

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

Saratoga County Planning Board
Meeting Minutes
September 17, 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, Ian Murray, 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: Gary Meier, Saratoga County DPW

Approval of Minutes:

The minutes of the August 20, 2020 meeting were unanimously approved on a motion made by Mr. Vopelak and seconded by Mr. Dal Pos.

Referrals

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 while maintaining the office buildings. The proposed 8,850 sf apartment building will front along Plank Rd with the existing office buildings in the rear. It will utilize the existing north and south access points onto Plank Rd. while eliminating the middle curb cut. The site will also provide a cross connection to "Shoppers World" plaza in the rears of the site. The location is Plank Road (I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-48JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Synergy Phase II. The location is US Route 9 (Town of Halfmoon). A proposed Phase II of the Synergy Park L/I Park. With a proposed subdivision to create three building lots of 8.3 acre and 12.6 acres and 8.3 acre respectively and leaving two vacant lots with a total area of 44 ac. The applicant is proposing to construct a 100,000 sf office/warehouse building on the 12.6 ac building lot. The proposed building will access off of a private road that leads to Rt. 9.

Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-55MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Wilton in the name of Wilton Plaza. A proposal to relocate the trash & recycling enclosure from the northeast area of the site in the rear of the plaza building to the west side of the plaza building. The two 10-yd trash and two 8-yd recycle bins will be enclosed by finished concrete block. The location of the property is NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-97JK 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 Druthers Brewing Company. A proposal to construct a 10,000 sf restaurant/brewery building on 5.3 ac parcel located at the corner of Maxwell Drive South and South Side Drive. The proposed restaurant/brewery will also provide outdoor seating area with playground and 250 parking spaces (130 land banked). The location is Maxwell Drive South and South Side Drive (NYS Route 146). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-98JW Town of Charlton Planning Board

Mr. Williams presented an application for a Special Use Permit in the name of Debach Antiques. A proposal to operate an antique/second hand retail store from an existing attached rear shed to an existing home. Off street parking provided. The location of the property is Crane Street (Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-99JK Town of Clifton PARK Town Board

Mr. Kemper presented an application for PDD Legislation in the name of Edison Club PDD II for the Town of Clifton Park. A proposed PDD consisting of reducing the existing golf club's 27 holes to 18 in order to make room for 215 residential units of single-family and, 2,4, and 8 unit condominium blds. Also convert the club house to senior living facility and move Stewart's Shop into the district. All on 287.56 acres. The location is Riverview Road & Nott Road & NYS Route 146 (PDD). Mr. Kemper stated to approve with a significant comment letter.

20-100JW Town of Ballston Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for signage for the Town of Ballston in the name of 230 Church Ave. A sign proposal in need of four sign area variances for the proposed redevelopment of the existing Sunoco/car repair site. The variance being sought are for total number of exterior signage where the applicant proposes 7 signs and 2 is the max. allowed, total height of the freestanding sign where the applicant is asking for a 18.56 ft tall sign where 8 ft. is the max. allowed, for the total area of one side of the freestanding sign where the applicant is asking for one side to be 50 sf and 32 sf is the max. allowed and for total area of all signage on the site where the applicant wishes to have 184 sf of signage and 150 sf is the maximum allowed. The location of the property is Church Street (NYS Route 50 and 67) in the

Mixed Use North District. Mr. Williams stated No Significant County Wide or Inter Community Impact with comment on sight distance with the freestanding sign and being consistent with past sign and sign variance approval with neighboring businesses.

20-101JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Site Plan Review in the name of VanAuken Trucking. A proposed wood chipping facility on a 12.12 ac flag-lot off of NYS Rt. 50. The 24 ft. wide, graveled access drive is ~2,100 ft. long where the parcels opens up for the wood chipping operations. There is a circular drive, around the wood chipper, for trucks to deliver the logs and pick up the mulch along with an equipment storage bld. and exterior log and wood chip storage areas along the perimeter of the site. The location of the property is NYS Route 50 Zoned Industrial. Mr. Williams stated that additional information will be requested.

20-102JW Village of Round Lake Village Board

Mr. Williams presented an application for a Zoning Amendment-Text for the Village of Round Lake. The Village of Round Lake proposes to amend Chapter 180 of their local laws with regard to raising of poultry in the RV-1 and RV-2 zoning districts. The Village proposes to remove the minimum area of 2 acres from the RV-1 zone and to permit keeping chickens in the RV-2 zone upon approval of the Village's ZBA. The location if Village-wide. Mr. Williams recommended approval.

20-103MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Special Use Permit for the Town of Halfmoon in the name of Pagoda Duplex for duplex uses. See Subdivision also. Proposed subdivision of a 2.33-ac parcel (#20-A-54) to accommodate construction of 2 duplexes on each new lot. One lot is a flag lot. Both parcels propose to gain access to CR# 91 by utilizing one shared point of access and driveway. The location of the property is Grooms Road (County Route 91) Zoned PO/R. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on curb cut permits needed from SCDPW and an Access Agreement should be filed with the plan.

20-104MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Modified Site Plan for the Town of Halfmoon in the name of 421 Halfmoon Flex Park. Site plan modification to an approved plan currently under construction. Addition/placement of two large generators on a concrete pad at the southeast of the bldg., an added loading ramp to the south of the bldg. and a ground-level truck scale on the west side of the bldg. On the 13-acre site is an approved 50,000 sf re-packaging facility. The location of the property is NYS Route 146-Zoned Parkford PDD.

