

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

Saratoga County Planning Board
Meeting Minutes
August 20, 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, 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 and Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance and Special Use Permit for the Town of Wilton in the name of Lumens Holdings. The applicant is requesting relief for a minimum lot frontage for a proposed subdivision and site plan of a solar array project. The proposed 31.01 acre parcel will have 85 ft frontage, where 250 feet is the minimum allowed. The location is Sherman Road (NYS Route 50 & County Route 39). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Both applicants meet the criteria established under the Town of Wilton's Solar Ordinance. File deferred until September.

20-76MV Town of Wilton Planning and Zoning Board of Appeals

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review for the Town of Wilton in the name of Lumens Holdings. The applicant needs relief for a minimum lot frontage for a proposed subdivision and site plan of solar array project #2. The proposed 39.97 acre parcel will have 97.56 ft of frontage where 250 ft minimum is required. The property is located on King Road (County Route 39 and NYS Route 50). Mr. Valentine stated No Significant County Wide or Inter Community Impact. The applicant will need a curb cut permit issued by SCDPW. File deferred until September

20-82JW Town of Ballston Planning Board

Mr. Williams presented an application for a Special Use Permit and Site Plan Review for the Town of Ballston in the name of 230 Church St. LLC. The applicant proposes to redevelop the current 1.44 acre auto repair site into a 2,050 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 and one right in/out on Route 50/67 and a third, 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 is Church St/NYS Route 50/67 and Ballston Ave. Zoned Mixed-Use. Mr. Williams stated No Significant County Wide or Inter Community Impact with comment that the applicant will need to contact NYSDOT regarding access improvements on NYS Routes 50 & 67.

20-83JW Town of Stillwater Planning Board

Mr. Williams presented an application for a Site Plan Review in the name of Polysset Company. A proposal to construct a separate 8,867 sf and a 1,455 sf one-story addition onto an existing 40,000 sf manufacturing building. This 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 and 67 Zoned T5. Mr. Williams stated No Significant County Wide or Inter Community Impact with comment that the applicant will need to contact NYSDOT regarding access improvements on US Route 4 and NYS Routes 32 & 67.

20-84MV Town of Moreau Town Board

Mr. Valentine presented an application for a Zoning Amendment Text 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 amendment is intended 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 bid on a 3.83 acre parcel that is currently occupied by two, one story retail buildings. The proposed building will be constructed in front of the site and utilize existing drive accesses and parking spaces as well as the construction of additional parking spaces. The location is US Route 9 Zoned 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 Shop. A proposal to re-develop an existing Stewart's Shop Site to construct a new 3,975 sf Stewarts Shop 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 proposed to be accomplished by merging two existing parcels to make a 4.38 acre site. The location is US Route 9 & Cherry Choke Road Zoned C-8. Mr. Kemper stated No Significant County Wide or Inter Community Impact. Recusal by Mr. Lewis.

20-89JK Town of Malta Town Board

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

20-90JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for Signage in the name of Synergy Park. The applicant proposes to place 11-wall mounted signs on the 162,000 sf U-Haul/self-storage facility. The sign area variances needed are for total aggregate of signage.(785 sf 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 has no road frontage on Lake Desolation Road. The applicant wishes to build a single-family home with a 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 Significant County Wide or Inter Community Impact. The applicant will need to contact County DPW for access improvements onto County Route 12.

20-92JK Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance for the Town of Clifton Park in the name of Peterson. The applicant wishes to subdivide an existing, double frontage, 0.94 acre parcel into two lots. The first conforming lot will have an area of 22,240 sf with an existing single family home and fronting on Vista Court. The second lot will be 18,670 sf and is proposed to be for a two-family home to be built in the future and fronts on Route 146 causing the need for area variances. The area variances needed are for lot area (18,670 sf vs 30,000 sf), rear yard setback (15ft vs 30ft) and front yard setback from the centerline of Route 146 (107 ft. vs 130 ft.). The location is Vista Court and NYS Route 146 Zoned HM. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-93JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for a Use Variance for the Town of Clifton Park in the name of Ajzal. The applicant wishes to operate a rental car/moving

truck business from and existing 0.88 acre auto repair site. The applicant states that the car rental and moving truck rental would take place by utilizing 8 parking spaces in the front of the business and more space in the rear while providing counter space for clerical work inside the existing 2,600 sf building. The use variance is for an expansion of a pre-existing, non-conforming use. The location is Vischer Ferry Road (County Route 92) Zoned B-3. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-94MV Town of Wilton Town Board

