

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**June 19, 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:** Ed Vopelak, Acting as Chairman, Don McPherson, Michael Miller, Ian Murray and Paul Loomis.

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

**Guests:** H.K. Adams Jr., Resident of Ballston Spa

**Approval of Minutes:**

The minutes of the June 19, 2014 meeting were unanimously approved on a motion made by Mr. McPherson, seconded by Mr. Miller.

**Referrals:**

**07-24MV Town of Greenfield Planning Board**

Mr. Valentine presented an application for a site plan review in the name of UMH Properties/Brookview Mobile Home Park Expansion. Previously approved and lapsed in 2007. Requesting 64 additional units as per prior approval on NYS Route 9N. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-23 Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Hoffman/Oakbrook Commons for the construction of two new 4-unit multi-family apartment buildings (3,150 square foot) and garages and office parking lot each at new location on NYS Route 9, east side, south at Farm to Market Road (County Route 109). Mr. Valentine recommended approval.

**14-60 Town of Wilton Zoning Board of Appeals**

Mr. Valentine presented an application for an Area Variance in the name of Price Chopper/Golub Corporation/Signworks Neon Corp for a603.5 square feet of attached signage, 150 square feet attached and detached signage for a total of 753.5 square feet on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-103 Town of Milton Zoning Board of Appeals**

Mr. Valentine presented an application for an Area Variance in the Milestones Early Childhood Center for a sign to be set at 4 feet side yard setback vs. 20 feet that is required on Galway Road (County Route #45, north side). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on need for review by Saratoga County DPW to verify visibility is not obstructed for ingress/egress

**14-104 Town of Ballston Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Advanced Auto Parts for a freestanding sign on NYS Route 67. Mr. Valentine recommended disapproval with the following comment. While the overall height of 25' just meets the maximum height requirement for freestanding signage in the Mixed Use Center – North District, we find the oversized sign width and its horizontal alignment to be out of character for signage that is already in the District and for the scale and design proposed within the District's definition of its purpose and intent.

**14-105 Town of Ballston Planning Board**

Ms. O'Neill presented an application for a Special Use Permit in the name of McLaughlin for a fitness center on NYS Route 50. Ms. O'Neill recommended approval.

**14-106 Town of Ballston Planning Board**

Ms. O'Neill presented an application for a Special Use Permit in the name of William H. Buckley Farms for a café on premises on NYS Route 50. Ms. O'Neill recommended approval.

**14-107 Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Vasilakos/Effie's Boutique in an existing, vacant, residential structure of 1,900 square feet on Grooms Road (County Route 91) and Birchwood Drive. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-108 Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Morrissey-VRS Fire Equipment for a 31' x 16' addition to the existing business (Store parts for fire truck sales) on Ushers Road, north side at town line with Clifton Park. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-109 Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Upstate New York Subway, LLC for an existing 1,820 square foot building change in occupancy (from a liquor store) with a drive-up window and 22 seats on NYS Route 9, west side, north of Grooms Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-110 Town of Charlton Planning Board and Zoning Board of Appeals**

Ms. O'Neill presented an application for a site plan review and interpretation in the name of Godsen and Culpeper American Heritage Shoppe Ltd for a E-Commerce business and construction of a 6,000 square foot "barn" to be used to store inventory and package orders on Charlton Road (County Route 51 in the Agricultural District. Ms. O'Neill recommended disapproval.

**14-111 Town of Clifton Park Zoning Board of Appeals**

Mr. Kemper presented an application for a Use and Sign Variance in the name of Lamar Advertising for an animated sign in an L-1 zone on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**14-125 Village of South Glens Falls Planning Board**

Mr. Valentine presented an application for a Special Use Permit in the name of Birch/Cycle Car Parts R Us for an automotive and motorcycle service and repairs on NYS Route 9 and 3<sup>rd</sup> Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-113 Town of Malta Zoning Board of Appeals**

Mr. Kemper presented an application for an area variance in the name of Malta Commons Hotel for a hotel building 17,120 square feet with 107 rooms on a lot of .78 acres of the 48.8 acre parcel on NYS Route 67 and I-87. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**14-114 Town of Malta Planning Board**