20-105MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon in the name of Twin Bridges Operations Center. A revised/modified submittal to construct a 20,100 sf building (previously 60,000 s.f. mixed use office bldg.) as a solid waste operation center (permitted in the Boyajian PDD). The building and the

12.7-acre site will offer offices, employee and truck parking, employee support area, routine maintenance area and internal storage for roll-off material. The site will provide 168 parking areas with principal access from NYS Rt. 9 and emergency access to/from Sitterly Rd. The location is US Route 9 and Sitterly Road (emergency only) in the Boyajian PDD. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Curb Cut Permits will be needed for access on to US Route 9. Verify whether use calls for visual and/or sound mitigation to adjoining properties.

20-106JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for the Town of Clifton Park in the name of Schuyler LLC. Applicant is requesting relief for a front yard setback from property line where 30 ft. is required and 10 ft. is proposed and for setback off of the center line of the road where 100 ft. is required and 48 ft. is proposed. The applicant wishes to construct a single-family home and is impeded with wetlands and a perennial stream. The location of the property is Grooms Road (County Route 91) Zoned CR. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-107MV Town of Wilton Town Board

Mr. Valentine presented an application for a Zoning Text Amendment for the Town of Wilton. The Town proposes to enact a Local Law permitting and regulating short-term rentals in its residential zoning districts. The location is town-wide. Mr. Valentine recommended approval.

A motion to approve Planning Department recommendations for planning referrals as presented was made by Mr. Murray and a 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

20-A-22JK Town of Clifton Park

Mr. Kemper presented an application for a Subdivision Review for the Town of Clifton Park in the name of Synergy Phase II. The applicant proposes to subdivide a 29.2-acre portion of land from two tax parcels with a total area of 73.3 acres. The proposal will create three lots of 8.3-ac, 12.6-ac and 8.3 ac. as part of Phase II of the light industrial park. The total remaining 44 acres will be left vacant for future development and left into two parcels of 25.1 acres and 17.1 acres. The location of the property is US Route 9 (Town of Halfmoon). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-A-47 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 Robertaccio. A proposal to subdivide a 5.01 ac parcel from an existing 84.21 acre to provide for one, residential lot. Private well and septic being provided. The location of the property is Hubbs Road (Town of Ballston. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment that sight distance should be looked at.

20-A-48JW Town of Charlton Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Charlton in the name of Gilmore. A proposal to subdivide an existing 5.8 ac lot into two lots. The first lot will be 3.28 ac that will be occupied with an existing single-family home and two garages. The second lot will be a proposed 2.52 ac residential lot. Private well and septic provided. The location of the property is Eastern Avenue (Jockey Street and Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-49JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Green-750 Route 146A. A proposal to subdivide an existing 5.50 ac parcel into two residential lots and convey 4.02 ac of the same property to an adjoining parcel. The first lot will be 0.72 ac for a future single-family home and the second proposed lot will be 0.76 ac with improvements of an existing home an outbuildings. Both lots will access Rt 146A (across from Kinns Rd). The location is NYS Route 146A and Kinns Road (CR #109). Mr. Kemper stated No Significant County Wide or Inter Community Impact with comments on need for NYSDOT work permit and access.

20-A-50MV Town of Saratoga Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Saratoga in the name of Jorgensen. Proposed subdivision of an existing 5.94-ac parcel into two bldg. lots; one of 2.0 acres with an existing mobile home and garage on lot and the second lot will be a 3.94-ac parcel with an existing house. Both lots front NYS Rt. 4 and both have existing, separate driveways. The location is NYS Route 4. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Need for DOT curb cut permit on proposed driveway.

20-A-51MV Town of Saratoga Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Griffen for the Town of Saratoga. Subdivide an 8.74-ac bldg. lot from an existing 154.15-acre parcel. The proposed 8.74-ac parcel is already improved with an existing home, garage, and two barns with an existing driveway to CR-67. Remainder land to remain vacant and in ag. use. The location is County Route 67 (Ag District #1) Zoned Rural District. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-52JK 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 Alessandrini. A proposal to subdivide a 19.12 acre parcel into four residential lots with private well and septic being provided. The

lots will have areas of 2.29, 2.06, 4.22 and 9.96 acres. Each lot will access Ray Rd. The location of the property is Ray Road (Ag District #2). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-A-53JW Town of Malta Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Malta in the name of McDonald. A proposal to create a building lot from an existing 1.81 ac. parcel. The proposed lot will be 0.48 ac leaving a 1.33 ac parcel with improvements of a single-family home facing Saratoga Lk. The location is Route 9P and Private Road Salvatore Court. Mr. Williams stated No Significant County Wide or Inter Community Impact. Applicant should look into gaining an easement to access the new building from the private Salvatore Court.

20-A-55MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Wilton in the name of Tooker/Faraone Subdivision. A proposal to create a 6.53 ac parcel from a 95.47 ac parcel. The proposed lot will front onto Jones Road and be utilized for the sale of firewood. The location is Points of access on both Jones Road and NYS Route 50. 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. 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. McPherson and seconded by Mr. Dal Pos, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Senior Typist