



TOWN OF KINGSTON



PLANNING BOARD

906 Sawkill Road, Kingston, NY 12401

Date: April 15, 2024

Time: 7:00 PM

Call to Order: The meeting hosted by Town Attorney, Kelly Naughton, was called to order by Chairman Dixon Onderdonk. Quorum was established.

Roll Call:	Chairman Dixon Onderdonk	Aye
	Deputy Chairman John-Paul Sliva	Aye
	Thomas Cole	Resigned
	Brian Galvin	Aye
	Robert Long	Excused
Alternate:	Casey Schwarz	Aye
	John Eigo	Resigned

Attendees: Town Attorney Kelly Naughton of Naughton & Torre, LLP, Town Board Liaison Larry Queipo, and Planning Board Secretary Rosalyn Borghere.

Also attending was Roger Handley of Conifer Corp.

Approval of Minutes from Previous Meeting:

The March 18, 2024 minutes were not approved, pending amended.

New Business

Roger Handley of Conifer Corp. came before the Planning Board in January of 2020 with a four (4) lot subdivision surrounded by state land. Two (2) homes are there now. He has seven (7) acres total to divide into three (3) lots of 2 acres, 2 acres, and 3 acres, off Ruby Road. Roger is asking the Planning Board how he will be able to get to the inside lots. A right-of-way agreement might be needed.

Attorney Kelly Naughton said he may have a zoning issue due to not having a necessary amount of street frontage. A TWN § 280-a variance would be needed from the TOK Zoning Board which would allow the development of lots that don't have access onto a public road. The driveway then would have to be built up so that it is adequate for emergency vehicles.

Roger asked if he would be able to use a cul-de-sac which Kelly explained that he can't because the one lot would not have frontage on the private road.

Roger had put in a road for emergency vehicles. Kelly said he would need a turnaround although that is not ideal. A circle is best. Kelly told Roger to have his attorney and engineer check on it and she will look at the code. The Board will have the fire and highway departments look at the property and bring comments to the Town Board.

Keeping a hunting cabin/shed on the property and selling off properties was also discussed.

Old Business

John-Paul Sliva created binders containing codes and requirements which will be helpful not just for the Planning Board but as planners for applicants. The binders also contain the comprehensive plan, duties and powers of the planning board (which came from the Town Code), document retention, town codes for site plan reviews, special use permits and time limits, SEQRA review, wetlands laws, etc. The yellow binder is a master binder which will be kept at the Town Hall in the planning board filing cabinet. All other binders were passed out to Planning Board members.

Brian Galvin made a motion to move alternate Casey Schwarz to member which was seconded by John-Paul Sliva. All approved.

Brian Galvin made a motion to adjourn the meeting at 8:09 PM which was seconded by Casey Schwarz. All approved.

Respectfully submitted by Rosalyn Borghere, Secretary. Approved 5.20.2024