

MINUTES OF THE PLANNING BOARD MEETING - JULY 16, 2025 – TOWN OF KINGSBURY

Members Present: Tim LaSarlo (Chairman), Randy Weaver, Les Macura, Karen LaRose

Members Excused: Todd Murphy, Luke Getty, David Gaudi

Planning/Zoning Administrator: Todd Humiston

Planning Board Secretary: Alie Weaver

Kingsbury Town Counsel: Jeff Meyer

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

Roll call of all members and officials.

Chairman LaSarlo entertained a motion to approve the minutes of the May 21st, 2025 Planning Board Meeting.

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

AYES: 4 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Public Hearing Continuation: Chairman LaSarlo welcomed Hyde Clarke, representing **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.

Mr. Clarke stated that the thirty-day lead agency notice has taken place, and Washington County has referred this project as a local jurisdiction. The lighting requirement has been filed with the FAA, and the confirmation status is pending.

Mr. Weaver expressed concern regarding the generator diesel storage on site being in close proximity to Bond Creek.

Mr. Clarke explained that the storage unit consists of double wall containment with a spill emergency notification alarm. He will research the distance from this storage area to the Creek for further information, and noted that NEPA will also perform a review on the site.

Chairman LaSarlo inquired about the decommissioning bond, and Mr. Clarke stated that he will have their engineer prepare a cost estimate of removal.

Mr. Clarke noted that the EAF lists .18 acre of disturbance, and Mr. Humiston agreed that SWPPP is not required.

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Chairman LaSarlo tabled this agenda item until these requests are able to be presented to the Board.

Public Hearing – Chairman LaSarlo welcomed **Justin Redington**, applicant for Tax Map #154.8-1-26, commonly known as 3638 Burgoyne Avenue in Hudson Falls, located in Zone District COM1A, is seeking site plan approval/use permit for an automotive specialty business with existing building on the property.

Mr. Redington stated that he has lived at this location for nine years, and he is looking to utilize the existing garage to start a business in the specialty automotive repair business, giving the example of engine and transmission rebuilds. He noted that these projects take a while, therefore light customer traffic can be expected. There will be a maximum of three customer cars on the property at once, and fencing surrounds the property.

Mr. Humiston confirmed that the buildings on this property have been inspected and have been issued a certificate of occupancy. He noted that Washington County referred this project as a local jurisdiction.

Chairman LaSarlo opened the public hearing at 7:17 pm.

Neighbors voiced concerns regarding the noise disturbance, and the number of cars on the property.

Chairman LaSarlo closed the public hearing at 7:33 pm.

Mr. Meyer read aloud the short Environmental Assessment Form for the Board to review. Chairman LaSarlo stated that, after the Planning Board has taken a hard look at the short SEQRA submission and the potential environmental impacts, it was determined there are no potential environmental impacts for this project.

ON A MOTION BY: Randy Weaver to approve a negative declaration, SECONDED BY Karen LaRose, all voted in favor by voice vote.

AYES: 4 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman LaSarlo entertained a motion to approve the project with the following stipulations:

- No more than three customer vehicles on location
- No junk vehicles stored on the property
- Operation by appointment only
- No exterior working noise after 6:00 pm

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

AYES: 4 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

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

Public Hearing - Chairman LaSarlo welcomed Kurt Koskinen of **Upstate Vistas, LLC**, applicant for Tax Map #119.-3-41, commonly known as Tripoli Road, located in Zone District RA-1A, is seeking Board reconsideration of hydrogeologist report in regards to Section 1D of Kingsbury Planning Board Resolution #03-25.

Mr. Koskinen requested that item 1D be removed from the approved site map. Item 1D states that the hydrologic report submitted by the applicant indicates insufficient groundwater to support any further subdivision or development beyond three single family dwellings. He expressed concern over potential buyers of his three subdivided lots being unable to construct more than one house per lot. He noted that his engineer advised that more than three houses can be constructed on this property.

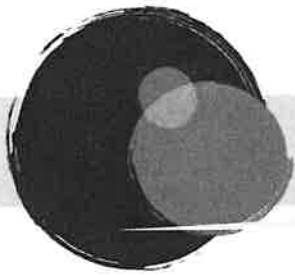
Discussion ensued regarding the Town engineer's recommendation of closer scrutiny of water supply development before any further division is contemplated.

Todd Humiston stated that potential buyers wishing to subdivide these lots further would need to either bring in municipal water to the site or have a full hydrology test performed to prove sufficient water supply for their proposed subdivision.

Chairman LaSarlo stated that the Board does not make determinations based on hypothetical subdivisions. Based on the Town engineer's assessment, the Planning Board is not willing to make any changes to the approval at this time.

There being no further business to discuss, Randy Weaver motioned to adjourn, and Les Macura seconded. All others voted in favor and the July 16th, 2025 Kingsbury Planning Board meeting was adjourned at 7:57 pm.

Alie Weaver
Planning Board Secretary



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Kingsbury Planning Board July 16, 2025 Resolution 07-25

SITE PLAN REVIEW— Justin Redington, as owner of Tax Map # 154.8-1-26, commonly known as 3638 Burgoyne Avenue, is seeking site plan approval to operate an automotive specialty business at this location. This action is pursuant to Section 280-23G of the Code of the Town of Kingsbury.

ON A MOTION BY KAREN LaROSE, 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, the Application is hereby approved subject to the following conditions:

1. Drip trays shall be placed under all vehicles.
2. No more than three customer's vehicles shall be parked on the premises.
3. No junk vehicles shall be stored on the premises.
4. Customer's vehicles shall be limited to appointment only within the hours specified – 9:00 A.M. – 6:00 P.M.
5. No exterior noise or engine revving shall be permitted outside of 9:00 A.M. – 6:00 P.M.. The Applicant does have the ability to work on vehicles inside the premises outside of hours specified.
6. All information and representations contained in the materials submitted by the Applicant and discussed at the meeting are incorporated herein

Les Macura AYE
Randy Weaver AYE
Karen LaRose AYE
Tim LaSarlo AYE