

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**November 19, 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, Ian 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 October 15, 2020 meeting were unanimously approved on a motion made by Mr. Vopelak and seconded by Mr. Dal Pos.

**Referrals**

20-111JW Town of Galway Planning Board

Mr. Williams presented an application for The Town of Galway, a Special Use Permit and Site Plan Review in the name of TJA Clean Energy. The applicant proposes to develop 17 acres for ground mounted solar array on an existing 30.85 acre site. The site will access off of Perth Road and will have an 8 foot tall chain link fence around its perimeter. The location is Perth Road (County Route 45 & Ag District #2) Zoned-AR. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-120MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review for the City of Saratoga Springs in the name of Mackey Service Facility. The applicant proposes to utilize 15,800 sf of an existing 22,000 sf warehouse building to operate a vehicle service support facility for operations associated with Mackey Auto Group car dealership on Excelsior Avenue, Route 50 near Exit 15 off I-87. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-122JW 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 Benuscak Townhouse Apartments. The applicant proposes to construct 10 single-story townhouse apartment units within three buildings on two parcels with a combined area of 3.45 acres. The location of the property is Garrett Road (Village of Ballston Spa). Mr. Williams stated No Significant County Wide or Inter Community Impact.

#### 20-123MV Town of Milton Town Board

Mr. Valentine presented an application for the Town of Milton, a PDD Amendment in the name of Hutchins Senior Housing PDD. Approved in October 2018, the Hutchins Road Senior Apartment PDD allowed for 52-units of apartments with single-car garages for each unit. Applicant now proposes to amend the original PDD to allow 19 of the 52-units to have two-car garages. The location of the property is Hutchins Road (City of Saratoga Springs). Mr. Valentine recommended approval.

#### 20-124MV City of Saratoga Springs City Council

Mr. Valentine presented an application for the City of Saratoga Springs, a PUD Amendment in the name of Congress Park Centre PUD. A petition to extend the 1993 PUD legislation, which is set to expire December 31, 2020, to a new expiration date of December 31, 2035. The location is city-wide. Mr. Valentine recommended approval.

#### 20-125JW Town of Northumberland Zoning Board of Appeals

Mr. Williams presented an application for the Town of Northumberland, an area variance in the name of Schwikeert Subdivision. The applicant wishes to subdivide an existing 0.834 acre parcel (36,329sf) into two parcels. The first lot will have an area of 16,511 sf with a disputed 2 or 3 unit home (assessed as a single family) and the second is proposed with an area of 19,820 sf with several cottages and other small outbuildings. The Town's Hamlet zone requires 20,000 sf for a single-family use and 40,000 sf for a two-family use. Concerns include several uses currently occurring on the site, several encroachments on State lands regarding a cottage, a shed and a driveway and an existing wide open curb cut at a very precarious location at NYS Route 4 & 32, Route 4 and 32 interchange. The location is NYS Route 4 & 32, NYS Route 4 and NYS Route 32 (Town of Greenwich). Mr. Williams stated more information will be needed for further review.

#### 20-126MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon, a Site Plan Review in the name of Precision Valve and Automation. The applicant proposes interior reconstruction of the existing 76,200 sf Sportsplex of Halfmoon for manufacturing use and constructing a 1,500 sf addition at the front of the building for office area. The location is Corporate Drive (US Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### 20-127MV City of Mechanicville Planning Board

Mr. Valentine presented an application for the City of Mechanicville for a Special Use Permit in the name of Gagne/Morin Development. A proposal to

change the use of the third floor of an existing 1920 building in downtown Mechanicville (previously a Masonic Assoc. building, now retail on first and small business offices on second floor) by creating 4 1-bedroom apartment on third floor. The location is Park Avenue (US Route 4). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### 20-128MV City of Mechanicville Planning Board

Mr. Valentine presented an application for the City of Mechanicville a Special Use Permit and Site Plan Review in the name of Frank Lewis Holdings, LLC. The applicant proposes construction of a 50,000 sf warehouse building, a 9,375 sf, one story office building and six non climate controlled, self-storage buildings (total area of 37,200 sf) on a 7.39 acre site. The location of the property is Industrial Park Road (Town of Halfmoon). Mr. Valentine stated No Significant County Side or Inter Community Impact.

#### 20-129MV Town of Wilton Planning Board

Mr. Valentine presented an application for the Town of Wilton a Site Plan Review in the name of Parillo Trailer Storage. The applicant proposes for a temporary 9-month tractor trailer storage (overflow from Ace Hardware) on 5.3 acres comprised of three separate tax parcels under one owner. The location is Ballard Road (County Route 33) south side between Stewarts and D.A. Collins. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### 20-130JW Town of Waterford Zoning Board of Appeals

Mr. Williams presented an application for the Town of Waterford, an Area Variance in the name of Redburn Development Partners. The applicant proposes to convert a former 4-story mill building into a 39-unit apartment building that is in need for an area variance for a front yard setback (4ft vs 40 ft) and for building height 124 ft. vs 50 ft.). Both area variance requests are for pre-existing conditions. The location is Mohawk Avenue (Village of Waterford and Peebles Island Park. Mr. Williams stated No Significant County Wide or Inter Community Impact.

