

## Comprehensive Master Plan Workshop July 25, 2023

The Town Board, Planning and Zoning Boards conducted a Workshop on July 25, 2023, to review the draft plan of the Master Comprehensive Plan at the Kingsbury Volunteer Hose Co., Hudson Falls, NY.

TOWN BOARD MEMBERS PRESENT: Richard Doyle, Councilman  
Dan Washburn, Councilman

PLANNING BOARD MEMBERS: Robert Dingman, Chairman  
David Gauci  
Karen LaRose  
Tim Lasarso  
Les Macura

ZONING BOARD MEMBERS: Bill Whipple, Chairman  
Scott Winchell

OTHERS PRESENT: Todd Humiston, Code Enforcement Officer  
Nicole Allen, Laberge  
Town Residents: Jeff Zappieri, Cynthia Roberts,  
Lisa Boucher, Lorraine Forcier

The workshop was opened at 6:30 pm with the Flag Salute led by Councilman Doyle. Councilman Doyle gave each Board member an opportunity to share their thoughts of the draft plan.

Nicole Allen provided printouts of the goals and strategies of the Master Plan. Nicole explained that two sections had been added to be more in line with the Department of State's goals. The additions were actions that were already in place in the Town.

Some Board members expressed their concern with the development of Solar Farms. Councilman Doyle stated the Town Board has adopted a Local Law limiting the development in industrial zones and wetlands. They also discussed residential solar. If there is anything specific that is not incorporated into the Solar Law, it can be brought to the attention of the Town Board and the Law can be updated.

Code Enforcement Todd Humiston stated he is okay with the way the draft is written; it meets the intent of what the residents want and allows us as a community to move forward with a zoning law.

Councilman Doyle explained one of the primary reasons for the development of a Comprehensive Plan is to enable the Town to apply for grants.

The Boards discussed the lack of water and sewer infrastructure which is necessary for the growth of the Town. Grants are available, but the balance of the project cost goes to the taxpayers that are in the district of development. Nicole Allen stated a lot of the grants are not for economic development purposes but to help resolve issues that homeowners have. Also, there is not enough capacity for water or sewer expansion in the Town.

Councilman Doyle stated in approximately 50 years residential acres have gone from 1,500 acres to 7,800 acres; that is a lot of acreage that has been taken out of agriculture. Most of the farms in Kingsbury are very large farms. Over the years farmers have sold their property which has been sub-

divided into single family homes. The community would like to preserve agriculture, but the future of farms is uncertain. The discussion continued.

Les Macura would like to consider establishing a farmland protection and preservation committee. He would like the definition of prime soil and not allow solar farms on prime soil. The current solar law indicates solar farms must go in the industrial zone or wetlands. Code Enforcement Todd Humiston stated there is prime soil in the industrial zone and the planning board may want to decide if it will be allowed; it is an accepted zone.

The Board discussed the Agricultural Stewardship Association program where a landowner's property is declared forever farmland. A local farmer participates in the program.

The Town lacks the infrastructure for high density housing; any development will be in the country with single-family homes being built.

Resident Jeff Zappieri asked about the changes made for resilience to green infrastructures. Nicole Allen explained the Town has an approved composting facility, is home to the Washington County Sewer District Composting Facility and will continue to support a local composting facility worm farm. She also explained the Town will continue to support the Town Highway Department's proactive approach to upsizing Town culverts, tree pruning and maintain ditch clearing efforts to ensure proper runoff in heavy storms. This will increase resilience to extreme weather events to protect community resources.

Lorraine Forcier asked if there was anything about connectivity or the internet. Nicole Allen explained the Town will support broadband technology infrastructure for high-speed connections as a necessity for economic development. Councilman Doyle stated 80% have high speed internet available and the Town needs to continue expansion of that.

Councilman Doyle stated if anyone who reviews the Comprehensive Master Plan has any comments, they can email them to him by August 15<sup>th</sup>.

The workshop concluded at 7:56 pm.

Respectfully submitted,

Cynthia Bardin, Town Clerk