

MINUTES OF THE PLANNING BOARD AND PUBLIC HEARING  
MAY 18, 2022 – TOWN OF KINGSBURY

MEMBERS PRESENT:

Chairman Bob Dingman  
Tim Lasarso  
David Gauci  
Randy Getty  
Todd Murphy  
Randy Weaver

MEMBERS EXCUSED:

Karen LaRose  
Les Macura

PLANNING & ZONING ADMINISTRATOR

Todd Humiston

TOWN ATTORNEY

Jeffrey Meyer, ESQ.

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

Roll call of all Members and Officials.

Mr. Dingman entertained a Motion to Approve the Minutes of April 20, 2022.

**ON A MOTION BY** Mr. Murphy, seconded by Mr. Gauci the minutes of the April 20, 2022 meeting were approved after a few corrections were noted by Mr. Dingman.

**MICHELE HIPPICK**, owner of Tax Map 154.-1-44 State Route 196, Town of Kingsbury, located in Zoning District, RA-1A Residential Agriculture District is seeking Site Plan approval to subdivide one lot into three lots at this location.

Mr. Dingman stated that Ms. Hippick completed the survey, as requested by the Planning Board and all requirements have been satisfied. There being no questions or comments from the public, Mr. Dingman closed the Public Hearing.

Mr. Gauci made a motion to approve Ms. Hippick's site plan and Mr. Lasarso seconded. All voted in favor by voice vote.

**BORREGO SOLAR SYSTEMS INC.**, contract vendee of Tax Map 154.-1-36 commonly known as 67 Hillview Drive Town of Kingsbury, located in RA-1A Residential Agriculture District is seeking Site Plan approval for the construction of a 5 MW AC solar array at this location.

The Creative Designer representing Borrego Solar Systems stated the submission of a decommissioning plan was added to the site plan proposal for review. He noted that the plan design was revised to include fencing with gates in the front on the property line on both sides to prevent trespassing, as requested by the Town. He also noted that the road was reduced from twenty feet to eighteen feet to avoid wetland impact.

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Mr. Dingman stated that the law requires decommissioning costs to be in the form of a cash escrow vs. bonds. Mr. Humiston stated that the decommissioning numbers have a 10% increase but will need to be re-evaluated every three years to accommodate inflation.

It was noted that two central equipment concrete pads would also be removed as part of the decommissioning.

Mr. Dingman tabled this agenda item for further review until the June Planning Board meeting.

**WINTERTIME WONDERLAND** – Marilyn Barlett, owner of tax map 138-1-63.1 commonly known as 207 Hartman Road in Hudson Falls designates Bryant Luizzi to seek site plan approval for converting the Christmas Tree Farm at this location into commercial space for a seasonal event.

Mr. Dingman stated that, although public comments are welcome, the public hearing will be scheduled for the June Planning Board meeting as there wasn't enough time given for notice.

Mr. Luizzi stated that he is looking to create a drive-through lighted event for a six-to-eight week duration annually. The plans include creating a wider road to accommodate for two lanes of traffic coming off Route 4 and adding a parking lot. He stated that there would be no sound as the vehicles will be able to hear corresponding music to the light displays from their car radios. He noted that any other activities would be within the pre-existing buildings. These activities would be geared toward children under the age of fourteen and the Department of Labor oversees and inspects the amusement rides. Business hours are projected to run three-to-four hours during the week and 10:00 AM to 8:00 PM on the weekends.

Discussion ensued about traffic concerns on Route 4, Hartman Road and Stone Schoolhouse Road as well as emergency/service vehicle entrances.

Members of public voiced concerns about the traffic and lights being seen and heard from their back yards, potential water and septic issues, use of the property off-season, potential tree removal, zoning classification, and potential drainage issues from any land manipulation.

Mr. Luizzi stated that he would be willing to provide a tour of the area to anyone with specific concerns prior to the Public Hearing in June.

The May 18<sup>th</sup>, 2022 Kingsbury Planning Board meeting was adjourned at 8:13 PM.