

MINUTES OF THE PLANNING BOARD JULY 19, 2023 – TOWN OF KINGSBURY

Members Present: Robert Dingman (Chairman), Randy Weaver, Karen LaRose

Kingsbury Town Attorney: Jeff Meyer, Esq.

Planning/Zoning Administrator: Todd Humiston

Planning Board Secretary: Alie Weaver

Members Excused: David Gauci, Les Macura, Tim LaSarso, Randy Getty, Todd Murphy

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

Roll call of all members and officials.

Chairman Dingman noted that a quorum was not present but invited the applicants to speak about their projects for feedback although a motion would not be entertained.

Mark Reynolds stated that he is seeking a preliminary review of a subdivision plan for 3606- 3614 Burgoyne Ave in Hudson Falls. His plan included subdividing the property into 15,000 square foot lots for residential construction. He noted that water and septic would need to be installed.

Mr. Dingman stated that the Board would require a letter from the State allowing for the subdivision, engineered survey of the building plans, and water testing performed on the lots. He referred Mr. Reynolds to the Kingsbury Zoning Board of Appeals for the 100-foot road frontage.

Julianne O'Donnell, founder and Executive Director of Dapple A Day Equine Center, stated that she is seeking Site Plan Approval for a 60' x 120' indoor riding arena with an attached 24' x 48' alley adjoining the arena to the existing barn structure. She noted that it would be 51 feet from the property line. She stated that approximately nine to twelve horses would be kept there as part of their non-profit organization providing therapeutic horseback riding to people with emotional, social, cognitive, and physical disabilities.

Some neighbors of Ms. O'Donnell's property expressed concern over the lack of privacy fencing, possible smell and noise, and extended hours of construction.

Mr. Humiston stated that the property is located in an agricultural residential zone where animal farms are permitted. He noted that the applicant is before the Board due to the semi-public use of farm versus private use. He also noted that Kingsbury has a construction noise ordinance from dusk to 6:59 AM.

Ms. O'Donnell stated that they are currently looking for opportunities to outsource the horse manure to be removed from the property. Mr. Weaver suggested Real Bark Mulch, who removes horse manure from the Saratoga racetracks for composting, may be able to assist Ms. O'Donnell.

There being no other items to discuss, Randy Weaver made a motion to adjourn, and Karen LaRose seconded. The Kingsbury July Planning Board meeting was adjourned at 7:50 PM.