

## MINUTES OF THE PLANNING BOARD MEETING, DECEMBER 18, 2024 – TOWN OF KINGSBURY

**Members Present:** Robert Dingman (Chairman), Karen LaRose, Randy Weaver, David Gauci, Les Macura, Luke Getty, Tim LaSarso, Paige Zahaba

**Members Excused:** Todd Murphy

**Planning/Zoning Administrator:** Todd Humiston

**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 November 20th, 2024 Planning Board Meeting. On a motion by Randy Weaver and seconded by Karen LaRose, the Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 8 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman Dingman declared the public hearing for **Upstate Vistas LLC**. still open and introduced Mr. Kurt Koskinen, President and Co-owner of Tax Map #119.-3-4.1, commonly known as Tripoli Road in Kingsbury, located in Zone District RA1A, who is seeking site plan approval for a subdivision.

Mr. Koskinen stated that revised plans provided to show the three building lots with boundary line adjustments to allow expanded road frontage.

Randy Weaver moved to table further action on the project until clearly marked maps are provided. Though there was no second to the motion, the motion itself prompted discussion relative to the information that had been provided and what information that the Board was still requesting. It was determined that one comprehensive map without the legend showing all amendments needs to be provided to include all relevant information such as boundary lines, elevation contour lines, test pits as well as septic locations.

The Planning Board also requested written reports on the perc testing results, soil characteristics and site characteristics for the entire property.

As a result of the discussion, the project was tabled pending submission of the requested information.

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Todd Humiston noted that the Zoning Board of Appeals has not found special use permit applications acceptable for home automotive repair shops in residential areas. He suggested that the Planning Board consider the removal of this possible business in residential zoning from the Town Code.

After a brief discussion, the members agreed to remove the term “automotive repair shops” in residential areas from the Town Code.

There being no further business to discuss, Les Macura made a motion to adjourn and Karen LaRose seconded. All others voted in favor and the December 18th, 2024 Kingsbury Planning Board meeting was adjourned at 7:48 pm.

Alie Weaver

Planning Board Secretary