

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

Saratoga County Planning Board
Meeting Minutes
October 21, 2021

The meeting was held in 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, Ian Murray, Don McPherson and Cynthia Young.

Staff: Michael Valentine, Senior Planner, Jeffrey Williams, Planner and Bobbi Wood, Secretary.

Guests: Gary Meier, Saratoga County DPW, Justin Grassi ESQ, Jones Steves Attorneys at Law.

Recusals: 21-130 Tom Lewis, Don McPherson.
21-A-65 Tom Lewis, Don McPherson.
21-134 Don McPherson.
21-135 Don McPherson.

Approval of Minutes:

The minutes of the August 19, 2021 meeting were unanimously approved on a motion made by Ian Murray, and seconded by Mrs. Cynthia Young.

Referrals

21-70MV Town of Halfmoon Planning Board. Mr. Valentine Presented a Site Plan Review in the name of Summit at Halfmoon. As part of the Boyajian Commercial/LI PDD, a proposed development to allow a 110-unit independent senior living facility to be constructed on the last 13.62 acres of the PDD. Access is provided via Sitterly Road and US Rt 9. PDD amendment reviewed in May of 2021. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-76JW Town of Clifton Park Planning Board. Mr. Williams Presented a Site Plan Review in the name of Stormy View Stables for the Town of Clifton Park. Construction of new 30ft x 120 ft hay and equipment barn fronting along Hubbs Road and on the corner with Schauber Road. NYS DAM 305a review determined this alternative meets the farm's need while trying to meet the merits of the Town's zoning laws. Area Variance reviewed in May 2021. Mr. Williams States that No Significant County Wide or Inter Community Impact.

21-110JW Town of Stillwater Planning Board. Mr., Williams Presented a PDD Amendment in the name of Saratoga Glenn PDD for the Town Of Stillwater. A

proposed amendment to the existing PDD to change the current allowed use from commercial to multifamily. The applicant will then proposes 26 units of apartments on the 23.61 acre site. Access provided on the local Cold Springs Road. Mr. Williams recommended Approval.

21-111MV Town of Wilton Planning Board. Mr. Valentine Presented a Site Plan Review in the name of Provost Office for the Town Of Wilton. A proposal to convert an existing home into a business office on a 1.87-acre parcel in the Town's CR-1 zone. Area Variance reviewed in September 2021. Mr. Valentine stated that a NYSDOT work permit will be needed for commercial driveway. Buffer for adjacent residence. Mr. Valentine states that No Significant County Wide or Inter Community Impact.

21-112MV Town of Wilton Zoning Board of Appeals. Mr. Valentine Presented an Area Variance for the Town Of Wilton in the name of Wilton Plaza Dumpsters. A proposal to relocate the dumpster enclosure behind the plaza building has caused the need for a pavement setback variance request of 15 ft to 3.5 ft. Mr. Valentine commented to Review potential loss of employee parking. Mr. Valentine stated that No Significant County Wide or Inter Community Impact.

21-113JW Town of Ballston Town Board. Mr. Williams Presented a Legislative Action-Comprehensive Plan Update & Adoption for the Town Of Ballston. The Town is updating its 2005 comprehensive plan to reflect current needs and vision of the community by evaluating and providing recommendations for its rural character, targeted growth, hamlets, clean energy/environment, infrastructure and governance and administration. Mr. Williams recommends Approval.

21-120JW Town of Malta Planning Board. Mr. Williams Presented a Site Plan Review in the name of Arnoff Global Logistics. A proposed 120,000 s.f. storage warehouse building on a 39.81 acre parcel for a moving and storage company. The Location is Old Stonebreak Road/CR-77. The Area Variance was reviewed in September 2021. Mr. Williams stated that No Significant County Wide or Inter Community Impact.

21-126MV City of Saratoga Springs Zoning Board of Appeals. Mr. Valentine Presented an Area Variance sign in the name of Saratoga Today. A proposal to erect a 25 s.f., freestanding sign when 6 s.f. is the maximum area allowed for signage in the City's Rural Residential zoning district. Located NYS Rt 50. Mr. Valentine States that No Significant County Wide or Inter Community Impact.

