

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

Saratoga County Planning Board
Meeting Minutes
June 18, 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 2:15 p.m.

Members Present: Tom Lewis; Chairman, Ed Vopelak, Ian Murray, Devin Dal Pos, Don McPherson, Connie Wood and Marcia Murray.

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

Guests: Gay Meier, Saratoga County DPW

Approval of Minutes:

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

Referrals

19-145JW Village of Victory Planning Board

Mr. Williams presented an application for a Site Plan Review in the name of Regan Development Victory Mill for the Village of Victory. The applicant wishes to re-develop a former textile mill into a mixed use site consisting of 186 apartment units and a 5,000 sf brew pub. All proposed uses are allowed in the Village's Mixed Use Village Center zone. The existing 4-story building site will provide 288 parking spaces (additional 69 parking spaces land banked) and will utilize existing curb cuts onto Gates Avenue. The 6.6 acre site will be serviced by public water and sewer. Amenities include an outdoor deck in the rear of the brewpub, an outdoor amphitheater and a playground. The location of the property is 42 Gates Avenue (Saratoga National Park and NYS Route 32). Mr. Williams stated No Significant County Wide or Inter Community Impact. The Area Variance was reviewed by SCPB in August 2019.

20-28MV Town of Wilton Planning Board

Mr. Valentine presented a Site Plan Review in the name of Mevec for the Town of Wilton. The applicant is proposing to utilize an existing 6,000sf building in the vicinity of the Ballard Road and Northern Pines Rd. intersection for retail use and service businesses. The applicant has provided a revised site plan showing more defined delineated curb cut access, internal site traffic patterns along with site parking. This application was reviewed for special use permit by

the SCPB in February 2020. The location is Northern Pines Road (County Route 34) and Ballard Road (County Route 33). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-62MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for the City of Saratoga Springs in the name of Tait Lane Reserve for a site plan review. The applicant proposes new construction of 202 units situated in 12 buildings on three existing parcels. The location of the property is Tait Lane/Allen Drive (NYS Route 9P). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-63JW Town of Milton Zoning Board of Appeals

Mr. Williams presented an application for the Town of Milton in the name of James O'Brien for an Area Variance. The applicant wishes to merge two existing parcels to create a 0.92 acre parcel in the Town's R-2 zone district. The minimum lot size for a single-family use is 5 acres. The applicant is asking for 4.08 acre relief. The proposed merger and non-confirming lot size reflects surrounding parcels with existing single-family uses. The location of the property is Country Club Road (NYS Route 67). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-64MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Wilton in the name of Spectrum. A proposal to construct a 4,050 sf, one-story Spectrum store on the 32.1 acre multi-commercial pad site with Aldi's currently being the only other tenant. The location is Lowes Drive (NYS Route 50). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-65JK Town of Malta Zoning and Town Boards

Mr. Kemper presented an application for Zoning and Text Amendment for the Town of Malta. In December '19, this parcel was reviewed to amend its zoning from Land Conservation to R-8 Residential Zone. This 35.87 acre parcel has been resubmitted to re-zone the property by split-zoning of C7-Highway Commercial East (front portion fronting Hearn Rd) and the rear lands as LC-Land Conservation. The property is located on Hearn Road (US Route 9). Mr. Kemper recommended approval.

20-66JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance for signage for the Malta Chiropractic for the Town of Malta. A proposed double column sign in the DX-3 to replace an existing sign. The proposed sign is to be internally lit which is not permitted in the Town's Form Base Code. The location is at Blacksmith Drive (US Route 9). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-67MV Town of Moreau Zoning Board of Appeals

Mr. Valentine presented an application for the Town of Moreau in the name of Lebowitz for an Area Variance. The applicant owns two adjacent parcels. Parcel 1 is 159 ac and has frontage on West River Rd and is bisected by RR tracks. Parcel 2 is 22 ac and lies west of the RR tracks and is considered non-

conforming due to lack of frontage on a public ROW. The applicant proposes to perform a lot line adjustment by combining the two existing properties and then adjusting the boundary line along the RR tracks. This would create a 38 ac conforming lot with road frontage but increase the the size of a non-conforming lot to 143 ac with no access to a public ROW. The location is West River Road (County Route 29). 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. 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-02JW Town of Milton Planning Board

Mr. Williams presented an application for a Subdivision Review in the name of Rowland Residential Development. A proposed 33- lot major subdivision creating 32 single-family lots one commercial lot between Rowland Street and Route 50 with two proposed curb cuts on Rowland Street. The location is Rowland Street (County Route 47 and NYS Route 50). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-25JW Town of Stillwater Planning Board

Mr. Williams presented an application for a Subdivision Review in the name of Town of Stillwater ROW. The Town wishes to re-align Still Point Lane and NYS Route 423 intersection by relocating the intersection approximately 58 ft to the Northwest in order to improve the sight distance. The property is located at Still Point Lane (NYS Route 423). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-26MV City of Saratoga Springs Planning Board

Mr. Williams presented an application for a Subdivision Review in the name of Loudon Road Subdivision for the City of Saratoga Springs. A proposed 6-lot subdivision from a 11.74 acre parcel. One lot will include an existing single-family home. Each proposed lot will have separate driveways to existing roads and will be serviced by private water and septic. The location of the property is Loudon Road (NYS Route 50). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-27JW Town of Milton Planning Board

Mr. Williams presented an application for a Subdivision Review in the name of Rhodes for the Town of Milton. The applicant performed a two lot subdivision last year to create a 31-ac parcel on the Northside of Gloweege Creek and a 27.188 ac parcel on the Southside. After an apparent internally administered lot line adjustment transferring 5.98 acres and a subdivision of a 12.09 acre parcel bounded by two Town roads and a utility ROW (per Milton's Sub. regs), the applicant wishes divide the remainder of the parcel into two lots using the Gloweege Creeks again. A 13.72 acre lot on the northside and a 27.18 ac lot on the south (unchanged). The location is Lewis Road and Galway Road (County Route 45). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-28MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Martin/Synergy Park for the Town of Halfmoon. As part of the Martin/Synergy Park site plan and its access to US Rt 9, the applicant proposes to combine four existing parcels and then subdivide the bulk into two lots. The applicant will combine a 1 ac, a 0.9 ac, a 0.4 ac and a 5.1 ac parcel and then subdivide the combined area into a 5.3 ac parcel and a 2.1 ac parcel. The location is US Route 9 (Town of Clifton Park). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-29MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of McBride. The applicant proposes to create two flaglots from an existing 76.5 ac parcel. The flaglots will have an area of 1.23 ac and 1.38 ac with access to Pruyne Hill Rd and will be served by public water and private septic. The remaining lands will be 74.7 ac. The location is Pruyne 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. Vopelak and seconded by Mr. Murray, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Senior Typist