

MINUTES OF THE PLANNING BOARD MEETING – MARCH 18th, 2026 – TOWN OF KINGSBURY

Members Present: Tim LaSarso (Chairman), Randy Weaver, Les Macura, Lisa Boucher, Luke Getty, Todd Murphy, Nicholas Prins, Karen LaRose

Members Excused: Dave Gauci

Planning/Zoning Administrator: Ross Cortese

Planning Board Secretary: Alie Weaver

Kingsbury Town Counsel: Jeff Meyer

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

Chairman LaSarso assigned alternate Todd Murphy as the 7th Board Member present. Roll call of all members and officials, confirmation of quorum was completed.

Chairman LaSarso entertained a motion to approve the minutes of the February 18th, 2026 Planning Board Meeting.

ON A MOTION BY Les Macura and SECONDED BY Randy Weaver, the February 2026 Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 7 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Continuation of Public Hearing: Chairman LaSarso welcomed Ethan Hall, representing **Schermerhorn Properties**, applicant for Tax Map #146.-3-5.5, commonly known as 111 County Route 41 in Hudson Falls, located in Zone District LDR-25 & RA-1A, who are seeking a site plan approval for expansion and renovation to the existing golf clubhouse at Richwood Golf Club.

Mr. Hall referred to the layout plan to address Board concerns from the February meeting. He addressed where parking areas will be expanded, and noted that shields will be installed on the parking lot lighting. He noted that he will discuss with Mr. Schermerhorn having the lights turn off at night. Regarding the septic, Mr. Hall stated that a new septic tank, grease trap, and effluent pump will be installed in the grass island within the circular drive. The stormwater runs into the pond, which is used for irrigation, and a new pump house has been installed. He also presented a current arial photo and an outline of the existing building along with the proposed expansion.

Chairman LaSarso noted that Washington County referred this project to the Planning Board for consideration.

Chairman LaSarso opened the floor for public comments at 7:03 pm. There being no questions or concerns, he closed the public hearing at 7:03 pm.

Mr. Meyer read aloud the part two short environmental impact assessment for Board consideration.

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ON A MOTION BY Randy Weaver and SECONDED BY Tim LaSarlo to accept the resolution stating that the proposed action will not result in any significant adverse environmental impacts, the motion passed with all members in favor by voice vote.

AYES: 7 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

With no further questions or comments from the Board, Chairman LaSarlo entertained a motion to approve the site plan for the Schermerhorn Properties expansion and renovation of the existing golf course and restaurant located on 111 County Route 41.

ON A MOTION By Les Macura and SECONDED by Randy Weaver to approve the site plan as presented and subject to Town engineer inspection of the new septic system, the motion passed with all members in favor by voice vote.

AYES: 7 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Approved resolution is annexed hereto at the end of meeting minutes.

Preliminary Project Presentation: Chairman LaSarlo welcomed Anthony Cocca, representing **FIDC 198 LLC**, to discuss plans to build a Tractor Supply Retail Store located at Tax Map # 146.-3-7, commonly known as 3686 Burgoyne Ave in Hudson Falls.

Mr. Cocca stated that the 47-acre parcel development would consist of phases, with the Tractor Supply store being in Phase I. Future phases would be marketed for other national tenants.

With no questions or comments from the Board, Chairman LaSarlo opened the floor for public comments at 7:12 pm.

Neighbors near 3686 Burgoyne Avenue expressed concerns of increased traffic. They noted the proposed site being in close proximity to the school, bus garage and fire department.

Several local businesses expressed concern that existing retailers are already in place to meet the community's demand for products that Tractor Supply offers. They also questioned as to whether the proposed project aligns with the Town of Kingsbury's Comprehensive Plan.

Mr. Ward, representing the Hudson Falls Central School District, noted that the middle school is scheduled to begin construction on a two-lane traffic route. This new route will extend to Burgoyne Avenue, in close proximity to where Tractor Supply is proposed to be located. He expressed concern for safety of the children, parents, visitors, and employees of the school.

Chairman LaSarlo recommended a traffic study and stated that the Town engineer will need to review the site plans. He entertained a motion to appoint Suozzo, Doty & Associates Professional Engineering, PLLC to represent the Planning Board and the Town of Kingsbury for review of this project.

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ON A MOTION BY Randy Weaver and SECONDED BY Karen LaRose to appoint Suozzo, Doty & Associates as Town engineer for this project, the motion passed with all members in favor by voice vote.

AYES: 7 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

With no other business to discuss, Karen LaRose motioned to adjourn, and Tim LaSarso seconded the motion. With all members voting in favor by voice vote, and the March Town of Kingsbury Planning Board meeting was adjourned at 7:52 pm.

Alie Weaver
Planning Board Secretary

TOWN OF KINGSBURY PLANNING BOARD

Resolution 01-26

Adopted March 18, 2026

Introduced by LES MACURA

Who moved its adoption

Seconded by RANDY WEAVER

SITE PLAN REVIEW— Schermerhorn Properties, as owner of Tax Map # 146.-3-5.5, commonly known as 111 County Route 41, is seeking site plan approval for the expansion and renovation of the existing golf clubhouse and restaurant at this location. This action is pursuant to Section 280-22G 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, and the Washington County Planning Board found the matter to be of local concern with comments concerning water and septic, the Application is hereby approved subject to the following conditions:

1. The final septic design shall be reviewed, approved, and inspected by an engineer retained by the Town at the Applicant's expense.
2. All information and representations contained in the materials submitted by the Applicant and discussed at the meeting are incorporated herein as conditions.

Lisa Boucher AYE

Todd Murphy AYE

Luke Getty AYE

Les Macura AYE

Randy Weaver AYE

Karen LaRose AYE

Tim LaSarso AYE