

and how the present referral is being presented by the City Council so that the zoning map is in alignment with the Comprehensive Plan. Mr. Jones, in his presentation did not present any application specific to Saratoga Hospital but did allude to the proposed PUDD zoning amendment presented by Saratoga Hospital following the adoption of the Comprehensive Plan (which was not adopted by the City Council). The one parcel for which discussion and presentation were made were for Area #1 on Morgan Street. Citizens representing Birch Run voiced their concerns with the rezoning and how it would affect their residential neighborhood. Claudia Braymer an attorney representing Birch Run Residents spoke to express her clients concern with the rezoning and how it would affect their neighborhood. Ms. Braymer asked that the parcel Area #1 be removed from the rezoning. Mr. Valentine stated that parcels cannot be removed from rezoning, that is the role of the City Council. Many residents supporting Saratoga Hospital were present. Mr. Valentine recommended approval.

A motion to approve the Saratoga Springs Zoning Map Alignment was made by Mr. Dal Pos, the motion was seconded by Ms. Wood and unanimously approved. Recusal by Don McPherson.

19-44JW Town of Greenfield Planning Board

Mr. Williams presented an application for a special use permit for the Town of Greenfield in the name of Montero Ground Mounted Solar for installation of a 6-2 KW ground mounted solar PV array on Lake Desolation Road (County Route 12) Mr. Williams recommended No Significant County Wide or Inter Community Impact.

19-45JW Village of Victory Planning Board

Mr. Williams presented an application for a Special Use Permit for the Village of Victory in the name of Dockendorf for a one family structure, a small office, a 2400 SF storage, , 1400 SF storage, 700 SF storage, a 4 bay garage for proposed future storage on Gates Avenue Ext (NYS Route 32) Village of Schuylerville. Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-46MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for the City of Saratoga Springs in the name of Lake Local for parking spaces within sideyard setbacks from a ROW which ownership is in question. The property is located on Union Avenue (NYS Route 9P). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-48JW Town of Waterford Zoning Board of Appeals and Planning Board

Mr. Williams presented an application for an Area Variance and Special Use Permit for the Town of Waterford in the name of Hickok for the construction of a duplex on a vacant parcel (SUP). Area Variance request with regards to lot width. The property is located on Middletown Road (County Route 94). Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-49JK Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance for the Town of Clifton Park in the name of 1785 Route 9 Office Building. The applicant proposes the construction for a two story, 40,000 SF medical office building. Variance for front yard parking on US Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-50MV Town of Milton Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review for the Town of Milton in the name of Ingles Solar Farm for the installation of a 5MW Solar Farm on Murray Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-51MV Town of Milton Planning Board

Mr. Valentine presented an application for a Special Use Permit for the Town of Milton for Sunmark FCU for a drive-thru (renewal of expired SUP) on Trieble Avenue (Saratoga County Airport). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-52JK Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance for the Town of Clifton Park for 2 Sunflower Terrace to install a pool but applicant cannot meet required setbacks on Sunflower Terrace (NYS Route 146). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-53JK Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for a Use Variance for the Town of Clifton Park in the name of Fountain Professional Park to replace the existing sign with a digital sign which is not allowed in this zone on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-55JW Village of Ballston Spa Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for the Village of Ballston Spa in the name of Murphy. The applicant wishes to replace an existing dwelling with new single family dwelling by requesting an area variance for front yard setback of 15 ft. (25 ft. req.) and side yard setback of 3.4 ft. and 3.5 ft. (12 ft. is required). The property is located on East Grove Street (Bordering the town of Milton). Mr. Williams state No Significant County Wide or Inter Community Impact.

19-56JK Town of Malta Town Board

Mr. Kemper presented an application for the Town of Malta Project Plan Review in the name of Ellsworth Commons TH Marini Homes. The applicant is purchasing the remaining 22 TH lots of Ellsworth Commons. The proposed layout is in conformance with original approvals. Change of TH style on US Route 9. Mr. Kemper recommended approval.

