

MINUTES OF THE PLANNING BOARD MEETING – MAY 20th, 2026 – TOWN OF KINGSBURY

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

Members Excused: Karen LaRose, Luke Getty, Nicholas Prins, 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 LaSarlo at 7:00 PM.

Chairman LaSarlo entertained a motion to approve the April 15th, 2026 Planning Board Meeting minutes.

ON A MOTION BY Les Macura and SECONDED BY Randy Weaver, and with all members in favor by voice vote, the April 2026 Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Continuation of Public Hearing for David W. Howard, applicant for Tax Map #146.17-1-24.1, commonly known as 1082 Dix Avenue in Hudson Falls, located in Zone District COM-1A, who is seeking site plan approval to construct 9 storage units totaling approximately 40,555 square feet.

Mr. Nick Daniels from ABD Engineers, representing Mr. Howard, presented updated site plans and reviewed the changes regarding placement of the storage buildings to be positioned farther back from Dix Avenue. An additional building was included in the back of the lot to compensate for the loss of square footage, and one building will still require a 14' front setback variance. The entrance of the site was also shifted to the right of the property for site distance. DOT approval for the curb cut has not yet been received.

Mr. LaSarlo noted that the revised site plan remains incorrect regarding name of a side road. He also noted that the Town Engineer has not yet completed the project review, and no decision can be rendered until their review is complete. This agenda item was tabled until further notice.

Public Hearing: Delcath Systems, Inc., applicant for Tax Map #137.-2-45, commonly known as 566 Queensbury Avenue in Queensbury, located in Zone District IND-75, is seeking site plan approval to expand the existing facility to accommodate for additional manufacturing, warehouse, and office space.

Mr. Ethan Hall from Rucinski Hall Architecture, representing Delcath Systems, Inc., reviewed the site plans to expand the building to the rear of the property by 75 feet, with the stormwater management continuing to run around the outside of the property. The expansion consists of

MINUTES OF THE PLANNING BOARD MEETING – MAY 20th, 2026 – TOWN OF KINGSBURY

increased production, office, and warehouse space, and will cover what is currently used for additional parking. He confirmed that ample parking will remain, despite the expansion leading to an increase of employees.

When questioned about the submitted EAF form being subject to remediation, Mr. Hall stated that this section of the form was auto-populated by NYS DEC and cannot be changed. He confirmed that this site is not subject to remediation.

Mr. Cortese stated that the Washington County Sewer District has reviewed the plans and have no concerns.

Mr. LaSarlo stated that the Washington County referral had been received, which classified the project as a matter for Town determination. He further noted that approval of the rear setback relief by the Zoning Board of Appeals is required prior to Planning Board approval of the site plan.

With no questions or comments from the public, Chairman LaSarlo closed the public hearing at 7:13 pm.

Public Hearing: Richard Hermance, applicant for Tax Map #146.13-1-11, commonly known as 1065 Dix Ave in Hudson Falls, located in Zone District Com-1A, is seeking site plan approval for residential mixed-use to create a parking area for vehicle storage pertaining to his medical transportation business.

Mr. Hermance stated that he purchased this property to rent the residential portion and to create a parking area in the back to store vehicles for his medical transport business. He noted that some of the vehicles are used daily and others are stored for standby. The property consists of the house, a barn, and a 24' x 18' storage building.

Chairman LaSarlo stated that the site map provided does not specify the location of these buildings, where the tenant parking is, what the proposed parking and vehicle storage will entail, or how the driveway is configured. This agenda item was tabled pending further information and a revised site plan.

Other: Lisa Catalfamo addressed the Board regarding her interest in constructing an accessory dwelling unit on her approximately 8-acre property on Geer Road.

Discussion ensued regarding how ADUs fit within Kingsbury's existing zoning code. Board members and staff acknowledged that the current town code does not specifically define "accessory dwelling units". The Board concluded that the most viable path would likely involve approaching the Town Board to amend the zoning code to recognize or permit ADUs, or to

MINUTES OF THE PLANNING BOARD MEETING – MAY 20th, 2026 – TOWN OF KINGSBURY

pursue a subdivision of the property. It was noted that any formal proposal would require additional detail and potentially significant policy discussion by the Town.

With no other questions or concerns, ON A MOTION by Randy Weaver, SECONDED BY Les Macura, and with all members in favor, the April 18th, 2026 Planning Board meeting was adjourned at 7:17 pm.

Alie Weaver
Planning Board Secretary

DRAFT