

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

Saratoga County Planning Board
Meeting Minutes
March 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, 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 January 21, 2021 meeting were unanimously approved on a motion made by Mr. Vopelak and seconded by Mr. Dal Pos.

Referrals

19-196JW Town of Galway Planning Board

Mr. Williams presented an application for the Town of Galway for a Special Use Permit and Site Plan Review in the name of Galway Co-Op. A proposal to renovate the existing building to allow a 1,400 sf storage space, a 450 sf office space, a 500 sf office space and a 450 sf office space on the first floor and to allow a 1-bedroom (600sf) and a two bedroom (1400 sf) on the second floor. Also a separate 24' x 24' garage is shown. The applicant proposes to maintain all three existing curb cut of concern to function as a "no left turn" by the way of signage. The location of the property is Fish House Road (CR-14) and NYS Route 29. Mr. Williams recommended disapproval with comments. The comments are as follows, the last review in March '20 the Board resolved to disapprove the proposed site plan on the basis of the "middle" curb cut was not compliant with their proposal of no left turn signage. DPW's latest review asks for the curb cut to be closed down and the area restored.

20-133JK 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 Stewart's Shops on Riverview Road (CR-91) (NYS Route 146). Associated with the recent Edison Club II PDD, the existing Stewart's Shop proposes to redevelop its site to provide a 3,975 sf Stewarts Shop with a four gas pump canopy along with a proposed 1,458 sf automated car wash

building. This all will occur after 0.97 acres from the Edison Club is conveyed to Stewart's 0.86 acre parcel to create a 1.83 acre site. The applicant is now proposing a right in-right out lane. Mr. Kemper requested approval with comment on DPW and DOT work permit.

20-128MV City of Mechanicville Planning Board

Mr. Valentine presented an application for a Site Plan Review for the City of Mechanicville in the name of Frank Lewis Holdings, LLC. A proposal to construct a 2,092 sf office addition to an existing 13,000 sf building. The location is Industrial Park Road (Town of Halfmoon). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment that we are awaiting the site plan to show addition to the existing building.

21-19JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for an Area Variance for the Town of Clifton Park in the name of Ferguson Group, LLC on NYS Route 146. The applicant received a number of area variances in 2008 for their HVAC business. The applicant now proposes to purchase additional land and to expand their building's footprint by 3,600 sf. This creates the need to gain parking setback variances, maximum size of building relief and percentage of lot coverage variances. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-20MV Village of South Glens Falls Planning Board

Mr. Valentine presented an application for the Village of South Glens Falls in the name of Bluebird Auto Inc. The Special Use Permit is a proposal to utilize two adjoining parcels with a total area of 0.43 acres as a used car sales business. One of the lots has an existing 800 sf building that will be used for the office and the proposed business. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-21MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for the City of Saratoga Springs in the name of Just Cats for an Area Variance and Area Variance for signage. The location of the property is the NW Quadrant of the intersection of US Route 9 and Driscoll Road. The proposal is to construct a 11,400 sf commercial building that is asking for relief on parking setback (40'/60' to 5') and a sign area variance for asking to place three freestanding signs when one is the maximum per site. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-22JW Town of Galway Planning Board

Mr. Williams presented an application for the Town of Galway for a Special Use Permit and Site Plan Review in the name of Ryan's Garage on NYS Route 29. A proposal to utilize an existing, non-conforming commercial buildings (former manufacturing/excavating business) for an auto repair shop in the Town's residential zone. The Town's zoning allows a non-conforming use to be replaced by another non-conforming use through special use permit. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-23MV Town of Moreau Planning Board

Mr. Valentine presented an application for the Town of Moreau, a Site Plan Review in the name of BKM Properties, LLC. A proposal to construct an 8,000 sf multi-tenant commercial building on a 1.53 acre lot. The location is Old Saratoga Road (US Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-24MV City of Mechanicville Planning Board

Mr. Valentine presented an application for the City of Mechanicville for a Special Use Permit and Site Plan Review in the name of Ceronne Apartments. A proposed 2-story, three unit residential building on a 0.26 acre parcel. The location of the property is Boston Avenue (NYS Route 67). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-25MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review for the Town of Wilton in the name of Artisanal Brew Works Brew Pub. A proposal to utilize an existing 10,400 sf building, in the High Rock PUDD, as a sit down restaurant and craft beer brewing and distribution facility. The location of the property is US Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-26MV Town of Corinth Planning Board

Mr. Valentine presented an application for the Town of Corinth for a Special Use Permit in the name of Grasshopper Gardens. A proposal to renew a NYSDEC Mining Permit to continue to extract 1.2 acres of sand from the 6 acre mine life area. Reclamation plans provided. The property is on NYS Route 9N. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-27JW Town of Milton Planning Board

Mr. Williams presented an application for the Town of Milton for a Site Plan Review in the name of Kaydeross Village LLC. The property is location on Greenfield Avenue (CR 50) (Geyser Road-CR-43 and Saratoga County Airport). The proposal is to amend the existing site plan to allow an additional 76 apartment units for a total of 782 units. This will be achieved by converting the approved 10-unit apartment building into 11 and 12 unit apartment buildings all within the original building footprints. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-28JW Town of Milton Planning Board

Mr. Williams presented an application for the Town of Milton for a Special Use Permit and Site Plan Review. The proposed major solar array to be constructed on a portion of an existing 65.93 acre parcel. There are 9,663 solar panels proposed to be placed on 14.1 acres of the parcel. One curb cut onto NYS Route 29 is proposed. The location is NYS Route 29. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-29MV 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 Kloss. A proposed subdivision and lot line adjustment

involving a large vacant parcel in the rears of several existing residential lots fronting along Corinth Mountain Road (CR-101) is creating the need for two parcels to gain area variances for insufficient road frontage. Mr. Valentine stated No Significant County Wide or Inter Community Impact but noted that over the years the applicant should have been providing an access easement or internal driveway for access. Mr. Valentine also stated that two curb cut permits are required of SC DPW. Need to comment on poor planning of land use over time by allowing for the chopping up of land's road frontage without consideration for future access to rear of lot (the future is here!)

