

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

Saratoga County Planning Board
Meeting Minutes
February 18, 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 and Cynthia Young.

Staff: Jason Kemper, Director, Michael Valentine, Senior Planner, Jeffrey Williams, Planner and Cynthia Nick, Senior Typist.

Approval of Minutes:

The minutes of the January 21, 2021 meeting were unanimously approved on a motion made by Mr. Vopelak and seconded by Mr. McPherson.

Referrals

20-32JW Town of Waterford Planning Board

Mr. Williams presented a Site Plan Review for the Town of Waterford in the name of 32 Fonda Road. In March 2020, the applicant gained a subdivision approval, an area variance and special use permit to subdivide in order to separate an existing single-family home and a residential shell building and then to convert the shell building into a 3-unit apartment building. The applicant now proposed to construct three garage units along including room for storage in two separate garage buildings. The garages are to be accessed by the apartment use driveway. The location of the property is Fonda Road. Mr. Williams stated No Significant County Wide or Inter Community Impact suggesting the existing pull-off in county ROW should be eliminated. County work permit is needed for proposed curb cut. (Same notes as the March 2020 review.

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 condominium buildings plus one single unit for a total of 41 units. A single, private drive off of Brookline Road is proposed to serve the development. The location of the development will be Brookline Road. Mr. Williams stated No Significant County Wide or Inter Community Impact. At the last meeting the Board asked for modification to the

site plan to address County DPW's concerns. The applicant has responded favorably to the County DPW's comments/issues.

21-10JW Town of Charlton Zoning Board of Appeals and Planning Board

Mr. Williams presented an application for the Town of Charlton for a Use Variance and Special Use Permit in the name of Jason Demic Design LLC. A proposal to convert the former Charlton Firehouse for a artisan woodworking and showroom gallery/retail store. No exterior changes for the site are proposed. The location of the property is Charlton Road-County Route 51 (Swaggertown Road –County Route 52). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-12JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for Signage for the Town of Clifton Park in the name of 1783/1785 Route 9. Two area variances are being sought on signage for two separate business entities that share an access to US Route 9. The applicant proposes to remove an existing freestanding sign and replace it with information pertaining to both the commercial entities.

21-13JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park for a Special Use Permit in the name of Boni. A proposal to construct a duplex on a 0.98 acre, R-1 zoned parcel. The location is Grooms Road (County Route 91). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-14JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park for a Site Plan Review in the name of Solar Foundation USA Inc. A proposal to construct a 20,000 sf office/warehouse building with a 4,000 sf mezzanine in a proposed 2.75 acre parcel. The applicant is providing one curb cut off of Wood Road leading to a circular drive with a loading dock and 21 parking stalls. The location of the property is Wood Road (I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-15MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Special Use Permit in the name of Moore's Tree Service. A proposal to locate a tree service business in an existing 3,450 sf building on a 0.69 acre site. The site provides 18 parking spaces and is served by public water and private septic. The location of the property is Hudson River Road (NYS Route 4 & 32 & Saratoga County Sewer District #1 Plant). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-16MV Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance for the Town of Halfmoon in the name of MCA Development. The applicant purchased a 1.79 acre former Halfmoon water department pump station that includes a 1m840 sf brick building in the front and 900 sf garage structure in the rear. The applicant proposes to create a rental living quarter in the front brick building

and utilize rental tents and accessories (means of the use variance). The location is Middletown Road (County Route 96) Town of Waterford & Fonda Road-County Route 97). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-17MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Special Use Permit. A proposal to subdivide an existing 1.22 acre (53,143 sf) lot improved by a single-family home and several outbuildings into two lots of 35,966 sf (existing homestead) and 17,333 sf. The 17,333 sf lot is proposed for a single family use in the Town's LI/C zoning area. Private well and septic serves the area. The location is Usher's Road (Zim Smith Trail). 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. Vopelak and a motion was seconded by Mr. McPherson 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-68JK Town of Edinburg Planning Board

Mr. Kemper presented an application for a Subdivision Review for the Town of Edinburg in the name of ADK Lakeside Estates. A proposal to subdivide a 53.42 parcel into 15 single-family lots with a range of 1.47 acres to 4.08 acres along with a 10.08 acre park with a trail. Location of the property is Batchellerville Bridge Road (County Route 98), North Shore Road-County Route 4 & Sinclair Point Road-County Route 5). Request Additional Information with the following comments:

The Saratoga County Planning Board reviewed the above referenced application on November 19, 2020. The original submission provided to the SCPB for review lacked the information necessary for both the town and county planning boards to make a decision on the application.

