



current points of access from NYS Rte. 146 for the Sunoco station be utilized for the car wash. This would eliminate the need for a 3<sup>rd</sup> proposed driveway to Rte. 146. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with the above referenced comment on access.

#### **16-63 Town of Malta Planning Board**

Mr. Kemper presented an application for Site Plan Review of 4 lot line adjustments and a 950' private driveway for future access to a commercial development. These lot lines are for the PDD development that the County Planning Board reviewed in October 2015. Mr. Kemper recommended No Significant County Wide or Inter Community Impact with the comment that any work that occurs in the County Right of Way will require a DPW permit.

#### **16-64 Town of Malta Planning Board**

Mr. Kemper stated that this referral connects to 16-63 with the lot line adjustments. This is for Site Plan Review of Stewart's Shop to construct a 3,975 SF store with 5 fuel dispensers along Round Lake Road (CR# 80). Discussion was held about the roundabout at this intersection and how the orientation of the store has the rear of the building facing the roundabout which has the utilities and dumpsters located there. It was suggested that if the building was shifted 90 degrees then this could be avoided. It was also suggested that if the building is left as proposed in the application that the back of the building should be screened to mitigate the visual impacts of the rear of the store. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

#### **16-65 Town of Malta Planning Board**

Mr. Kemper presented an application for Site Plan Review for Stewart's Shop to construct a 5,300 SF building and a 1,225 SF Adirondack Trust Bank. There will be 6 fuel dispensers with a stand-alone diesel pump. Mr. Kemper stated that the proposed project will require sign-off from NYS Department of Transportation and issuance of a Saratoga County Work Permit for any work proposed within the ROW for Luther Forest Blvd. Discussion was held with respect to the extension of the pedestrian amenities to connect with the existing trail infrastructure within LFTC. Discussion was also held regarding the orientation of the proposed build and the consideration that it be shifted so that the front of the building would face towards Route 67/Luther Forest Boulevard and the roundabout with appropriate visual enhancements made to other building elevations. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

#### **16-75 Town of Clifton Park Planning Board**

Mr. Kemper presented an application for Site Plan Review of a 3-Story 57,000 SF office building with two smaller retail buildings on a 5.5 acres parcel along NYS Rte. 9. Mr. Kemper explained that this proposal is located behind the current Chili's and Delmonico's Restaurants. Traffic in this general area has been documented to be significant according to a traffic report. Town is trying to figure out how to efficiently address the traffic issues. At this time the Town Engineer is still reviewing the traffic report. The County Planning Board decided to request additional information before rendering a decision. They are requesting that the site plan be expanded to illustrate the driveway locations

and ROW limits that exist on the east side of Rt. 9 and the north side of Fire Road, including the NYS Rt. 9/Fire Road intersection.

#### **16-76 Town of Clifton Park Planning Board**

Mr. Kemper presented application for Site Plan for the construction of a two story mixed use building with office space and retail use along Vischer Ferry Road(CR#90). The Saratoga County Planning Board requested additional information before rendering a decision on the above application. The SCPB requested that the highway limits on Grooms and Vischer Ferry Road be shown on the plans. It is also recommended that the applicant explore the feasibility of banking some of the parking if it is deemed to be necessary once a tenant is confirmed and parking space use determined. A work permit will be required from SCDPW for any work proposed within the ROW limits of Vischer Ferry Road or Grooms Road.

#### **16-78 City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for Special Use Permit and Site Plan Review for the Adelphi Hotel/Commissary Kitchen. This is an expansion of an existing kitchen. Mr. Valentine recommended 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 Mrs. Wood 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**

#### **16-A-22 Town of Clifton Park Planning Board**

Mr. Kemper presented the 2 lot subdivision of 5.2 acres along Cresecent Road(CR#92). Mr. Kemper pointed out that it appeared a variance would be necessary due to the proximity of the proposed structure to Crescent Road. He also noted that the construction of the dwelling and septic system was in close proximity to the steep bank. Perhaps a geotechnical report should be provided to the Town prior to any decision being made by the Town of Clifton Park. Mr. Kemper recommended No Significant County Wide or Inter Community Impact with the above mentioned comments.

#### **16-A-24 Town of Clifton Park Planning Board**

Mr. Kemper presented an application for a 2 lot subdivision of 3.04 acres along Vishcer Ferry Road(CR#90). Mr. Kemper noted that with the proposed house locations on the subdivision plan it would be unlikely the houses could be built with adequate yard areas without impacting the wetland areas in front of the homes.

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

**Adjournment**

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

Respectfully Submitted,  
Jaime L. O'Neill, planner