

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

Saratoga County Planning Board
Meeting Minutes
June 20, 2019

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 Lewis, Chairman; Ed Vopelak, Ian Murray, Devin Dal Pos, Connie Wood, Don McPherson.

Staff: Jason Kemper, Director, Michael Valentine, Senior Planner; Jeffrey Williams, Planner and Cynthia Nick, Senior Typist.

Guests: Andy Brick, Donald Zee P.C. and Wendy Holsberger of VHB (9 Round Lake Road)

Approval of Minutes:

The minutes of the May 16, 2019 meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mr. Dal Pos.

Referrals

19-115JK Town of Malta Zoning Board of Appeals and Planning Board

Mr. Kemper presented an application for the Town of Malta for an Area Variance, Special Use Permit and Site Plan Review in the name of Burke-Dunkin Donuts. The applicant is proposing a 2,250 sf single story building with drive-thru and 6 gas pumps by redeveloping an existing gas station. Variance if for a setback on the proposed gas canopy. After much discussion between the Board, Mr. Brick and Ms. Holsberger in regard to traffic flow, landscaping, snow storage it was decided by the Board to table the file and request additional information on site access. Recusal Tom Lewis.

A motion to approve recommendations for the referral 19-115 as presented was made by Mr. Murray, the motion was seconded by Ms. Wood and unanimously approved.

19-97JK Town of Clifton Park Town Board

Mr. Kemper presented an application for the Town of Clifton Park for a Zoning Map and Text Amendment. The town wishes to expand the area of the Town Center Form Based Code. The amended area is to be east of I-87 to the Town of

Halfmoon boundary. The location of the areas are I-87, Use Route 146 Town of Halfmoon western boundary.

19-98JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for Town of Clifton Park for a Site Plan Review in the name of Exit 9 Self-Storage. The applicant proposes to construct a three-story, 36,000 sf climate controlled self-storage building off of Sitterly Road (I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-99JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park in the name of Neet Automotive. The applicant proposes to construct a 12,500 sf autobody shop to replace the former building that burned down on US Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-100JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park for a Site Plan Review in the name of Environmental Design Partnership Office Park. The applicant wishes to expand their site to include three individual, 4,800 sf Mixed Use Office buildings behind their existing 9,000 sf office building. The location of the property is US Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-101MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for the City of Saratoga Springs for a Special Use Permit in the name of Larkin Hospitality. The applicant proposes a new hotel with 120 accommodations with parking on Broadway (US Route 9). Mr. Valentine recommended approval. Recusal Don McPherson.

19-102JW Village of Ballston Spa Zoning Board of Appeals

Mr. Williams presented an application for the Village of Ballston Spa for a Use Variance in the name of Avenarius for the construction of a self-storage structure in a R-1 Zone. The property is located on McLean Street (Town of Ballston) Mr. Williams recommended disapproval.

19-103JW Town of Milton Planning Board

Mr. Williams presented an application for the Town of Milton for a Site Plan Review and Special Use Permit. The applicant proposes a solar farm on an abandoned dump. The location of the property is Middle Grove Road (County Route 21) Town of Greenfield, Town of Galway and Town of Providence) NYS Route 29. Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-75JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for the Town of Clifton Park for an Area Variance in the name of Fisher Revocable Trust. The applicant is requesting the variance for a setback that is needed for a proposed subdivision of an existing 6-acre lot, creating a 0.65-acre lot with an existing single family on

Crescent Road (County Route 92) Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-104JW Town of Northumberland Planning Board

Mr. Williams presented an application for the Town of Northumberland for a Site Plan Review in the name of Irony Alliance, LLC. The applicant wishes to construct a private suspension bridge from the mainland to Thompson Island on the Hudson River. The property is located on West River Road (County Route 29) Hudson River. Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-105MV Town of Wilton Planning Board

Mr. Williams presented an application for the Town of Wilton for a Special Use Permet in the name of Gagne/Morin SUP. The applicant proposes to construction an apartment within an existing detached garage on a residential lot. The property is located on the County Forestlands, Town of Northumberland. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-106JK Town of Clifton Park Town Board

Mr. Kemper presented an application for the Town of Clifton Park for a zoning text amendment. The Town proposes a zoning text change to the Town's Town Center Form Based Code to allow the Town Board to determine density increase with incentives. Currently, the FBC allows 10 living units/acre and maximum of 50 living units. With the proposed amendment, the Town Board has the ability to allow higher densities. The property is located in the Town of Halfmoon, i-87, US Route 9 and NYS Route 146. Mr. Kemper recommended approval.

