

MINUTES OF THE PLANNING BOARD MEETING – AUGUST 19th, 2026 – TOWN OF KINGSBURY

Members Present: Tim LaSarlo (Chairman), Randy Weaver, Les Macura, Lisa Boucher, Todd Murphy, Nicholas Prins

Members Excused: Karen LaRose, Dave Gauci

Planning/Zoning Administrator: Ross Cortese

Planning Board Secretary: Alie Weaver

Kingsbury Town Counsel: Jeff Meyer, Esq.

The meeting was called to order by Chairman LaSarlo at 7:00 PM.

Chairman LaSarlo entertained a motion to approve the June 17th, 2026 Planning Board Meeting minutes, with a spelling correction.

ON A MOTION BY Randy Weaver and SECONDED BY Lisa Boucher, and with all members in favor, the June 2026 Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Continuation of Public Hearing for David W. Howard, applicant for Tax Map #146.17-1-24.1, commonly known as 1082 Dix Avenue in Hudson Falls, located in Zone District COM-1A, who is seeking site plan approval to construct 9 storage units totaling approximately 40,555 square feet.

A representative from ABD Engineers provided a brief update on the proposed project. He noted that initial infiltration testing showed consistent sandy soils, no groundwater concerns, and favorable infiltration conditions. He explained that conditional approval for the curb cut location has been received from DOT, and SEQRA approval is required before obtaining the permit.

Chairman LaSarlo explained that the Town engineer noted that the basis of design is not compliant with New York State standards. Randy Weaver stated that owner information on some surrounding properties need to be corrected on the map. Lisa Boucher expressed concerns with snow storage.

ABD Engineering explained that a snow storage area will be located near the entryway, outside of the infiltration basin.

Chairman LaSarlo tabled this project to allow time for ABD Engineering to address the Town engineer's design concerns.

Continuation of Public Hearing: Richard Hermance, applicant for Tax Map #146.13-1-11, commonly known as 1065 Dix Ave in Hudson Falls, located in Zone District Com-1A, is seeking

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site plan approval for residential mixed-use to create a parking area for vehicle storage pertaining to his medical transportation business.

Mr. Hermance provided revised drawings addressing previous questions regarding the proposed site layout. He noted that the required screening material will be installed beneath the crushed stone, and reusable oil spill mats will be used for potential oil leaks. He also noted that there will be no more than eight vehicles stored with no more than two of those vehicles being unregistered, vehicle maintenance will not be performed on site, and there will be a one-way entrance and exit for the u-shaped driveway.

Chairman LaSarso opened and closed the public hearing at 7:14 pm, with no questions or concerns from the public.

The Board reviewed the Short Environmental Assessment Form, and found that the project would not result in any significant adverse environmental impacts. ON A MOTION by Lisa Boucher, to adopt a Negative Declaration, SECONDED BY Randy Weaver, and in favor by all members, the motion passed.

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman LaSarso entertained a motion to approve the project with the following conditions:

- No more than eight vehicles stored on site, with no more than two unregistered vehicles
- No vehicle maintenance on site
- Crushed stone to be placed under all vehicles

ON A MOTION BY Les Macura to approve this project with the stated stipulations, SECONDED BY Randy Weaver, all voted in favor by voice vote.

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

(A copy of this resolution is annexed hereto and follows the meeting minutes.)

Public Hearing: Advanced Storage LLC., applicant for Tax Map #155.-2-4, commonly known as 1335 State Route 196 in Hudson Falls, is seeking site plan approval to construct an additional 30' x 100' self-storage building to its pre-existing storage facility.

The applicant stated that he recently purchased this property and plans to construct an additional structure. The proposed improvements include cleaning and painting the property, landscaping, installing security gates at both entrances, and updating the signage and appearance to match his Advanced Rental property in Queensbury. He noted that downcast LED security lighting will also be installed on the new building.

Chairman LaSarso stated that a site plan is needed to show the property boundaries, entrances with gate locations, landscaping, current and proposed buildings with measurements, and the neighboring property owners. Jeff Meyer noted that 25' side set backs are required for industrial zones.

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Chairman LaSarlo opened the public hearing at 7:25 pm. A neighboring property owner expressed concern regarding the location of the additional building, lighting, and maintenance of trees or other screening to preserve privacy. After reviewing the plans, they indicated that the proposed location does not appear to present significant concerns.

Chairman LaSarlo tabled the public hearing, pending the receipt of this project's site plan as specified.

Chairman LaSarlo then opened the floor for any other business.

Peter Simoneau, representing Peckham Industries, provided an informal overview of its plans to relocate and modernize its Kingsbury blacktop plant over the next several years, with a target completion date of 2028-2029. The project includes a largely new plant, additional electrical infrastructure, updated DEC-required emissions controls including a "blue smoke" capture and carbon infiltration system, and new berms and vegetation. He invited members to tour the facility.

With no other questions or concerns, ON A MOTION by Les Macura, SECONDED BY Randy Weaver, and with all members in favor, the August 19th, 2026 Planning Board meeting was adjourned at 7:43 pm.

Alie Weaver
Planning Board Secretary

TOWN OF KINGSBURY PLANNING BOARD

Resolution 04-26
Adopted August 19, 2026

Introduced by LES MACURA
Who moved its adoption
Seconded by RANDY WEAVER

SITE PLAN REVIEW – RICHARD HERMANC, as owner of Tax Map #: 146.13-1-11 commonly known as 1065 Dix Avenue, Town of Kingsbury, located COM-1A Commercial Zoning District, is seeking Site Plan approval for residential mixed-use facility at this location. This action is pursuant to Section 280-23 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY LES MACURA, seconded by RANDY WEAVER, based on all of the evidence and materials submitted by the Applicant and the representations made at the meeting, the Application is hereby approved subject to the following conditions:

- 1- Crushed stone driveway and parking area shall be completed prior to any vehicles being parked on the property
- 2- No more than two (2) unregistered vehicles shall be located on the property.
- 3- No more than eight (8) vehicles total, including unregistered vehicles, shall be located on the property.
- 4- No vehicle maintenance shall be performed on site.
- 5- All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

Les Macura AYE
Randy Weaver AYE
Tim LaSarlo AYE
Lisa Boucher AYE
Nicholas Prins AYE
Todd Murphy AYE