

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

Saratoga County Planning Board
Meeting Minutes
January 20, 2022

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: Tom Lewis, Chairman, Ed Vopelak, Devin Dal Pos and Don McPherson Marcia Murray and Cynthia Young, Ian Murray.

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

Guests: Gary Meier, Saratoga County DPW, Harry Ungeheuer.

Approval of Minutes:

The minutes of the December 16, 2021 meeting were unanimously approved on a motion made by Mr. Lewis and seconded by Mr. Murray.

Recusals: 22-A-02 Don McPherson

Referrals

21-74JW Town of Northumberland Town Board

Mr. Williams presented and application for a Moratorium for the Town of Northumberland. In June of 2021, this Board reviewed a proposed 8-month moratorium for the Town to consider updates to its existing Zoning Ordinance that regulates Solar Energy Systems. The Town now wishes to extend the moratorium for an additional 6 months. Mr. Williams recommended approval.

21-145JW Town of Ballston Town Board

Mr. Williams presented an application for a Zoning Amendment-Text for the Town of Ballston. In November 2021, this Board reviewed proposed zoning amendments to reflect recommendations from the Town's recent update to its Comprehensive Plan. The current proposed zoning regulation amendment reflect recommended changes from the recent, required public hearing on the Town's proposed zoning changes. Mr. Williams recommended approval.

21-150JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a site plan review in the name of Main Street Grill. The applicant proposes a 7,200 s.f. pole barn in the rear of the former restaurant building to be used for storage of party rental equipment. The location is on Main Street/CR-82. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

21-01JW Town of Wilton Planning Board

Mr. Williams presented an application for a Special Use Permit in the name of 363 Ruggles Road. A proposal to raise chickens on a 1.84-acre residential parcel. A Special Use Permit for the Town's R-2 zone is needed to do so. Located on Ruggles Road (Taylor Road County Forest). Mr. Williams stated that No Significant County Wide or Inter Community Impact.

22-02JW Village of Ballston Spa Planning Board

Mr. Williams presented an application for the Village of Ballston Spa a Site Plan Review in the name of High Rock Plaza. A proposal to retrofit the former bowling alley including exterior façade improvements to the building for the proposed 2,100 s.f. of warehouse storage and 9,700 s.f. of retail flex space use. Located on Bath Street and Washington Street (NYS Rt 50) The Board noticed the existing site has wide open access to Washington Street and suggested that the applicant delineate a proper location for ingress and egress to and from the site along with properly marked parking areas to a create safe and effective internal traffic pattern. The Board also commented on the possible need for side walk improvements. Mr. Williams recommends No Significant County Wide or Inter Community Impact.

22-03JW Village of Ballston Spa Planning Board

Mr. Williams presented an application for the Village of Ballston Spa a Site Plan Review in the name of 11-13 Washington St. A proposal to renovate an existing two-story building into a retail, brewery and restaurant use on Washington Street adjacent to Cumberland Farms. The Board remembered that the Village performed an off-site parking survey for the Village in the past and asked if this study was taken into consideration when discussing parking needs for the proposed use. The Board also commented on the possible need for sidewalk improvements. Mr., Williams recommended No Significant County Wide or Inter Community Impact.

22-04JK Village of Schuylerville Board of Trustees

Mr. Kemper presented an application for the Village of Schuylerville a Zoning Adoption-Map & Text. The Village wishes to adopt zoning to ensure new development is consistent with the Village's historic architecture and setting, to encourage the adaptive re-use of existing buildings, to ensure for pedestrian and vehicular safety and to protect the natural environment of the Village as outlined in their Comprehensive Plan. Located for Village-wide (Town of Saratoga & Northumberland, Village of Victory, Monument Rd/CR-338, NYS Rts 32 & 29 and US Rt 4). Mr. Kemper recommended approval.

22-05JW Town of Wilton Town Board

Mr. Williams presented an application for the Town of Wilton a Legislative PUDD Amendment in the name of Mountain Ledge PUDD. A proposed amendment to the SUNY ADK Wilton PUDD to allow a mixed-use commercial/residential PUDD on a 15.46-acre parcel. The tentative plan consist of 5 additional buildings with a total area of 158,500 s.f. for professional offices & services, retail and apartment type uses. Located on US Rt 9. Mr. Williams recommended approval.

