

## MINUTES OF THE PLANNING BOARD MEETING – FEBRUARY 18th, 2025 – TOWN OF KINGSBURY

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

**Members Excused:** Todd Murphy, Luke Getty, Karen LaRose, Dave Gauci

**Planning/Zoning Administrator:** Ross Cortese

**Planning Board Secretary:** Alie Weaver

**Kingsbury Town Counsel:** Not Present

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

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

Chairman LaSarlo entertained a motion to approve the minutes of the November 19th, 2025 Planning Board Meeting.

ON A MOTION BY Randy Weaver and SECONDED BY Les Macura, the November 2025 Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 4 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman LaSarlo welcomed Nick Daniels, representing **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. Daniels referred to the layout plan to explain the location of storm management areas, infiltration basins, and the 50-foot no-cut zone along the rear of the property where the tree line will remain. He noted that the current laundromat building will be removed, and trees on top of a berm will be added along Dix Avenue for screening. He acknowledged that a zoning variance will need to be requested for the front setback.

Chairman LaSarlo noted that DOT approval is required for the Dix Avenue curb-cut, and that the Town of Kingsbury's engineer is required to review the site plan.

Mr. Weaver requested a rendering of the buildings and a revised map with the streets labeled correctly.

Chairman LaSarlo opened the public hearing at 7:02 pm.

Neighbors of the proposed project expressed their desire to have the fallen trees and debris removed from the tree line at the rear of the property.

Mr. Daniels stated that he would inform Mr. Howard of the request.

## MINUTES OF THE PLANNING BOARD MEETING – FEBRUARY 18th, 2025 – TOWN OF KINGSBURY

Mr. Daniels stated that the entrance will be across from the stream, noting that the stream will be rerouted with underground piping to discharge in the back.

Chairman LaSarlo stated that approval by the Council for the State will be required for the stream reroute.

With no other questions or comments, Chairman LaSarlo closed the public hearing at 7:05 pm.

Chairman LaSarlo stated that the next steps are to present the project to the Zoning Board of Appeals for the setback variance, receive DOT approval, and a site plan review by the Town's engineer.

Chairman LaSarlo welcomed Ethan Hall, representing **Schermerhorn Properties**, applicant for Tax Map #146.-3-5.5, commonly known as 111 County Route 41 in Hudson Falls, located in Zone District LDR-25 & RA-1A, who are seeking a site plan approval for expansion and renovation to the existing golf clubhouse at Richwood Golf Club.

Mr. Hall referred to the layout plan to explain the modifications which include a 2,500 square foot addition with a full basement to the front of the existing building, and a pull-through drop-off area in the front. He noted that the existing building will consist of lounge and dining space while the addition will consist of the kitchen, pro shop, and rest rooms. The entire building will be heated by propane, and the entire septic system will be replaced. The well on site will remain in use without necessity to alter. The irrigation for the golf course is drawn from the ponds.

Mr. Hall stated that the existing and new buildings will appear cohesive with wrapped stone around the bottom with neutral color siding, and the cupolas will remain.

Chairman LaSarlo opened the public hearing at 7:10 pm.

Neighbors expressed concerns regarding the building height, outdoor lighting on the addition, and the parking lot lights that are currently on throughout the night.

Mr. Hall explained that the addition will be the same height as the existing building, with the addition of two cupolas. The outdoor lighting will be located in the soffits facing downward. He also stated that he will recommend having the parking lot lights on a timer or motion setting.

Chairman LaSarlo stated Washington County will be reviewing the site plans during their next meeting, and the plans are also required to be reviewed by the Town of Kingsbury's engineer.

Chairman LaSarlo closed the public hearing at 7:15 pm.

**MINUTES OF THE PLANNING BOARD MEETING – FEBRUARY 18th, 2025 – TOWN OF KINGSBURY**

With no other business to discuss, Randy Weaver motioned to adjourn, and Les Macura seconded the motion. With all members voting in favor by voice vote, and the February Town of Kingsbury Planning Board meeting was adjourned at 7:16 pm.

Alie Weaver  
Planning Board Secretary

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