

Tom Lewis, Chairman

**Saratoga County
Planning Department**

Jason Kemper, Director

**Saratoga County Planning Board
Meeting Minutes
March 17, 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, Ian Murray and Cynthia Young.

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

Guests: Gary Meier, Saratoga County DPW

Approval of Minutes:

The minutes of the February 17, 2022, meeting was unanimously approved on a motion made by Mr. Vopelak and seconded by Ms. Young.

Referrals

21-145JW Town of Ballston Town Board

Mr. Williams presented an application for the Town of Ballston a Zoning Amendment- Text. A second round of changes to the Town's zoning amendment process in order to assure the Town's land-use regulations reflect the recommendations for the recent Comprehensive Plan update. Located Town-Wide. Mr. Williams recommended approval.

22-21JK Town of Malta Planning Board

Mr. Williams presented an application for the Town of Malta a Area Variance in the name of Stewart's Shop. The proposed restructuring a former Sunoco Station site into a Stewart's Shop site has created the need to seek several variances such as the Build to Zone requirement as part of the Form Base Code for the building placement, a wall sign location variance, and a free-standing size of sign variance. Located on US RT 9 & Hemphill Place. Mr. Williams stated No Significant County Wide or Inter Community Impact.

22-23MV Town of Moreau Planning Board

Mr. Valentine presented an application for the Town of Moreau a Site Plan Review in the name of Moreau Animal Clinic. A proposed 4,852 s.f. veterinary animal clinic on a 1.48-acre vacant parcel. The proposed site will provide 44 parking spaces and access onto Nolan Road. Located on Nolan Road & US Rt 9 (leg of Bluebird Road/CR-52 is on

east side of intersection). Mr. Valentine stated in comments that the following areas needed to be looked into Corner parcel, public water and Septic.

Permitted C-1 use in area surrounded by residential uses on NE and W; parcels on SE and S are Comm uses. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

22-24JW Town of Ballston Planning Board

Mr. Williams presented an application for the Town of Ballston a Special Use Permit & Site Plan in the name of Rise 20-bed facility. A proposed 8,300 s.f., 20-bed facility of be constructed in the rear of the existing 12-bed RISE facility. The 1.88-acre property is on the corner of NYS Rt 67 & Rt 50. Located on NYS Rt 67 and NYS Rt 50. Mr. Williams commented that a NYSDOT work permit will be required for improvements to the existing curb cut onto NYS Rt 67. Mr. Williams stated No Significant County Wide or Inter Community Impact.

22-26JK Town of Clifton Park Planning Board

Mr. Williams presented an application for the Town of Clifton Park a Special Use Permit & Site Plan in the name of Blue Barnes Solar, LLC. A proposed solar array on 19-acres or an existing 36.1-acre parcel. A single access road is proposed onto Blue Barnes Road/CR-110. Located on Blue Barnes Road. Mr. Williams commented that a Saratoga County DPW curb cut permit will be required to provide access to the site from County Road 110. Mr. Williams stated that No Significant County Wide or Inter Community Impact.

22-27JW Town of Charlton Planning Board

Mr. Williams presented an application for Town of Charlton a Special Use Permit (Exceptional Use Permit) in the name of Route 67 Café. A proposal to re-open the existing café located in the Town's Agriculture zone. The proposed café will operate by utilizing the two existing curb cuts onto NYS Rt 67. Located on NYS Rt 67 and Peaceable Street (Ag. Dist. #2). Mr. Williams stated that No Significant County Wide or Inter Community Impact.

22-28JW Town of Milton Planning Board

Mr. Williams presented an application for the Town of Milton a Use Variance in the name of Neighborhood Kitchen. A proposal to re-open a former pizzeria into a takeout and delivery type restaurant has created the need for a use variance to operate a commercial use in the Town's R-1 zone. Located on Rowland Street/CR-47. Mr. Williams stated No Significant County Wide or Inter Community Impact.

22-29JW Town of Milton Planning Board

Mr. Williams presented an application for the Town of Milton a Site Plan Review in the name of 709 Rt 29. A proposal to expand an existing 78 lot mobile home park by consolidating several existing lots in order to restructure 17 new doublewide mobile home lots for a net increase of 8 units or 86 total lots. Located on NYS Rt 29 (Rock City Rd/CR-49). Mr. Williams stated No Significant County Wide or Inter Community Impact.

22-31MV Town of Saratoga Planning Board

Mr. Valentine presented an application for the Town of Saratoga a Special Use Permit in the name of Drumm Turf & Sawmill. A proposal to operate an office and a sawmill on a 10-acre parcel on the corner of US Rt 4 and Coveville Rd. Located on US Rt 4 & Coveville Rd/CR-69 (Ag. Dist. #1). Mr. Valentine commented that the site is proposed for the operation of a sawmill and a turf business. The proposed primary use for the site is not a principally permitted use and requires a Special Use Permit. The proposed use is compatible with the neighborhood and District and presents no impacts of a direct county or countywide nature.

