

TOWN OF KINGSBURY
MINUTES OF THE PLANNING BOARD MEETING – SEPTEMBER 16th, 2026

Members Present: Tim LaSarlo (Chairman), Randy Weaver, Les Macura, Lisa Boucher, Todd Murphy, Karen LaRose, Dave Gauci

Members Excused: Nicholas Prins

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 August 19th, 2026 Planning Board Meeting minutes.

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

AYES: 7 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Continuation of Public Hearing for 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 provided updated site plans to show the proposed security gate placements, shrubbery, lighting, and site dimensions, as requested by the Board. He confirmed that the neighboring property view and existing tree line would not be disturbed. The Board confirmed that the proposed site dimensions were in compliance.

Chairman LaSarlo opened and closed the public hearing at 7:03 pm, with no questions or comments.

The Board completed its SEQRA environmental review and found no significant adverse impacts. ON A MOTION BY Les Macura and SECONDED BY Dave Gauci to adopt a negative declaration, all members voted in favor by voice vote.

AYES: 7 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

With no other questions or concerns, Chairman LaSarlo entertained a motion to approve the site plan contingent upon outdoor lighting being downcast. ON A MOTION BY Dave Gauci and SECONDED BY Lisa Boucher to approve with the contingency, all members voted in favor by voice vote.

AYES: 7 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

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

Public Hearing: Peckham Materials Corp., applicant for Tax Map #137.-1-9, commonly known as 438 Vaughn Road in Hudson Falls, located in Zone District RA-1A, is seeking site plan approval for the relocation and modernization its Hot Mix Asphalt plant.

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Jeff Meyer stated that Washington County's 30-day review period remains active, therefore the Planning Board may review the application, ask questions, and open the public hearing for this proposal, but cannot take final action until the required County review process is completed.

Peter Simoneau, representative of Peckham Materials, stated that plans to relocate and replace its existing asphalt plant is to accommodate future quarry expansion and meet new DEC air-quality requirements. The new plant would be similar to the existing operation but would include more automated and energy-efficient equipment and improved emissions controls. He noted that the current plant is over 40 years old and will be dismantled upon completion of the new plant. Construction is expected to take nine to twelve months. High berms and landscaping will be used to screen the facility and reduce noise, and the company is open and responsive to concerns about aesthetics, visibility, and sound.

Mr. Kappel stated that the new DEC emissions regulation compliance is being phased-in according to plant production levels. Emissions collection systems are currently being used in Massachusetts and installed in Peasant Valley, NY. He noted the SWPPP is expected to be completed within two weeks and will be submitted to the Planning Board.

Mr. Meyer stated that this project is an unlisted action, where the Town typically allows each involved Board to conduct its own uncoordinated SEQRA review. He noted that the Zoning Board has completed its SEQRA review for use variance. The Planning Board is expected to conduct its own SEQRA determination later in the process.

Chairman LaSarlo opened the public hearing at 7:35 pm. There being no questions or comments from the public, he tabled this agenda item pending further information.

Ross Cortese provided updates on pending projects, noting that **Tractor Supply** is awaiting completion of the sewer district Map Plan and Report. The proposed sewer boundaries also need to be reviewed by the Town Board. Water-related technical information is pending and will require review by the Town Engineer. He also noted that the **Mark Reynolds** project is awaiting DEC approvals related to air quality, bulk storage, and other requirements, and the **Howard** self-storage project is pending Town Engineer review of revised materials.

With no other questions or concerns, Chairman LaSarlo entertained a motion to adjourn. ON A MOTION by Dave Gauci, SECONDED BY Karen LaRose, and with all members in favor, the September 16th, 2026 Planning Board meeting was adjourned at 7:40 pm.

Alie Weaver
Planning Board Secretary

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Resolution 05-26
Adopted September 16, 2026

Introduced by DAVE GAUCI
Who moved its adoption

Seconded by LISA BOUCHER

SITE PLAN REVIEW – ADVANCED STORAGE LLC, as owner of Tax Map #: 155.-2-4 commonly known as 1335 State Route 196, Town of Kingsbury, located ind75 Industrial Zoning District, is seeking Site Plan approval to construct an additional 30' x 100' self-storage building to its pre-existing storage facility at this location. This action is pursuant to Section 280-24 (H) of the Code of the Town of Kingsbury.

ON A MOTION BY DAVID GAUCI, seconded by LISA BOUCHER, 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- All exterior lighting shall be downcast.
- 2- 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
Karen LaRose AYE
Todd Murphy AYE
Dave Gauci AYE