Mr. Kemper presented an application for a site plan review in the name of Eric Masterson/BBL for the conversion of an existing gravel parking lot to asphalt on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**14-115 Town of Malta Planning and Zoning Board of Appeals**

Mr. Kemper presented an application for a Site Plan Review and Area Variance in the name of Battaglia c/o Heading for Home, Inc. for the lease of 31.25 acres for the construction of three connected structures, a riding area, stall barn and office building along with related infrastructure, stormwater and utilities on Raymond Road (NYS I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**14-116 Town of Malta Planning Board**

Mr. Kemper presented an application on site plan review in the name of Saratoga Hospital/Saratoga Medical Park for the extension of Medical Park Drive 550 North from

the existing roundabout. Water and sewer mains to be extended as well as site utilities, sidewalk, stormwater management areas, lighting and landscaping on NYS Route 67 and I-87. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**14-117 Town of Saratoga Zoning Board of Appeals**

Ms. O'Neill presented an application for an Area Variance in the name of Scalera to demolish the existing structure and construct single family home on an existing non-conforming lot on Palmers Maple Shade (Saratoga Lake)

**14-118 Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a site plan review in the name of Cellco Partnership/Verizon Wireless/Michaels Farm Telecommunication Facility for the collocation of a new public utility/personal wireless service on land and on an existing 150 foot monopole communications facility on Vosburgh Road (NYS Route 146)

**14-119 Town of Clifton Park Zoning Board of Appeals**

Mr. Kemper presented an application for a Use, Sign and Area Variance in the name of Stewarts Shops Corp for the expansion of convenience food store to include sale of gasoline additional 31 square feet requested for sign variance and setback variance on Ushers Road. Mr. Kemper requested additional information for future review.

**14-120 Town of Clifton Park Zoning Board of Appeals**

Mr. Kemper presented an application for a Use, Sign and Area Variance in the name of Stewarts Shops Corp for a new store and 8 gas pumps on Lapp and Crescent Roads (County Route 92). Mr. Kemper requested additional information for future review.

**14-121 Town of Halfmoon Town Board**

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Krause/Halfmoon Village and Yacht Club PDD to modify language related to form of ownership from condominium to apartment on Beach Road (along Hudson River, town and county lines.) Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-122 Town of Halfmoon Zoning Board of Appeals**

Mr. Valentine presented an application for a special use permit in the name of Szemansco/Oakcliff Bed and Breakfast in an existing residence on a 1.4 acre parcel on Church Hill Road (County Route 99). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**14-123 Town of Saratoga Zoning Board of Appeals**

Ms. O'Neill presented an application for an area variance in the name of Macejka for the construction of a 16' x 25' deck on an existing home on NYS Route 9P (Saratoga Lake). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

### **14-124 Town of Saratoga Zoning Board of Appeals**

Ms. O'Neill presented an application for an area variance in the name of Schuyler Park Committee for an entrance sign on NYS Route 29. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Loomis. 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-30 Town of Edinburg Board**

Mr. Kemper presented an application for a Subdivision Review in the name of Windhover Farms/Daily for a 25 lot single family residential subdivision on Grooms Road (County Route 91)

#### **14-A-32 Town of Malta Planning Board**

Mr. Kemper presented a Subdivision Review in the name of Malta Drive In/Caro for a two lot subdivision with no new construction on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact. (County Routes 45 & 59). Mr. Kemper recommended approval conditional on Curb Cut Permit from DPW.

#### **14-A-38 Town of Milton Planning Board**

Mr. Valentine presented an application for a subdivision review in the name of LPC Properties LLC for a three lot subdivision on Galway Road and Middleline Roads (County Routes 45 & 59). Mr. Valentine recommended approval conditional upon curb cut permit from DPW.

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

**Other Business:** H. K. Adams Jr., resident of the Town of Ballston Spa attended the planning board meeting to discuss his concerns with the County Highway System.

### **Adjournment**

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

Respectfully Submitted,  
Cynthia T. Nick, Secretary