

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**December 17, 2020**

The meeting held via Phone 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 Connie Wood.

**Staff:** Jason Kemper, Director, Michael Valentine, Senior Planner, Jeffrey Williams, Planner.

**Guests:** Gary Meier, Saratoga County DPW

**Approval of Minutes:**

The minutes of the November 19, 2020 meeting were unanimously approved on a motion made by Mr. Vopelak and seconded by Mr. McPherson. Recusal Ms. Wood.

**Referrals**

**20-140JW/MV Town of Stillwater Town Board**

Mr. Williams and Mr. Valentine presented an application for the Town of Stillwater for a Comprehensive Plan Update. The Town of Stillwater is updating their Comprehensive Plan with an integrated Draft Generic Environmental Impact Statement. The last Town Comprehensive Plan was completed in 2006. The Plan will be town-wide. The Board recommended approval.

**20-142MV Village of South Glens Falls Zoning Board of Appeals**

Mr. Valentine presented a Use Variance application for the Village of South Glens Falls in the name of Granger. A proposal to change a restaurant use (in a former residential structure) back into a residential use within the Village's commercial zoning district. The location is Saratoga Avenue (US Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**20-144JK Town of Clifton Park Town Board**

Mr. Kemper presented an application for a Moratorium for the Town of Clifton Park. A proposed 6-month Moratorium for permits, application for permits, site plans and other land use approvals for ground-mounted solar projects. The Town, understanding NYS's major changes to the renewable energy siting

standard for such projects within the existing and projected hosting capacity of regional utilities as appropriate for the various zoning districts including non-residential zoning districts. The location is Town-Wide. Mr. Kemper recommended approval.

A motion to approve this moratorium as presented was made by Ms. Wood and a motion was seconded by Mr. Dal Pos and unanimously approved.

### **20-145JW Town of Waterford Planning Board**

Mr. Williams presented an application for a Site Plan Review in the name of Momentive for the Town of Waterford. A proposal to construct a 6,800 square foot siloxane unloading facility consisting of 80 ft. x 80 ft., 4-tractor trailer lane unloading canopy and a 20 ft. x 20 ft. control room at the existing manufacturing facility. The location is Schoolhouse Road (US Route 4 & NYS Route 32). Mr. Williams stated No Significant County Wide or Inter Community Impact.

All Referrals were processed by MOU with Ms. Wood and Mr. Dal Pos approving all recommendations.

A motion to approve Planning Department recommendations for planning referrals as presented was made by Ms. Wood and a 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-77MV Town of Providence Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Hitchcock for the Town of Providence. A proposed three lot subdivision of an existing 31.48 ac. parcel along with a lot line adjustment. Lot 1 will be an 8.77 ac. parcel with existing house and barns. Lot 2 will be a 9.01 ac. parcel for a proposed single-family home and Lot 3 will be an 8.42 ac parcel for a proposed single-family home. After the subdivisions, the residual lands of 5.29 acres will be conveyed to the neighboring lands to make a 6.78 acre parcel. The location is Crannel Road and Fayville Road (County Route 13). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

### **20-A-78JW Town of Charlton Planning Board**

Mr. Williams presented an application for a Subdivision Review in the name of Case for the Town of Charlton. A proposal to create a 2.013 acre parcel from an existing 47.526 acre parcel in order to place a modular home. The location is

West Line Road (Montgomery County/Town of Amsterdam & Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

**20-A-79MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Subdivision Review for the Town of Halfmoon in the name of Keyoskey. Create a 2.87-acre parcel by subdivision of 39.77-acre vacant parcel (that is part of Creekview Estates PDD). Additionally, a lot line adjustment is proposed to convey 21,093 s.f. of property from the large estate lot to an existing residential home on Upper Newtown Road, creating a 5.54-acre parcel for the existing home, a new 5.87-acre parcel fronting on Upper Newton Road, and a 36.6-acre vacant lot that remains part of Creekview Estates PDD. The location is Upper Newtown Road (County Route 86). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

**20-A-80JK Town of Malta Planning Board**

Mr. Kemper presented an application for a Subdivision Review for the Town of Malta in the name of Sage Estates SD. A proposal to create 34 lots for twin homes, two, future commercial parcels fronting Rt 9 along with several other parcels for SWMA and land restricted HOA lots. The subdivision will be served by two proposed curb cuts on Rt 9 to provide access to the 75.64 acre project. Mr. Kemper stated No Significant County Wide or Inter Community Impact. The file was voted No Significant by Ms. Wood and Mr. Dal Pos.

A motion to approve Planning Department recommendations for planning subdivision as presented as MOU was made by Ms. Wood and a 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. McPherson and seconded by Mr. Dal Pos, the meeting was adjourned with all in favor.

Respectfully Submitted,  
Cynthia T. Nick, Senior Typist