

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

Saratoga County Planning Board
Meeting Minutes
February 20, 2020

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, Ian Murray, Devin Dal Pos, Don McPherson, Connie Wood.

Staff: Michael Valentine, Senior Planner, Jeffrey Williams, Planner and Cynthia Nick, Senior Typist.

Guests: Gary Meier, Saratoga County DPW, John Scavo, Director of Planning, Town of Clifton Park

Approval of Minutes:

The minutes of the December 19, 2019 meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mr. Dal Pos.

Referrals

20-24JK Town of Clifton Park Town Board

Mr. Scavo presented an application for the Town of Clifton Park for a Moratorium. The town wishes to place a 12-month moratorium with subdivision projects in its Conservation Residential Zone (CZ). The Town wishes to conduct comprehensive planning to ensure the community goal of maintaining the rural character in this zone. The Moratorium will be town-wide. Mr. Williams recommended approval.

19-101MV 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 South Broadway Hotel. The applicant proposed 120-unit hotel to be built off South Broadway with associated parking and access to Lincoln Avenue. The property is located on South Broadway (US Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-09JW Town of Charlton Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for the Town of Charlton in the name of Kasselmann/Crosby Solar. The applicant proposes a ground mounted solar panel on their property. They are proposing to place a

solar panel at a 104 ft. front yard setback where 200 feet is required. Seeking relief of 96 feet. The property is located on Jockey Street (County Route 52). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-10 Town of Clifton Park Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Clifton Park in the name of DeForest Horse Barn. The applicant wishes to construct a 9,600 sf horse barn and a 16,000 sf riding arena on an existing 127 acres of land. The Property is located on Grooms Road (County Route 91) Ag District #2. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-11JK Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for signage for the Town of Clifton Park in the name of Exit 9 Self Storage. Per zoning, the business is allowed two wall signs that do not have greater total area than 60 sf. The applicant wishes to place three wall signs (Variance#1) with a total area of 314 sf (Variance #2). The property is located on Sitterly Road. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-12MV Town of Corinth Timber Harvest

Mr. Valentine presented an application for a Timber Harvest in the Town of Corinth in the name of Lyme Adirondack Timber Harvest. A proposed selective timber harvest on two parcels where the timber will be manufactured into logs and pulp chips. The location is Spier Falls Road (County Route 24). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-13JW Town of Ballston Planning Board

Mr. Williams presented an application for a Special Use Permit for the Town of Ballston in the name of Engster. The applicant has already converted a former motel into 7 apartment units. The applicant is proposing to convert the old motel office into an 8th apartment complex. No Changes in site layout or exterior of building. Location of property is NYS Route 50.

20-14JW Town of Ballston Planning Board

Mr. Williams presented an application for a Site Plan Review in the name of Scaring Self Storage. The applicant is proposing to construct a 48,000 sf, three self storage building. The property is located on NYS Route 67. Mr. Williams state No Significant County Wide or Inter Community Impact.

20-16JW Town of Ballston Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Ballston in the name of Augant Holdings LLC. The applicant is proposing to construct a two story retail building fronting on Route 50 with parking in the rear. (Former Augies Site). The property is located at NYS Route 50. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-17JK Town of Malta Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for the Town of Malta. The applicant is seeking a variance for steep slopes to build a 20 ft x 24

ft garage. The property is located on NYS Route 9P. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-19JK Town of Malta Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Malta in the name of Mohawk Chevrolet. The applicant wishes to construct a two-story, 62,340 sf building for automotive sales and service. The property is located on NYS Route 67. Mr. Williams stated additional information is requested on this file.

20-20JK Town of Malta Town Board

Mr. Williams presented an application a Project Plan Review in the name of Lofts of Saratoga Boulevard-Phase 2, PP. The applicant is proposing to construct 64 apartment units in 8 buildings on 6.05 acres as Phase 2 of the Lofts of Saratoga Boulevard. The property is located on US Route 9. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-21MV Town of Greenfield Planning Board

Mr. Valentine presented an application for an Area Variance for the Town of Greenfield in the name of Oxmoore Assoc. LLC. The applicant wishes to renovate an existing residential home into a medical office on the first floor an apartment on the second floor. The applicant is requesting lot are, front yard setback variances, which are all pre-existing, non-conforming conditions. The property is located on Maple Avenue (US Route 9 and the Town of Wilton. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-22MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Halfmoon in the name of J. Dunn Group, LLC. The applicant wishes to utilize the 7.31 acre parcel as a storage yard for his excavating business and place a 50 ft. x 70 ft. storage shed on it. The property is located on NYS Route 32 an US Route 4 (Hudson River). Mr. Valentine stated No Significant County Wide Or Inter Community Impact.

20-23MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Halfmoon. The applicant is proposing a 4,200 sf addition to the existing 11,200 sf Coles Collision building and adding fifteen additional parking spaces for a total of 77 spaces. The property is located on US Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-25JK town of Clifton Park Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Clifton Park in the name of Sonic. The applicant proposed modification of the Town Plaza by adding a drive-thru and a car canopy at the end of the existing plaza building to operate a Sonic Restaurant. The property is located on Route 146. Mr. Williams stated No Significant County Wide or Inter Community Impact.