As part of the town planning board's review, we recommend that any proposed outdoor storage is clearly named and located on the site plan. The noise associated with the proposed operation lends itself to consideration of identifying the days and hours of operation. Additionally, the Board should have of record the type and location of outdoor lighting – identifying direction of lighting and the number, height and location of poles/structures.

Critical to the movement of large commercial vehicles with heavy loads coming into the site and trucks with lumber leaving the site, we recommend that all access to and from the site be by a commercial driveway reviewed and permitted by NYS DOT for use of NYS Rt. 4. In discussion at the meeting of SCPB among Board Members and Saratoga County DPW it was expressly stated that there is to be no driveway associated with Coveville Road (CR# 69). The applicant should fully address existing driveways in the context of what is proposed for the two business uses. Mr. Valentine stated that No Significant County Wide or Inter Community Impact.

22-32MV City of Saratoga Planning Board

Mr. Valentine presented an application for the City of Saratoga a Site Plan Review in the name of 30 Caroline Street. A proposed mixed-use building with 1,825 s.f. of commercial space on the first floor and 15 apartments on the top five stories. Located on Caroline St. (Broadway/US Rt 9). Mr. Valentine commented that the building is located in the city's T-6 District for which no off-street parking is required.

The site and future building will be serviced by public infrastructure of sidewalks, water, sanitary, stormwater and street. The proposed use fits into the neighborhood and District character. While not of a direct county or countywide impact, the building height may be a concern voiced by some locally. Approval of a structure of this height may be seen as giving a green light to the possibility of other such in-fill projects spreading through the district; this, however, would only be prevalent with the demolition of existing downtown/core structures or fires of a similar critical nature – which is not encouraged or commonplace. Additionally, six stories in the low elevations of this area of Caroline/Putnam are mitigated by and have less visual impact to the surrounding users than such a building located within a level streetscape of no grade variant.

This planning board and staff have, however, over years made reference to the unaddressed cumulative impact of continued development within the T-6 District (both comm/retail and residential) wherein no requirement exists for the provision of off-street parking. We recognize this proposed structure as being only one application before the land use boards but note that the availability of on-street parking within - 2 the city's most densely developed District is relatively fixed and cannot "compete" with the need to provide for the aggregate of new development and users.

We again bring up the suggestion that the City might consider investigating whether there is a current deficiency in parking spaces and if the present and projected needs

(based on a current inventory of available on-street or garage parking spaces) indicates the need for addressing such by District regulations or providing city-owned garage spaces. Mr. Valentine stated that No Significant County Wide or Inter Community Impact.

22-33JK Town of Malta Planning Board

Mr. Williams presented an application for the Town of Malta a Project Plan Review in the name of Mitzen Pet Care. A proposed 15,460 s.f. building on a 15.65-acre parcel to operate a veterinary, grooming, training and limited overnight boarding pet care facility. Located on US Rt 9. Mr. Williams commented that the Town should assure the needed consolidation of the 33-lots of the former subdivision is properly documented and filed with the County Clerk's Office. Mr. Williams stated that No Significant County Wide or Inter Community Impact.

22-34JK Town of Malta Planning Board

Mr. Williams presented an application for the Town of Malta a Special Use Permit in the name of Salerno Law Firm. A proposal to operate a law firm business from a former Stewart's Shop site on Round Lake Rd. Located on Round Lake Rd./CR-80 and Ruhle Rd. Mr. Williams stated that No Significant County Wide or Inter Community Impact.

22-35JK Town of Malta Town Board

Mr. Williams presented an application for the Town of Malta a Legislative Amendment to PDD and Text in the name of State Farm PDDA. A proposal to rezone a 6.2-acre portion of the State Farm PDD property to a C-2, Commercial zoning designation. Located on NYS Rt 67. Mr. Williams stated Approve.

22-37MV Town of Halfmoon Town Board

Mr. Valentine presented an application for the Town of Halfmoon a Special Use Permit and Site Plan Review in the name of The Fairways of Halfmoon. A proposal to construct a 3,200 s.f pavilion on the eastern side of the existing club house and add 51 parking spaces to the west side of the clubhouse. Located on Johnson Road (Zim Smith Trail). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

22-38MV Town of Halfmoon Town Board

Mr. Valentine presented an application for the Town of Halfmoon a PDD Amendment in the name of Hayner PDD. The original Hayner PDD is very specific on no enlargement of the on-going ice cream shop facility site. The proposed amendment is asking to place an 800 s.f. enclosed pavilion and to expand the gravel parking area by 7,500 s.f. Located NYS Rt 236. Mr. Valentine stated Approve.

