

**Saratoga County**  
**Tom Lewis, Chairman    Planning Department    Jason Kemper, Director**

**Saratoga County Planning Board**  
**Meeting Minutes**  
**October 16, 2014**

The meeting held at the office of the Saratoga County Planning Department located at 50 West High Street in Ballston Spa was called to order at 4:00 p.m.

The following members, staff and guests were present:

**Members Present:** Tom Lewis, Chairman, Paul Loomis, Ian Murray, Don McPherson and Connie Wood.

**Staff:** Jason Kemper, Director; Michael Valentine, Senior Planner, Jaime O'Neill, Planner, Cynthia Nick, Secretary

**Approval of Minutes:**

The minutes of the September 18, 2014 meeting were unanimously approved on a motion made by Mr. Loomis, seconded by Mr. McPherson.

**Referrals:**

**13-197JK Town of Malta Town Board**

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Three Silos, PDD Extension for the extension of the PDD approval. Mr. Kemper recommended approval.

**14-164MV Town of Halfmoon Town Board**

Mr. Valentine presented an application for a PDD in the name of Boni Enterprises, LLC for an amendment to the PDD to create a commercial zoned corridor on NYS Route 146. Mr. Valentine recommended approval with comment. Reference prior subdivision 13-A-37.

**14-169MV Town of Milton Planning Board**

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Cumberland Farms for a convenience store with gas pumps on Northline Road and Doubleday Avenue ( NYS Route 50). Mr. Valentine recommended approval with sign-off from DOT and DPW.

**14-184MV Town of Waterford Zoning Board of Appeals**

Mr. Valentine presented an application for a Sign Variance in the name of United Methodist Church on Middletown Road (County Route 96). Mr. Valentine stated that no review or decision is required at this time regarding the need for an area variance that

may dissolve upon the appellant's moving of the subject sign. Site Plan referral to be submitted from town planning board chairman upon appellant's replacement of proposed signage and submission of plan to planning board.

**14-185JO Town of Stillwater Town Board**

Ms. O'Neill presented an application for a text zoning amendment for the Town of Stillwater to amend the requirement of Site Plan Review by the Planning Board for single family residential homes located in Floodplain. Ms.O'Neill recommended approval.

**14-186MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Crescent Garden Mobile Home Park for rehabilitation and expansion of the existing mobile home community formally known as Rome Mobile Home Park. Rehabilitation work will include a total of 31 single wide mobile home units, renovating and replacing existing homes, new asphalt surface to the existing road, upgrades to landscaping, entrance signs and general living conditions on Plank Road (Guideboard Road) County Route 94. Mr. Valentine state No Significant County Wide or Inter Community Impact. Mr. Valentine stated he will be doing a site visit with the Town Planner.

**14-187MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Stewart's Shops Corp for the construction of a 1,100 square foot gas canopy on NYS Route 9 and Church Hill Road (County Route 99). Mr. Valentine stated that no action will be taken until all variances are received. File will be reviewed in November when all information is submitted.

**14-188MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of T-Mobile for the installation of 9 wireless communication antennas on an existing 100 foot monopole tower and 8' x 16' equipment pad located inside of the existing communications facility compound on NYS Route 236. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-189MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Neddo for a metal frame pavilion on the existing grounds on Hudson River Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-190MV Town of Halfmoon Town Board**

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Tanski-Leggett Farm-Paar Estates of Halfmoon, LLC for twin unit town homes for a total of 148 units. Nine hold executive golf course on Farm to Market Toadn (County Route 109). Mr. Valentine stated that this file is submitted early in PDD stages and will be resubmitted.

**14-191MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Miranda for a 699 square foot addition, three additional parking spots and additional green space to the existing parking lot on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact with discussion in reference to grading and drainage at the rear of the lot.

**14-192MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Dudick for an addition of the driveway on the west side on Old Werner Road and NYS Route 146. Mr. Valentine recommended disapproval with comment in regard to the existing driveway on Old Werner Road.

**14-193JK Town of Malta Town Board**

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of LFTCEDC PDD Amendment for the modification to PDD No 46 legislation to include re-examining permitted uses, traffic implications, tax abatement, PILOTs, Soil Disturbance, Development Fee Model, Noise, Open Space and Recreational Fees. The property is located on Stone Break Road (Luther Forest). Mr. Kemper stated No Significant County Wide or Inter Community Impact. Recusal by Don McPherson.

**14-194JK Town of Malta Town Board**

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Deveno/Ferone Cramer Road North PDDA to amend the Cramer Road PDD #54 legislation so that it coordinates with the approved Subdivision plans. The current mature trees and vegetation will remain in place rather than the required 4 foot high berms on NYS Route 9. Mr. Kemper recommended approval.

**14-195MV Town of Milton Town Board**

Mr. Valentine presented an application for a PUD Extension in the name of Carlton Hollow PUD for the extension of the sunset date of the one year Carlton Hollow PUD for 68 units of elderly citizen condominiums on Northline Road and Greenfield Avenue (County Route 50). Mr. Valentine recommended approval but stressed that the SCPB only approves the extension of the sunset date. Expect later referral for amendment of the PUD.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. McPherson. The motion was seconded by Mr. Murray, and unanimously approved.

**DISCLAIMER:** Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a “full statement of such proposed action” provided directly to SCPB by the municipal referring agency as stated under General Municipal Law Section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its

staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

### **Subdivisions**

#### **14-A-34MV Town of Wilton Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Johnson for a two-lot subdivision on Ballard Road (County Route 33). Mr. Valentine recommended approval with comment on curb cuts, DPW review and comment on future subdivision.

#### **14-A-80JO Town of Charlton Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Ellms Tree Farm for the creation of a new 2 acre building lot from a 56 acre parcel on Charlton Road (County Route 51) bordering the Town of Ballston (Ag District).

#### **14-A-81MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Sabourin for a lot-line adjustment and conveyance of 1.06 acres on Church Hill Road (County Route 99). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment that verification will be needed to prove there are not two driveways on the front lot.

#### **14-A-82MV Town of Milton Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Triller Development for the subdivision of 9.39 acres into two lots for construction of a single family house on Rowland Street (County Route 47). Mr. Valentine recommended approval with comment on need for curb cut permit from DPW and discussion of future subdivision of the remaining 8 acres.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr. Loomis. The motion was seconded by Ms. Wood and unanimously approved.

### **Adjournment**

As there was no other business, on a motion made by Mr. Loomis and seconded by Mr. Murray, the meeting was adjourned with all in favor.

Respectfully Submitted,  
Cynthia T. Nick, Secretary