

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of September 16, 2015

MEMBERS PRESENT:

Robert Dingman, Chairman
Karen LaRose
Tim LaSarso
Randy Weaver
Todd Murphy
Justin Fehl
Randy Getty

MEMBERS ABSENT:

Dave Gauci (Excused)
Cheryl Hogan (Excused)

Code Enforcement Officer

Francis "Ross" Cortese

TOWN ATTORNEY

Matt Fuller

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

Chairman Dingman stated there were not any minutes from the previous meeting, but he will reiterate what happened.

1. Phyllis Weaver owner of the property known as 323 Dean Road, Hudson Falls, NY, Town of Kingsbury and Tax Parcel ID 137.-1-55.1 is seeking an area variance to permit the creation of 3 lots from one existing lot. Lot one (1) will be 9 acres with 219 feet of lot width, lot two (2) will be 1 acre with 168 feet of lot width and lot three (3) will have 5-6 acres with 320 feet of lot width. This application was denied by the Code Enforcement Officer pursuant to Chapter 240, Article II and Section 240-5 of the Zoning Ordinance Code of The Town of Kingsbury

Chairman Dingman stated at the previous meeting Randy Weaver was before the Board representing his mother, Phyllis Weaver. Each of the members has a map of the site at this point. Basically they want to split some lots. This Board sent them to the Zoning Board of Appeals. Each of you has a copy of the Resolution from the Zoning Board of Appeals approving the variance.

Chairman Dingman stated the Public Hearing is still opened.

Mr. Weaver stated this site is approximately one and half miles from Dix Avenue. He explained how they wanted to subdivide the lot. There is a house and a barn on the lot. The way the house is located on the property it does not meet the setbacks required for this zone. Therefore, it was necessary to go to the ZBA. The barn is 30 inches from the lot line. Mr. Weaver stated the barn is ready to be removed at any time. By taking the barn down it will give them the road frontage they need.

Chairman Dingman questioned where Mr. Weaver's mother lived.

Mr. Weaver stated about three quarters of a mile down the road from this project.

Chairman Dingman questioned what the plan was for the barn.

Mr. Weaver stated the barn is ready to fall down. Whether they decide to take it down or it falls down in the next few years it will be road frontage for the lot. The other two lots are all family.

There were not any public comments. The Public Hearing was closed.

Chairman Dingman stated the SEQRA was done at the previous meeting. He had spoken to Attorney Meyer earlier in the day. The real issue is the barn and that it is taken down.

Chairman Dingman explained this was a pretty cut and dry project, but because of the Town's Code Mr. Weaver had to go to the ZBA.

Discussion ensued among the Board future Subdivisions.

Chairman Dingman introduced Todd Murphy and Justin Fehl to the Board.

Chairman Dingman stated to the two new members will be getting a copy of codes at some point in the future. The secretary is out of work right now and Mr. Cortese had surgery and we will get back on track. Chairman Dingman does appreciate them attending the meeting tonight.

ON A MOTION BY KAREN LAROSE seconded by Tim LaSarso all in favor, the meeting was adjourned at 7:15 P.M.

Michelle Radliff
Secretary