

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

Saratoga County Planning Board
Meeting Minutes
March 19, 2020

The meeting held via Zoom Conference at the office of the Saratoga County Planning Department located at 50 West High Street in Ballston Spa was called to order at 2:15 p.m.

Members Present: Tom Lewis; Chairman, Ed Vopelak, Ian Murray, Devin Dal Pos

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

Approval of Minutes:

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

Referrals

20-18JK Town of Malta

Mr. Kemper presented an application for a Project Plan Review for the Town of Malta in the name of Malta Lands 1, LLC for a mixed use proposal consisting of an 8,000 sf shopfront building, 38 multi-townhome units and 39 twin townhome buildings (78 units). The property is located on Kelch Drive (NYS Route 67 and I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-19MV Town of Malta Planning Board

Mr. Valentine 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 applicant has provided correspondence from NYSDOT confirming no off site traffic mitigation is necessitated by the proposed use. The property is located on NYS Route 67 and Farm Boulevard. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-32JW Town of Waterford Planning Board and Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance and Special Use Permit for the Town of Waterford in the name of Krug. The applicant proposes to ultimately subdivide a property with a single-family home and a detached building to continue the single-family use and redevelop the detached building

into a three-unit apartment. The proposed apartments need a special use permit approval to do so and the proposed subdivision creates lot area, lot width, front yard and side yard variances for both proposed uses. The property is located on Fonda Road. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-34JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review for the Town of Clifton Park in the name of 940/942 Route 146 Professional Park Expansion. The applicant proposes to redevelop a 8.20 acre site by maintaining 16,500 sf of existing buildings and a proposal to construct seven additional buildings that has a total area of 33,600 sf. The proposal includes removing one of two existing curb cuts on RT 146 and improving the other to a boulevard entrance. The property is located on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-35MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Special Use Permit for the Town of Moreau in the name of William Smith. The applicant wishes to utilize a 1.14 acre, vacant, parcel for overflow parking for a nearby used car dealership. The property is located at US Route 9 (Village of South Glens Falls) Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-36MV Town of Moreau Planning Board and Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance and Special Use Permit for the Town of Moreau in the name of Stewart's. A proposed new Stewart's shop at the corner of Route 9 and Spier Falls Road will need a special use permit for Automobile Fueling and three front yard setback area variances for the two proposed gas canopies located on the corner lot. The property is located on US Route 9 and Spier Falls Road (County Route 24 and County Route 31 Fortsville Road) Mr. Valentine had to table this referral due to no quorum with Recusal by Mr. Lewis.

20-37MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Moreau in the name of Stewarts Shops. A proposed new, 3,975 sf Stewart's shop on a 1.39-acre parcel at the corner of Rt 9 and Spier Falls Rd with two "six pump" gas canopies and two diesel pumps under a separate canopy. There is one proposed curb cut on Rt. 9 and two curb cuts on Spier Falls Rd. The property is located on US Route 9 and Spier Falls Road (County Route 24 and County Route 31 Fortsville Road). Mr. Valentine stated that due to recusal by Mr. Lewis the file needed to be tabled due to no quorum.

19-196JW Town of Galway Planning Board

Mr. Williams presented an application for a Special Use Permit and Site Plan Review for the Town of Galway in the name of Galway Co-Op. The applicant is proposing a change of business (stove store to a liquor store), and the addition of two, second floor apartments in the existing 4,600 sf building along with the placement of a 24'x24' detached garage. At the December 2019 meeting, the County PB asked for modifications to the site plan by asking to terminate an

existing curb cut at the Rt. 29/CR-14 interexchange. The applicant has responded by the desire to maintain the existing curb cut in question by limiting it to right out only. This is proposed to be accomplished by placing two no left turn signs. County DPW has responded that this will not meet their standards for a right out only exit.

The property is located on Fish House Road (County Route 14) and NYS Route 29. Mr. Williams recommended disapproval.

20-38MV Town of Corinth Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance for the Town of Corinth in the name of Boulder Point Telecommunication Tower. The applicant proposed a 150 ft. telecommunications tower in the Town's R-1 Zone. The property is located on Butler Road (Village of Corinth). Mr. Valentine stated that the application is incomplete.

