

MINUTES OF THE PLANNING BOARD MEETING, FEBRUARY 21, 2024 – TOWN OF KINGSBURY

Members Present: Robert Dingman (Chairman), Luke Getty, Les Macura, Randy Weaver

Members Excused: Todd Murphy, Tim LaSarro, David Gauci, Pagie Zahaba, Karen LaRose

Planning/Zoning Administrator: Ross Cortese

Planning Board Secretary: Alie Weaver

Kingsbury Town Counsel: Jeff Meyer

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

Roll call of all members and officials.

Chairman Dingman entertained a motion to approve the minutes of the January 17, 2024 Planning Board Meeting. On a motion by Randy Weaver and seconded by Les Macura, these Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 4 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman Dingman introduced the Warren Washington IDA, who are seeking approval of a subdivision off the end of Ferguson Lane. Bob Holmes of Holmes Engineers, representing the Warren Washington IDA, stated that the IDA is looking to divide existing parcels in an effort to separate a wetland section in Phase II of the Airport Industrial Park to be conveyed to Mr. Colomb. He also noted that the IDA would retain ownership of the remaining lots until sold to future developers, who would be responsible for road construction to access said lots.

Discussion ensued on potential issues of any future road construction. It was noted that this project will come back to the Planning Board for subdivision approval if the Zoning Board of Appeals approves the non-conforming lot that is created with the requested parcel divisions.

Randy Weaver made a motion to recommend variance approval to the Zoning Board of Appeals and Luke Getty seconded with Chairman Dingman approving and Les Macura opposing the motion.

AYES: 3 NAYES: 1 ABSTAIN: 0

Chairman Dingman introduced Schermerhorn Residential Holdings, who are seeking approval of a site plan amendment to reduce The Quarry project's open space requirement. Mr. Dannible of Environmental Design Partnership, representing The Quarry, LLC., presented a conception drawing of the proposed storage buildings that would require two and half acres to construct. He noted this would reduce the open space from 41.1 acres to 38.6 acres.

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Although the Board agreed with the two-and-a-half-acre reduction of open space to accommodate the additional storage buildings, Chairman Dingman requested complete site plans for the building project to correspond with the reduction of open space for approval.

This agenda item was tabled until the complete site plans are available for the Planning Board to review.

Chair Dingman stated that the Zoning Board of Appeals has requested a meeting with the Town Board to participate in the town code review and discussion. He suggested that the Planning Board do the same.

There being no further business to discuss, Les Macura made a motion to adjourn and Randy Weaver seconded. All others voted in favor and the February 21st, 2024 Kingsbury Planning Board meeting was adjourned at 7:35 pm.

Alie Weaver

Planning Board Secretary