

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

Saratoga County Planning Board
Meeting Minutes
July 16, 2020

The meeting held in the Conference at the office of the Saratoga County Planning Department located at 50 West High Street in Ballston Spa was called to order at 4:00pm.

Members Present: Tom Lewis; Chairman, Ed Vopelak, Devin Dal Pos and Don McPherson 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 July 16, 2020 meeting were unanimously approved on a motion made by Mr. Vopelak and seconded by Mr. Dal Pos.

Referrals

20-75MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Wilton in the name of Lumens Holdings #1. A solar array project on a 31.01 acre parcel. Refer to project #20-A-40 in the subdivision referrals for related subdivision. The two parcels will have a shared access easement between them with accessibility NYS Route 50 and County Route 39 (King Road). The location of the property is Sherman Road (NYS Route 50 and County Route 39) Zone R-2. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment. Both applications meet the criteria established under the Town of Wilton's Solar Ordinance. This file is deferred until September for the Site Plans only.

20-76MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Wilton in the name of Lumens Holdings #2. A proposal of a solar array Project #2 on a 29.97 acre parcel. The location is King Road (County Route 39 (NYS Route 50) Zone R-2. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on Curb Cut issuance by SCDPW. This file is deferred until September for the Site Plans only.

20-82JW Town of Ballston Planning Board

Mr. Williams presented an application for a Site Plan Review and Special Use Permit for the Town of Ballston in the name of 230 Church St LLC. The applicant proposes to re-develop the current 1.44 acre auto repair site into a 2,5050 sf convenient store with a 4-pump gas canopy along with a proposed attached 3,600 sf building addition for leased retail space. The three existing full-access curb cuts will be modified to one full access on Ballston Ave. There are 42 shared parking spaces provided and the site will be serviced by public water and private septic. The location of the property is Church Street/NYS Route 50/67 and Ballston Avenue Zoned Mixed Use. Mr. Williams stated No Significant County Wide or Inter Community Impact with comment. The applicant will need to contact NYSDOT regarding access improvements on NYS Route 50 & 67.

20-83JW Town of Stillwater Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Stillwater in the name of Polyset Company. A proposal to construct separate 8,867 sf and a 1,455 sf one-story additions onto an existing 40,000 sf manufacturing building. The plan also includes an improved parking area of 20 spaces and utilizing the existing curb cut on Route 4 and re-locating the existing curb cut on East Street. The location is East Street, US Route 4, & NYS Route 32 & 67 Zone T5. Mr. Williams stated No Significant County Wide or Inter Community Impact with comment. The applicant will need to contact NYSDOT regarding access improvements on US Route 4 and NYS Route 32 & 67.

20-84MV Town of Moreau Town Board

Mr. Valentine presented an application for a Zoning Text Amendment for the Town of Moreau. The Town proposes to remove the permitted use of a two-family dwelling from all of its zoning designations except for R-2 and UR Zones. The location is Town-Wide. Mr. Valentine recommended approval with comment to follow a 6 month moratorium application and permits.

20-87JK Town of Malta Town Board

Mr. Kemper presented an application for a Project Plan Review for the Town of Malta in the name of Sitwell Enterprises LLC. A proposal to construct a one story, 11,465 sf retail building on a 3.83 acre parcel that is currently occupied by two, 1 story retail buildings. The proposed building will be constructed in the front site and utilize existing drive accesses and parking spaces as well as the construction of additional parking spaces. The location is US Route 9 Zone DX-3. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-88JK Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review for the Town of Malta in the name of Stewarts Shops. A proposal to re-develop an existing Stewarts Shoppe with a new 6 pump, 3,916 sf fuel canopy. Existing access will be maintained with a right in only from Route 9 and full access on Cherry Choke Road with 34 parking spaces being provided. All of this is proposed to

be accomplished by merging two existing parcels to make a 4.38 acre site. The location is US Route 9 and Cherry Choke Road Zoned C-8. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-89JK Town of Malta Town Board

Mr. Kemper presented an application for a Special Use Permit and Project Plan Review for the Town of Malta in the name of ZZ Petroleum. A proposal to re-develop a 1.37 acre site to construct a 5,000 sf convenience store with a 6 pump canopy and a separate 3,360 sf repair garage facility. All existing curb cuts will be maintained on Route 9. Location of the property is US Route 9 Zoned FBC GC-3. Mr. Kemper requested additional information.

20-90JW 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 7 Synergy Park. The applicant proposes to place 11 wall-mounted signs on the 162,000 sf U-Haul/self-storage facility. The sign are variances needed are for total aggregate of signage (785 vs 60 sf), the maximum number of signs 11 vs. 2) and for maximum sign height of (36.5 ft vs 16 ft). The location is Synergy Park Drive (I-87 Northway & Kinns Road (County Route 109) Zoned B-5. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-91JW Town of Greenfield Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for the Town of Greenfield in the name of Mahay. An Area Variance due to an existing 119 acre parcel that has no road frontage on Lake Desolation Road. The applicant wishes to build a single-family home with an driveway access easement in place over lands of other and accessing Lake Desolation Road. The Location is Lake Desolation Road (County Route 12) Zoned LDR. Mr. Williams stated No Sifnificant County Wide or Inter Community Impact with comment that the applicant will need to contact County DPW for access improvements onto County Route 12.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Vopelak and the motion was seconded by Mr. McPherson 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

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

Respectfully Submitted,
Cynthia T. Nick, Senior Typist