

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**November 18, 2021**

The meeting held in 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:** Don McPherson, Marcia Murray, Cynthia Young, Ian Murry, Ed Volpeck.

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

**Guests:** Gary Meier, Saratoga County DPW, and Gill Albert, Town of Saratoga Zoning.

**Approval of Minutes:**

The minutes of the October 16, 2021 meeting were unanimously approved on a motion made by Ms. Young and seconded by Mr. Dal Pos.

**Recusals:** 21-146-Ian Murray  
21-A-81-Ian Murray  
21-A-82-Ian Murray  
21-A-83-Ian Murray  
21-A-84-Ian Murray

**Referrals**

21-01MV Town of Wilton

Mr. Valentine presented an application for the Town of Wilton site plan review in the name of King. After a proposed subdivision by utilizing Traver Road as the dividing line, a proposal to construct two commercial buildings, one each on their respective lots. The eastern parcel will hold a 6,625 s.f., 5 unit retail commercial building. The western lot will hold a proposed 3,375 s.f., 4-unit office building. Both sites will have a full access driveway off of Traver Road and the eastern lot also proposed a right in/right out access off of Ballard Rd. Located at the corner of Traver Road and Ballard Rd -(CR 33). Mr. Valentine stated that there was No Significant County Wide or Inter Community Impact with comments.

21-84MV Village of South Glens Falls

Mr. Valentine presented an application for the Town of Wilton a Site Plan Review in the name of Cuddle Bugs. A proposed retail business and an indoor child's play area in the former Town of Moreau Town Hall Bldg. Located at Hudson Avenue and 5th Street (US Rt 9). Mr. Valentine stated that there is No Significant County Wide or Inter Community Impact.

#### 21-92MV Town of Halfmoon

Mr. Valentine presented an application for the Town of Halfmoon a Site Plan Review (Amended) in the name of Twin Bridges. A proposal to amend the July site plan review that consisted of expanding the employee parking to 92 parking spaces and allowed the garbage truck parking to increase by 60-70 spaces. The amended proposal will allow an additional 21 garbage truck parking and 21 employee parking behind the previously approved 8-10 ft. landscaped berm to help buffer the parking lot from Rt 9. Located on Oak Hill Drive (west side of US Rt. 9, between Sitterly and Halfmoon Crossings Blvd). Mr. Valentine stated that there was No Significant County Wide or Inter Community Impact.

#### 21-94MV Town of Halfmoon

Mr. Valentine presented an application for the town of Halfmoon. A Site Plan Review in the name of Delsignore Blacktop Paving. A proposed expansion of a pre-existing, non-conforming site of an 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). Located on Clamsteam Road (I-87, Mohawk River). Mr. Valentine stated that there was No Significant County Wide or Inter Community Impact.

#### 21-136JW Town of Clifton Park

Mr. Williams presented an application for the town of Clifton Park, Area Variance (Sign) in the name of Tractor Supply. Applicant proposes a second wall sign of 36 s.f. to advertise the 'Garden Center". Only one wall sign, per tenant, is allowed per the Town's ordinance. Located on US RT 9. Mr. Williams stated that was No Significant County Wide or Inter Community Impact.

#### 21-137JW Town of Milton

Mr. Williams presented an application for the town of Milton, Comprehensive Plan Amendment in the name of Town of Milton. The Town wishes to incorporate a recent Final NYS Route 50 Corridor Enhancement Study into their comprehensive plan. Located Town-wide (NYS Rt 50, Village of Ballston Spa & City of Saratoga Springs). Mr. Williams recommended approval.

#### 21-138JW Town of Stillwater

Mr. Williams presented an application for the town of Stillwater, a Special Use Permit & Site Plan in the name of R.M. DalRymple Co. Inc. A proposed series of lot line adjustments has allowed a pre-existing, non-conforming commercial use to expand its area along with a proposed 16,000 s.f. warehouse building to be added to existing buildings for the fuel pump installation/repair company. Located on Grace Moore Road & Lake Road/CR-76. Mr. Williams commented that A County DPW curb cut permit will be needed if Lot D decides to extend its driveway, via an easement through Lot C, to

Lake Ave. Mr. Williams stated that there is No Significant County Wide or Inter Community Impact.

