

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Minutes of November 17, 2021

MEMBERS PRESENT:

Robert Dingman, Chairman  
Randy Getty  
Karen LaRose  
Tim LaSarso  
Les Macura  
Todd Murphy– Alternate

MEMBERS ABSENT:

David Gauci (Excused)  
Randy Weaver (Excused)

Enforcement Officer

Todd Humiston

TOWN ATTORNEY

Jeff Meyer, ESQ., Town Attorney

The meeting was called to order by Chairman Dingman at 7:00 P.M.

Roll call of all Members and Officials.

Chairman Dingman asked to have the minutes of the October 20, 2021, to have the following change. The members did vote positive and negative. He would like all future minutes presented like this.

PRESENT:

Robert Dingman, Chairman - AYE  
Randy Getty - AYE  
Karen LaRose - AYE  
Les Macura - NAYE  
Todd Murphy– Alternate – AYE

AYES: 4

NAYES: 1

ABSTAIN: 0

MOTION CARRIED

Chairman Dingman of entertained a Motion to Approve the Minutes of October 20, 2021, as amended.

**ON A MOTION BY LES MACURA**, seconded by KAREN LAROSE the minutes of the October 20, 2021, meeting were approved as amended.

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Planning Board Meeting  
November 17, 2021  
Page 2 of 4

Chairman Dingman stated there were two items on the docket for tonight. The second item Kenyon Property Management, LLC has been tabled for now.

**1. MALLORY DEPALO** owner of tax map #147.-2-32 commonly known as 1595 State Route 196, Town of Kingsbury, located in Zoning District RA-1A, Residential-Agricultural District is seeking Site Plan approval for a proposed Dog Daycare and Boarding Operation at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Ms. DePalo stated she is seeking approval to have a Doggy Daycare at this location. In her summary that she tried to answer any questions she thought the Board may have.

Mr. Humiston stated the County Referral came back with Essential Matter of the Town of Local Concern with no comments. He asked Ms. DePalo to give a description of what she currently does verses for what she would like approval to do.

Ms. DePalo stated currently she runs a dog walking business where she drives from house to house to walk the dogs. She has been doing this for about 5 years and is looking to retire from her current business. If she has an approval, she would be in one place and have her clients come to her.

Ms. DePalo estimated a maximum of twenty-five dogs with only three overnight boarding spots available at a time. The hours of operation will be Monday through Friday 7am to 5pm. Clients will not be using Farm Way Road as this is a private road.

There will be an eight foot chain link fence with privacy screening around the outside and will be installing a metal dig defense to the bottom to be sure no dogs can escape. They will be purchasing a small dumpster to dispose of any waste.

For the record Chairman Dingman asked Mr. Humiston to explain the zoning difference, where the property is located.

For the record Mr. Humiston stated there was an error in the posting. Ms. DePalo lives in two different zoning districts. Her property lies within RA-1A and RF-5A zoning. This zoning allows applicants to go before the Planning Board or the Zoning Board. She chose to go before the Planning Board. She chose to use the zoning of RF-5A zoning.

Chairman Dingman opened the Public Hearing.

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Planning Board Meeting  
November 1, 2021  
Page 3 of 4

Mark Quackenbush, 1675 State Route 196 stated he thinks this is a good project but has concerns with noise from the dogs.

Mr. Humiston stated Ms. DePalo would be required to follow the same current noise code the Town has now. Mr. Humiston asked Mr. Quackenbush if there is a barking problem to please contact Ms. DePalo first before calling him.

There being no comments from the public, Chairman Dingman closed the Public Hearing.

**ON A MOTION BY RANDY GETTY** and seconded by KAREN LAROSE the Kingsbury Planning Board 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.

Discussion ensued among the board with questions being addressed by the Applicant.

The Board then reviewed the proposed resolution.

**November 17, 2021**

**MALLORY DEPALO** owner of tax map #147.-2-32 commonly known as 1595 State Route 196, Town of Kingsbury, located in Zoning District RA-1A, Residential-Agricultural District is seeking Site Plan approval for a proposed Dog Daycare and Boarding Operation at this location. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

**SITE PLAN REVIEW** – Mallory DePalo, owner of Tax Map #: 147.-2-32 commonly known as 1595 State Route 196, Town of Kingsbury, located in the RF 5A / Residential Forestry Zoning District, is seeking Site Plan approval for a dog daycare and boarding operation at this location. This action is pursuant to Section 280-20 (F) of the Code of the Town of Kingsbury.

**ON A MOTION BY TIM LASARSO** seconded by LES MACURA, 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 the following conditions:

- (1) All exterior lighting shall be downcast
- (2) All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

MINUTES OF THE PLANNING BOARD OF THE TOWN OF KINGSBURY

Planning Board Meeting  
November 1, 2021  
Page 4 of 4

**PRESENT:**

Robert Dingman, Chairman - AYE  
Randy Getty - AYE  
Tim LaSarlo - AYE  
Karen LaRose - AYE  
Les Macura - AYE  
Todd Murphy– Alternate – AYE

AYES: 6

NAYES: 0

ABSTAIN: 0

MOTION CARRIED

**ON A MOTION BY TIM LASARSO**, seconded by KAREN LAROSE all in favor, the meeting moved into executive session to discuss potential litigation at 7:15 p.m.

**ON A MOTION BY LES MACURA**, seconded by TIM LASARSO all in favor, to exit executive session at 7:35 p.m. No action was taken.

**ON A MOTION BY RANDY GETTY**, seconded by TIM LASARSO all in favor, the meeting was adjourned at 7:35 p.m.

Michelle Radliff  
Secretary