

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

Saratoga County Planning Board
Meeting Minutes
April 15, 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, 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 March 18, 2021 meeting were unanimously approved on a motion made by Ms. Young and seconded by Mr. Dal Pos.

Referrals

20-16JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Site Plan Review in the name of Augant Holdings. The applicant proposes an 8,500 square foot retail building to be built on a 0.82 acre parcel (former Augie's Site). The proposed site will have one curb cut onto NYS Route 50/67 leading to 32 parking spaces in the rear of the building. The location of the property is NYS Route 50 & 67 (Village of Ballston Spa). Mr. Williams stated that additional information will be requested for further review.

20-49MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review for the City of Saratoga Springs in the name of Buenos Hill Inc. The applicant proposes a used auto sales use by utilizing an existing 4,240 square foot building with 32 parking spaces provided. The location of the property is Washington Street-NYS Route 29. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comments.

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

Mr. Williams presented an Area Variance application for the Town of Clifton Park in the name of Ferguson Group LLC. The applicant proposed a lot line (performed administratively) consisting of conveying 10,500 square feet of land

from 900 Route 146 to 898 Route 146 (the applicant). The conveyance of land has created 900 Route 146 to reduce its site area to 4.24 acres. This has created the existing building at 900 Route 146 to exceed the maximum building coverage of 12% (12.669 proposed) and creates a need for relief on parking setback for 900 Route 146 where 25 feet is required and 13 feet is proposed. The location of the property is NYS Route 146 and US Route 9. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-34JK Town of Malta Town Board

Mr. Kemper presented an Project Plan Review for the Town of Malta in the name of Signature One Realty Group. The applicant proposes to remove an existing building and rebuild a 1,496 square foot office building with 9 parking spaced on a 0.20 acre parcel in the Town's Form Base Code DX-3 Zone. One curb cut onto Route 9 is proposed to access the parking area. The location of the property is US Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-42JK 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 CEH, LLC. The applicant proposed to remove two existing commercial buildings on adjacent properties in order to combine the two parcels and construct a two-story, 40,000 square foot medical office building with 220 parking spaces on 3.79 acres. The location of the property is Ushers Road (US Route 9). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-44JW Town of Stillwater Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Stillwater in the name of Stillwater Elgen LLC. The applicant proposes to add a mini-storage area, recreational vehicle parking area, a recreational playground area, a visitor overflow parking areas, a protected bus stop and an improved mailing facility to an existing Mobile Home Park located on 108 acres. The property is located on Lake Road-County Route 76 (Ag District #2). Mr Williams stated No Significant County Wide or Inter Community Impact.

21-45JW Town of Stillwater Planning Board

Mr. Williams presented an application for the Town of Stillwataer for a Site Plan Review in the name of Still Meadows MHP. The applicant proposes to remove eight existing mobile homes on a 1.88 acre parcel and create four (4) double wide mobile home sites with areas ranging from 8,958 sf to 12,023 sf. The location is Lake Road(County Route 76/Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-46MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review for the City of Saratoga Springs in the name of 19 Washington Street Development. The applicant proposes a redevelopment and construction project involving existing Starbucks and Rip Van Dam buildings on Broadway (15,273 sf of retail, seven hotel rooms and a 4 apartments-1st floor and basement) and new construction of 31 hotel rooms and 90 residential units with 101 sub-terrain parking spaces

on Washington Street. The location of the property is Washington Street_NYS Route 219 and Broadway-US Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Mr. McPherson.

21-48MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review for the City of Saratoga Springs in the name of AgroChem, Inc. The applicant proposes a 16,000 sf warehouse expansion to the existing industrial building following an addition on 1-acre via an administrative lot line adjustment. The location is Freedom Way (Geyser Road-County Route 46). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-49 Town of Halfmoon Drive-Thru Restaurant

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review for the Town of Halfmoon in the name of Shops of Halfmoon Drive-Thru Restaurant. The applicant proposes a 2,100 sf, 46 seat drive-thru restaurant on a 1.28 acre portion of the Shops of Halfmoon. The location of the property is located with access points along frontages of NYS Route 146, Old Route 146 and US Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-50MV Town of Saratoga Zoning Board of Appeals

Mr. Valentine presented an application for the Town of Saratoga for an Area Variance in the name of Lampron. The applicant proposes to operate several businesses from the existing 5.95 acre homestead. Prior to the site plan review with town planning board, the lot will required area variances for lot frontage and lot width: for a lot width of 114 lf which requires 211 lf in the Rural District and for lot frontage of 186 sf where 300lf is required. The location is CR #69 and in Consolidated Ag District #1. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-51JW Town of Milton Planning Board

Mr. Williams presented an application for a Special Use Permit and Site Plan Review for the Town of Milton Planning Board. The applicant proposes a solar array to utilize 9 acres of a 94.52 acre closed State regulated landfill. Existing access from Middle Grove Road leading to gated fenced in solar array area will be closed. The property is located on Middle Grove Road/CR#21 (Town of Greenfield, Galway and Providence, NYS Route 29). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-52JW Town of Ballston Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Ballston in the name of Rossi Multi-Tenant Retail Buildings. The applicant consistent with the Rossi Commercial Business PUD, two proposed multi-tenant buildings of 18,848 sf and 12,486 sf to be constructed on a vacant 6.66 acre parcel. The proposed site is located North of the Hannaford Grocery Store at the end of Rossi Way. (NYS Route 50 and 67 and the Village of Ballston Spa).

