

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

Saratoga County Planning Board
Meeting Minutes
May 20, 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 April 18, 2021 meeting were unanimously approved on a motion made by Ms. Young and seconded by Mr. Dal Pos.

Recusals: 21-43 Don McPherson and Tom Lewis
21-59 Don McPherson
21-67 Cynthia Young

Referrals

20-16JW Town of Ballston Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Ballston in the name of Augant Holdings. A proposed 8,500 sf commercial /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 is NYS Route 50 & 67 (Village of Ballston Spa). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-21MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit for the City of Saratoga Springs in the name of Just Cats. A proposal to construct an 11,400 sf commercial building on a vacant 5.89 acre parcel. Access to the site is provided by Driscoll Road. The location is Driscoll Road and South Broadway/US Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-43MV City of Saratoga Springs City Council

Mr. Valentine presented an application for the City of Saratoga Springs a PUD Map and Text Amendment. The name of the applicant is Marion Avenue-Maple Dell PUD. The applicant proposes to expand the size of the existing PUD and to allow the functional expansion of the structures within the PUD. The location is Maple Dell and Maple Avenue-US Route 9 (NYS Route 50, Town of Wilton and Town of Greenfield). Mr. Valentine recommended approval. Recusal by Don McPherson and Tom Lewis.

21-56MV Town of Saratoga Zoning Board of Appeals

Mr. Valentine presented an application for the Town of Saratoga, an Area Variance in the name of Kazanjian. The applicant proposes to subdivide an existing 0.41 acre parcel into two residential parcels of 8,929 sf and 6,070 sf respectfully. The two proposes residential lots do not meet the Town's required minimum lot area of 15,000 sf each. The location of the property is NYS Route 9 and Saratoga Lake Road, north side across from the lake. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-57MV Town of Greenfield Planning Board

Mr. Valentine presented an application for the Town of Greenfield for a Special Use Permit and Site Plan Review in the name of US Light & Energy. The applicant proposes a solar array on two adjacent parcels with a total area of 122.32 acres. The solar array is to encompass 18.34 acres with one access to Middle Grove Road. The location of the property is Middle Grove Road -County Route 21 (Town of Milton and Ag District #2). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-58JW Town of Charlton Zoning Board of Appeals

Mr. Williams presented an application for the Town of Charlton for an Area Variance in the name of Davidson. The applicant proposes to subdivide out a 2.01 acre parcel from an existing 69 acre lot. By doing so, the applicant needs relief of 5 feet for the required 200 feet of road frontage (195 feet provided). The location is Crane Road (Schenectady County, Town of Glenville and Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-59MV City of Saratoga Springs City Council

Mr. Valentine presented an application for the City of Saratoga Springs in the name of YMCA PUD. The applicant proposed an amendment to the YMCA Planned Unit Development (PUD). The amendment includes the possible expansion of the existing building by 34,000 sf and the inclusion of the Saratoga Senior Center and its uses within the PUD. The location of the property is West Avenue (NYS Route 50). Mr. Valentine recommended approval. Recusal by Don McPherson.

21-60JW Town of Northumberland Town Board

Mr. Williams presented an application for the Town of Northumberland a PUD Legislative in the name of Stonebridge Farm PUD. The applicant proposes a PUD to allow Stonebridge Farms to operate various social events on the 86.28 acre parcel. The proposal consists of creating a commercial are, a dual

commercial and agricultural area and an agricultural area. The location is Sherman Lane (Ag District #1). Mr. Williams recommended approval.

21-61JK 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 Exit 8 Liquor. The applicant proposes to construct a 20 foot x 60 foot addition on the back of the existing store location on 0.47 acres. The location is Crescent Road-County Route 92. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-62JW Town of Northumberland Planning Board

Mr. Williams presented an application for the Town of Northumberland. A Special Use Permit and Site Plan Review in the name of Wall Street Solar Farm. The applicant proposes 21.56 acres of solar panels on a 108.5 acre lot. The proposed solar array will have one access onto Wall Street. The location is Wall Street (County Route 40) Town of Saratoga and Ag District #1. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-63JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston. A Special Use Permit in the name of Zheng. A proposal to keep chickens in the rear of the existing home on 0.89 acres. The location is Nolan Road (Ag. District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-64MV Town of Saratoga Zoning Board of Appeals

Mr. Valentine presented an application for the Town of Saratoga, an Area Variance in the name of Russo. The application proposes to remove a 2-car garage and replace it with a 3-car garage with a two story dwelling unit incorporated into the proposed garage. This creates the need for the applicant to seek 7.11 feet, of relief to the Town's required 100 foot of road frontage. The location is NYS Route 9P. Mr. Valentine recommended No Significant County Wide or Inter Community Impact

