

MINUTES OF THE ZONING BOARD OF APPEALS – AUGUST 22, 2024 – THE TOWN OF KINGSBURY

MEMBERS PRESENT:

Bill Whipple, Chairman

James Ross

Brian Heasley

OTHERS PRESENT:

Matt Fuller, Esq.

Todd Humiston, Zoning Administrator

Alie Weaver, Zoning Board Secretary

EXCUSED: Scott Winchell, Michelle Richardson

The meeting was called to order by Chairman Whipple at 7:00 PM.

Roll call of members and confirmation of quorum.

Chairman Whipple entertained a motion to approve the minutes of the May 23rd, 2024 meeting.

ON A MOTION BY Brian Heasley and seconded by Jim Ross with all in favor, the minutes of the May 2024 Kingsbury Zoning Board meeting were adopted.

AYES: 3, NAYES: 0, ABSTAIN: 0, MOTION CARRIED

Chairman Whipple introduced **Charles Campney**, owner of Tax Map Number 154.-1-5, commonly known as 116 County Route 41 in Hudson Falls, located in Zone District RA1A is seeking a special use permit for a 12,000 square foot auto body shop with towing and temporary vehicle storage.

Mr. Campney stated that he is retired and recently purchased this property and constructed a garage for auto body work. He currently tows vehicles for local and state police and would like to temporarily store the towed vehicles behind the garage in a fenced-in area. He noted that fill will be brought in to level out the ground incline where vehicles will be stored and there are no more than 3 or 4 vehicles stored at the same time.

Jim Ross expressed concerns of the 24-hour operation of Mr. Campney's towing business and the aesthetics to the residential neighborhood. He noted the risk of vehicle contaminates seeping into the ground and that allowing the commercial garage and vehicle storage would set a precedent to disturb the character of a predominately single-family residential neighborhood.

Chairman Whipple opened the public hearing at 7:14 pm and there were no public comments at this time.

Todd Humiston stated that he submitted Mr. Campney's application to the County for review, based on the use of this special-use permit request. He has not received a response regarding the County review yet.

Mr. Fuller advised the Zoning Board that final action cannot be taken until the County reports back to the Town of Kingsbury or until 30 days have passed from the day of referral.

Chairman Whipple tabled this agenda item pending County response.

MINUTES OF THE ZONING BOARD OF APPEALS – AUGUST 22, 2024 – THE TOWN OF KINGSBURY

Chairman Whipple introduced **Julia Day**, owner of Tax Map Number 138.-1-71.2, commonly known as 3557 State Route 4 in Hudson Falls, located in Zone District RA1A is seeking a special use permit to convert a residential 240 square foot room into a craft shop open to the public.

Julia Day stated that she creates crafts/home décor in her home and would like to convert her attached mudroom into a shop open to the public to view and purchase these items. She noted that there is a separate door to this room and there is ample paved parking with a turn-around. Hours of operation will be from 9:00am to 5:00pm Monday through Friday. Ms. Day estimated no more than 2 or 3 cars will be parked in the driveway at the same time.

Todd Humiston stated that an exemption for home occupation was submitted to the County and the County has referred to the pleasure of the Board for approval.

Mr. Fuller stated that an Environmental Assessment Form was not included with the application, therefore the short State Environmental Quality Review (SEQR) cannot be performed by the Board at this time.

Chairman Whipple tabled this agenda item until the Environmental Assessment Form is submitted to the Town of Kingsbury.

With no other business to discuss, Brian Heasley made a motion to adjourn the August Kingsbury Zoning Board of Appeals meeting and Jim Ross seconded. All voted in favor by voice vote. The meeting was adjourned at 7:27p pm.

Alie Weaver, Secretary
Town of Kingsbury Zoning Board of Appeals