

MINUTES OF THE PLANNING BOARD MEETING – AUGUST 20, 2025 – TOWN OF KINGSBURY

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

Members Excused: Todd Murphy, Luke Getty

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 July 16th, 2025 Planning Board Meeting.

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

AYES: 5 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 addressed the Board's concerns from the July meeting, stating that the FAA determination has been received with the ruling that a monopole light is not required. He noted that the Warren County Airport will be notified of this determination, and will install the light if the airport deems necessary.

Mr. Clarke also noted that their plans have been updated to include the distance of the diesel fuel storage to Bond Creek, which is 172 feet. The plan update also included verbiage of the containment system with a secondary well at 125% of the tank capacity.

Mr. Clarke noted that the decommissioning bond of \$61,000 was submitted to the Board for review, noting a 30% prevailing wage increase. He confirmed that equipment costs are included in the estimate.

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Discussion ensued regarding the rising costs over a long period of time and if this amount would be sufficient in the future, the possibility of reevaluating the cost periodically, and the option of requiring a performance bond.

The Board agreed to accept either a performance bond or a decommissioning bond with an agreement clause requiring a decommission cost reevaluation to be presented every five years.

With no comments or concerns from the public, Chairman LaSarlo closed the public hearing at 7:20 pm.

Mr. Meyer read aloud the long 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: Les Macura to approve a negative declaration, SECONDED BY Randy Weaver, all voted in favor by voice vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

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

- Follow the Warren County Airport's recommendation regarding the monopole light
- File a performance bond of \$61,000 or a decommissioning bond of no less than \$61,000 along with a decommission agreement providing cost reevaluation every five years

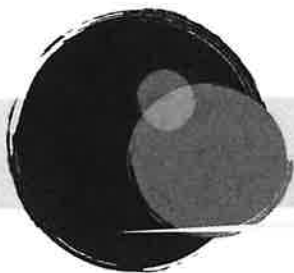
ON A MOTION BY Les Macura to approve this project with the stated stipulations, SECONDED BY Dave Gauci, all voted in favor by voice vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

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

There being no further business to discuss, Dave Gauci motioned to adjourn, and Karen LaRose seconded. All others voted in favor and the August 20th, 2025 Kingsbury Planning Board meeting was adjourned at 7:27 pm.

Alie Weaver
Planning Board Secretary



TOWN OF KINGSBURY PLANNING BOARD

Resolution 25-07
Adopted August 20, 2025

Introduced by LES MACURA
Who moved its adoption

Seconded by DAVID GAUCI

SITE PLAN REVIEW – Cellco Partnership D/B/A Verizon Wireless, as contract vendee of Tax Map #: 137.-2-22 commonly known as 24 Park Road of the Warren/Washington County Industrial Park, Town of Kingsbury, located in the PIC-75 / Park Industrial Commercial Zoning District, is seeking Site Plan approval to construct a public utility / personal wireless facility consisting of a 120 foot monopole with a 4 foot lightning rod and related equipment to be erected at this location. This action is pursuant to Section 280-25 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY Les Macura, seconded by David Gauci, 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- The Applicant shall obtain written confirmation from the Floyd Bennett Memorial Airport regarding whether they recommend the cell tower contain a light. The proposed plans contained a light, and having reviewed the correspondence from the FAA stating they will not require a light, the Applicant shall abide by the recommendation of the Airport.
- 2- The Applicant shall provide a removal bond in the sum of not less than \$61,000 for the life of the structure. If the removal bond contains a liability limitation and does not govern the complete removal regardless of expense, the Applicant shall provide an engineer prepared estimate for the cost of removal based upon then current prices and an updated removal bond, as necessary, every five years.
- 3- 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
Karen LaRose AYE
Randy Weaver AYE
David Gauci AYE
Tim LaSarso AYE