21-129JW Town of Galway Planning Board. Mr. Williams Presented a Special Use Permit & Site Plan Review in the name of Galway CO-OP. A proposal to renovate the existing building to allow a 1,400 s.f. and a 600 s.f. of storage spaces along with three office spaces of 450 s.f., 500 s.f. and 450 s.f. On the first floor and to allow a 1-bedroom (600 s.f.) and a two-bedroom (1,400 s.f.) on the second floor. Also a separate 24'x24' garage is shown to be constructed. The applicant now proposes to terminate the "middle curb" and return the area within the ROW to its original form with assistance by the County DPW. Located Fish House Road (CR-14) and NYS RT 29. Mr. Williams recommends Approval with condition of obtaining a NYSDOT work and curb cut permits for the work needed on NYS Rt 29 and that the "middle" curb cut is closed to the satisfaction by the County DPW.

21-130MV City of Saratoga Springs Planning Board. Mr. Valentine Presented a Special Use Permit in the name of Hanley. After a proposed subdivision, Lot 2 is to be constructed as a private club with a cabana and pool to be used exclusively by owners or members of an HOA in proposed residential units on Union St. and Mitchell St. Located at Mitchell Street, Snyder Lane (Union Ave. /NYS 9P). Recusal of Tom Lewis, and Don McPherson making approval by MOU.

21-133JW Town of Providence Planning Board. Mr. Williams presented a Site Plan Review in the name of Rolling Ridge MHP a proposal to the Town of Providence to recognize a 1995 approval of a 49.80 acre, 82-lot Mobile Home Park that straddles Fulton County and Saratoga County. The supplied 1995 site plans show 9 mobile homes with either individual or shared septic systems and three park-wide well heads on the 13.81 acres within the Town of Providence. Located on Old State Road-Town of Broadalbin, Fulton County (Town of Galway). Mr. Williams recommends decision of discussion.

21-134MV Town of Wilton Planning Board. Mr. Valentine presented a Site Plan Review in the name of Wendy's. A proposal to retrofit the Friendly's building into a Wendy's drive thru restaurant. Located at NYS Rt 50. It was stated that the internal traffic circulation for drive thru needed to be worked out. Mr. Valentine returned for modification. Recusal of Don McPherson.

21-135MV Town of Wilton Planning Board. Mr. Valentine Presented an Area Variance in the name of Witt-Woodard Road. A proposed 3-lot subdivision has created the need for relief of the required 400 ft lot width for all three proposed parcels. Lot 1, a proposed 342.26 acre parcel, has 0.00 lot width with a proposed access easement. Lot 2, a proposed 156.08 acre parcel, has 51.62 ft of width and Lot 3, a proposed 19.93 acre parcel, has 259.23 ft of width. There are no structures on all three proposed parcels at this time. This is Located on Woodard Road (Town of Corinth & Town of Greenfield). Mr. Valentine recommended applicant should extend public road to the proposed Lot 1. Mr. Valentine recommends decision of discussion. Recusal of Don McPherson.

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

21-A-45JW Town of Edinburg Planning Board. Mr. Williams presented a Subdivision Review in the name of Iwaszczuk. A proposal to subdivide an existing, vacant, 4.096 acre parcel that is bisected by South Shore Road into two parcels by using the road as the dividing boundary line. The result will be a 2.234 acre parcel on the West side of the road and a 1.862 on the East side of the road. The location of the property is on South Shore Road (CR# 7). This referral was reviewed in August 2021 with need for additional information. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

21-A-62JW Town of Clifton Park Planning Board. Mr. Williams presented a Subdivision Review in the name of Ballard. A proposed subdivision consisting of creating two single-family residential parcels from an existing 5 acre parcel. Lot 1 will be a 0.46 acre lot with an existing home and Lot 2 will be a 4.52 acre "flaglot" for a proposed single-family home off of Crescent Road. The property is located on Crescent Road-CR 92. Mr. Williams recommended that A County DPW curb cut permit will be required. Mr. Williams recommends recommended No Significant County Wide or Inter Community Impact.

