

MINUTES OF THE ZONING BOARD OF APPEALS – AUGUST 26, 2021 – THE TOWN OF KINGSBURY

MEMBERS PRESENT:

William Whipple, Chairman Pro Tem  
Katherine Henley  
James Ross  
Scott Winchell

MEMBERS ABSENT:

Henry LaFaountain, Chairman  
Brian Heasley

OTHERS PRESENT:

Todd Humiston, Enforcement Officer  
Jeff Meyer, ESQ., Town Attorney

The meeting was called to order by Chairman Pro Tem Whipple at 7:00pm.

Roll call of all members.

Chairman Pro Tem Whipple entertained a Motion to Approve the Minutes of July 22, 2021.

**ON A MOTION BY KATHERINE HENLEY**, seconded by SCOTT WINCHELL, the minutes of the July 22, 2021, meeting were approved.

AYES: 4

NAYS: 0

ABSTAIN: 0

MOTION CARRIED

**KATRAYLA AND JEFF BLAIR** – owner of tax map #154.-8-1-23 commonly known as 5 Harrison Avenue located in the Commercial Zoning District, is seeking an area variance to construct an advertising billboard with a setback of four feet. The minimum setback required is 24 feet. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Pro Tem Whipple introduced Jeff Blair. Mr. Blair described the three proposed billboards as measuring 16' long by 10' tall and standing 10' off the ground. Mr. Blair also noted the advertisements on the proposed billboards will not contain profanity, religious content, nor political material(s). The Board asked applicant if he has specifically spoken with neighboring property owner (Caputo). Applicant replied that he has not but that he has spoken with other area neighbors. Mr. Blair stated that the neighbors he has spoken with expressed they were happy with the potential noise reduction. It was noted that the property currently has a variance that is not being used.

Chairman Pro Tem Whipple opened the public hearing at 7:12 p.m. Being no members of the public present, Chairman read an email submitted by resident, Lillian LaFrance, State Route 196. Ms. LaFrance stated she believes billboards to be a disruption to site lines and distraction to drivers. Ms. LaFrance encouraged the board to deny the request.

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There being no comments from the public, Chairman Pro Tem Whipple closed the public hearing.

**ON A MOTION BY SCOTT WINCHELL** and seconded by JAMES ROSS, all in favor, the Kingsbury Zoning Board of Appeals declares lead agency status and having reviewed the short form SEQRA submission and having taken a hard look at the potential environmental impacts finds that there are no potential negative environmental impacts anticipated from this project and the Board issued a negative declaration on the project.

**ON A MOTION BY SCOTT WINCHELL** and seconded by JAMES ROSS, all in favor, the public hearing was closed.

Discussion ensued among the Board with questions addressed by the Applicant. Jeff Blair requests the application be tabled to allow opportunity to discuss with legal representative.

**ON A MOTION BY SCOTT WINCHELL** and seconded by JAMES ROSS, all in favor, the public hearing was reopened.

**ON A MOTION BY KATHERINE HENLEY** and seconded by JAMES ROSS, all in favor, the public hearing was tabled.

**ON A MOTION BY SCOTT WINCHELL** and seconded by JAMES ROSS, all in favor, the application was tabled.

**ON A MOTION BY SCOTT WINCHELL** and seconded by JAMES ROSS, all in favor, the meeting was adjourned at 7:30 P.M.

Rebecca Pomainville  
Interim Secretary