

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

Saratoga County Planning Board
Meeting Minutes
July 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, Ed Vopelak, Ian Murray, 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.

Guests: Gary Meier, Saratoga County DPW

Approval of Minutes:

The minutes of the June 17, 2021 meeting were unanimously approved on a motion made by Ms. Young and seconded by Mr. Dal Pos.

Referrals

21-81MV Town of Saratoga Zoning Board of Appeals

Mr. Valentine presented an Area Variance for the Town of Saratoga in the name of Bouchard. A proposed used car dealership and car service business on a 0.65 acre parcel. A 2-acre minimum lot size is required to operate the business in the Rural Residential (RR) zoning district. The shape of the lot creates the need to obtain a front yard setback variance (50 ft. provided/75 ft. required) and rear yard setback variance (26 ft provided/75 feet required). The location is NYS Route 29. Mr. Valentine recommended disapproval with the following comments. Intense use of substandard lot (with dimensional variances) for both car sales and service both. Proposes two commercial drives on small lot for ingress/egress on highly travelled state road. Use not the desired municipal appearance for an adjoining town recreational park.

21-84MV Village of South Glens Falls Zoning Board of Appeals

Mr. Valentine presented an Area Variance for the Village of South Glens Falls in the name of Henkel. A Proposed reuse of former Moreau Town Hall. Use of the lower level as a child's play area and the first-floor/entry level as a consignment shop. Results in the need for two area variances in the C-2 District: 1) the existing 2-level bldg has an area of 5,000 s.f. and 2,500 s.f. is the maximum area allowed for retail use (2,500 s.f.), and 2) the need for relief of the minimum off-street parking requirement where 17 parking spaces are required. Proposed

plan provides for no off-street parking, just use of existing on-street parking. The location of the property is Hudson and 5th Street (US Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-85MV Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for the Town of Wilton for a Use and Area Variance in the name of Cellco Partnership (McGregor Golf Telecommunications Facility). Proposed 124-ft tall cell tower to be constructed in the R-1 zoning district. Relief sought as telecommunication towers are not permitted uses in the R-1 District. The setback required is to be 1.5 times the tower height ($124 \times 1.5 = 186'$), but the side yard setback for the proposed tower location is at 160 ft. from Northern Pines Road (ROW). Variance requested for the difference between the 186 ft. required and the 160 ft. provided. The location of the property is Northern Pines Road (County Route 34). Mr. Valentine stated the Use Variance was No Significant County Wide or Inter Community Impact and the Area Variance will be disapproved. Recommend that tower height be erected at maximum height of 106' (not 126') to meet the required setback distance of height of $106' \times 1.5 = 159'$ where 160' is available.

21-86MV 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 Skyward Drive Warehouse. A proposed 70,000-s.f. warehouse building with 8 loading docks on the existing 10.34-acre. Located at the east edge of the Grande Industrial Park. The location of the property is Skyward Drive (North side of Geyser Road, CR# 43) east side of railroad tracks. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-87JW Town of Waterford Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Waterford in the name of Momentive Thermal Oxidizer. A proposed construction of a 30 ft. tall thermal oxidizer with a 45 ft. tall smokestack to be placed on a 68 ft. x 25 ft. pad and located on the east side of Hudson River Road. The proposed thermal oxidizer will replace two existing hazardous waste incinerators. The location of the property is Hudson River Road (NYS Rt. 32/US Rt. 4, Hudson R.). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-75JW Town of Northumberland Planning Board

Mr. Williams presented an application for a Special Use Permit and Site Plan Review for the Town of Northumberland in the name of New Cingular Wireless Telecommunications Tower. A proposed new, 190 ft cell tower to be placed within a 100 ft. by 100 ft. compound in the Town's expanded Telecommunication Development District (TDD) off of Blue Heron Terrace. The location of the property is Blue Heron Terrace (NYS Route 50). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-88JK Town of Malta Town Board

Mr. Kemper presented an application for a Project Plan Review for the Town of Malta in the name of Malta Intergenerational Community. A proposed senior

housing community consisting of a two-story, apartment building with 31 units and 65 cottage court residential homes on the 10.61 acre site off of Dunning Street. The location of the property is Dunning Street (County Route 108). Mr. Kemper stated that additional information will be requested for further review.

