

MINUTES OF THE PLANNING BOARD MEETING – JUNE 17th, 2026 – TOWN OF KINGSBURY

Members Present: Tim LaSarlo (Chairman), Randy Weaver, Les Macura, Lisa Boucher, Dave Gauci, Nicholas Prins

Members Excused: Karen LaRose, Luke Getty, Todd Murphy

Planning/Zoning Administrator: Ross Cortese

Planning Board Secretary: Alie Weaver

Kingsbury Town Counsel: Jeff Meyer, Esq.

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

Chairman LaSarlo entertained a motion to approve the May 20th, 2026 Planning Board Meeting minutes.

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

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Continuation of 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. Collin Fuller from Rucinski Hall Architecture was there to represent Delcath Systems, Inc. He confirmed that landscaping would be included in the project and indicated that fencing would be installed if necessary.

With no other questions or comments from the Board, Chairman LaSarlo opened and closed the public hearing at 7:05 pm, with no comments or questions from the public.

The Board reviewed the Short Environmental Assessment Form, and found that the project would not result in any significant adverse environmental impacts. ON A MOTION by Randy Weaver, to adopt a Negative Declaration, SECONDED BY Les Macura, and in favor by all members, the motion passed.

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman LaSarlo noted that all information and representation containing the materials submitted by the applicant and discussed at the meetings are incorporated as conditions, including no outside storage. ON A MOTION BY Les Macura to approve the site plan review pursuant to section 280-24H of the code of the town of Kingsbury, SECONDED BY Dave Gauci, and all members in favor, the motion passed.

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

A copy of this resolution is annexed hereto at the end of the minutes.

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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.

Chairman LaSarlo stated that this agenda item has been tabled.

Public Hearing: Mark Reynolds, applicant for Tax Map #139.-1-3.1, commonly known as 1980 Towpath Road in Fort Ann, located in Zone District IND75, is seeking a use permit to produce calcium polysulfide.

Mr. Reynolds stated that calcium polysulfide is an agricultural chemical used as an ingredient in his company's septic treatment product. He explained that the rising costs to import it from California has prompted him to produce it locally. He proposed manufacturing 300-gallon batches approximately four times per year at the property on Towpath Road, which is zoned for industrial use. Production would occur a few days per month during warmer weather on an outside concrete pad. He noted that raw materials and finished products will be stored in ventilated shipping containers equipped with spill containment measures. Mr. Reynolds also noted that the process entails cooking in a stainless-steel kettle with a 400,000 BTU propane-fired burner for about an hour. Finished material would stay onsite for no more than 90 days.

Chairman LaSarlo opened the floor for public comments at 7:13 pm. One resident argued that the environmental assessment submitted by the applicant was incomplete and failed to identify nearby environmental features such as the Champlain Canal, the old canal, wetlands, farmland, the Empire Stat Trail bicycle path, and potential endangered species' habitat. She also raised concerns about the chemical's toxicity, the potential release of hydrogen sulfide gas, possible impacts on air quality, aquatic life, and public health, and questioned whether the project complied with Town zoning regulations prohibiting noxious odors and hazardous conditions.

One resident with environmental regulatory experience stated that the application lacked sufficient technical details regarding emission monitoring, waste-management, and environmental safeguards to adequately evaluate the proposal.

Additional residents expressed concerns about odor, citing New York State regulations regarding hydrogen sulfide emissions and noting that even low concentrations can create a nuisance. They questioned the project's emergency planning, containment measures, emissions controls, and the risks associated with spills, fires, or equipment failures.

Mr. Reynolds responded by stating that the manufacturing process would produce limited odors during approximately one hour of cooking per batch and that the equipment would be a closed, stainless-steel vessel rather than an open kettle. He emphasized that the product is widely used in agriculture, that volumes would be small, and that finished material would be shipped out promptly. He also addressed questions regarding another property under his management that is undergoing environmental cleanup, stating that remediation work was nearing completion.

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Another speaker questioned whether the property had the required road frontage for development due to Towpath Road being owned by Canal Corporation rather than the Town of Kingsbury. This issue was noted by the Board for further review.

Chairman LaSarlo entertained a motion to table this public hearing, noting that the proposal represented a change in the property's use and would require a complete site plan review. The applicant must obtain approvals from the New York State Department of Environmental Conservation (DEC) regarding air emissions and bulk chemical storage, as well as provide a detailed containment plan before the application could proceed.

