



## 15-133 Town of Clifton Park Zoning Board of Appeals

Ms. O'Neill presented an application for an area variance to construct a retail addition to an existing Wit's End retail store on NYS. Rte. 9. There is some uncertainty whether an additional variance may be required for green space so Ms. O'Neill recommended Request Additional Information.

## 15-144 Town of Clifton Park Zoning Board of Appeals

Ms. O'Neill presented an application for an area variance for Casco Hospitality/LaQuinta Inn & Suites for rear and side yard setbacks for a 104 hotel room. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

## 15-147 Town of Moreau Planning Board

Mr. Valentine presented an application for a special use permit for DMM Corporation to occupy an existing building for up to 150 people in an area 15,000 SF in Lamplighter Acres. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comment about the Town may wish to review the list of specially permitted uses in this zoning district as this is the second proposal in the district for a special use permit for a use not listed in the town's ordinance.

## 15-148 Town of Moreau Planning Board

Mr. Valentine presented a Special Use Permit for Atherton's Auto Sales to conduct an automobile sales business on .28 acres parcel in C-1 district along NYS. Rte. 9. Mr. Valentine recommended disapproval of the special use permit as it would create a second principal use on one lot.

## 15-151 Town of Malta Planning Board

Ms. O'Neill presented an application for PDD Zoning Amendment to Belmonte/Bishops Square Planning Development District to include a new use and minor modification to current PDD commercial area to include a convenience store with gas pumps. Some of the original PDD square footages have changed due to the newly constructed roundabout in this area which has reduced to total acreage of the site. County Planning Staff is expecting additional information on this referral and requested that the Board not make a formal decision until the planning staff has received the material.

## 15-152 Town of Wilton Planning Board

Mr. Valentine presented an application for Site Plan Review for ACE Hardware/Warehouse expansion along Ballard Road(CR#33). The proposed 400,000SF addition includes internal roadway modification, stormwater management, utilities, parking signage, security fencing and gates as well as liquefied hydrogen storage. Mr. Valentine recommended approval with comment about the increase of truck traffic as well as noise in an already heavily traveled corridor.

## 15-154 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an area variance for signage at the Crossings at Northern Pines LLC, located on Northern Pines Road and Wilton/Gansevoort Rd. (CR#32). The sign will be for a detached sign located

near the property line. Mr. Valentine recommends approval subject to Saratoga County DPW approval of sign location with respect to sight distance along the County Highway.

#### 15-155 Town of Greenfield Zoning Board of Appeals

Mr. Valentine presented an area variance for the Brookview Mobile Home Park along NYS. Rte. 9N and a proposed 64 unit expansion of the mobile home park on the existing site. Mr. Valentine recommended No Significant County Wide/ Inter Community Impact with comments on the application obtaining NYS Department of Health approval of the increased units along with NYS DOT review of potential increase in daily traffic trips due to the expansion. The Town may also wish to review their existing zoning laws the number of parks in the Town as well as any additional future expansions of mobile home parks in the town as they relate to the environment as well as traffic and safety.

#### 15-159 Town of Malta Zoning Board of Appeals

Ms. O'Neill presented an application for an area variance to construct a new 24' x 24' garage on a .172 acre residential lot located on Second St. and NYS Rte. 9P. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comment that the town may wish to have the applicant reduce the size of the proposed garage in an effort to approve the minimum variance necessary as per Town Law.

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

#### 15-A-47 Town of Greenfield Planning Board

Mr. Valentine presented an application for Subdivision Review in the name of VanGelder for a 4-lot residential subdivision of 28+/- acre vacant lot in LDR District on Miner Road (Town of Corinth/Greenfield common boundary). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### 15-A-51 Town of Stillwater Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Lescault for a 5-lot major subdivision of 30.75 +/- acres to create 4 new residential lots and 1 lot for existing residence on Brightman Road (County Route #76). Mr. Valentine recommended approval subject to the Zoning Board

of Appeal's approval of the Area Variance for Lot #1. (Proposed frontage is 251' vs. 300' required)

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

**Adjournment**

As there was no other business to come before the board, on a motion made by Mrs. Wood and seconded by Mr. McPherson the meeting was adjourned with all in favor.

Respectfully Submitted,

Cynthia T. Nick