#### 20-131JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park a Site Plan Review in the name of Parkside Covenant Church. The applicant proposes to construct a 9,876 sf addition to the existing 9,500 sf church. Also increase the parking area to the N and S of the building to accommodate 47 additional spaces on the 5.45 acre site. The location is Jarose Place (Grooms Road County Route 91). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

#### 20-132JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park a Site Plan Review in the name of Panera Drive-Thru. The applicant proposes to provide a drive-thru service to the existing Panera Bread restaurant location off Maxwell Drive. The drive thru service will need a 425 sf addition for pick up window and will alter the outdoor patio seating area while still providing for pedestrian access the the adjacent plaza. The location is Maxwell Drive (NYS Route 146). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

#### 20-133JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park a Site Plan Review in the name of Stewart's Shop. Associated with the recent Edison Club II PDD, the existing Stewarts shop proposes to redevelop its site to provide a 3,900 sf Stewarts Shop with four gas pump canopy along with a proposed 1,488 automated car wash building. This all will occur after 0.965 acres from Edison Club is conveyed to Stewarts 0.816 acre parcel to create a 1.778 acre site. The location is Riverview Road (County Route 91) (NYS Route 146). Mr. Kemper stated that additional information will be requested for further review. Recusal by Tom Lewis.

#### 20-134JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Special Use Permit for the Town of Clifton Park in the name of Massaroni. A proposal to construct a two family structure on two separate parcels off of Lapp Road. Both two-family homes will access off of Lapp Road. The location of the property is Lapp Road (Vischer Ferry-Crescent Road County Route 92). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

#### 20-135MV Town of Corinth Zoning Board of Appeals

Mr. Valentine presented an application for the Town of Corinth. An Area Variance in the name of Kyarsgaard. The applicant proposes to separate two existing single-family homes on a 43.61 acre parcel. The applicant needs relief from the Town's minimum lot width requirement (200 ft) in order to do so. The location is Route 9N (Village of Corinth and Town of Lake Luzerne). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### 20-136JK Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for the Town of Clifton Park and Area Variance for signage. The applicant proposes to place a tenant sign on an existing off-premise, freestanding sign that is located on an adjacent property (Parkford Plaza) of the Childtime site. The Town's code does not allow off premise signs. The property is located on US Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

#### 20-137MV Village of Waterford Village Board

Mr. Valentine presented an application for the Village of Waterford, a Zoning Amendment-Map and Text. A zoning amendment to 1) create from the current Residential Zoning District two separate zoning districts (Residence District 1 for 1 & 2 family homes and Residence District 2 for 3 & 4 homes allowed by SUP) as well as eliminating the current (Manufacturing) District. The location is Village Wide. Mr. Valentine recommended approval.

#### 20-138JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Site Plan Review and Special Use Permit in the name of Morningkill Properties LLC. After three lot line adjustments (See 20-A73), a proposal to construct two, 8-unit, two-story condominium buildings and two detached parking garages. (9 garage stalls total) on the 1.37 acre site. The proposed access is via an easement

through an existing apartment complex (The Enclave) to the site's South which eliminates the need for a new curb cut. The location is NYS Route 50. Mr. Williams stated No Significant County Wide or Inter Community Impact.

#### 20-139JW Town of Northumberland Planning Board

Mr. Williams presented an application for the Town of Northumberland for a Site Plan Review in the name of Pink Pup Daycare. A proposal to utilize an existing residential structure and two barns (1,800 sf and 7,776 sf) to operate a pick up and drop off doggy daycare business. There is fenced off dog play areas and improved parking proposed with the utilization of the existing curb cut out on Route 50. The location of the property is NYS Route 50. Mr. Williams stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for planning referrals as presented was made by Mr. Dal Pos and a 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-67JK Town of Edinburg Planning Board

Mr. Kemper presented an application for the Town of Edinburg for a Subdivision Review in the name of Winney. A proposal to subdivide three existing parcels into seven residential lots. 6 of the lots will be for single-family uses and the seventh lot will be retained for future development. There is a private road to be constructed and each lot will be served by private well and septic. Stormwater will be managed on site. The location of the property is South Shore Road (County Route 7). Mr. Kemper stated to request additional information.

#### 20-A-73JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston a Subdivision Review in the name of Morningkill Properties LLC. A proposal to perform three lot line adjustments to convey 3,717 sf from a 29,978 sf property "A" to the west of the site and a 4,827 sf from a 1.72 acre property "B" to the south of the site to create a 1.37 acre property for a proposed 16-unit condominium project. Also, Property A will convey 4,827 sf to "B" thus retaining its original lot area of 1.72 acres. Property "A" will have an area of 21,433 after the LLA. The property is located on NYS Route 50. Mr. Williams stated No Significant County Wide or Inter Community Impact.

#### 20-A-74MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Subdivision Review in the name of Solar Associates. A proposal to subdivide a 4.68 acre parcel with the King PDD (The Crossings) into two lots of 2.74 acres

and 1.93 acres. The proposed 2.74 acre parcel will be the site for the Special Grocery that was reviewed earlier in the year. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-75MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon, a Subdivision Review in the name of Mott Orchard PDD. A 91-lot major subdivision proposed for development as a 97.3 acre PDD on Farm to Market Road (County Route #109). The residential PDD will be comprised of creating 30 twinhome lots, 25 carriage home lots and 35 sf lots of +/- ½ acres each. The proposed site is on the north and south sides of FTMK Rd, creating the need for two county curb cuts. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-76MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Subdivision Review in the name of McBride LLA. A proposed lot line adjustment consisting of 30 McBride Road annexing 5.50 acres to 12 McBride Road. The result leaves a final area of 9.10 acres for 30 McBride and 80.16 acres for 12 McBride Road. The location of the property is Pruyn 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. McPherson, the motion was seconded by Mr. Murray 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. Murray, the meeting was adjourned with all in favor.

Respectfully Submitted,  
Cynthia T. Nick, Senior Typist