21-89JW Town and Village of Stillwater Planning Boards

Mr. Williams presented an application for a Site Plan Review for the Town and Village of Stillwater in the name of Colonial Road Apartments. A proposed development of a 178 unit apartment complex on 24.45 acres that straddles the Village of Stillwater's and the Town of Stillwater's shared boundary line. The proposed apartment development conforms to both the Village's and the Town's zoning in their T-5 and Z-5 zoning districts respectively. The two municipalities are reviewing this application jointly. The location of the property is Colonial Road (Town of Stillwater, Village of Stillwater, Ag Dist #1). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-90JW Town of Northumberland Planning Board

Mr. Williams presented an application for a Site Plan Review for the Town of Northumberland in the name of Saratoga RV Park-Phase II. A proposed development of phase II of the Saratoga RV park to add an additional 143 RV sites to meet the total of 297 sites of the 2002 PUDD approval. There will be no changes to the two existing entrance ways on to NYS Rt 50 from the existing 95.64 acre RV park. The location of the property is NYS Route 50. Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-91JW Town of Northumberland Planning Board

Mr. Williams presented an application for a Special Use Permit and Site Plan Review for the Town of Northumberland in the name of Rosse Mining Operation. A proposal to operate a NYS permitted mining operation on a 7.69 acre homestead lot of an existing conservation subdivision off of Virginia Place. The location is Virginia Place (Ag District #1). Mr. Williams stated No Significant County Wide or Inter Community Impact.

21-92MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon a Site Plan Review in the name of Twin Bridges. A proposed expansion of employee parking onto an adjacent 1.65-acre vacant parcel zoned C-1 to allow the construction of (92) 10ft x 20ft employee parking spaces. This in return will allow the expansion of garbage truck parking on the existing parking lot to be expanded to 60-70 spaces. The location of the property is Oak Hill Drive (west side of US Rt. 9, between Sitterly and Halfmoon Crossings Blvd). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-93MV Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for the Town of Halfmoon in the name of Country Dollar Plaza. A proposal to place a covered 35'x70' patio on the east side of the existing plaza building associated with a proposed restaurant/tavern use. Being on a corner lot, the location of the proposed patio needs to meet the Town's front yard setback of 50 ft. from the Rt. 236 ROW. The proposed patio is asking for a front yard setback of 1.4 ft on

the side facing Rt. 236. The location of the property is Guideboard Road CR-94 and NYS Route 236. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

21-94MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a pre-existing site plan for the Town of Halfmoon in the name of DelSignore Blacktop Paving. A proposed expansion of a pre-existing, non-conforming site of a industrial parcel in the Town's R-1 zone. The proposal consists of adding an additional 4 acres of usage area for a total of 11.4 acres of the 65-acre site. The proposal then asks to expand an existing building by 3,500 s.f. and to construct a 2,650 s.f. salt shed (already constructed). The location of the property is Clamsteam Rd (I-87, Mohawk River). 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 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

20-A-68JK Town of Edinburg Planning Board

Mr. Kemper presented an application for the Town of Edinburg a Subdivision Review in the name of ADK Lakeside Estates. A proposal to subdivide a 53.42 parcel into 14 single-family lots with a range of 1.47 ac to 4.1 ac along with a 6.2 acre park. There is a proposed private road to be constructed to provide access to Batchellerville Bridge Road. All proposed lots are to be served by private well and septic. The location is Batchellerville Bridge Road (CR-98), North Shore Road-CR-4 & Sinclair Point Rd CR-5). Mr. Kemper recommended approval with comment.

21-A-41JW Town of Charlton Planning Board

Mr. Williams presented an application for the Town of Charlton a Subdivision Review in the name of Ward. A proposed subdivision of a 45.32 acre parcel into two parcels. Lot 1A-1 will be a 31.85 acre homestead lol with existing improvements and Lot 1A-2 will be a proposed 13.47 acre lot for a single-family use. The proposed new Lot 1A-2 will have access off of Maple Avenue, a local road. The location is Maple Avenue and NYS Rt. 67 (Ag. Dist. #2). Mr. Williams 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