22-06JK Town of Milton Planning Board

Mr. Kemper presented an application for the Town of Milton an Area variance in the name of Emigh. A proposal to construct a 1,440 s.f. a commercial storage garage on a 0.46-acre, residential parcel in the Town's Town Center zone has caused the need for

an area variance. The proposed structure is to be constructed with an 11 ft. rear yard setback where 20 ft. is the minimum allowed per the Town's zoning. Located on Geyser Road/CR-43 (City of Saratoga Springs). (See 22-11 for Special Use Permit and Site Plan review -Jan. 2022).

22-07JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park a special use permit & Plan Review in the name of Chick-Fil A. A proposal to redevelop the former "Pier 1" retail store site into a quick serve, drive-thru restaurant with a 5,000 s.f. building on the 1.51 acre parcel. Located on Clifton Park Center Road (NYS Rt 146).Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

22-08JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for the Town of Clifton Park a Site Plan Review in the name of 1860 Rt 9 Warehouse/Office Development. A proposal to construct four, 15,000 s.f. warehouse/office buildings with 12,000 s.f. of warehouse and 3,000 s.f. of office space each on the 8.08-acre, B-5 zoned parcel. Located on US Rt 9 (Town of Halfmoon). Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

22-09JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for The Town of Clifton Park a Special use permit in the name of 977 Main Street. A proposal to bring an existing two-family residential structure into conformance by allowing a two-family residential use via special use permit in the Town's R-1 zone. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

22-10JK Town of Malta Planning Board

Mr. Kemper presented an application for the Town of Malta a Project Plan Review in the name of Catskill-Hudson Bank. A proposed development of a 11,200 s.f. single-story shopfront building type for the Catskill-Hudson Bank corporate office along with a proposed 5,000 s.f. office building concept and 2,400 s.f. of shopfront building in the Town's Form Base Code area. Located on US Rt 9. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

22-11JK Town of Milton Planning Board

Mr. Kemper presented an application for the Town Milton a Special Use Permit & Site Plan Review in the name of Emigh. A proposal to construct a 1,440 s.f. storage garage to store business inventory and to place vinyl graphics on vehicles. The proposed garage will be placed on a 0.47-acre parcel with an existing residential home off of Geyser Road and within the Town's Town Center (TC) zone. Located on Geyser Road/CR-43 (City of Saratoga Springs). The Saratoga County Planning Board reviewed the above referenced applications concurrently, it should be noted the merits of the area variance and the special use permit/site plan will occur separately in the Town of Milton. The following comments were provided by SCPB members and staff to assist the local Planning/Zoning Boards in their deliberations. The board acknowledges the fact that this is a local land use decision. In reviewing past aerial images and after performing a site visit it appears that there has been significant recent excavation at that site. There appears to be steep un-stabilized slopes around the perimeter of the project site. Therefore, the Town should determine whether

erosion control measures and bank stabilization should be required as part of the local review. In addition, the site plan provided for review does not indicate the existing topography on the site or where the base of the slope is. The exact location of the septic system and leach field should be placed on the plans so that conformance with NYS Building Code can be confirmed. Furthermore, additional detail may be warranted on the site plan (hours of operation, parking, and lighting, etc.) in order to allow for proper review of the project and to ensure compliance with any approvals granted by the Town of Milton. It appears the back of the building will be up close to the existing base of slope. In reviewing the application, the ZBA may want to consider shifting the placement of the building or reducing the proposed size of the building which may also reduce the amount of variance being requested. A reduction in variance request may also allow some buffering to neighboring property owners. Mr. Kemper recommended a No Significant County Wide or Intercommunity impact with the above comments

22-12JW Town of Saratoga Zoning Board

Mr. Williams presented an application for the Town of Saratoga an Area Variance in the name of Pasos. A proposed two-lot subdivision of an existing 22.78-acre parcel resulting in a 4.99-acre parcel with 200 ft. of frontage and a 17.79-acre parcel with 200 ft. of frontage. The Town's zoning requires lots over 5-acres to have 300 ft. of frontage. Located on US Rt 4 South. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-13JW City of Mechanicville Planning Department