Mr. Valentine presented an application for a Zoning Amendment PDD/Map for the Town of Wilton in the name of Palmertown Ridge PUDD. A proposal to amend the Palmertown Ridge PUDD property back to the Town's R-3 zone. Mr. Valentine recommended approval. No comment legislative action proposed by the Town Board. Recusal by Don McPherson.

20-95MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Special Use Permit for the Town of Wilton in the name of Scalo. A proposal for an in-home occupation to operate a hair salon by utilizing an existing 12 ft x 22 ft addition in the rear of an existing house. A 18 ft x 35 ft parking area for the salon is also proposed. The location is NYS Route 50 Zoned R-2. Mr. Valentine stated No Significant County Wide or Inter Community Impact. The existing access proposed parking signage lighting and hours of operation to be reviewed by the town planning board as part of home occupation special use permit.

20-96JW Town of Clifton Park Planning Board

Mr. Williams presented an application for a Site Plan Review in the name of Nortrax Inc. in the Town of Clifton Park. A proposal to construct a 26,000 sf sales and service building on a 14.56 (See #20-A-45) acre parcel that is part of the DCG Ushers Road L/I development. The proposed building will be utilized for sales and service of heavy equipment machinery with an outdoor display are surrounded by 70 parking spaces. The location is Wood Road Ushers Road-NYS Route 822 and I-87 Zoned L-2. 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. Vopelak and 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

20-A-37MV Town of Corinth Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Corinth in the name of Emery. A proposal to subdivide a 171 acre parcel into four parcels for single family homes. The lots will have area of 1.5 acres, 3.0, 3.1 and 163 acres. All lots are considered flag lots and all access off of Mosher Road (County Route 10). Mr. Valentine stated No Significant County Wide or Inter Community Impact will comments that the applicant will need curb cut permits.

20-A-40MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Wilton in the name of Lumens Holdings #1 & 2. A proposal to subdivide a 54.24 acre parcel into a 31 acre parcel (Lumens Solar Array #1) and a 27.97 acre parcel (Lumens Solar Array #2). The properties are located on Sherman Road (NYS Route 50 & County Route 39) Zoned R-2. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-42JK Town of Malta Planning Board

Mr. Kemper presented an application for a Subdivision Review for the Town of Malta in the name of Lands of Malta II, LLC. A proposal to subdivide an existing 3.42 acre parcel into a 0.58 acre parcel for Starbucks and a 2.54 acres parcel for a multi-tenant bid to separate and two uses. The property is located on NYS Route 67. Zoned DA-2 and DN-4. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-A-43MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Halfmoon in the name of Beadle. A proposal to subdivide a 1.78 acre parcel into two parcels by creating a 27,624 sf lot and a 1.15 acre lot for proposed single family home with public water and sewer being provided. The property is located on Woodin Road (Town of Clifton Park) Zoned R-1. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-44MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Halfmoon. A proposal for a lot line adjustment and conveyance to further subdivide to create a 2.12 acre lot and 6 acre lot. The property is located on NYS Route 236 Zoned R-1. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Suggesting utilizing the existing curb cut on Route 236 to be shared between Lot 2A and 2B. NYSDOT work permit needed. Application information incomplete at this time.

20-A-45JW 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 DCG Ushers Road. A proposal to subdivide a 32.9 acre parcel into four lots after the conveyance of 0.65 acres (LLA) to an adjacent

parcel under the same ownership. The subdivision proposal will create four, light industrial parcels consisting of a 1.58 acre, 5.28 acre 11.47 acre and 14.57 acres. All parcels will be accessed off Ushers Road via a 60 ft private access drive and all proposed sites will be served by public water and sewer. The property is located at Wood Road, Ushers Road (NYS Route 822 and I-87) Zoned L-2. Mr. Williams stated No Significant County Wide or Inter Community Impact. A NYSDOT permit will be needed for access improvements to NYS Route 822.

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