19-58JK Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an area variance for the Town of Clifton Park in the name of Sclipper. The applicant is seeking an area variance on an existing 21,000 SF lot to place a septic field, whereas, 40,000 SF is required with no public utilities available on Glenridge Road (NYS Route 146). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-60MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon in the name of Arian/Salam Duplex. The applicant is seeking to construct a two-family dwelling on a +/- 15-acre, R-1 zoned parcel on Halfmoon Drive (Townline of Waterford/Halfmoon). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-61MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Halfmoon in the name of Halfmoon Heights MHP/Community Center. (Turf) Halfmoon Heights MHP is located on 126-acres of land. The proposal is to construct a 2,400 SF community building, patio, playground and parking lot on 0.95-ac of its land. The location is Cemetery Road (Town of Clifton Park). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-62MV Town of Halfmoon Town Board

Mr. Valentine presented an application for a PDD Amendment for the Town of Halfmoon in the name of 421 Flex Park/Parkford PDD Amendment to add 0.79-acres, along with its 295 LF of primary frontage along Route 146, to the existing 421 Flex Park/Parkford PDD (last amended in 2018) on NYS Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-63MV Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for the Town of Halfmoon in the name of JGS Recycling. The applicant wishes to construct a 25 ft. x 21 ft. carport with a 30 ft. front yard setback, setback of 50 ft. is required per Town Code. The applicant is also asked to seek relief for pre-existing conditions of the site including, front yard setbacks, rear yard setbacks, lot area and lot width. The property is located on Hudson River Road (US Routes 4 & NYS Route 32). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-64MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review for the City of Saratoga Springs in the name of Saratoga Golf and Polo. The applicant proposes a new gold and tennis pro shop, two platform tennis courts and a revised pool cabana with a warming room for the platform tennis, expanded parking area and landscaping improvements. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal Ian Murray.

19-35MV Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for the Town of Wilton. The applicant is seeking relief on completely screening the damaged car storage area from the road and adjacent properties, percentage of total parking

allowed in the front (33%) and rear (67%) of the facility and pavement setback requirement., (15' vs 5'). The property is located on Maple Avenue (US Route 9). Mr. Valentine 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 Ms. 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

19-A-24MV Town of Stillwater Planning Board

Mr. Valentine presented an application for the Town of Stillwater for a Subdivision Review in the name of Kinowski & Fusco for the land conveyance between existing 4.22 acre parcel to an existing 0.16 acre parcel to create a 1.36 acre parcel respectively. The property is located at NYS Route 9P. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-A-25JW Town of Stillwater Planning Board

Mr. Williams presented an application for the Town of Stillwater for a Subdivision Review in the name of Zecca. The applicant proposes a subdivision of an existing 1.48 acre lot to create two new, individual townhouse lots of 0.24 acres and 0.21 acres. The balance of 1.02 acres will remain vacant. Included is also a conveyance of 0.009 acres to the neighboring lot to mend a driveway encroachment. Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-A-26JW Town of Stillwater Planning Board

Mr. Williams presented an application for the Town of Stillwater for a Subdivision Review in the name of Rourke. The applicant proposes a subdivision of an existing 79.23 acre lot to create a new 10 acres parcel along with the remaining 69.23 acre parcel. The new 10 acre lot is proposed site for the Town's Police Station and the Malta/Stillwater EMS station. The property is located on County Route 76. Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-A-27MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Subdivision Review in the name of Urbanski/Sala Lot Line Adjustment. The applicant proposes a lot line adjustment and conveyance between an existing 1.65 acre parcel and adjacent 0.75 acre parcel to convey rear lands and straighten the shared boundary line. The result will be a 1.41 acre parcel and a 0.98 acre parcel respectively. The property is located on Pruy Hill Road (County Route 1345). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr. Murray, 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. Dal Pos and seconded by Mr. McPherson, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Senior Typist