

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

Saratoga County Planning Board
Meeting Minutes
August 17, 2017

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.

Members Present: Tom L. Lewis, Chairman, Ed Vopelak, Connie Wood, Devin DalPos, Don McPherson, Ian Murray.

Staff: Jason Kemper, Director, Michael Valentine, Senior Planner; Jaime O'Neill, Planner.

Guests: Gary Meier, Saratoga County DPW

Recusals: Tom Lewis recused himself from #17-155.

Approval of Minutes:

The minutes of the July 20, 2017 meeting were unanimously approved on a motion made by Mrs. Wood and seconded by Mr. DalPos.

17-152 Town of Moreau Zoning Board of Appeals

Mr. Valentine presented an application for Area Variance-Shaw-Subdivision of an 8.86-acre parcel into 2 parcels, one conforming to lot standards w/existing residence and a new lot being of substandard lot size. Palmer Ridge Road /Fortsville Road (CR# 31). Mr. Valentine recommended approve subject to curb cut permit for new driveway required from Saratoga County DPW.

17-153 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for Area Variance-AJ Signs/Casale-obtain a second sign that is a single-sided wall sign for leased space with a common owner. NYS Rte. 9. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

17-155 Town of Milton Zoning Board of Appeals

Mr. Valentine presented an application for Area Variances-Stewart's Shops-2 front yard setbacks from 75' required for gas canopy (has 59' and 69'-7"). SE Quad of Northline Road (CR# 45) and NYS Rt. 50. Mr. Valentine recommended Approve for the VARIANCES ONLY; site plan to be submitted is to comply w/previously-approved (but not pursued) Cumberland Farm plan agreed to by town, NYS DOT, Saratoga County DPW and Saratoga County Planning Board.

17-159 Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review – Satin Beak, LLC.- 6,921 SF Medical Office Building along NYS Rt. 146. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

17-160 Town of Malta Planning Board

Mr. Kemper presented an application for Site Plan Review (Amendment) – Arnoff Moving and Storage – 43,780 SF Addition to existing building and separate 7,672 SF truck maintenance building - Stonebreak Road (CR#77). Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

17-161 Town of Wilton Town Board

Mr. Valentine presented an application for a Zoning Amendment (Text)- Adoption of a Zoning Amendment to Regulate Solar Energy Systems and Equipment. Mr. Valentine recommended Approve.

17-162 Village of South Glens Falls Village Board

Mr. Valentine presented an application for a Zoning Amendment(Text)- Temporary 6-month moratorium on development approvals in the R-2 and R-2 Overlay districts. Mr. Valentine recommended Approve.

17-164 Town of Halfmoon Planning Board

Ms. O'Neill presented an application for Site Plan Review- Crescent Garden Mobile Home Park-expansion of 3 lots to existing mobile home park on 5.72 acres along Plank Road.(Guideboard Rd. CR#94). Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

17-165 Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance-Cooper-The Garage Sale-Use of an existing nonconforming 6,600SF warehouse building located in A-R Dist. for retail sales of used general-quality merchandise (Comm. Dist. use). NYS Rte. 146 (no. side) and Farm to Market Road (CR# 109). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

17-166 Town of Halfmoon Planning Board

Mr. Valentine presented an application for Site Plan Review-Koval-Crescent Gateway Properties, LLC-Build a 4,480 sf office building and a 11,250 sf fabric tension structure (tent) to store business material with associated parking for 50 vehicles on 3.9 acres. Stone Quarry Rd., south side, west of NYS Rt. 9. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

17-167 Town of Ballston Zoning Board of Appeals

Ms. O'Neill presented an application for a Special Use Permit for Mourningkill Properties-Smith Property- development of a 22 unit, 3 story apartment building and a 10 unit 2 story building with a mix of apartments and townhouses to be served by public water and sewer. NYS Rte. 50

Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comment on the applicant obtaining NYS DOT approval for access

to NYS Rte. 50 and approval by Saratoga County Sewer District #1 for connection to the sewer system.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Dal Pos, 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-83 Town of Ballston

Ms. O’Neill presented an application for Subdivision Review-Benuscak-12-lot subdivision on 35.79 acres to be served with wells and individual septic systems-Goode Street (County Route#57). Ms. O’Neill recommended approve subject to applicant obtaining a Saratoga County DPW permit and approvals from NYS DOH and NYS DEC for the proposed wells and septic systems.

17-A-35 Town of Ballston

Ms. O’Neill stated that an application for Subdivision Review-Katz Excavating-Subdivision of 72 acre parcel into 8 single family residential buildings.-Middleline Road. (CR#59) was received and that additional information is being requested before staff presents to the Board.

17-A-36 Town of Malta

Mr. Kemper stated that a Subdivision Review – Sage Estates – Subdivision of 75 acres in 51 single family units and 24 duplexes - NYS Rt. 9 was received and has removed from Agenda

17-A-37 Town of Malta

Mr. Kemper presented an application for Subdivision Review- Eric McMahon – Subdivision of 80.15 acre parcel into 5 lots with well and septic systems – NYS Rt. 9. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

17-A-38 Town of Stillwater

Ms. O’Neill presented an application for Subdivision Review-Zecca – lot line adjustment to add 0.9 acres to an existing parcel to make it be 1.48 total acres. Kellogg Rd. at Village of Stillwater municipal line. Ms. O’Neill recommended No Significant County Wide or Inter Community Impact.

17-A-39 Town of Halfmoon

Ms. O’Neill presented an application for Subdivision Review-Greenbrier Way -2-lot subdivision of a 1.62-acre parcel in the R-1 District for construction of future single family residences. Greenbrier Way (I-87). Ms. O’Neill recommended No Significant County Wide or Inter Community Impact.

17-A-40 Town of Halfmoon

Mr. Valentine presented an application for Subdivision and Special Use Permit Review-Rousseau- Two- lot subdivision of 2.33 acre- lot with existing residence and special use permit for 2 duplex lots in an R-1 District. NYS Rte. 236. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

17-A-41 Town of Ballston

Ms. O'Neill presented an application for Subdivision Review –Hallgren reconfigure 2 existing lots into a total of 3 lots on 10.03 acres. Charlton Rd. (CR#51). Ms. O'Neill recommended No Significant County Wide or Inter Community Impact subject to Saratoga County DPW permit approval for access to Charlton Road.

17-A-42 Town of Ballston

Ms. O'Neill presented an application for Subdivision-DeGraff 2 lot subdivision of 4.27 acres along Lakehill Road(CR#339). Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

17-A-43 Town of Ballston

Ms. O'Neill presented an application for Subdivision Review-Mrozek –2 lot subdivision of 90 acres and lot line adjustment of third lot along Round Lake Road (CR#80). Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

17-A-44 Town of Ballston

Ms. O'Neill presented an application for Subdivision Review –Bracht -4 lot subdivision of 19.35 acres using common driveway on Middleline Road(CR#59). Ms. O'Neill recommended Approve subject to DPW approval of shared drive location and add'l driveway location.

17-A-45 JO Town of Ballston

Subdivision Review- Mourningkill Properties-Schmidt Property-3 lot subdivision of 7.09 acres for future commercial development to include 2 commercial buildings on two lots and 1 multifamily on the 3rd lot. NYS Rte. 50 NSCW/ICI-Subject to NYS DOT approval of access

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

Adjournment

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

Respectfully Submitted,
Jaime L. O'Neill, Planner