The following additional items were requested from the applicant:

- Completed SEQRA Long EAF Form (required for coordinated review)
- Additional details on the subdivision plans (a north arrow, building envelopes with setbacks, proposed house locations, proposed well and septic locations, site topography)
- Percolation/Test pit data (location sites are indicated on the plan, but no data recorded)
- Stormwater Management and Pollution Prevention Plan (SWPPP) for disturbance of greater than 1 acre.

The applicant will need to contact Saratoga County Department of Public Works to determine the layout and configuration of the proposed curb cut onto County Rt. #98 . The applicant has proposed a private drive to provide 14 lots with access to the country road and an additional curb cut for proposed Lot # 1, both of which will need to be reviewed by Saratoga County DPW. The sight distance for both of these curb cuts should be added to the plans.

In addition, there is a snowmobile trail that traverses this property from the Sacandaga Lake northward to the retail establishments at the intersection of CR #4 and CR#98 west of the proposed project. The applicant has agreed to continue to allow this important connection. It was the Boards thought that both the snowmobile trail location and a map note should be added to the plan (along with alternate routes) to property alert future landowners of the history of recreational uses on the land. The County Planning Dept. can identify these routes and provide language for the map if necessary.

It should be noted that subsequent to the meeting of November 19th, 2020, Planning Dept. staff has been working with the applicant and his consultants to provide the required information. Some of which has already been provided and those materials that haven't been provided are being worked on. When all the requested materials have been submitted for review the project will be placed back on the next available SCPB Agenda.

21-A-06MV Town of Stillwater Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Stillwater in the name of King's Isle North. For financial purposes only, a proposed subdivision of an existing 22.42 acre parcel into a 15.36 acre parcel and a 7.06 acre parcel. The location of the property is NYS Route 67. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-A-07JW Town of Stillwater Planning Board

Mr. Williams presented an application for a Subdivision Review for the Town of Stillwater in the name of VonAhn. A proposed subdivision of an existing 20.4 acre parcel into a 14 acre parcel with existing improvements and three vacant building lots of 2.0 acres, 2.4 acres and 2.0 acres respectively. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-A-08 Town of Charlton Heflin Subdivision Removed from Agenda

21-A-09MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Moreau in the name of Arrowhead Meadows LLC. A proposed 44-lot, single family cluster subdivision on 22.08 acres. The site fronts onto Gansevoort Road an Bluebird Road (NYS Route 32 & County Route 27). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-A-10JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of DCG Tallwood Subdivision. A proposal to subdivide an 8.15 acre parcel into two, zoning compliant lots acreage of 2.38 acres and 5.77 acres. The location of the property is NYS Route 146.

21-A-11JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review for the Town of Clifton Park. A proposal to subdivide a 16.01 acre parcel into three separate lots for L/I development. Proposed lots will have an acreage of 2.75, 2.14 and 11.12. The location of the property is Wood Road (I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-A-12JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of 22 & 24 Clifton Country Road. A proposal to subdivide a 23.1 acre parcel into three lots for Town Center purposes. Parcel 1 will be a 0.81 commercial pad, Lot 2 will be 2.90 acres with Homewood Suites and a 3.08 acre parcel with proposed 50 apartment units. Leaving the remaining 16.31 acres as existing parking area for the Clifton County Mall. The location of the property is Clifton County Road (478 feet from I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-A-13JK Town of Malta Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Malta Intergenerational Community. A proposal to subdivide a 10.61 acre parcel into a 10.27 acre lot for future development and a 0.36 acre lot with an existing one-story brick home fronting on Dunning Street (County Route 108). Mr. Kemper stated No Significant County Wide or Inter Community Impact. Recusal by Cynthia Young.

21-A-14MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon for a Subdivision Review in the name of Lineback. A proposal to subdivide an existing 1.22 acre (53,143 sf) lot with a single-family home and several outbuildings into two lots of 35,966 sf and 17,333 sf. The 17,333 sf lot is proposed for a single-family use in the Town's L/C zoning area. Private well and septic serves the area. The location is Usher's Road (Zim Smith Trail). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

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