ON A MOTION BY Dave Gauci to table this application pending additional information, SECONDED BY Randy Weaver, with all members voting in favor, the motion passed.

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Public Hearing: FIDC 198 LLC., applicant for Tax Map #146.-3-7, commonly known as 3686 Burgoyne Ave in Hudson Falls, is seeking site plan approval to construct a 21,930-square-foot Tractor Supply retail store on the 47-acre parcel.

Ms. Stefanie Bitter, Esq., was there to represent the applicant. She explained that the initial development would occupy approximately 4.5 acres and include 31 parking spaces, public water and sewer connections, landscaping, lighting, signage, and outdoor display areas. The remaining 40-plus acres have no specific development plans at this time, although future development is possible and would require separate approvals. She noted that New York State Department of Transportation driveway permits are in progress and that water, sewer, and DEC approvals would be pursued as part of the project. A traffic study has not yet been completed, as the applicant is waiting for guidance from the NYS DOT. She confirmed that discussion with the Town of Kingsbury regarding extending water and sewer service has begun.

Chairman LaSarlo opened the floor for public comments at 7:42 pm. Several speakers argued that Tractor Supply would compete directly with long-established local businesses, including Sutherland's Pet Works, Walker's Farm, Home & Tack, Falls Farms & Garden, and Quality Hardware, potentially shifting sales and jobs. Others questioned the need for another Tractor Supply location given the nearby stores in Queensbury and Greenwich and voiced concerns that development would diminish the rural character of the community.

Traffic was the most common concern raised during the hearing. Residents questioned whether the existing road network could safely accommodate additional vehicles, particularly given nearby schools, the community pool, bus garage, and several recently constructed apartment complexes. Mr. Ward, Superintendent of the Hudson Falls Central School District emphasized that the district is preparing to open a new school entrance that will generate additional traffic. Several speakers requested that a current traffic study be completed and that it considers not only the Tractor Supply store but also any future development of the remaining acreage.

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Several residents also questioned the applicant's consistency, noting that earlier discussion reference a potential shopping plaza and higher projected traffic counts, while the current presentation indicated no plan for the remaining property and lower traffic estimates.

Others spoke in favor of the proposal, arguing that Washington County needs additional commercial development to strengthen its tax base, support public services, and reduce the need for residents to shop in neighboring communities. Supporters stated that competition benefits consumers, encourage existing businesses to remain competitive, and keeps sales tax revenue within the county. Several speakers also pointed to the county's recent budget challenges and staffing reductions as reason to encourage new commercial investment.

Chairman LaSarlo entertained a motion to table this public hearing to allow for additional review. He instructed the applicant to continue working with the Town on water and sewer petitions, complete the engineering review, and provide the requested traffic study.

ON A MOTION BY Dave Gauci to table this application pending additional information, SECONDED BY Randy Weaver, with all members voting in favor, the motion passed.

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman LaSarlo entertained a motion to declare the Town of Kingsbury Planning Board as Lead Agency for this project. ON A MOTION BY Les Macura to declare Lead Agency, SECONDED BY Randy Weaver, with all members voting in favor, the motion passed.

AYES: 6 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

With no other questions or concerns, ON A MOTION by Les Macura, SECONDED BY Dave Gauci, and with all members in favor, the June 17th, 2026 Planning Board meeting was adjourned at 8:21 pm.

Alie Weaver
Planning Board Secretary

TOWN OF KINGSBURY PLANNING BOARD

Resolution 03-26

Adopted June 17, 2026

Introduced by LES MACURA

Who moved its adoption

Seconded by DAVE GAUCI

SITE PLAN REVIEW – DELCATH SYSTEMS INC., as owner of Tax Map #: 137.-2-45 commonly known as 566 Queensbury Road, Town of Kingsbury, located in the IND-75 / Industrial Commercial Zoning District, is seeking Site Plan approval for an expansion to their existing manufacturing facility for manufacturing, warehouse, and office space at this location. This action is pursuant to Section 280-24 (H) 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) No outside storage of materials.
- (2) 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 LaSarlo AYE
Lisa Boucher AYE
Nicholas Prins AYE