

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**November 16, 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, Devin DalPos, Ian Murray and Paul Loomis.

**Staff:** Jason Kemper, Director; Michael Valentine, Senior Planner; and Cynthia Nick, Secretary.

**Guests:** Gary Meier, Saratoga County DPW

**Approval of Minutes:**

The minutes of the October 19, 2017 meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mr. Dal Pos.

**15-62MV City of Saratoga Springs Zoning Board**

Mr. Valentine presented an Area Variance for the Adelphi Hotel for frontage build-out and build-to line of pre-existing non-conforming structure. Existing stone mansion occupies only 61% (30 of 49 feet) of parcel frontage for the Adelphi expansion on Broadway (NYS Route 50) and Washington Street (NYS Route 29). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-114MV City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for Site Plan Review in the name of Intrada/Vecchino for the construction of a four building mixed-use facility consisting of 156 affordable housing units, 5,000 s.f. of common space and 5,000 s.f. of commercial space on Washington Street, West Avenue and Station Lane. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-201MV Town of Ballston Planning Board**

Mr. Valentine presented an application for a Subdivision and Site Plan for NY Development Group to consolidate three lots into two lots allowing for the construction of (9) two-story buildings for condominium units as part of the Beacon Hills PDD on NYS Route 50 & Sherman Way. Mr. Valentine recommended approval.

**17-208MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of More Property, LLC for the construction of one 15,000 square foot two-story office building with parking and appurtenances. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-211MV City of Saratoga Springs Zoning Board of Appeals**

Mr. Valentine presented an application for an Area Variance for Zimmerman for the construction of a 1,259 square foot addition to the existing building on Grand Avenue. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-212JK Town of Clifton Park Zoning Board of Appeals**

Mr. Kemper presented an application for an Area Variance in the name of Environmental Design Partnership for the construction of a 1,259 square foot addition to the existing building on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**17-213JK Town of Malta Town Board**

Mr. Kemper presented an application for a Text Zoning Amendment for the Town of Malta sign code to be replaced by the Town's existing sign code. It will be an amendment to the Form-Based Code, Section 5.3 Signs. Mr. Kemper recommended approval.

**17-214MV City of Saratoga Springs Planning Board**

Mr. Valentine presented a Site Plan Review for 24 Caroline St Owners, LLC to renovate and construct a multi-use building with six apartments on Caroline and Putnam Streets. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment that as is typical for T-6 projects the provision of or existence of sufficient parking (on-street, surface lots or structures) should be considered.

**17-215JK Town of Clifton Park Planning and Zoning Boards**

Mr. Kemper presented an application for a Site Plan and Area Variance in the name of Columbia Development Companies/Shenendehowa Medical Arts LLC to demolish the existing building and construct one 15,500 square foot building in their place on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**17-216MV Town of Ballston Zoning Board of Appeals**

Mr. Valentine presented an application for an Area Variance for Burnt Hills United Methodist Church for a new digital sign on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-217JK Town of Clifton Park Planning Board**

Mr. Kemper presented an application for a Site Plan Review in the name of Reinemann for the construction of a 45' x 102.5' detached garage in the rear of the property with driveway access to Commerce Drive on Cohoes Avenue (I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**17-218MV Town of Halfmoon Town Board**

Mr. Valentine presented an application for a PDD Amendment for Creekview Estates Residential PDD to rezone from A-R-70 single family detached homes on 95 acres on County Route 86 (upper Newtown Road), south side. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-219MV Town of Halfmoon Zoning Board**

Mr. Valentine presented an application for a Use Variance in the name of Fronczek for a residential use in an Industrial District for the construction of one single family home on Ushers Road (ZST runs thru rear of the parcel & SCSD. Mr. Valentine recommended approval.

**17-220MV Town of Halfmoon Town Board**

Mr. Valentine presented an application for PDD Amendment in the name of 421 Halfmoon Flex Park to add 8.5 acres into existing PDD for future commercial project on NYS Route 146. Mr. Valentine recommended approval.

**17-221MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for Site Plan Review in the name of Powers Pub to use another building on the property as a catering business/kitchen for Giffy's BBQ on Meyer Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-222MV Town of Halfmoon Town Board**

Mr. Valentine presented an application for a MHP Amendment in the name of Crescent City Mobile Home Park to amend mobile home park (MHP) by removal of the single family home and proposed lot from the existing MHP on NYS Route 9, west side near NYS Route 236. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

**17-223MV Town of Wilton Zoning Board**

Mr. Valentine presented an application for an Area Variance in the name of KFC for additional attached signage on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-224JK Town of Malta Zoning Board**

Mr. Kemper presented an application for an Area Variance in the name of Walk for a detached garage on East Line Road. Mr. Kemper 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. Murray, the motion was seconded by Mr. Loomis 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**

### **17-A-55MV Town of Moreau Planning Board**

Mr. Valentine presented an application for a Subdivision in the name of McKenna for a four-lot subdivision of 3.19 acres with a shared driveway on NYS Route 32. Mr. Valentine stated that the application was incomplete to date.

### **17-A-56JK Town of Malta Planning Board**

Mr. Kemper presented an application for a Subdivision Review in the name of Conifer Realty to consolidate 32 lots on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

### **17-A-57MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Subdivision in the name of Crescent City Mobile Home Park for a two lot subdivision on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

### **17-A-58MV Town of Charlton Planning Board**

Mr. Valentine presented an application for a Subdivision in the name of McGrath for a lot-line adjustment of 28.7 acres and consolidation with 14.4 acres of Russell on Cook Road and Agricultural District. Mr. Valentine recommended approval.

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

## **Adjournment**

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

Respectfully Submitted,  
Cynthia T. Nick, Secretary