21-53MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Special Use Permit for the Town of Wilton in the name of the Car Shoppe. The applicant proposes a 10,075 sf building to be used as a car dealership and auto repair shop. To be constructed on a vacant 11.93-acre parcel on west side of Maple Avenue and Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-54MV Town of Corinth Town Board

Mr. Valentine presented an application for the Town of Corinth for a Moratorium. The Town proposes a 6-month moratorium, with the ability to extend, on the construction, establishment, installation, review or approval of any new or expanded Solar Farm or Ground Mounted Solar Panels from March 11 to September 11, 2021. The Moratorium will be Town-Wide. Mr. Valentine recommended approval.

A motion to approve Planning Department recommendations for planning referrals as presented was made by Ms. Young and a motion was seconded by Mr. Dal Pos 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-20JW Town of Charlton Planning Board

Mr. Williams presented an application for a Subdivision Review in the name of Ward/Gauthier LLA. A proposed lot line to convey 3.02 acres from a 49.25 acre parcel to an existing 3.49 acre parcel. After the lot line adjustment the two lots will be 46.23 acres and 6.50 acres respectively. The location of the property is Maple Avenue and NYS Route 67 (Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-A-21JW Town of Charlton Planning Board

Mr. Williams presented an application for a Subdivision Review in the name of Gavin LLA for the Town of Charlton. A proposed lot line adjustment to remove boundary lines shared between two separate parcels, one (3.92 acres) being behind the other (4.13 acres with improvements), and creating a side boundary line thus splitting the two parcels lengthwise. The result is a 4.77 acre parcel with existing single-family improvements fronting on Sweetman Road and a 3.28 acre vacant parcel for a proposed single-family home also fronting on Sweetman Road. The location is Sweetman Road-County Route 55 (Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-A-22MV Town of Moreau Planning Board

Mr. Valentine presented an application for the Town of Moreau, a subdivision review in the name of SRH/TJM, LLC. A proposed 40 lot cluster subdivision on 23.38 acres with access to Route 32 and County Route 27. A proposed 40 lot cluster subdivision on 23.38 acres with access to Rt 32 and CR-27. This proposed subdivision is associated with the previously reviewed 44 lot cluster subdivision on 22.08 acres located on the adjacent parcel an sharing the same access to the State and County roads. The location is Gansevoort Road (NYS Route 32) and Bluebird Road (County Route 27). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-A-23JW Town of Stillwater Planning Board

Mr. Williams presented an application for the Town of Stillwater for a Subdivision Review in the name of Compton. A proposed subdivision of a 7 acre lot into two lots of 2.5 acres (proposed house) and a 4.5 acres (existing house). The location is Brown Road (Town of Saratoga). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-A-24JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review for the Town of Clifton Park in the name of Clover Meadow Farm LLC. The proposal is to subdivide an existing 10.06 acre parcel into two residential parcels of 2.60 acres and 7.46 acres with a shared driveway complying with the Town's Conservation Residential Zoning requirements. The location is Hubbs Road (Ag District #2). Mr. Kemper stated No Significant County Wide or Inter Community Impact.)

21-A-25JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review for the Town of Clifton Park in the name of Stevens. A proposal to create a 3.61 acres residential lot from an existing 50.23 acre parcel. The location is Vischer Ferry Road-County Route 90 (Ag District #2). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-A-26JW Town of Providence Planning Board

Mr. Williams presented an application for the Town of Providence for a Subdivision Review in the name of Hill and May. A proposed two lot subdivision and two lot line adjustments from an existing 36.45 acre parcel. The subdivision consists of creating 10.59 acre parcel with existing residential improvements and frontage along South Line Road and a 21.77 acre parcel for a proposed residential unit and also fronting on South Line Road. The lot line adjustments consist of conveying 1.82 acres to an existing 5.45 acre parcel with an existing home and conveying 2.70 acres to a 42.87 acre parcel with an existing residential home lot. The location is South Line Road and Barkersville Road (County Route 16). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-A-27MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Subdivision Review for the City of Saratoga Springs. A proposed two-lot subdivision of an existing 18,813 sq.

parcel. The proposed subdivision consists of creating a 12,400-s.f. lot with existing residential structure and improvements and a vacant, residential lot with an area of 6,413 s.f. The location is NW quadrant of Maple Avenue (parallel to Route 50 arterial) and Green Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-A-28MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for the City of Saratoga Springs. A Subdivision Review in the name of Thornton. A proposed two lot subdivision of an existing 18,790 s.f. lot. The proposed subdivision consist of creating a 11,974 s.f. with existing residential improvements and a vacant, residential lot with an area of 6,816 s.f. The location is Grand Avenue/Birch Street (NYS Route 29). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-A-30MV Town of Corinth Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Corinth in the name of Morreale. Two proposed lot line adjustments of an existing +70 acre parcel. The first LLA will convey 1.4 acre to a 3.11 acre parcel and the second LLA will convey 19.34 acre to be merged with a +40 acre parcel resulting in the remaining lands being 46.9 acres. The location is County Route 10 (Town of Day). 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. Dal Pos 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 Mr. Dal Pos, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Senior Typist