22-39MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon a Special Use Permit in the name of Lands of Fellows-Werner Road Subdivision. A proposal to subdivide a vacant 2.06-acre parcel into two lots of 40,000 s.f. and 49,292 s.f. in order to construct two duplexes on each new lot. The placement of duplexes calls for a special use permit review. Located on Werner Road (NYS Rt 146). Mr. Valentine stated Mr. Valentine stated No Significant County Wide or Inter Community Impact.

22-40MV Town of Halfmoon Town Board

Mr. Valentine presented an application for the Town of Halfmoon a PDD Amendment in the name of Halfmoon Village and Yacht Club PDD. The applicant wishes to amend the current PDD with several administrative changes including the name of the development to Park Place on the Peninsula. Located on Towpath Road (Town of Colonie, Town wide PDD change). Mr. Valentine stated that No Significant County Wide or Inter Community Impact.

22-41MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon a Special Use Permit in the name of Townline MCA Development. A proposal to convert an existing single-family home into a two-family home. Located Middletown Road (Town of Waterford). Mr. Valentine commented that it was previously reviewed by the SCPB under a use variance referral from the town ZBA. Applicants purchased the property from the town of Halfmoon (used as a facility by the town Water Department). A residence was added to the structure and owners applied for use of the entirety as a duplex, requiring a special use permit. As with the previously reviewed variance referral, this use poses no noted impacts to the county, its existing road system or the neighborhood/District. Mr. Valentine 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. Vopelak and a motion was seconded by Ms. 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

22-A-11JW Town of Charlton Planning Board

Mr. Williams presented an application for the Town of Charlton a Subdivision Review in the name of Heflin. A proposal to adjust the boundary lines of four existing parcels of 38.66-acres, 33.52-acres, 2.30-acres and 2.64-acres into four lots of 41.83-acres, 11.89-acres, 9.14-acres and 13.92-acres. The largest lot contains existing residential improvements while the other three lots are proposed be for single-family residential uses. All lots access onto Cook Road. Located on Cook Road and NYS Rt 67 (Ag. Dist. #2). Mr. Williams stated that No Significant County Wide or Inter Community Impact.

22-A-12JW Town of Charlton Planning Board

Mr. Williams presented an application for the Town of Charlton a Subdivision Review in the name of Davidson. The applicant proposes to subdivide an 2.01 acre single-family residential lot from an existing +66 acre parcel. The existing lot is bisected with

the shared boundary of the Town of Glenville (Schenectady Co.). The proposed lot will be entirely in Saratoga County and will access onto Crane Street, a local road. The Board recognized the concerns stated in the March 10, 2022, comment/ review letter by Environmental Design Partnership on the behalf of the Town and agreed that the items listed in the letter should be addressed to create a safe environment for the proposed single-family use. Noting that these are more of a local concern, the Board continued with inquiries, on the reasoning for the odd shape of the proposed lot and commenting on creating a lot with skewed boundary lines could become an issue in the future as the land changes ownership. The Board questioned about the existence of an overhead electrical transmission wire crossing the area of the proposed lot and whether it created any safety issues during and post construction of the proposed home? The Board also raised concern with the possible impacts to the existing wetlands and drainage corridor surrounding the proposed building envelope of the proposed home. The Board noted that the proposed subdivision appears to be placed in an area of marginal lands that was probably construed because of the need for road frontage. The Board suggested for the applicant to investigate possible alternative areas that may be more suitable to building a single-family home on the 66-acre parcel. The thought was that this could be achieved by establishing a shared access easement agreement to utilize the existing driveway and curb cut onto Crane Street that is currently serving the existing Davidson residence/farmstead. Mr. Williams stated that No Significant County Wide or Inter Community Impact.

22-A-13JK Town of Clifton Park

Mr. Williams presented an application for the Town of Clifton Park a Subdivision Review in the name of 989 Hatlee Road. A proposal to subdivide an existing 4.06-acre parcel into three single-family lots. Lot 1 will be a 3.09-acre lot for a proposed home. Lot two will be a 23,729 s.f. lot with an existing home and Lot 3 will be a 21,101 s.f. lot for a proposed home. Located on Hatlee Road (Town of Ballston). Mr Williams stated No Significant County Wide or Inter Community Impact.

22-A-14MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for the Town of Halfmoon a Subdivision review in the name of Lands of Fellows- Werner Road Subdivision. A proposal to subdivide a vacant 2.06-acre parcel into two lots of 40,000 s.f. and 49,292 s.f. in order to construct one duplex on each new lot (total of 4 DU). Located on Werner Road (NYS Rt 146). Mr. Valentine stated that No Significant County Wide or Inter Community Impact.

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

Adjournment

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

Respectfully Submitted,
Bobbi Wood, Secretary