#### 21-141JW Town of Galway

Mr. Williams presented an application for the town of Galway, a Special Use Permit & Site Plan in the name of Earth Development. A proposal to utilize a 190 ft. x 190 ft. area of a 13.53-acre parcel for a recycling yard for wood and construction debris. Mr. Williams stated that the Site plan lacks information-stockpile areas of pre and post materials, truck routes, and grinder location. Noise, Dust, Vibration, and vehicle traffic, also factors if DEC permits are needed. Mr. Williams stated that the referral is incomplete and additional information will be requested.

#### 21-142JK Town of Malta

Mr. Kemper presented an application for the town of Malta, a Site Plan Review in the name of HVCC Building #2. A proposed 17,600 s.f., two-story science building to be constructed adjacent to the existing SMART-TEC building in the Town's C-3 NYSERDA zone. Located on Hermes Road (NYSERDA lands with building). Mr. Kemper stated that there is No Significant County Wide or Inter Community Impact.

#### 21-143JK Town of Malta

Mr. Kemper presented an application for the Town of Malta, an Area Variance in the name of Dunning Street Residential Subdivision. A proposed 13 detached single-family homes and 12 townhome development has created the need to seek a variance to allow driveways/parking between the principle structure and the street which is not permitted in the Town's DX-3 & RD-2 zones of the Form Base Code. Mr. Kemper stated that there is no Significant County Wide or Inter Community Impact.

#### 21-144MV Town of Halfmoon

Mr. Valentine presented an application for the town of Malta, a Site Plan Review in the name of Crown Castle USA. A proposal to install new equipment at the 120 ft elevation on an existing 177 ft tall lattice cell tower. Located on Dunsbach Road (I-87). Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact.

#### 21-145JW Town of Ballston

Mr. Williams presented an application for the Town of Ballston, a Zoning Amendment-Text Map. Zoning to bring town's land use regulations in accordance with recently reviewed comprehensive plan update. Mr. Williams recommended approval.

#### 21-146MV Town of Saratoga

Mr. Valentine presented an application for the Town of Saratoga, a Special Use Permit in the name of Carrangi. A proposal to construct additions on Blds 1 & 3 of an existing three-building boat storage facility by asking to change the stipulations of the existing approved special use permit. There was discussion on site congestion and aesthetics. Located on NYS Rt 9P. Mr. Valentine stated modifications to the site plan will be requested. Recusal by Ian Murray.

A motion to approve Planning Department recommendations for planning referrals as presented was made by Ms. Young and a motion was seconded by Mr. McPherson.

**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**

### 18-A-39MV Town of Wilton

Mr. Valentine presented an application for the Town of Wilton, a Subdivision Review in the name of Forest Grove. A proposed change of use for the approved 37 great lots for 74 twin homes, to give the option to allow single-family detached homes to be constructed. Located on Jones Road (I-87). Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact.

### 21-A-72MV Town of Wilton

Mr. Valentine presented an application for the Town of Wilton, a subdivision Review in the name of Palmer Ridge Subdivision. A proposed 3-lot subdivision from an existing 537.5 acre parcel. Lot 1 will be 342.26 acre parcel with a proposed access easement. Lot 2, will be a 156.08 acre parcel and Lot 3 will be a 19.93 acre parcel. There are no structures or improvements being proposed at this time. Located on Woodard Road (Town of Corinth & Town of Greenfield). Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact.

### 21-A-74JW Town of Galway

Mr. Williams presented an application for the Town of Galway, a Subdivision Review in the name of Haynes. A proposed 10 acre lot to be subdivided out from an existing 73.3 acre parcel. Located on Jockey Street-CR-52 (Ag. Dist. #2). Mr. Williams stated that there is no Significant County Wide or Inter Community Impact.

### 21-A-75JW Town of Milton

Mr. Williams presented an application for the Town of Milton, a Subdivision Review in the name of 240 Greenfield Ave. A proposed 27 single-family residential subdivision on an 18.92 acre parcel with a single-access town road proposed. Located on Greenfield Avenue -CR-50. Mr. Williams stated that there is no Significant County Wide or Inter Community Impact.

