

TOWN OF KINGSBURY
MINUTES OF THE ZONING BOARD OF APPEALS – MARCH 26, 2026

MEMBERS PRESENT:

Bill Whipple, Chairman
Jim Ross
Scott Winchell
Cynthia Roberts
Cindy Bardin

ABSENT: Brian Heasley

OTHERS PRESENT:

Jeff Meyer, Esq.
Ross Cortese, Code Enforcement Officer
Alie Weaver, Zoning Board Secretary

The meeting was called to order by Chairman Whipple at 7:00 PM.
Roll call of members and confirmation of quorum.

Chairman Whipple entertained a motion to approve the minutes of the September 25th, 2025 meeting. ON A MOTION BY Scott Winchell and SECONDED BY Cynthia Roberts with all in favor, the minutes of the September 2025 Kingsbury Zoning Board meeting were adopted as presented.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Public Hearing: Chairman Whipple welcomed **David W. Howard**, applicant for Tax Map #146.17-1-24.1, commonly known as 1082 Dix Avenue in Hudson Falls, located in Zone District COM-1A, who is seeking an area variance to construct 9 storage buildings totaling approximately 40,555 square feet.

Luigi Palleschi of ABD Engineers, representative for David Howard, referred to the layout map of the property when explaining the 50' residential zoning buffer in the rear and front of the property and the additional 30' front DOT-required setback from Dix Avenue. The variance entails a 24'-30' relief, as the closest point of storage buildings would be around 50-56 feet from Dix Avenue due to the property's irregular shape, zoning boundaries, and required buffers. He noted that the plan includes fencing to separate the residential properties, includes stormwater management, minimal lighting, landscaping with berms, and evergreen trees for screening along the roadway. He also noted there are 306 total self-storage units, which generate little traffic and have minimal impact on utilities with no water or sewer required.

Jim Ross expressed concerns regarding setback uniformity along the corridor and the risk of creating a precedent for diminished setbacks as development expands along Dix Avenue.

Scott Winchell expressed concerns regarding security and noted that fencing should be around the entire property.

Chairman Whipple expressed concerns regarding the safety of the proposed driveway location being on a curve. He advised the applicant to consider moving the entrance farther west.

Chairman Whipple opened the public hearing at 7:28 pm.

A nearby resident expressed concerns about maintaining privacy.

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Ross Cortese noted that a Washington County response has not been received yet.

Jeff Meyer stated that transition zone language to Section 280-26 of the Code of the Town of Kingsbury allows permissible uses in commercial zones to extend into adjoining residential zones, which could allow the buildings to be moved farther back on the property to reduce the variance.

Chairman Whipple entertained a motion to table this agenda item and recommended the Kingsbury Planning Board to serve as Lead Agency for this project. He also noted that the Zoning Board of Appeals public hearing will remain open for this project.

ON A MOTION BY Scott Winchell and SECONDED BY Cynthia Roberts to table the David W. Howard project, all members voted in favor by voice vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

With no other business to discuss, Scott Winchell made a motion to adjourn the March Zoning Board of Appeals public hearing. Cynthia seconded, and all voted in favor by voice vote. The public hearing was adjourned at 7:34 pm.

Alie Weaver, Secretary
Town of Kingsbury Zoning Board of Appeals