

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

Saratoga County Planning Board
Meeting Minutes
October 15, 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: Ed Vopelak, Acting Chairman, 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 September 17, 2020 meeting were unanimously approved on a motion made by Mr. McPherson and seconded by Mr. Dal Pos.

Referrals

20-27MV Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for the Town of Wilton in the name of Seasoned Gourmet Firewood. The applicant is asking for area variances to allow the placement of a pad storage in the front of a building (not allowed as storage is to be on the side or rear) and three feet from the front property line on two parcels along NYS Rt 50. The second variance is to build a barn on an existing footprint where an old barn once stood that is 9 ft from the property line along Jones Rd (not meeting the current setbacks). The location is NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-111JW Town of Galway Planning Board

Mr. Williams presented an application for a Special Use Permit and Site Plan Review for the Town of Galway in the name of TJA Clean Energy. A proposal to develop 16.94 ac ground mounted solar array on an existing 30.73 acre site. The site will access off of Perth Rd and will have an 8 ft. tall chain link fence around its perimeter. The location is Perth Road (County Route 45 & Ag District #2. Zoned AR. Mr. Williams will be requesting additional information.

20-112JK 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 Tallow Wood Apartments. A proposal to construct a 3-story, 12,000 sf apartment building with 34 units and to convert a 19,000 sf office building into a 16-unit apartment building on an existing 8.15 acre parcel. The site also contains another large office building and a daycare building. Existing curb cuts, parking area and SWMA will be utilized. The location is Tallow Wood and NYS Route 146 Zoned TC 4. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-114JK Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance for Signage for the Town of Clifton Park in the name of CCM Pad Partners LLC. The applicant is seeking two area variances to place a second freestanding sign on one parcel (1/parcel) that is closer than 50 ft. to any other freestanding sign (21 ft. is proposed). The proposed sign is for a future tenant of a vacant retail store. The location of the property is Clifton Park Center Road (NYS Route 146). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-115MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for the City of Saratoga Springs in the name of Well Now. The sign ordinance allows one wall sign with the maximum of 18" height for channel letters. The applicant is proposing two wall mounted signs with the proposed dimensions of 45" x 23'11". The location is South Broadway (US Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Devin Dal Pos.

20-116JW Town of Ballston Planning Board

Mr. Williams presented an application for a Special Use Permit and Site Plan Review in the name of Paravalo's Plaza. The applicant proposes to construct a 19' x 24' detached building at the plaza site in order to operate a dog washing store. There will be one employee. Parking is adequate with all uses occurring on the 2.51 ac site. The location is NYS Route 50. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-117JK 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 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 which this Board reviewed in Sept. '20. The applicant now needs a lot width variance for lot 1 where 200 ft. is required and 145.5 is proposed. Lot 2 needs a lot width variance and a set back from center of the road variance. It has a 146.08 ft. width and 52.9 ft. from the center of the road where 100 ft. is required. The location is NYS Route 146 and Kinns Road (County Route 109). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-118JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance for the Town of Malta in the name of Mohawk Chevrolet. The applicant proposes to place three wall signs with a total of 172.15 sf for the car dealership currently under construction. The Town's sign code 120 sf per building. The location is NYS Route 167 (I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

20-119MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Moreau. A proposal to operate a lawn care service from an existing office/storage building on the corner of US Rt. 9 and Nolan Rd. Access to the site is from Nolan Rd and 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 Ms. 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-56JW Town of Charlton Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Charlton in the name of Aabo. The existing 6.04 acre parcel has frontage on Charlton Rd and Shadick Road. A proposal to subdivide out a 2.78 residential lot that will front on Shadick Road while leaving a 3.26 acre parcel with an existing home and barn fronting on Charlton Road. Both the existing and proposed homes are/will be serviced by private well and septic. The location is Charlton Rpad (County Route 51) and Shadick Road (Sweetman Road –County Route 55 & Ag District #2. Zoned AR. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-57JW Town of Charlton Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Charlton in the name of Hvizdak. A proposal to subdivide a 14.82 ac parcel into three parcels. Lot 1 will be a 5.00 ac lot with an existing a residential home, Lot 2 will be a 5.00 ac proposed residential lot and Lot 3 will be a 4.82 ac residential lot. All will be serviced by private well and septic and access the local Waite Rd. The location is Waite Road (Montgomery County, Town of Amsterdam & Ag District #2) Zoned A. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-58JW Town of Galway Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Galway in the name of Barrett. The applicant proposes to create a 3.04 ac.

building lot from an existing 22.07 ac parcel on the corner of Old Mill Rd and Jockey Street. The result will be a 19.04 acre lot with an existing single-family home improvement. Both the existing home and the proposed building lot will access off the local Old Mill Rd. The location of the property is Old Mill Road and Jockey Street (County Route 52) & Ag District #2 Zoned AR. Mr. Williams stated No Significant County Wide or Inter Community Impact.

20-A-60JW Town of Waterford Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Waterford in the name of Ryan/Urusskyj. A proposed three lot subdivision with two conveyances from an existing 23.81 ac parcel on Fonda Road. Lot one will be a 1.44 ac parcel with the remains of a barn fronting along Fonda Rd. Lot 2 will be 0.90 ac parcel occupied by a house on Fonda Rd. Lot 3 will be a 0.90 ac parcel for future residential home. The proposal also consist of conveying 0.34 ac to the home of the Uruskyj's and 0.34 ac to the home of Ryans. All of this leaves a 19.89 ac parcel in the rears with only frontage via paper streets from developments to the south (Timber Dr.) and north (Suncrest Dr.). The location of the property is Fonda Road (County Route 97). Mr. Williams stated No Significant County Wider or Inter Community Impact.

20-A-61MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Moreau in the name of SRJ-TJM, LLC. A proposed subdivision of an existing 45.46 ac parcel near the intersection of NYS Rt 32 and Bluebird Road. Lot 1 will be a 22.78 ac parcel with frontage on Rt 32 and Lot 2 will be a 22.68-ac parcel with frontage on Bluebird Rd. The location of the property is NYS Route 32, Bluebird Road (County Route 27). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-63MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Moreau in the name of Baker. A proposal to subdivide an 85.5 ac parcel into four lots. Lot 1 will be the remaining 29.3 ac parcel on the west side of Rt 32. Lot 2 will be a 5.18 acre parcel on the west side of Rt 32 to be combined with a 10 ac parcel on the east side of Rt 32 along Mott Rd. Lot 3 will be a 10.08 ac parcel on Mott Rd and Lot 4 will be a 59.34 ac parcel on Mott Rd. The location is NYS Route 32, Mott Road (Town of Northumberland). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-64MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Moreau in the name of Stewart/Bovee. A proposal to subdivide a 70.8 ac parcel into three lots along Rt 9/Exit 17 interchange and Old Saratoga Rd. Lot A will be a 2.7 ac parcel along Old Saratoga Rd with a proposed house. Lot B will be a 3.0 ac parcel with a proposed home. Lot C will be the remaining 65.1 ac parcel. The location of the property is US Route 9, Old Saratoga Road (Northway I-87). 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. 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 Ms. Murray, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Senior Typist