

**TOWN OF KINGSBURY**  
**MINUTES OF THE ZONING BOARD OF APPEALS – JULY 24, 2025**

**MEMBERS PRESENT:**

Bill Whipple, Chairman  
Jim Ross  
Scott Winchell

**MEMBERS EXCUSED:**

Cynthia Roberts  
Brian Heasley

**OTHERS PRESENT:**

Jeff Meyer, Esq.  
Todd Humiston, 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 entertained a motion to approve the minutes of the June 25th, 2025 meeting.

ON A MOTION BY Scott Winchell and SECONDED BY Jim Ross with all in favor, the minutes of the June 2025 Kingsbury Zoning Board meeting were adopted as presented.

AYES: 3 NAYES: 0, ABSTAIN: 0, MOTION CARRIED

**Public Hearing:** Chairman Whipple welcomed **Michael and Kelly Irish**, owner of Tax Map Number 127.-1-3, commonly known as 1879 Sanford Ridge Road, located in Zone District RA1A, who are seeking a 25' road frontage variance, and a .25-acre lot size variance.

Ms. Irish stated that they are looking to sell an acre of their land to Roy Sweet, who would build a single-family house for resale. Due to the current lot shape, a .75 acre lot would create a "cleaner" square lot, and relieve the need to relocate a driveway and shed. She noted that there are pre-existing non-conforming lots currently located this road, and this would be in character with the neighborhood.

Mr. Humiston stated that the reduction of lot size would not hinder the ability to install a septic and well. The Irish's current well and septic are not located in an area affected by this proposed action.

Mr. Meyer recommended to the Board to table this item until a survey is performed and accurate dimensions are presented.

Discussion ensued regarding the options of the Board in consideration of this variance request.

Chairman Whipple stated this item will be tabled pending receipt of the survey to confirm the area dimensions presented. The public hearing will remain open.

With no other business to discuss, Scott Winchell made a motion to adjourn the July Zoning Board of Appeals public hearing. Brian Heasley seconded, and all voted in favor by voice vote. The public hearing was adjourned at 7:16 pm.

Alie Weaver, Secretary  
Town of Kingsbury Zoning Board of Appeals