TOWN OF KINGSBURY
MINUTES OF THE ZONING BOARD OF APPEALS – OCTOBER 22, 2026

MEMBERS PRESENT:
Bill Whipple, Chairman
Cindy Bardin
Cinthia Roberts
Scott Winchell
Lillian LaFrance
MEMBERS EXCUSED: Jim Ross

OTHERS PRESENT:
Ross Cortese, Code Enforcement Officer
Alie Weaver, Zoning Board Secretary

The meeting was called to order by Chairman Whipple at 7:00 PM.
Roll call of members and confirmation of quorum.

Chairman Whipple called for a motion to approve the minutes of the September 24th, 2026 and October 8th, 2026 meetings.
ON A MOTION BY Scott Winchell, SECONDED BY Cynthia Roberts, and with all members in favor, the meeting minute were approved as presented.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Public Hearing: James J. Crowley Jr., applicant for Tax Map #155.-1-2.1, commonly known as 66 Crowley Road in Hudson Falls, located in Zone District RF-5A, is seeking an area variance of 0' street frontage, as the proposed 7.88-acre subdivided lot is located on state-owned Towpath Road.

Frank Palumbo of CT Male Associates explained that Mr. Crowley's 7.88 -acre property will consist of two parcels, measuring 3.93 acres and 3.95 acres, separated by the railroad and canal. The subdivision is necessary because the property has no frontage on an official own road, as Towpath Road is not a designated town road.
He stated that the property will be purchased by Champlain Hudson Power Express (CHPE) to use for wetland mitigation in conjunction with the adjacent parcel, as part of a New York State DEC wetland process. The land will compensate for wetland impacts associated with CHPE's project and will remain in its natural condition. Any future disturbance or development would require additional DEC permitting and would likely require Kingsbury Town and New York State Canal Corporation approval as well.

Scott Winchell asked about fencing around the property. Mr. Palumbo stated that he was unsure whether fencing was planned but indicated that the wetland would not contain open-water ponding deeper than four feet.

Ross Cortese noted that the New York State Canal Corporation has no objections to the proposed subdivision. He also noted that SEQRA is not necessary for this project, as per the Town attorney.

ON A MOTION BY Scott Winchell to approve the requested area variance with the condition of no buildings or structures permitted on the property and SECONDED BY Lillian LaFrance, the motion passed with all members in favor by roll call vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

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With no other business to discuss, Scott Winchell motioned to adjourn, and Cynthia Roberts seconded. All voted in favor by voice vote. The October 22nd Kingsbury Zoning Board of Appeals public hearing was adjourned at 7:11 pm.

Alie Weaver, Secretary
Town of Kingsbury Zoning Board of Appeals

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