

## **MINUTES OF THE PLANNING BOARD MEETING, APRIL 16, 2025 – TOWN OF KINGSBURY**

**Members Present:** Robert Dingman (Chairman), Randy Weaver, Les Macura, Tim LaSarso, Karen LaRose

**Members Excused:** Todd Murphy, Luke Getty, David Gauci

**Planning/Zoning Administrator:** Ross Cortese

**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 March 19th, 2025 Planning Board Meeting.

ON A MOTION BY Randy Weaver and SECONDED BY Tim LaSarso, the Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman Dingman introduced Kurt Koskinen of **Upstate Vistas LLC.**, applicant for Tax Map #119.-3-4.1, commonly known as Tripoli Road in Kingsbury, located in Zone District RA1A, is seeking site plan approval for a subdivision.

Mr. Koskinen provided new maps with the revisions that the Board had requested during the December 18<sup>th</sup>, 2024 Planning Board meeting.

Chairman Dingman inquired about the “for sale” sign currently posted on this property. He shared concerns about potential buyers being unaware of the hydraulic report filing a restriction to three single-family dwellings for this 54-acre plot due to limited water capacity.

Mr. Weaver expressed concern for the lack of road frontage for more than three dwellings.

Mr. Meyer stated that the approval states no further subdivision with additional dwellings is approved.

With the public hearing still open, Chairman Dingman asked if there were any comments or concerns from the public, and with there being none, he closed the public hearing at 7:15 pm.

## MINUTES OF THE PLANNING BOARD MEETING, APRIL 16, 2025 – TOWN OF KINGSBURY

ON A MOTION BY Randy Weaver to approve this project with the stated stipulations,  
SECONDED BY Karen LaRose, all voted in favor by voice vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

(A copy of this resolution is annexed hereto and follows the meeting minutes.)

Chairman Dingman introduced **Charles Campney**, applicant for Tax Map #146.17-4-3, commonly known as 1132 Dix Avenue in Hudson Falls, located in Zone District COM-1A, is seeking site plan approval for a parking area with screened fencing to store cars, each for a maximum period of one month.

Mr. Campney stated that he tows for law enforcement and is looking to use this property as storage for these vehicles. He noted that this area will have screened fencing with a locked gate, and there will be no more than eight vehicles at once. Metal pans will be placed under each vehicle and a small storage building will be included for key storage. Owners call to pick up their vehicles, and although most cars are returned to their owners, any cars that are not returned are removed from the premises.

A brief discussion ensued to ensure the setbacks are within code for the fence.

The Board members discussed and agreed with the following stipulations to be included in the approval:

- Maximum of ten vehicles to be stored at one time
- Maximum of thirty days of storage for each vehicle
- Drip pans are to be under each vehicle
- No unlicensed vehicles in storage
- Maximum 10' x 12' key storage building to be placed at least 80' back
- No storage other than the vehicles
- Downcast outdoor lighting

Chairman Dingman opened and closed the public hearing at 7:32, as there were no comments or questions from the public.

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.

## **MINUTES OF THE PLANNING BOARD MEETING, APRIL 16, 2025 – TOWN OF KINGSBURY**

ON A MONTION BY: Les Macura to approve a negative declaration, SECONDED BY Randy Weaver, all voted in favor by voice vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman Dingman entertained a motion to approve the project with the stipulations noted above.

ON A MOTION BY Tim LaSarso to approve this project with the stated stipulations, SECONDED BY Karen LaRose, all voted in favor by voice vote.

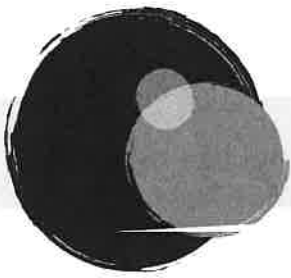
AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

(A copy of this resolution is annexed hereto and follows the meeting minutes.)

There being no further business to discuss, Tim LaSarso motioned to adjourn, and Les Macura seconded. All others voted in favor and the April 16th, 2025 Kingsbury Planning Board meeting was adjourned at 7:36 pm.

