

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**January 21, 2021**

The meeting held via Zoom 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 and Cynthia Young.

**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 December 17, 2020 meeting were unanimously approved on a motion made by Mr. Vopelak and seconded by Mr. McPherson.

**Referrals**

19-152MV Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for the Town of Halfmoon for an Area Variance for signage in the name of GT Toys. A proposal to add two additional wall signs with a total are of 72 sf on the existing building that has 154 sf of signage existing. Including the existing 118 sf of freestanding sign, the total signage at the site will have a total aggregate of signage of 344 sf. The location of the property is US Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-14JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Special Use Permit and Site Plan Review in the name of Route 67 Self Storage. An amendment to a February 2020 referral to construct a 2-story, 60,000 sf self-storage building that access to Dominic Drive. The location of the property is Dominic Drive and NYS Route 67. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-16JW Town of Ballston Zoning Board of Appeals

Mr. Williams presented an application for the Town of Ballston for an Area Variance in the name of Augant Holdings. A need for an area variance for

existing lot area and lot width in order to construct an 8,500 sf commercial building. The required minimum lot area is 43,560 sf where 34,988 sf is provided. The lot width minimum is required to be 175 ft. where 150 ft. is provided. The location of the property is NYS Route 50. Mr. Williams stated No Significant County Wide or Inter Community Impact.

#### 20-35MV Town of Moreau Planning Board

Mr. Valentine presented an application for the Town of Moreau for a site plan review in the name of William Smith. The applicant wishes to utilize a 1.14-acre vacant parcel for overflow parking for a nearby used car dealership. The location of the property is US Route 9 (Village of South Glens Falls). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### 20-60MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Site Plan Review in the name of Impact Athletics PDD. A proposal to amend the site plan in order to relocate the outdoor volleyball area from the south side of the rear parking lot to the west side of the proposed building. The location of the property is NYS Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### 20-65JK Town of Malta Town Board

Mr. Kemper presented an application for a Zoning Amendment-Text and Map for the Town of Malta. The Town Board wishes to revisit the 35.87 acre parcel that has been resubmitted for re-zoning of the property to create a C7 Highway Commercial East Zone on the front portion of property which fronts along Hearn's R and LC-Land Conservation zone for the rear lands of the property. The property is located on Hearn Road (US Route 9). Mr. Kemper recommended approval. Recusal by Cynthia Young.

#### 20-89 & 20-89(1)JK Town of Malta Planning Board and Town Board

Mr. Kemper presented an application for the Town of Malta for a Special Use Permit and Project Plan Review in the name of ZZ Petroleum. The special use permit is for the allowance of more than 4 gas pumps (8 fueling stations) in the Town's Form Base Code area. The applicant is proposing 13 pump stations to be constructed with their plans to re-develop a 1.37 acre site for the 5,000 sf convenience store and a separate 3,360 sf repair garage facility. The location of the property is US Route 9 Zoned FBC GC-3. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comments on both submissions. Recusal by Tom Lewis.

#### 20-141JW Town of Clifton Park Planning Board

Mr. Williams presented an application for the Town of Clifton Park for a Site Plan Review in the name of 15 Synergy Park Drive. A proposal to construct a 40,000 sf office/warehouse building on an 8.89 acre site within the L/I Commercial Park. There are two proposed tenants. Tenant 1 will utilize 15,000 sf of warehouse to house service vehicles and also maintain 10,000 sf of office space. Tenant 2 will utilize the remaining 15,000 sf of office/warehouse. 91 parking spaces are provided. The location of the property is Synergy Park Drive

(I-878 and Town of Halfmoon). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-01MV Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for the Town of Wilton for an Area Variance in the name of Katharine King. A proposed commercial development on two parcels bisected by Traver Road has created a need for Lot 2 to gain area variance relief from the Town's ZBA. Lot 2 needs area variances for following (provided/required): Lot Area (19,831sf/40,000sf), Lot Frontage (112.18 lf/2300lf), Rear Yard Setback (87 ft/100 ft.) and Pavement Setback (5ft/15ft). The location of the property is Traver Road (Ballard Rd-CR 33). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Don McPherson.

21-02JW Town of Ballston Zoning Board of Appeals

Mr. Williams presented an application for the Town of Ballston for an Area Variance in the name of Lakeside Meadows Estates Lot 6R. Relief is required from Town Law 280A to allow a single family building to be placed on a lot with no dedicated public access (to be placed on a private road and associated with #21-A-01 in this month's subdivision review.) The location of the property is Willem Way (Town of Clifton Park & Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-03JW Town of Malta Zoning Board of Appeals

Mr. Williams presented an application for the Town of Malta for an Area Variance for signage in the name of CapCom. A proposal to install an 86" x 86" (51.3 sf), 8 ft tall, internally lit, monument sign in front of their business. The town's maximum signage in its GC-3 Zone is an area of 36 sf and a maximum height of 6 ft. The property is located on US Route 9. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-04JW Town of Malta Zoning Board of Appeals