21-65JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for the Town of Clifton Park, an Area Variance in the name of Frazier. The applicant proposes to keep four hens and a mare on a 1.13 acre residential lot when 5 acres is the minimum lot area required by the Town's R-1 zone in order to keep livestock. The location is Main Street (County Route 82). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-66JK 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 Vischer Ferry VFD. The applicant proposes a 7,200 sf fire department building on a 2.2 acre parcel with 36 parking spaces for cars and firetrucks. The location is Moe Road (SCSD pump station). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-67JK Town of Malta Town Board

Mr. Kemper presented an application for a Zoning Amendment Text for the Town of Malta. The applicant proposes an amendment to the Town's zoning to

add definition and permitted use of “Pet Boarding” and “Employee Accessory Dwelling Unit” (related to Pet Boarding use.) to the Town’s Chapter 167 and Form Based Code GC-3 zone. The location is town-wide. Mr. Kemper recommended approval. Recusal by Ms. Young.

21-68JK Town of Malta Planning Board

Mr. Kemper presented an application for a Special Use Permit for the Town of Malta in the name of Copper Ridge Square LLC. The applicant proposes to develop two separate lots to allow light industrial/wholesale business (Special Use Permit) by placing two commercial buildings on each lot. The first lot will have a 7,820 sf, one-story commercial building and a 20,000 sf flex space building on 2.78 acres. The second lot will have a 10,000 sf one-story commercial building and a 35,200 sf flex space building on 3.98 acres. Both sites will access from the existing Copper Ridge Drive while fronting on US Route 9. The location is Copper Ridge Drive (US Route 9). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-69JW 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 Homewood Suites/Hilton Garden Inn. The applicant is proposing two tenant panels on an existing off-premise pylon sign. The request is for an additional 84 sf of signage to a previous granted sign area variance of 321.25 sf for a total of 405.25 sf of signage as well as a variance for off-premise signage. Tenant panels are proposed to assist in wayfinding for the hotel in the rears. The location is NYS Route 146. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-70MV Town of Halfmoon Town Board

Mr. Valentine presented an application for the Town of Halfmoon, a PDD Amendment in the name of Summit at Halfmoon. The applicant proposes an amendment to the Boyajian Commercial/LI PDD 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 Route 9. Mr. Valentine recommended approval.

21-71JK Town of Malta Planning Board

Mr. Kemper presented an application for the Town of Malta, a Site Plan Review in the name of Copper Ridge Square LLC. The applicant proposes to develop two separate lots to allow light (industrial/wholesale business (Special Use Permit) by placing two commercial buildings on each lot. The first lot will have 7,820 sf one story commercial building and a 20,000 sf flex space building on 2.78 acres. The second lot will have a 10,000 sf one-story commercial building and a 32,500 sf flex space building on 3.98 acres. Both sites will access from the existing Copper Ridge Drive while fronting on US Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

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

19-A-31MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon, a Subdivision Review in the name of Shops of Halfmoon. The applicant gained approval in 2019 for this subdivision but failed to file with the County. The applicant wishes to create a 1.28 commercial pad from an existing 3.968 acre parcel with a plaza building located on it. The proposed 1.28 commercial lot will be used for a drive-thru restaurant. The property is located on NYS Route 146 (US Route 9 & the Town of Clifton Park). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

20-A-47MV Town of Clifton Park Planning Board

Mr. Valentine presented an application for a Subdivision Review for the Town of Clifton Park in the name of Robertaccio. This application was reviewed by the Board in Sept. 22020 for a two lot subdivision consisting of creating a 5.01 acre lot and the remaining 79.20 acre lot with a NSCW/ICI decision with questions on the future larger lot. The applicant now proposes to create five additional lots to be served by a proposed town owned cul-de-sac off of Hubbs Road. The location is Hubbs Road (Town of Ballston). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-A-31MV Town of Saratoga Planning Board

Mr. Valentine presented an application for the Town of Saratoga for a Subdivision Review. A proposal to subdivide an existing 0.41 acre parcel into two residential parcels of 8,929.8 sf and 6,070.2 sf respectfully. The location of the property is NYS Route 9P. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-A-32JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston for a Subdivision Review in the name of Savona. The proposal to create a 5.16 acre lot, with an existing home, from a 25.60 acre parcel. The remaining land of 20.44 acres has a proposed single-family home with proposed access from County Route 56. The location is Scotchbush Road-County Route 56 (Town of Charlton and Ag District #2). Mr. Williams stated No Significant County Wide or Inter Community Impact with comment on need for County Work Permit to provide access from County Route 40.

21-A-33JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park, a Subdivision Review in the name of 5 Maxwell Drive. A proposal to subdivide 13.24 acre lot into three separate lots. Lot 1, 10.66 acres, will retain an existing 150,000 sf office building with 485 parking spaces. Lot 2, 2.15 acres in

the southwest corner, will be retained to be developed into a TC-4 compliant site. Lot 3, 0.43 acres, will be developed or conveyed to Lot 1 for additional 40 parking spaces if needed. The location is Maxwell Drive (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 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