay attention to the visual impact of this project from the canal side.

The Board urges the minimization of parking.

Moved by: John Pedersen                      Second: Bob Rozell

Nays: 0                      Abstain: 1                      Ayes: 8

Tom Kearney moved to 'Adjourn' the annual meeting to at 8:35 p.m. The motion was seconded by Tom Jarrett and unanimously approved.

*Meeting minutes are subject change and review by the Washington County Planning Board.  
The WCPB meetings are tape recorded and the tapes are retained for 1-year from the date of the meeting.  
Project discussions may be reviewed on tape in the planning office by appointment.*  
<http://www.co.washington.ny.us>