Mr. Williams presented an application for the Town of Malta for an Area Variance in the name of Leary. A proposal to remove an existing home on an existing 0.159 acre, corner lot parcel (with previous area variances for lot size and for a 15 ft. set back off of 5<sup>th</sup> Street) to construct a 1,200 sf house. A corner lot is required to meet a 40 ft. front yard setback on both streets, where the applicant is proposing 20 ft. set back off of Route 9P and maintaining the previous granted 15 sq. ft. area variance off of 5<sup>th</sup> Street. The property location is NYS Route 9P and 5<sup>th</sup> Street. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-05MV Town of Wilton Zoning Board of Appeals and Planning Board

Mr. Valentine presented an application for the Town of Wilton for an Area Variance and Special Use Permit in the name of MH Imperial Homes. The special use permit consideration for the allowance to place a manufactured home on an existing 1.34 acre lot in the Town's R-2 zone district. The requested Area Variance is for lot area with 58,200 sf provided and 80,000 sf required. Plus, an area variance for frontage with 217.5 ft provided and 250 ft required. The location of the property is Robbins Road (Town of

Northumberland). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-06JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for the Town of Clifton Park for an Area Variance for signage in the name of OrthoNY. A proposal to add a third wall sign to the existing 40,000 sf medical building when the maximum allowed number of wall signage is two signs. The third sign has an area of 63 sf added to the present conforming 60 sf of wall. The location of the property is US Route 9. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-07MV Town of Halfmoon

Mr. Valentine presented an application for the Town of Halfmoon for an extension or enlargement of a non-conforming use in the name of Rexford Group. A proposal to resume a residential use in an existing residential structure located in the Town's Commercial Zoning District. The property is located on Jones Road (Crescent Vischer Ferry Road-NYS 819). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-08JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Special Use Permit and Site Plan Review in the name of Adam's Pointe. A proposal to develop an 8.40 acre parcel with (10) four unit condo buildings plus one single unit for a total of 41 units. A single drive off of Brookline Road is proposed to serve the development. The location of the property is Brookline Road. Mr. Williams requested modification to the site plan.

21-09MV Village of South Glens Falls Zoning Board of Appeals

Mr. Valentine presented an application for the Village of South Glens Falls for a Use Variance in the name of Atherton. A proposal to construct (9) apartment units on the first floor of a mixed use building that once housed a former restaurant. The converted building would then house 18 apartment units in the Village's Commercial Zoning District. The location is US Route 9. Mr. Valentine 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. Vopelak 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-62MV Town of Moreau Planning Board

Mr. Valentine presented an application for the Town of Moreau for a Subdivision Review in the name of Vittengl/Rt 9 Autoworld. A proposal to create two additional lots and an access road that will connect to other vacant, rear lands from an existing 6.09 acre parcel. The existing building (former Autoworld) will be a 2.07 acre lot fronting along Route 9. The two proposed lots will be 1.88 acres and 1.18 acres with access to the proposed access road to be located across from the signalized intersections of Route 9 and Reynolds Road. The location is US Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

## 21-A-01JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Subdivision Review in the name of Lakeside Meadow Estates Lot 6R. A proposal to subdivide an existing 6.03 acre parcel into a 4.72 acre parcel and a 1.31 acre parcel. The location is Willem Way (Private Road) (Town of Clifton Park and Ag District #2) Mr. Williams stated No Significant County Wide or Inter Community Impact.

## 21-A-02MV Town of Wilton Planning Board

Mr. Valentine presented an application for the Town of Wilton for a Subdivision Review in the name of Mulberry Estates Phase II. A proposed conservation subdivision by adding 24 single-family lots to an existing residential neighborhood by developing a 7.65 acre piece of land. The location is US Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

## 21-A-03MV Town of Wilton Planning Board

Mr. Valentine presented an application for the Town of Wilton for a Subdivision Review in the name of KMDA/Spectrum. A proposed subdivision to create a 0.92 commercial lot (Spectrum) from an existing 20.36 acre parcel. The remaining land will be 19.44 acres after said subdivision. The location is NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

## 21-A-04MV Town of Corinth Planning Board

Mr. Valentine presented an application for the Town of Ballston for a Subdivision Review in the name of KW Equestrian. A proposal to create a 40,000 sf lot to separate the residential improvements from the rest of the 34.07 acre parcel. The location is County Road 10. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

## 21-A-05JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Subdivision Review in the name of Route 67 Self Storage. A proposed subdivision to annex 23,845 sf of an 48.96 acre parcel to the neighboring 1.04 acre parcel to create a 1.61 acre commercial lot. The location is Dominic Drive (NYS Route 67). Mr. Williams stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for planning subdivision as presented as MOU was made by Mr. Vopelak 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