Alie Weaver

Planning Board Secretary



# Town of Kingsbury

6 MICHIGAN STREET  
HUDSON FALLS, NEW YORK 12839

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## PLANNING BOARD OF THE TOWN OF KINGSBURY

## COUNTY OF WASHINGTON, STATE OF NEW YORK

### Resolution 03-25

Adopted April 16, 2025  
Introduced by RANDY WEAVER  
who moved its adoption  
Seconded by KAREN LaROSE

### RESOLUTION APPROVING THE MINOR SUBDIVISION APPLICATION OF UPSTATE VISTAS, LLC

**WHEREAS**, pursuant to the Land Subdivision Regulations of the Town of Kingsbury found at Chapter 240 of the Code of the Town of Kingsbury (hereafter the “Subdivision Regulations”), the Town of Kingsbury Planning Board (hereafter the “Planning Board”) is authorized and empowered to approve plats showing lots, blocks, or sites, with or without streets or highways, to approve the development of entirely or partially undeveloped plats already filed in the office of the Clerk of Washington County and to conditionally approve preliminary plats within the Town of Kingsbury; and

**WHEREAS**, Upstate Vistas, LLC (hereafter the “Applicant”), by application dated April 9, 2024 applied to the Planning Board for approval of the proposed subdivision of a 53.86 +/- acre parcel of land located at Tripoli Road, Town of Kingsbury, Tax Map Number 119.-3-4.1 into three (3) lots with associated improvements (hereafter the “Proposal”); and

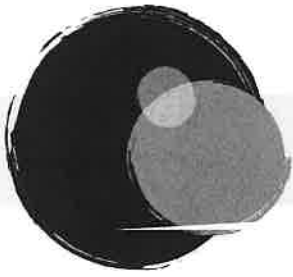
**WHEREAS**, on this meeting of the Planning Board, the Applicant appeared and the Proposal was discussed by the Applicant and the Planning Board; and

**WHEREAS**, the Applicant submitted a hydrogeologic report, well details and a water report to confirm there would be sufficient water to support the proposed subdivision; and

**WHEREAS**, on this meeting of the Planning Board, a public hearing was held and the public was given the opportunity to speak; and

**WHEREAS**, the Proposal is a Type II action pursuant to Section 120-3 of the Code of the Town of Kingsbury, whereby minor subdivisions have been deemed not to have a significant effect on the environment, therefore no further review under the State Environmental Quality Review Act is required; and

**WHEREAS**, the Planning Board has studied the Proposal and is prepared to decide on the same in accordance with Chapter 240 of the Subdivision Regulations of the Town.



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## NOW THEREFORE BE IT RESOLVED:

Section 1. The Planning Board hereby approves the proposed minor subdivision adopts the following findings:

- a. The Proposal, being the creation of 3 lots, is a Minor Subdivision under the Subdivision Regulations of the Town.
- b. The Proposal is in conformity with the Code of the Town of Kingsbury and the Zoning Ordinance located therein.
- c. Due to the topography, existing soil conditions, water quality, and potential impacts associated with eventual development, any development on the property shall be subject to site plan review before the Planning Board to ensure the health, safety and general welfare of the community.
- d. The hydrologic report submitted by the Applicant indicates insufficient groundwater to support any further subdivision or development beyond three single family dwellings. The premises shall not be further subdivided and this restriction shall be included on the mylar to be filed in the Washington County Clerk's Office.

Section 2. This resolution shall take effect

AYES: 5, NAYES: 0, ABSTAIN:0

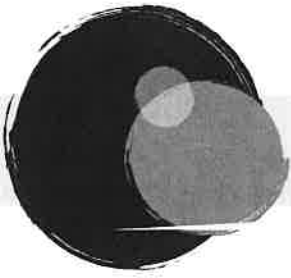
Randy Weaver: AYE

Tim LaSarso: AYE

Les Macura: AYE

Karen LaRose: AYE

Bob Dingman: AYE



**Kingsbury Planning Board  
April 16, 2025  
Resolution 02-25**

**SITE PLAN REVIEW** – CHARLES CAMPNEY as contract vendee of Tax Map #: 416.17-4-3 commonly known as 1132 Dix Avenue Ave, Town of Kingsbury, located in the COM-1A Commercial Zoning District, is seeking Site Plan approval for a parking area at this location. This action is pursuant to Section 280-23 (G) of the Code of the Town of Kingsbury.

**ON A MOTION BY** TIMOTHY LaSARSO, 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 the following conditions:

- (1) All exterior lighting shall be downcast so as not to produce glare or spill off-site.
- (2) There shall be no more than 10 vehicles located in the parking area for repair at a single time.
- (3) Individual vehicles shall not be parked on the premises longer than 30 days.
- (4) All vehicles located on the premises shall either be parked on impervious pavement, or have oil catch basins placed underneath, to ensure no oil or automotive fluids leak into the soil.
- (5) No junk cars, parts, tires, or other materials shall be stored on the premises.
- (6) The shed structure shall be located in compliance with the applicable setback requirements for the zoning district and shall be no larger than ten (10) feet by twelve (12) feet in size (10'x12').
- (7) 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, ABSTAIN:0

Randy Weaver: AYE  
Tim LaSarso: AYE  
Les Macura: AYE  
Karen LaRose: AYE  
Bob Dingman: AYE