### 21-A-76MV Town of Wilton

Mr. Valentine presented an application for the Town of Wilton, a Subdivision Review in the name of King. A proposed two lot subdivision of a 1.93 acre parcel by utilizing Traver Road as the dividing line. The eastern lot will be 1.27 acres and the western lot will be 0.46 acres. Located on Traver Road (Ballard Rd -CR 33). Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact.

### 21-A-81MV Town of Saratoga

Mr. Valentine presented an application for the Town of Saratoga, a Subdivision Review in the name of McTygue. A proposed 2-lot subdivision by subdividing an existing 6.04-acre parcel. The results will be a 2.82-acre parcel with an existing home and a 3.20-acre parcel with an agricultural statement that the parcel will only be used for

agricultural purposes or seek a use amendment through the Town's planning board. Located on Staffords Bridge Rd/CR 68 (Ag. Dist. #1). Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact. . Recusal by Ian Murray.

#### 21-A-82MV Town of Saratoga

Mr. Valentine presented an application for the Town of Saratoga, a Subdivision Review in the name of Butler. A proposed two lot subdivision from an existing 9.97-acre parcel. The result will be a 4.997-acre parcel with an existing home and a 4.997-acre vacant lot for a proposed single-family home including a proposed shared driveway. Located on Cedar Bluff Road/CR-71. Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact. Recusal by Ian Murray.

#### 21-A-83MV Town of Saratoga

Mr. Valentine presented an application for the Town of Saratoga, a Subdivision Review in the name of Gridley Assoc. A proposed 2-lot subdivision by subdividing an existing 33.72-acre parcel. The results will be a 2.54-acre parcel with an existing home and a 31.16-acre parcel with an agricultural statement that the parcel will only be used for agricultural purposes or seek a use amendment through the Town's planning board. Located on Burgoyne Road and Cramers Road/CR-68 (Ag. Dist. #1). Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact. Recusal by Ian Murray.

#### 21-A-84MV Town of Saratoga

Mr. Valentine presented an application for the town of Saratoga, a subdivision Review in the name of Burke. A proposed 2-lot subdivision of a 1.94-acre parcel from an existing 102-acre parcel for a single-family use. Located on Quaker Springs Road/CR-67 (Ag. dist. #1). Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact. Recusal by Ian Murray.

#### 21-A-85JW Town of Stillwater

Mr. Williams presented an application for the Town of Stillwater, a Subdivision Review in the name of R.M DalRymple Co. INC. A proposal of a series of lot line adjustments that will create separate uses on each individual parcel involving a non-conforming business and three existing residential uses. Located on Grace Moore Road & Lake Road/CR-76. Mr. Williams stated that there is no Significant County Wide or Inter Community Impact.

#### 21-A-86MV Town of Halfmoon

Mr. Valentine presented an application for the Town of Halfmoon, a Subdivision Review in the name of DCG 1542 Route 9. A proposed 3-lot subdivision of an existing 15.20-acre parcel plus conveyance of 32,000 s.f. of property to the adjacent landowner all within the Town's Commercial zoning district. Lot A will be a 9.85-acre parcel with frontage along Rt 9, Lot B will be a 1.29-acre parcel with frontage along Rt 9 and Lot C will be a 3.26-acre flaglot parcel. All three parcels show access to an ingress/egress easement that leads to an existing curb cut onto US Rt 9. Located on US RTE 9. Mr. Valentine stated that there is no Significant County Wide or Inter Community Impact.

21-A-87MV Town of Halfmoon

Mr. Valentine presented an application for the Town of Halfmoon, a Subdivision Review in the name of Hank's Hollow. A proposed 110 unit single-family residential cluster subdivision from an existing 141.61-acre parcel off of Staniak Rd. Located on Staniak Rad (Town of Stillwater & Zim Smith Trail). Mr. Williams stated that that there is no Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for planning subdivision as presented was made by Mr. McPherson 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. Murray, the meeting was adjourned with all in favor.

Respectfully Submitted,

Bobbi Wood, Secretary