

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

Saratoga County Planning Board
Meeting Minutes
December 16, 2021

The meeting held 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, Don McPherson, Ian Murray and Cynthia Young.

Staff: Jason Kemper, Director, Michael Valentine, Senior Planner, Jeffrey Williams, Planner and Bobbi Wood, Secretary.

Guests: Gary Meier, Saratoga County DPW, Kaitlin N. Vigars ESQ. representing AT&T Centerline Co.

Approval of Minutes:

The minutes of the November 18, 2021 meeting were unanimously approved on a motion made by Mr. Lewis and seconded by Mrs. Young.

Recusals:

Referrals

20-128MV City of Mechanicville

Mr. Valentine presented an application for a Special Use Permit & Site Plan Review for the City of Mechanicville in the name of Frank Lewis Holdings, LLC. Proposed construction of a 50,000 s.f. warehouse bldg, a 30,000 s.f. warehouse bldg., a 9,375 sf, one-story office bldg, and three (3) non-climate controlled, self-storage bldgs (total area of 15,000 s.f.) on a 7.39-ac site. Location at Industrial Park Road (Zim Smith Trail, Town of Halfmoon). Comments were stated that while the proposed development presents no county impacts, the city planning board should address the amount of development squeezed onto one parcel and its impact on snow storage/removal, the amount of impervious surface and storm water management, the internal movement of tractor trailers, points of access from city streets, inter-connection of parcels. See November 2020 for initial review. Mr. Valentine stated that stated No Significant County Wide or Inter Community Impact.

21-19JW Town of Clifton Park

Mr. Williams presented an application for a Site Plan Review for the Town of Clifton Park in the name of Ferguson Group, LLC. The applicant received a number of area variances in 2008 for their HVAC business and additional variances in March of 2021 with the

purchase of a portion of neighboring land. The applicant now proposes to expand their 2,900 s.f. building's footprint by 3,600 s.f. for a total of 6,400 s.f. along with a proposed entrance driveway off of NYS Rt 146. Comments were stated that a NYSDOT work permit and curb cut permit will be required. Mr. Williams stated that No Significant County Wide or Inter Community Impact.

21-147MV Town of Moreau

Mr. Valentine presented an application for Legislative-Moratorium for the Town of Moreau. The Town is proposing a 6-month moratorium on building permits and site plan review or other review of subdivisions of more than 10 residential dwellings located within 1/2 mile of an existing sewer main in the Town of Moreau. Mr. Valentine recommended Approval.

21-149JK Town of Clifton Park

Mr. Kemper presented a Legislative- PDD Amendment application for the Town of Clifton Park in the name of Players Park PDD Amendment. A proposed amendment to the existing PDD to allow and add the use of an indoor/outdoor sports field facility on an 8.02 acre parcel. Located on NYS Rt 146A. Mr. Kemper recommended Approval.

21-151JK Town of Clifton Park

Mr. Kemper presented a Site Plan Review application for the Town of Clifton Park in the name of Rt. 146-Miller Rd Self Storage, Flex Space. A proposal consisting of eleven buildings with a total of 86,000 s.f. of self-storage space and five, 8,000 s.f. buildings of flex space on a 45.18 acre parcel. Located on Miller Road and Rt 146. Mr. Kemper stated that No Significant County Wide or Inter Community Impact.

21-152JK Town of Clifton Park

Mr. Kemper presented a Site Plan Review for the Town of Clifton Park in the name of Luna Park Food Truck. A proposed site plan showing six food truck pads with electric/water/sewer hook-up and outdoor food court area with picnic tables, restrooms, 50 parking spaces, stone dust trail and a gravel access road utilizing an existing curb cut onto Riverview Road via an access easement. Located on Riverview Road & NYS 146. Mr. Kemper stated that No Significant County Wide or Inter Community Impact.

21-153JK Town of Clifton Park

Mr. Kemper presented an application for area variance the Town of Clifton Park in the name of Paulsen Development Ushers Road. Two area variances are being sought to construct a 26,000 s.f. building on a 4.1-acre parcel in the Town's B-1 zone. The Town's B-1 allows the maximum size of a building to be 4,800 s.f. and the maximum building coverage allowed is 12% whereas the proposed 26,000 s.f. building is 14.6%. Located on Usher Road (Northway I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-154MV City of Saratoga Springs

Mr. Valentine presented an application for Site Plan Review for the City of Saratoga Springs in the name of Roods & Riddle Real Estate. A modification to a 2013 referral to add an additional seven horse stables within the original expansion area for the existing equestrian hospital. Located on Henning Road (Union Ave/NYS 9P & Northway/I-87). Mr. Valentine stated that No Significant County Wide or Inter Community Impact.