21-A-63JW Town of Clifton Park Planning Board. Mr. Williams presented a Subdivision review in the name of Sutherland-Kocsis. A proposed subdivision of an 8.55 acre parcel with two existing homes into two parcels so each house will be on their own separate parcel. Lot 1 will be 3.55 acre parcel and Lot 5 will be a 5 acre parcel off of Kinns Road. This property is located on Kinns Road-CR 109. It was stated that each home has existing driveways. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

21-A-64JW Town of Clifton Park Planning Board. Mr. Williams presented a Subdivision Review in the name of Blue Barnes Subdivision. A proposed 7 lot subdivision from an existing 29.35 acre parcel with a 200 l.f. cul de sac and an area for a future solar array in the rears. All lots are served with public water and private septic. This Property is located on Blue Barnes Road - CR 110. Mr. Williams recommends a county work permit will be required and that No Significant County Wide or Inter Community Impact.

21-A-65MV City of Saratoga Springs Planning Board. Mr. Valentine Presented a Subdivision Review in the name of Hanley. A proposed two lot subdivision consisting of creating Lot 1 as a 0.153 acre parcel fronting along Mitchell St. and Lot 2 as a 0.217 acre flaglot parcel with access provided to Mitchell St while fronting along Snyder Lane... This property is located on Mitchell Street, Snyder Lane (Union Ave. /NYS 9P) Recusal of Tom Lewis, and Don McPherson making approval of MOU.

21-A-66MV Town of Greenfield Planning Board. Mr. Valentine presented a Subdivision Review in the name of LPC Properties, LLC. A proposed 4-lot, single-family subdivision from an existing 21.46 acre parcel served by private water and septic. Lot 1 will be a 2.48 acre lot and Lot 2 will be a 3.50 acre lot both fronting along Hickock Road. Lot 3 will be a 1.89 acre lot and Lot 4 will be the remaining 13.59 acre lot with access provided on Mill Road. This property is located on Mill Road & Hickock Road (City of

Saratoga Springs, NYS Rt 9N & Middle Grove Road-CR-21 (Saratoga State Park & Ag. Dist. #2)). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

21-A-69JW Town of Malta Planning Board. Mr. Williams presented a Subdivision Review in the name of Pompa LaRouche. A proposed subdivision of a 100 acre parcel that envelopes the Old Post Road, Malta Avenue and Northline Road intersection. The proposed subdivision consists of subdividing the Northern 14.8 acre portion of the 100 acres and further subdividing the 14.8 acres into a 2.59 proposed single-family lot fronting on Old Post Road. This property is located on Old Post Road, Malta Avenue/CR-63 and Northline Road/CR-45. Mr. Williams recommended that No Significant County Wide or Inter Community Impact.

21-A-70MV Town of Halfmoon Planning Board. Mr. Valentine presented a Subdivision Review in the name of Troy Top Soil Co. Inc. A proposal to consolidate three parcels and then subdivide them in order to create four parcels. Lot 1 will be a 10.52 acre "flaglot" off of Upper Newtown Road. Lot 2 will be a 11.04 acre parcel off of Hudson River Road. Lot 3 will be a 3.26 acre parcel off of Lower Newtown. Lot 4 will be the remaining 188.52 acres. This property is located on Hudson River Road/US RT 4 & NYS RT 32, Upper Newtown Road/CR-86, Lower Newtown Road, Dubois Lane (Hudson River, Champlain Canal). Mr. Valentine recommended Lot 1 will require a county DPW work permit. Lot 2 will require a NYSDOT curb cut permit. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with input from DPW on sight distance.

21-A-71MV Town of Greenfield Planning Board. Mr. Valentine presented a Subdivision Review in the name of Picarello. A proposed four lot subdivision from an existing 38.63 acre parcel. Lot 1 will be a 13.77 acre lot. Lot 2 will be a 7.74 acre lot. Lot 3 will be a 7.71 acre lot. Lot 4 will be a 9.41 acre lot. All proposed lots will be for proposed single-family homes with private septic and water with individual access provided off of Miner Road. This is located on Miner Road (Town of Corinth). Mr. Valentine recommends No Significant County Wide or Inter Community Impact. With the town of Greenfield to notify Town of Corinth by GML-239nn.

A motion to approve Planning Department recommendations for planning subdivision as presented was made by Mr. Murry and a motion was seconded by Ms. Young.

Adjournment

As there was no other business to come before the board, on a motion made by Mr. McPherson and seconded by Mrs. Young, the meeting was adjourned with all in favor.

Respectfully Submitted,

Bobbi Wood, Secretary.