19-186JK Town of Clifton Park Planning Board

Mr. Williams presented an application for the Town of Clifton Park for a Site Plan Review in the name of Stewarts Shops. The applicant proposes a new 3,696 sf Stewarts Shop with four, double sided has pump stations under a canopy. It will be constructed in front of the Marriott Suites Hotel on a proposed 1.48 acre parcel that front Route 9. This project was in front of the Board for variances in November of 2019 and will have its proposed subdivision reviewed in this meeting under subdivisions. The property is located on US Route 9 (i-87). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-26JK Town of Clifton Park Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Clifton Park in the name of Appleton Road Solar Array. The applicant proposes a ground mounted solar array field that will cover 27.7 acres of a 94.05 acre parcel. The proposed solar array will be surrounded by a 7 foot tall fence. The property is locate on Appleton Road (Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-27MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Special Use Permit for the Town of Wilton in the name of Seasoned Gourmet Firewood-Exit 15. The applicant has operated a firewood and other forest products prior to 2007 when the Town gave him approval. Since then, the applicant's operations have expanded to five other parcels and therefore needs to go through a special use and site plan review. Special Use Permit initial review. The property is located on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-28MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Special Use Permit for the Town of Wilton in the name of Mevec. The applicant is proposing to utilize an existing 6,000 sf building in the vicinity of the Ballard Road and Northern Pines Road intersection for retail use which causes a need for a special use permit. The property is located at Northern Pines Road (County Route 34) and Ballard Road (County Route 33). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-29JK Town of Milton Planning Board and Zoning Board of Appeals

Mr. Williams presented an application for a Use Variance and Special Use Permit for the Town of Milton in the name of Boyhaven/Munter. Associated with the subdivision review on this agenda, the Town wishes to utilize the existing buildings and infrastructure from the former Boy Scouts Camp along with the addition of 4 cabins and added parking area. The property is located at Boyhaven Road (County Route 29). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-30JW Village of Round Lake Village Board

Mr. Williams presented an application for a Comprehensive Plan for the Village of Round Lake. The Village is creating a comprehensive plan to ensure the Village of Round Lake's unique character is preserved and maintained that future development is consistent with that character. Mr. Williams recommended approval.

20-31JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for signage for the Town of Clifton Park in the name of Quick Response. The applicant is proposing to place its freestanding sign at a 12 foot setback from the front property line when 15 ft. minimum setback if required. The property is located on US Route 9. Mr. Williams 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. Dal Pos. Wood and the motion was seconded by Mr. Murray 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**20-A-06MV City of Saratoga Springs**

Mr. Valentine presented an application for the City of Saratoga Springs for a subdivision review in the name of Eberlein Subdivision.

The applicant is proposing to subdivide their 10.31 acres into two lots. The first lot will be 7.28 acres with an existing home along with a deed restricted conservation area. The second lot will be proposed building lot of 3 acres. The property is located on Ruggles Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-07JK Town of Milton Planning Board

Mr. Williams presented an applciatn for a subdivision review for the Town of Milton in the name of Munter/Boyhaven. He applicant wishes to create a 68.4 acre parcel from their 297 acre parcel. The property is located at NYS Route 29. Mr. Williams stated No Significant County Wide or inter Community Impact.

20-A-08JW Town of Ballston Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Ballston in the name of BSNB Lot Line Adjustment. The existing lot behind the existing bank is to annex 0.16 acres and a 0.02 acres of land to the bank in order to give the bank access to Dominic Drive and to

fix an encroachment of a shed. The property is located on NYS Route 67. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-09JK Town of Malta Planning Board

Mr. Williams presented an application for a Subdivision Review in the name of Three Silos Major Subdivision for the Town of Malta. The applicant proposed a 58-unit townhouse development on 52.69 acres. The property is located on East High Street (I-87). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-10JK town of Clifton Park Planning Board

Mr. Williams presented a Subdivision Review application for the Town of Clifton Park in the name of Stewarts. The applicant is proposing to subdivide out a 1.48 acre parcel from and existing 5.20 acre parcel for the construction of a new Stewarts Shop. The property is located at US Route 9 (I-87). Mr. Williams stated No Significant County Wide or Inter Community Impact. Recusal by Mr. Lewis.

20-A-11JK town of Clifton Park Planning Board

Mr. Williams presented an application for a Subdivision Review in the name of Pasquariello for the Town of Clifton Park. The applicant wishes to subdivide a 3.6 acre parcel from and existing 99.4 acre parcel. The property is located on Waite Road and Route 146. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-12JK Town of Clifton Park Planning Board

Mr. Williams presented an application for a subdivision review for the Town of Clifton Park in the name of GR Lewis Construction to subdivide a 6-lot on a 29.08 acre parcel for a single family home. The lots range from 2.3 care to 9.25 are in size and are all proposed to be served by septic and public water. The property is located on Vischer Ferry Road (CR 90) and Englemore Road. The file is up for discussion.

20-A-14JW Town of Galway Planning Board

Mr. Williams presented an application for a subdivision review in the name of Raeburn LLA. The applicant wishes to perform a lot one adjustment between two properties to fix an encroachment of a mobile home and its driveway and to place a pond on one of the parcels. The property is located on Jockey Street (County Route 52). Mr. Williams state 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