

MINUTES OF THE PLANNING BOARD MEETING, May 15, 2024 – TOWN OF KINGSBURY

Members Present: Robert Dingman (Chairman), Paige Zahaba, Randy Weaver, Karen LaRose, Les Macura

Members Excused: Todd Murphy, Tim LaSarso, Luke Getty, David Gauci

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 April 17th, 2024 Planning Board Meeting. On a motion by Les Macura and seconded by Randy Weaver, the Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman Dingman stated that the Public Hearing was still open regarding **Hilltop Construction** seeking approval to build a 20' x 40' steel maintenance building for equipment repair and indoor storage.

Mr. Washburn, owner of Hilltop Construction, noted that additional plans were supplied to the Board to include landscape, lighting, and stormwater details. He noted there will be power for electricity but no heat supplied to the building at this time. He also noted there will be no outside storage.

With no questions or comments from the public, Chairman Dingman closed the Public Hearing at 7:05 pm.

Mr. Meyer read aloud the short Environmental Assessment Form for the Board to review. Chairman Dingman stated, that after the Planning Board has taken a hard look at the short SEQRA submission and the potential environmental impacts, it was determined there are no potential environmental impacts for this project.

Randy Weaver made a motion to approve a negative declaration and Les Macura seconded with all voting in favor by voice vote.

Chairman Dingman entertained a motion to approve the project. On a motion by Paige Zahaba, seconded by Karen LaRose and all in favor by voice vote, the motion was carried.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

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Chairman Dingman introduced **Jon Brodie**, applicant for Tax Map #137.-2-1.7, commonly known as 27 Casey Road in Kingsbury, located in Zone District PIC 75 Park Indust Comm, who is seeking site plan approval for boat service and storage.

Mr. Bodie stated that his company has a boat rental and marina on Lake George and he is looking to purchase property on Casey Road for boat service and storage. He noted approximately 20 to 25 boats would be stored at any given time from October through May awaiting repairs and/or maintenance. There would be no change to the existing building footprint.

Todd Humiston stated that the building has two bathrooms with a toilet and sink in each, as well as a sink in the utility room. He noted that approval by the sewer district has been established.

Chairman Dingman noted the Industrial Park's covenant requiring screening for outdoor storage. Discussion ensued regarding the type, height, and area in which privacy fencing and vegetation would be ideal for this property.

Chairman Dingman opened the Public Hearing at 7:23 pm.

Mr. Washburn inquired about the definition of screening and Chairman Dingman stated that it should be made of durable and opaque material approximately eight feet high.

As to not delay Mr. Brodie's closing, Chairman Dingman recommended a tentative site plan approval, pending the screening specifications to be reviewed at the June Planning Board meeting.

Mr. Meyer read aloud the short Environmental Assessment Form for the Board to review. Chairman Dingman stated, that after the Planning Board has taken a hard look at the short SEQRA submission and the potential environmental impacts, it was determined there are no potential environmental impacts for this project. He recommended the use of leak- absorbent pads to be used under boats during repair.

Randy Weaver made a motion to approve a negative declaration and Karen LaRose seconded with all voting in favor by voice vote.

Chairman Dingman introduced Mr. Kurt Koskinen, President and Co-owner of **Upstate Vistas LLC.**, applicant for 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 he is looking to subdivide property on Tripoli Road into three one-acre+ lots to build a house on each lot for resale.

Todd Humiston verified that the lots are appropriately sized with no setback infringements.

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Discussion ensued regarding the effects of a neighboring well, water supply, and the dimensions of one of the proposed lots.

Chairman Dingman opened the Public Hearing at 7:49 pm.

Several neighbors expressed traffic concerns, the potential of additional housing projects in the future, and potential effects of Halfway Brook.

The Board required a water study, perc tests for each proposed lot, dimensions to have 200 continuous feet of road frontage, and larger maps for viewing.

There being no further business to discuss, Randy Weaver made a motion to adjourn and Karen LaRose seconded. All others voted in favor and the May 15th, 2024 Kingsbury Planning Board meeting was adjourned at 8:20 pm.

Alie Weaver

Planning Board Secretary

**PLANNING BOARD OF THE TOWN OF KINGSBURY
COUNTY OF WASHINGTON, STATE OF NEW YORK**

Resolution No. 0524 of 2024

Introduced by PAGE ZAHABA

who moved its adoption

Seconded by KAREN LAROSE

**RESOLUTION APPROVING SITE PLAN REQUESTED BY
HILLTOP CONSTRUCTION, INC.**

SITE PLAN REVIEW – Hilltop Construction Inc., as owner of Tax Map #: 137.-2-1.33 commonly known as Lot #32 Ferguson Lane of the Warren/Washington County Industrial Park, Town of Kingsbury, located in the PIC-75 / Park Industrial Commercial Zoning District, is seeking Site Plan approval for a 20' x 40' one-story storage/maintenance building at this location. This action is pursuant to Section 280-25 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY PAIGE ZAHABA, seconded by KAREN LaROSE, based on all of the evidence and materials submitted by the Applicant and the representations made at the meeting, the Application is hereby approved subject to all information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

AYES: 5

NAYES: 0

ABSENT: 2