

## MINUTES OF THE PLANNING BOARD MEETING, AUGUST 21, 2024 – TOWN OF KINGSBURY

**Members Present:** Robert Dingman (Chairman), Paige Zahaba, Randy Weaver, David Gauci, Les Macura

**Members Excused:** Todd Murphy, Tim LaSarlo, Luke Getty, Karen LaRose

**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 May 15th, 2024 Planning Board Meeting. On a motion by David Gauci 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 declared the public hearing for **Upstate Vistas LLC** still open and introduced Mr. Kurt Koskinen, President and Co-owner of 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 provided larger maps showing where the perc tests were performed, as well as a report of the water testing.

Discussion ensued regarding the clarity of the maps concerning the lot measurements, road frontage, and where the wells/sewers intend to be drilled. It was decided to have a second perc test performed where the leach fields are intended to be installed.

Chairman Dingman stated that the maps will need to be reviewed by the town engineer and a Hydrologist, citing concerns about the aquifer. He also stated that the Board will provide Mr. Koskinen a list of items to provide at the next meeting, including a map of proposed house locations including well and septic locations.

Chairman Dingman then introduced **Richard Stanley**, applicant for Tax Map #128.-1-30.1, commonly known as 479 Geer Road in Hudson Falls, located in Zone District RA-1A, is seeking site plan approval for a subdivision.

Mr. Stanley stated that he is looking to subdivide his property into three lots, one of which will be his residence on five acres. The two other lots will be 1 ½ acres each with one lot located on Geer Road and the other located on Vaughn Road. He intends to build spec houses on these two lots to sell. His plans have not been finalized yet as he wanted to meet with the Board first to ensure approval of the subdivision.

## MINUTES OF THE PLANNING BOARD MEETING, AUGUST 21, 2024 – TOWN OF KINGSBURY

Chairman Dingman opened the public hearing at 7:40 pm.

Two neighbors stated their initial concern of many lots being created but are agreement with Mr. Stanley's current proposal of the subdivision.

Chairman Dingman stated that, pursuant to Section 120.3 of the code whereby minor subdivisions are deemed not to have significant effect on the environment, therefore no further review with SEQRA is involved.

ON A MOTION BY Les Macura, SECONDED BY David Gauci to approve the resolution for Mr. Stanley's subdivision. All others voted in favor by voice vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

There being no further business to discuss, David Gauci made a motion to adjourn and Randy Weaver seconded. All others voted in favor and the August 21st, 2024 Kingsbury Planning Board meeting was adjourned at 7:55 pm.

Alie Weaver

Planning Board Secretary

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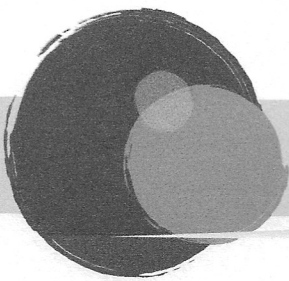
## Upstate Vistas

To reiterate information provided at the Planning Board Meeting of 8/21/24

Information requested and provided relative to the Upstate Vistas project will be subject to review by an engineer designated by the Town/Planning Board. All fees are the responsibility of the applicant.

The following information is required in order to be placed on the agenda:

1. Courses and distance for the proposed boundaries of each lot and requisite road frontage shall be clearly labeled along the corresponding dimension.
2. The subdivision plat shall depict proposed house locations, proposed sanitary sewer locations and sizing, proposed well location, and proposed stormwater drainage controls. All of the details shall be to scale, and the setback distances shall be included on the subdivision plat.
3. Elevation contours for the lots being created shall be included on the subdivision plat.
4. A report from an engineer or hydrologist detailing the size of the aquifer and the impact of the volume and flow rates for water consumption within the subdivision.
5. Provide the Code Enforcement Office with 10 full-size copies of all documents 21 days prior to the meeting.



## RESOLUTION APPROVING THE MINOR SUBDIVISION APPLICATION

OF

RICHARD STANLEY

**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**, RICHARD STANLEY (hereafter the "Applicant"), by application dated July 30, 2024 applied to the Planning Board for approval of the proposed subdivision of a 8.04 +/- acre parcel of land located at 479 Geer Road, Town of Kingsbury, Tax Map Number 128.-1-30.1 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**, on this meeting of the Planning Board, a public hearing was held, and the public was given the opportunity to speak; and

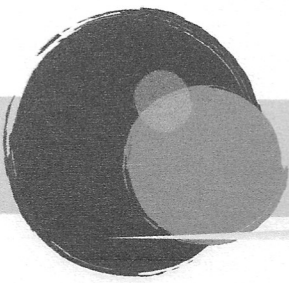
**WHEREAS**, the Proposal is a Type II action pursuant to Section 120-3 of the Code of the Town of Kingsbury, whereby minor subdivisions have been deemed not to have a significant effect on the environment, therefore no further review under the State Environmental Quality Review Act is required; and

**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.

### NOW THEREFORE BE IT RESOLVED:

- Section 1. The Planning Board hereby adopts the following findings:
- a. The Proposal, being the creation of 3 lots, is a Minor Subdivision under the Subdivision Regulations of the Town.





# Town of Kingsbury

6 MICHIGAN STREET  
HUDSON FALLS, NEW YORK 12839

PHONE: 518-747-2188

FAX: 518-747-9115

- b. The Proposal is in conformity with the Code of the Town of Kingsbury and the Zoning Ordinance located therein, which can be used safely for the proposed purposes without danger to the health, safety and general welfare of the community.

Section 2. This resolution shall take effect immediately.

Robert Dingman AYE

David Gauci AYE

Randy Weaver AYE

Les Macura AYE

Paige Zahaba AYE