

MINUTES OF THE PLANNING BOARD MEETING – NOVEMBER 19, 2025 – TOWN OF KINGSBURY

Members Present: Tim LaSarso (Chairman), Randy Weaver, Les Macura, David Gauci

Members Excused: Todd Murphy, Luke Getty, Karen LaRose

Planning/Zoning Administrator: Todd Humiston

Planning Board Secretary: Alie Weaver

Kingsbury Town Counsel: Jeff Meyer

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

Roll call of all members and officials, confirmation of quorum.

Chairman LaSarso entertained a motion to approve the minutes of the August 20th, 2025 Planning Board Meeting.

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

AYES: 4 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Public Hearing: Chairman LaSarso welcomed Dan Washburn, representing **BHB Management**, applicant for Tax Map #137.-2-1.33, commonly known as 4931 Ferguson Lane in Kingsbury, located in Zone District PIC-75, is seeking site plan modification approval for the construction of an office and warehouse building.

Mr. Washburn stated that this project was originally approved for a smaller building, and have since changed the plans to a garage with four oversized bays and an office space of approximately 1,000 square feet. He noted that the building will not be used as a full-time mechanic shop, forced hot air will be used for heating, and there will be no signage. The total area of disturbance is half an acre, therefore stormwater drainage plans are not required.

Chairman LaSarso opened the public hearing at 7:04 pm. There being no comments or concerns, the public hearing was closed at 7:04 pm.

Mr. Meyer read aloud the short Environmental Assessment Form for the Board to review. Chairman LaSarso 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 MONTION BY: Chairman LaSarso to approve a negative declaration, SECONDED BY Les Macura, all voted in favor by voice vote.

AYES: 4 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

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Discussion ensued regarding the wastewater modification, as it was noted that floor drains will be located in each bay and a water separator will be installed. Mr. Washburn stated that he will address this change with the Washington County Sewer District.

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

- Items listed in the plans are appropriated as conditions
- Approval of project by the Washington County Sewer District
- No outdoor storage
- Downcast lighting

ON A MOTION BY Randy Weaver to approve this project with the stated stipulations,
SECONDED BY Les Macura, 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.)

There being no further business to discuss, Dave Gauci motioned to adjourn, and Chairman LaSarso seconded. All others voted in favor and the November 19th, 2025 Kingsbury Planning Board meeting was adjourned at 7:15 pm.

Alie Weaver
Planning Board Secretary

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TOWN OF KINGSBURY PLANNING BOARD

Resolution 25-07

Adopted November 19, 2025

Introduced by RANDY WEAVER

Who moved its adoption

Seconded by LES MACURA

SITE PLAN REVIEW – BHB MANAGEMENT, as owner of Tax Map #: 137.-2-1.33 commonly known as 4931 Ferguson Lane 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 for an office and warehouse building at this location. This action is pursuant to Section 280-25 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY RANDY WEAVER, seconded by LES MACURA, 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- No ground disturbance shall occur or building permits shall be issued until Washington County Sewer District #1 has approved the proposed connections
- 2- No outside storage of materials or equipment shall occur on the premises.
- 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
Randy Weaver AYE
David Gauci AYE
Tim LaSarso AYE