Mr. Williams presented an application for the City of Mechanicville a Special Use permit in the name of Palumbo. The applicant wishes to convert an existing two-family residential structure into a four-unit multifamily building with six parking spaces on a 0.13-acre site. Located on US Rt 4 & NYS Rt 32. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for planning referrals as presented was made by Mr. Dal Pos and a motion was seconded by Mr. Vopelak 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

22-A-01JW Town of Saratoga planning Board

Mr. Williams presented an application for the Town of Saratoga a Subdivision Review in the name of Huber. A proposed subdivision to subdivide 3.75-acres from an 82.01-acre parcel and convey the 3.75-acre parcel to a 6.57-acre parcel to its south. Located on US Rt 4 South (Ag. Dist. #2, Hudson River). Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-A-02JW Town of Stillwater Planning Department

Mr. Williams presented an application for the Town of Stillwater a Subdivision Review in the name of Snake Hill Minor Subdivision. A proposed 4-lot residential subdivision on the 29.73-acre knob on Snake Hill, Saratoga Lake. The proposed lots have an area of 10.97-acres; 4.32-acres; 8.72-acres and 6.17-acres respectively. Located on NYS Route 9P. With the GML-239 referral information package submitted by the Town, the Board recognized that the proposed 4-lot subdivision is well within the means of this property's local zoning requirements and the concerns of soil and erosion control, storm water management, possible visual impacts along with domestic water service and waste disposal and property access have been discussed and are in the process of being addressed. The Board did discuss a January 20, 2022 correspondence between the Saratoga County Historian and the Saratoga County Director of planning pertaining to the project site being in a known area with archeological sensitivity and inquired whether or not this project has received any review correspondences from NYS Historic Preservation Office (SHPO)? Lastly, a NYSDOT work and curb cut permit will be required in order to construct the proposed shared access driveway onto NYS Rt 9P. Mr. Williams recommended No Significant County Wide or Inter Community Impact. Recusal of Mr. Dal Pos

22-A-03JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston a Subdivision Review. A proposed 3-lot subdivision consisting of creating Lot 1 of 2.50acre parcel with existing residential improvements, Lot 2 a proposed 2.50-acre residential lot and Lot 3 a 4.31 acre residential lot. Lot 2 and Lot 3 will be "flaglots" with a proposed shared access out to Middleline Road. Located on Middleline Road/CR-59. Ag. Dist. #2. A County DPW driveway permit will be required in order to construct the access driveways for the proposed Lots 2 & 3. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-A04JW Town of Corinth Planning Board

Mr. Williams presented an application for the Town of Corinth a Subdivision Review in the name of Tallman. A proposed subdivision and lot line adjustment involving an existing 29.8-acre parcel. The subdivision consists of creating a 2.86-acre parcel on the eastern portion of the lot fronting along North Greenfield Spier Falls Rd/CR-25. The lot line will convey 0.74-acres of land from the 29.8-acre parcel to an existing 0.94-acre parcel with existing residential improvements and adjacent to the proposed 2.86-acre lot creating a 1.68-acre parcel. The remaining lands will be 26.20-acres. Located on North Greenfield Spier Falls Rd/CR-25. A County DPW driveway permit will be required to construct access to the proposed Lot 2. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-A-05JW Town of Northumberland Planning Board

Mr. Williams presented an application for the Town of Northumberland a Subdivision Review in the name of JLMR Reality LLC. A proposed 2-lot subdivision that is to split a vacant, mostly wooded, 71.73-acre parcel into a 38.30-acre parcel and a 35.43 acre parcel. There is no indication of any improvements at this time. Located on Gailor Lane & Homestead Rd. (Ag. Dist. #1). Mr. Williams recommended No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for planning subdivision as presented was made by Mr. Lewis and a motion was seconded by Mr. Murray and unanimously approved.

Adjournment

As there was no other business to come before the board, on a motion made by Mr. Lewis and seconded by Mr. Vopelak, the meeting was adjourned with all in favor.

Respectfully Submitted,
Bobbi Wood, Secretary