20-39MV Town of Corinth Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance for the Town of Corinth in the name of AT & T Telecommunication Tower. The application is proposing a 154 ft. telecommunications tower in the Town's R-1 zone. The property is located on First Street/Sycamore Street. Mr. Valentine stated that the application was submitted incomplete.

20-40MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance (Sign) for the City of Saratoga Springs in the name of McDonald's. The applicant is seeking relief to install two additional browse boards and that the two proposed signs will be less than 50 ft apart. The property is located on South Broadway (US Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-41JK Town of Malta Planning Board

Mr. Kemper presented an application for a Special Use Permit for the Town of Malta Carson's Woodside Tavern. The applicant was in front of this Board in July to propose a +900 sf addition to the kitchen area. The applicant now is proposing to construct a 1,239 sf dining area addition by enclosing the existing deck area and adding 224 sf of bathrooms off of another section of the building. The property is located on US Route 9P. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-42MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Special Use Permit for the Town of Wilton in the name of Dessormeau. The applicant is proposing to construct a duplex on an existing 10.49 acre parcel. The use is permitted through the special use permit review. The property is located on Earnst Road (US Route 9). Mr. Valentine recommended approval.

20-43JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review for the Town of Clifton Park in the name of Plank Road Apartments. The applicant proposes to consolidate three existing lots, each containing a two-story office building, into one lot to construct a 34-unit, four story apartment building. The property is

located on Plank Road (I-87). Mr. Kemper stated that the file was pulled from the agenda.

20-44JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review for the Town of Clifton Park in the name of Rexford Square Self-Storage. The applicant proposes to construct four self storage buildings with a total area of 25,600 sf that contains a total of 128 storage units off of Daggett Drive (NYS Route 146A). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-45MV Town of Ballston Town Board

Mr. Valentine presented an application for the Town of Ballston Moratorium. The Town wishes to impose a moratorium on site plan, special use permit and subdivision applications on Conservation Subdivisions, Traditional Neighborhood Development, Major Subdivision, Commercial and Industrial Development over 5,000 sf, New PUDD's Senior Living District, PUDD amendments, Solar Farms and Apartment, Condo and Townhouse proposals until January 4, 2021.

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-13JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Crescent Woods. The applicant proposes to amend two prior approved projects (1573 Crescent Road 4-lot Subdivision Crescent Woods 62-lot subdivision) to include 11 additional lots for a total of 77 units on 48.72 acres. The property is located on Crescent Road (County Route 92). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-A-16JW Town of Galway Planning Board

Mr. Williams presented an application for the Town of Galway in the name of Foti. The applicant proposes to create a 4.53 acre lot from and existing 96.99 acre parcel. The proposed lot will gain access from West Galway Road. The property is located at Jersey Hill Road and West Galway Road (County Route 45). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-17JW Town of Galway Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Galway in the name of Becker. The applicant owns a house on 20.85 acres of property. The applicant wishes to subdivide by retaining 4.26 acres with an existing house and creating a 16.59 acre parcel for a proposed house. Both the existing and proposed house will access Crooked Street (County Route 14). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-18JW Town of Halfmoon Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Halfmoon in the name of Rivercrest/Bethan. The applicant proposes to subdivide and convey a portion of the lands of the Rivercrest HOA along Clippership Lane to neighboring parcels in order to create road frontage for the rear, vacant portions of each property. The property is located at Clippership Lane (Guideboard Road –County Route 91). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-19JW Town of Halfmoon Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Halfmoon in the name of Dahoda/Behtan. The applicant proposes convey recent gained HOA lands into an existing 42,943.31 sf parcel and to subdivide that parcel into a new conforming lot frontage along Clippership Lane (Guideboard Road –County Route 91). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-20JK Town of Malta Planning Board

Mr. Kemper presented an application for a Subdivision Review for the Town of Malta in the name of Fleming. The applicant is proposing a two lot subdivision by creating a 0.94 acre with an existing home and a 1.79 acre vacant lot. The property is located on Malta Avenue (County Route 63). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-A-21JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review for the Town of Clifton Park in the name of Woodin Road 6-Lot Subdivision. The applicant wishes to create six residential lots from an existing 8.97 acre parcel off Woodin Road (I-87, Town of Halfmoon.) Mr. Kemper 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. Vopelak and seconded by Mr. Murray, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Senior Typist