

MINUTES OF THE PLANNING BOARD MEETING, MAY 21, 2025 – TOWN OF KINGSBURY

Members Present: Robert Dingman (Chairman), Randy Weaver, Les Macura, Dave Gauci, Karen LaRose

Members Excused: Todd Murphy, Luke Getty, Tim LaSarso

Planning/Zoning Administrator: Todd Humiston

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 April 16th, 2025 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 introduced **Judy Jones**, applicant for Tax Map #128.-1-30.3, commonly known as Vaughn Road in Hudson Falls, located in Zone District RA-1A, who is seeking site plan approval to subdivide a 4-acre lot from the current 52-acre lot.

Ms. Jones stated that she is looking to subdivide a 4-acre parcel from her current 52-acre lot for resale.

Todd Humiston stated that a lot line adjustment was performed in 2024, then two lots were subdivided off this parcel, making this new subdivision a minor, as it will be the fourth subdivision in less than a year. He noted that any additional subdivisions less than five acres cannot be performed within three years from this approval.

Chairman Dingman opened the public hearing at 7:06 pm.

Ms. Jones was asked how many more subdivided lots she will propose to create in the future, and her answer was for two or three 4-acre lots or one 4-acre lot and two 2-acre lots.

Todd Humiston stated these additional lots would require a State Public Conflict Report regarding water and septic testing if Ms. Jones' intention is to do so prior to May 2028. Chairman Dingman also noted that those lots would need to comply with the 200' road frontage regulation.

MINUTES OF THE PLANNING BOARD MEETING, MAY 21, 2025 – TOWN OF KINGSBURY

Chairman Dingman requested that Mr. Meyer include the 3-year regulation for future additional subdivisions in the resolution.

With no other comments, questions, or concerns, Chairman Dingman closed the public hearing at 7:11 pm.

ON A MOTION BY Randy Weaver to approve this project with the aforementioned regulation included, SECONDED BY Les Macura, 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 **Cellco Partnership DBA Verizon Wireless**, applicant for Tax Map #137.-2-22, commonly known as 24 Park Road in Kingsbury, located in Zone District PIC-75, who are seeking site plan approval for the construction of a public utility/personal wireless facility consisting of a 120' monopole with 4' lightning rod.

Hyde Clarke, representative of Cellco Partnership, doing business as Verizon Wireless, stated that a comprehensive application, full environmental assessment form, redacted copy of the lease agreement, copies of their FCC licenses, detailed site selection analyses, RF safety report, and noninterference letter was provided to the Board for review. He also noted that they have capacity to co-locate other providers.

Mr. Clarke stated that a proposal for an emergency diesel generator is also included for review, noting that it would run for approximately 25 minutes during late mornings biweekly for testing. A property line noise analysis letter has been included. There will be a fence compound to surround the tower, equipment cabinets, and the generator placed on a concrete pad.

Mr. Clarke noted that they are currently working with the Floyd Bennet Memorial Airport with the anticipation of including a light on the monopole.

Todd Humiston stated that this project is exempt from a Zoning Board of Appeals variance review. He also stated that notification was received from the airport requiring the completion of the FAA study report. He noted that a response has not yet been received from Washington County.

Chairman Dingman opened the public hearing at 7:13 pm.

Todd Humiston inquired about emergency access to the property. Mr. Clarke stated that he will check on the specifics of this arrangement and will provide an answer at a later time.

MINUTES OF THE PLANNING BOARD MEETING, MAY 21, 2025 – TOWN OF KINGSBURY

Mr. Weaver expressed concern with surrounding wetlands and Bond Creek located in close proximity to the proposed diesel generator and assumed diesel storage. Mr. Clarke noted that an environmental review and DEC permitting will be performed.

Chairman Dingman entertained a motion for the Kingsbury Planning Board to declare Lead Agency status for this project and send notification letters to the appropriate agencies.

ON A MONTION BY: Bob Dingman to approve Lead Agency declaration, SECONDED BY David Gauci, all voted in favor by voice vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman Dingman noted that this public hearing remains open.

There being no further business to discuss, Randy Weaver motioned to adjourn, and Karen LaRose seconded. All others voted in favor and the May 21st, 2025 Kingsbury Planning Board meeting was adjourned at 7:25 pm.

Alie Weaver

Planning Board Secretary