

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of December 20, 2017

MEMBERS PRESENT:

Robert Dingman, Chairman  
Justin Fehl  
David Gauci  
Karen LaRose  
Tim LaSarso

MEMBERS ABSENT:

Cheryl Hogan – Alternate (Excused)  
Randy Getty  
Todd Murphy  
Randy Weaver

Code Enforcement Officer  
Francis P. 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 November 15, 2017.

**ON A MOTION BY MR. FEHL**, seconded by Mr. Gauci, the minutes of the November 15, 2017 meeting were approved.

AYES: 5

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

**1. PRELIMINARY - GENESIS KC DEVELOPMENT LLC, DAVITA HEALTH CARE PARTNERS, INC.**

Tax Map # 146.19-1-3, commonly known as 3739 Burgoyne Ave, Hudson Falls, Town of Kingsbury, located in Zoning District, Com-1A / Commercial District is seeking Site Plan Review for construction of a medical facility (renal dialysis center) and associated sewer, water, stormwater and landscaping approvals to locate a new structure for DaVita Health Care Partners, Inc. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

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Chairman Dingman introduced Tom Jarrett, Jarrett Engineers, PLLC, who will be representing Mark Kinney, and Arthur Ritchie of DaVita Health Care Partners to address the Board.

Mr. Jarrett stated Mr. Kinney and Mr. Ritchie are attending tonight on behalf of DaVita Renal Dialysis Center. They are proposing a dialysis center on the corner of Michigan Street and Burgoyne Avenue. Tonight they are here for a recommendation from this Board to the Zoning Board of Appeals for two variances.

Mr. Kinney stated DaVita Kidney Care is a very large kidney dialysis company with facilities all across the United States. DaVita Care has their State Issued Certificate and is ready to begin this project. Staffing will vary depending on patient load as well as the hours of operation.

Chairman Dingman asked what the goals were in terms of staffing and do they expect to grow.

Mr. Kinney responded the dialysis is a growing business and they do expect it to grow. There are a number of considerations involved in the decision to determine the need for a dialysis center. There is definitely a growing need for it in this area.

Mrs. LaRose questioned if this center would be getting the over flow from Glens Falls Hospital and where would your patients be coming from?

Mr. Kinney stated he is not the medical person to answer this question, he does know there is a medical need for it, and there is a need for acute patient care. This facility would be for people who are not in the hospital. When the patient comes to a center their dialysis can take two to four hours on a regular basis. From traffic standpoint it is kind of the same thing, a lot of people are dropped off by loved ones and they come back to pick them up.

Chairman Dingman indicated that he felt that, from the demographic standpoint it would help people coming from parts of Washington County who wouldn't go to Glens Falls Hospital.

Mr. Jarrett stated he brought his mother to Glens Falls Hospital for years for dialysis and met a number of people at the hospital that traveled from Vermont and lower Washington County for dialysis. By having this facility it would save people from these areas at least a half hour of travel time.

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Mr. Kinney stated there was an application they needed to complete before coming to this Board. DaVita had to submit a site plan and floor plan for the application permit. They needed to prove there was a need for dialysis in this area. They applied for twelve (12) chairs and were approved for twelve (12) chairs. In order to increase the size for more chairs they would have to go through the application process again.

Mr. Jarrett stated there is not any more room for more chairs in this building.

Chairman Dingman asked besides this approval which may need some variances, what will the Health Department require?

Mr. Kinney stated they have the go ahead from the Health Department. This is the first step of the process. They will need to get their licenses and procedures that go along with the permitting.

Mr. Jarrett stated from a Sight Plan perspective there is an existing residence on the property located on the corner of Michigan Street and Burgoyne Avenue that will be taken down. This is the area where they started with designing and expanded toward the residential area. The required setback is 80 feet they are proposing 50 feet setback. A 50 foot setback is the Town of Kingsbury Code unless the property is on a state highway, then you need to add 30 feet for the setback. They feel this is consistent with the properties on either side. If they move the building back 80 feet it will put the building closer to the residential zone. They would rather not do it this way. They would rather maximize the property as best as they can while keeping a reasonable setback on the residential side. They will also need a 50 foot area variance for the back side of the property for a buffer zone. They will be adding more vegetation to protect the neighbors. They have designed this so that it will be functional for patient traffic and truck traffic.

Mr. Jarrett stated from a parking perspective the code states parking for 70 vehicles are needed, they are asking for 31 parking spaces. This will be leaving area for truck traffic.

Chairman Dingman questioned the type of truck that would making deliveries.

Mr. Jarrett stated they have planned for large tractor trailers with supplies.

Mr. Kinney stated it depends on the volume of the facility; it will also depend on the delivery company. Other deliveries will be from the United States Postal Service and UPS.

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Mr. Jarrett stated from a utility perspective they will be getting water and sewer from the Town of Kingsbury. They are hoping to connect into the water and sewer on the opposite side of the road at the Hannaford Plaza.

Mrs. LaRose questioned if DaVita would be hiring local people.

Mr. Kinney stated this kind of work is definitely a skill. Mr. Kinney stated cannot address this question because he is not in the operations center.

Mr. Ritchie stated DaVita has a very active department that goes out to the local community colleges and colleges looking for skilled nurses, patient care technicians, dietitians and administration positions.

Mr. Jarrett stated they are looking for the Board's support and feedback as well as a referral to the Zoning Board of Appeals. They are on the Agenda for the Thursday, December 28, 2017, ZBA meeting.

Mr. Cortese stated Washington County Planning Agency has reviewed this project and found it to be a matter of local concern with no issues.

Discussion ensued among the Board with questions address by the Applicant's Representation and the Applicant.

**ON A MOTION BY MR. LASARSO**, seconded by Mrs. LaRose all in favor, The Planning Board referred the Applicant o the Zoning Board of Appeals.

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

Michelle Radliff  
Secretary