21-30MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon, a Site Plan Review in the name of 5 Rexford Way. A proposal to add 8 additional parking spaces by constructing a gravel parking area to recently obtained 0.70 acres of land from the adjacent parcel. The location is Rexford Way (Crescent Vischer Ferry Road/NYS Route 819). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-31MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon a Site Plan Review in the name of Rock's Precision. A proposal to add 30 additional parking spaces for automobiles to be serviced, a relocation of the existing dumpster and to place a 10' x 24' shed on the existing auto repair shop site of 1.09 acres. The location is NYS Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-32JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park a Site Plan Review in the name or Nicholas Chauvin LLC. A proposed 1,437 sf addition to the rear of the existing dental office with additional parking and relocation of the dumpster provided. Existing access to a common driveway leading to Vischer Ferry Road is maintained. The location of the property is Vischer Ferry Road (County Route 90). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-33JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park a Site Plan Review in the name of D, K & S Enterprises, Inc. The proposed construction of a 7,200 sf pole barn with a 12' x 90' overhang to be placed on the existing 3.46 acre site. The proposed pole barn will be used to house equipment and will be placed on an existing gravel area. The location of the property is Main Street (County Route 82). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-34JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for the Town of Malta, an Area Variance in the name of Signature One Realty Group. A proposal to remove an existing building and rebuild a 2,620 sf office building in the Town's Form Base Code's DX-3 zone. The DX-3 Zone calls for 70% of the building to be within the Street Build to Zone. Due to the shallow depth of the 0.20 acre lot, the applicant is

providing 40.1% in the TBZ with parking on the side of the proposed building, giving way for a need of a parking setback variance. The property is located on US Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-35JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park, a Site Plan Review in the name of Hockey Hut on Crescent Road (County Route 90). A proposal to construct a 7,225 sf stand-alone pavilion at the north end of the existing building on the 1.88 acre site. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-36JW Town of Northumberland Zoning Board of Appeals

Mr. Williams presented an application for the Town of Northumberland for an Area Variance in the name of Stewart's Shops. A proposed 795 sf addition to one side of the store that creates a need for relief of side yard set-back requirement of 4 ft. 15 ft. is required; 11 ft. proposed. The property is located on NYS Route 32. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-37JW Village of Round Lake Village Board

Mr. Williams presented an application for the Village of Round Lake. A Zoning Text Amendment for the Village of Round Lake. The Village proposes to add regulations for short term rentals village-wide. Mr. Williams recommended approval.

21-38JW Village of Round Lake Village Board

Mr. Williams presented an application for the Village of Round Lake. A Zoning Text Amendment for the Village of Round Lake. The Village proposes to amend their zoning bulk area regulation requirements. Mr. Williams recommended approval.

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

19-A-57JW Town of Halfmoon Planning Board

Mr. Williams presented a Subdivision Review for the Town of Halfmoon in the name of Brookwood Farms. A proposed 17 single-family lot residential subdivision on a 37-acre parcel. The location of the property is Brookwood Road (Town of Waterford & County Routes 96 & 97). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-A-15JW Town of Charlton Planning Board

Mr. Williams presented an application for the Town of Charlton, a Subdivision Review on West Line Road and Rocky Ridge Road (Town of Galway, Montgomery County and Ag District #2). A proposal to subdivide a 29.27 acre parcel that is bisected by West Line Road into three separate parcels. This will create Lot 1, on the west side of West Line Road, as a 16 acre parcel with an existing residential home and having 12 acres in Saratoga County that shares the Town of Galway's municipal boundary and additionally having 4 acres in Montgomery County. Lot 2 will be a vacant 4.40 acre parcel on the east side of West Line Road and at the corner with Rocky Ridge Road. Lot 2 is proposed to be a future building lot for the applicant's son. Lot 3 will be a vacant 8.87 acre lot fronting on Rocky Ridge Road to remain as a hay field.

21-A-16JK Town of Malta Planning Board

Mr. Kemper presented an application for the Town of Malta, a Subdivision Review in the name of Malta Commons Subdivision on NYS Route 67, US Route 9 and I-87. A proposal to subdivide out two existing hotels on lease lands from the lands of Malta Commons. The proposed subdivision consists of creating a 0.815 acre parcel and a 1.10 acre parcel for the hotels with 38.09 acres for remaining improvements of Malta Commons. Cross easements are provided for parking, utilities and maintenance. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-A-17JW Town of Northumberland Planning Board

Mr. Williams presented an application for the Town of Northumberland, a Subdivision Review in the name of Kolasienski. A proposal to create a 3.09 acre parcel leaving 8.26 acres as residual. The location of the property is NYS Route 50. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-A-18JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park, a Subdivision Review in the name of Pasquariello. A proposal to create a 7.40 acre parcel from an existing 94.27 acre parcel leaving 86.87 acres as residual. The location is NYS Route 146. Mr. Kemper 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. Dal Pos and a motion was seconded by Mr. Vopelak.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Senior Typist