19-107JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park for a Site Plan Review in the name of Van Auken Ravenswood for the construction of a 180 sf bar addition on the north-west corner of their existing outdoor patio. The property is located on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-108JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park for a Site Plan Review in the name of 2,3,7 Daggett Drive to build two detached, accessory garages on 2 & 7 Dagget Drive respectfully. The applicant is also proposing a 3,760 sf commercial office building at 3 Daggett Drive. The property is referred to the county due to its proximity to NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-109JW Town of Ballston Zoning Board of Appeals

Mr. Williams presented an application for the Town of Ballston for an Area Variance in the name of Hartmann for the construction of a 900 sf addition on their house for an in-law suite. In order to do so, a lot area, width and front year setback area variances are requested. The property is located at NYS

Route 146A. Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-113JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Site Plan Review in the name of Hubschmitt. The applicant wishes to construct a 30,000 sf manufacturing building on a 2.48 acre lot. The property is located on McCrea Hill Road (NYS Route 50). Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-116JK Town of Malta Planning Board

Mr. Kemper presented an application for the Town of Malta for a Special Use Permit in the name of Carsons. The applicant is proposing to add 936 sf to the kitchen area of the existing restaurant. The property is located at NYS Route 9P. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-117JK Town of Malta Planning Board

Mr. Kemper presented an application for the Town of Malta for a Site Plan Review in the name of Global Partners LP to redevelop the existing Extra-Mart by constructing a new 4,800 sf convenience store, along with 10 fueling positions under a 4,000 sf canopy and two diesel positions under a 1,000 sf canopy. The property is located on US Route 9 and Old Post Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-118MV Town of Corinth Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Frater's Motorcycle Club. The applicant wishes to use an existing site for their motorcycle club. Mr. Valentine state No Significant County Wide or Inter Community Impact with the following comments: While this particular application and referral present no immediate countywide impact, public safety and the intensity of use are of primary concern with such gatherings and use. From this application, as a preliminary recommendation for the town board and its planning board to consider, we would encourage the adoption of a mass gathering permit as a code provision. Certain similar uses as this which are allowed in certain zoning districts may be required to obtain a mass gathering permit as part of its Special Use Permit and that such permit address issues of:

1. Providing notice to surrounding property owners,
2. The sufficiency of parking accommodations and the management of traffic ingress/egress,
3. The placement of signage on site and roadside,
4. Lighting that is not offensive to and does not shed to surrounding properties, does not hinder vehicles travelling by the event site,
5. Limited/defined hours of the proposed event,
6. Controlling and measuring sound levels at the event site,
7. Dust control measures are defined and implemented, particularly for events held on unpaved areas,
8. The means of trash collection and disposal, and
9. The provision of water and sanitary services.

19-119MV Town of Moreau Town Board

Mr. Valentine presented an application for the Town of Moreau for a Town Board Legislative Action for a moratorium on multi-family housing. Mr. Valentine recommended approval.

19-120MV Town of Moreau Town Board

Mr. Valentine presented an application for the Town of Moreau for a Town Board Legislative Action for a moratorium on the solar installation. Mr. Valentine recommended approval.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. McPherson, the motion was seconded by Mr. Dal Pos 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-34JW Town of Galway Planning Board**

Mr. Williams presented an application for the Town of Galway for a Subdivision Review. The applicant wishes to subdivide out a 1.05 acre parcel from an existing 40.06-acre lot. The location is NYS Route 29, bordering Town of Providence. Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-A-35MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for the City of Saratoga Springs in the name of Macica for a three-lot conservation subdivision on NYS Route 29. Mr. Valentine state No Significant County Wide or Inter Community Impact. Recusal Don McPherson

19-A-36MV Town of Saratoga Planning Board

Mr. Valentine presented an application for the Town of Saratoga for a Subdivision Review in the name of Jillmar, LLC. The applicant proposes to subdivide out a 2-acre parcel from two existing parcels that have a combined area of 28.23-acres (18.25-ac & 9.98-ac). The property is located on NYS Route 32. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

19-A-37MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Subdivision Review in the name of Tibbits. The applicant proposes a subdivision to purchase adjacent land for the purpose of enlarging the lot for compliance with current R-1 minimum lot size of 30,000 sf. The location of the property is Clamsteam Road -87. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

19-A-38MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Subdivision Review in the name of Ponderosa/Broom. The applicant proposes three existing lots. Revision of lot size, by amending common division lines. Lot 1B-1506 Route 9 will decrease in size to 1.29 acres, lot 2-239A Grooms Road will decrease to size 40,194 sf and Lot 3-234 Grooms Road will decrease to size 25,263 sf. No changes to existing lot width or setbacks. The property is located on Grooms Road and NYS Route 9. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

19-A-39MV Town of Galway Planning Board

Mr. Valentine presented an application for the Town of Galway for a Subdivision Review in the name of Germain. The applicant proposes a subdivision of 13.84 acres into a 8.84 acre lot and a 5.0 acre lot on NYS Route 29. 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. Vopelak 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, Senior Typist