21-157JK Town of Edinburg

Mr. Kemper presented an application for a Site Plan Review for the Town of Edinburg in the name of AT&T Centreline Co. A proposal to construct a new 101 ft monopine telecommunication tower on Fraker Mountain adjacent to the County's leased Emergency Services tower. Located on Military Road (County leased area for the emergency services tower). Mr. Kemper stated that the project itself is not referable under GML 239lmn but as advisory opinion of the Saratoga county board is to reiterate the comments and concerns emphasized in a November 8, 2021 letter sent to the applicant from Michael Hartnett the County Attorney.

21-158MV City of Saratoga

Mr. Valentine presented an application for an Area Variance for the City of Saratoga Springs in the name of Lash Blvd. A proposal to construct a 48" x 72" freestanding, internally lit LED sign at its entrance off South Broadway in the City's T-5 zoning district. Located on Lash Blvd. South Broadway/US Rt 9. Mr. Valentine stated that stated No Significant County Wide or Inter Community Impact.

21-159MV City of Saratoga Springs

Mr. Valentine presented an application for a Use Variance for the City Of Saratoga Springs in the name of 69 Caroline Street. A proposal to allow an educational & community workshop use to be operated from the former Children's Museum in the City's Urban/Residential zone. Located on Caroline Street (Lake Ave./NYS Rt 29). Mr. Valentine stated that No Significant County Wide or Inter Community Impact.

21-160JW Town of Northumberland

Mr. Williams presented an application for Special Use permit & Site Plan Review for the Town of Northumberland in the name of Cornell. A proposal to construct an 80 ft x 175 ft barn with indoor riding arena on the existing 76-acre horse farm. Located on Beaver Street (Town of Saratoga & Ag, Dist, #1). Mr. Williams stated that No Significant County Wide or Inter Community Impact.

21-161JW Town of Northumberland

Mr. Williams presented an application for Special Use Permit & Site Plan Review for the Town of Northumberland in the name of Knotek. A proposal to develop a 48.52 acre parcel into an indoor/outdoor horse riding arena with a proposed, paddocks, barns, parking and a single-family home. Located on Thomas Road (Town of Moreau & Ag. Dist. #1). Mr. Williams stated that No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for planning referrals as presented was made by Mr. Lewis and a motion was seconded by Mrs. Young 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-88JW Town of Charlton

Mr. Williams presented an application for Subdivision Review for the Town of Charlton in the name of DeSantis. A proposed lot line adjustment between 721 Swaggertown Rd and 717 Swaggertown Rd. The action consist of conveying 2.58 acres from 717 Swaggertown Rd to 721 Swaggertown Road. The result will be a 5 ac parcel for 717 Swaggertown Rd and a 3.58 acre parcel for 721 Swaggertown Rd . Both parcels have existing residential dwelling built upon them. Located on Swaggertown Road/CR-. Mr. Williams stated that No Significant County Wide or Inter Community Impact.

21-A-89JW Town of Ballston

Mr. Williams presented an application for a Subdivision Review for the Town of Ballston in the name of Morelli. A proposed subdivision of an existing 6.04-acre lot to separate an existing gas station & residential structure. The result will be a 2.6 acre parcel for the gas station use and a 3.4 acre parcel for the residential dwelling. Located on NYS RT 50, Brookline Road/CR-60. Mr. Williams stated that No Significant County Wide or Inter Community Impact.

21-A-90JK Town of Clifton Park

Mr. Kemper presented an application of a Subdivision Review for the Town of Clifton Park in the name of Boni-Woodale Drive. A proposed subdivision of an existing 28.6-acre parcel into 9 single-family lots with access on a proposed town road cul de sac. Located on Woodale Drive (Northway-I-87). Mr. Kemper stated that he is requesting additional information.

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. Lewis and seconded by Mr. Murray, the meeting was adjourned with all in favor.

Respectfully Submitted,
Bobbi Wood, Secretary

