



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

Meeting Minutes **April 20, 2023**

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 4:00 pm.

Members Present: Tom Lewis, Chairman, Devin Dal Pos, Donald McPherson, Ian Murray, Marcia E. Murray, and Cynthia Young.

Members Absent: Ed Vopelak

Staff: Jason Kemper, Director, Michael Valentine, Senior Planner, Jeffrey Williams, Planner, Kim Lambert, Community Development and Planning Specialist and Nisha Merchant, Secretary.

Guests: Gary Meier, Saratoga County DPW

Approval of Minutes:

The minutes of the March 16, 2023, meeting was unanimously approved on a motion made by Mr. Murray and seconded by Ms. Murray.

Recusals: Tom Lewis 23-57; Don McPherson 23-25, 23-65, 23-A-15

Referrals

23-03JW Town of Ballston

Mr. Williams presented an application for the Town of Ballston, a Site Plan Review in the name of Suburban Heating. Proposal for a construction of a 1,666 s.f. warehouse addition including new front parking area, new east side access driveway, and lot line adjustment to combine the two existing lots into a single parcel Located on NYS Rt 50.

Comment: The Board concurred with the March 24, 2023 comment from MJ Engineering regarding the consideration of reducing the width of the existing curb cut to create better traffic flow in and out of the site. A NYSDOT work permit will be required for any improvements made within the NYS Rt. 50 Right-of-Way.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

23-65MV Town of Wilton

Mr. Valentine presented a referral from the Town of Wilton Town Board, legislation for an Amendment to an existing PDD that is located on US RT 9. Being reviewed is an amendment to LL#1 of 2022 which proposes allowing the subdivision of land within the Mountain Ledge PUDD and clarification of language in regard to internal pavement setbacks. .

He explained that the Town of Wilton Planning Board rendered a positive recommendation to the Town Board on April 19th, 2023 for the proposed PUDD amendments addressing the allowance of property subdivision within the District and establishing the governance of pavement setbacks within the District and on site plans generated within the same.

Mr. Valentine recommended approval.

23-25MV Town of Wilton

Mr. Valentine presented another referral submitted for lands within the Mountain Ledge PDD in the Town of Wilton. The referral is for a Site Plan Review in the name of D-BATS. Site plan review (with subdivision to be reviewed concurrently) for the proposed construction of a 43,200 s.f. indoor recreation facility. Located on US RT 9. The town planning board also submitted a two-lot commercial subdivision of the 15.5-acre parcel comprising the Mountain Ledge PUDD. Lot 2 will be 4.32 acres and created to allow for construction of D-Bat's 48,000-s.f. indoor recreation facility.

Mr. Valentine stated No Significant County-wide or Intercommunity Impact.

23-46KL Town of Moreau

Ms. Lambert presented an application for the Town of Moreau, a Area Variance in the name of Rt. 9 Autoworld. A proposed commercial subdivision and a subsequent construction of an access road has created the need for the existing Autoworld building to seek two area variances. The first area variance is for the pre-existing condition of the front yard setback from US Route 9 where the building is 48.5 ft from Rt. 9, where 50 ft is required. The second area variance stems from the 2 yard side setback line where 15 ft is required. Located on US RT 9 & NYS Rt 197.

The Saratoga County Planning Board recognized the desire to use the existing building as is. The updated subdivision plan dated April 3, 2023 indicated a commercial grade guide rail to be installed to protect the existing building, which the SCPB concurred to that addition with the development of the access road.

Any development or improvements to the signalized section of the access road will need to be reviewed by NYSDOT.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

23-47JK Town of Clifton Park

Mr. Kemper presented an application for the Town of Clifton Park, a Site Plan Review in the name of Route 9 Splash Car Wash. The proposed construction of a 6,250 s.f. single-bay car wash tunnel and appurtenant vacuum stations on a 2.15-acre parcel off of Rt. 9. Located on US Rt 9 (I-87).

Comment: The applicant will be required to obtain a NYSDOT Curb Cut permit for access onto NYS Rt. 9.

Mr. Kemper stated No Significant County-wide or Intercommunity Impact

23-48KL Town of Corinth

Ms. Lambert presented an application for the Town of Corinth, a Use Variance in the name of American Legion. A proposed LED electronic changeable sign is prohibited per the Town of Corinth's zoning code. The applicant is seeking a use variance in order to erect a sign that is at the Corinth Grange building. Located on Main Street (NYS owned property with a public building on it).

Comment: The Saratoga County Planning Board indicated concerns of keeping the height and square footage in character with the neighborhood. There were also concerns noted regarding the brightness of the electronic portion as to not be a distraction to drivers or to the neighbors. Even though the applicant did not indicate a financial hardship of the use variance, there was not a Significant County-wide or Intercommunity Impact.

In the case of the granting of a use variance, the Zoning Board of Appeals does have the option to have the applicant undergo site plan review with the Planning Board.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

23-49JW Town of Northumberland

Mr. Williams presented an application for the Town of Northumberland, a Zoning Text Amendment in the name of Town of Northumberland. A proposal to amend local laws to regulate Solar Energy Facilities. The proposed regulations cover screening, lighting, height and bulk area requirements such as front yard setbacks and maximum percentage of coverage. Located on Town-wide.

Mr. Williams recommended approval.

23-50JW Village of Round Lake

Mr. Williams presented an application for the Village of Round Lake, a Moratorium in the name of Village of Round Lake. A proposed 4-month moratorium on the process of special use permits for new proposed short-term rentals and bed & breakfast uses within the Village. Located on Village-wide.

Mr. Williams recommended approval.

23-51JK Town of Milton

Mr. Kemper presented an application for the Town of Milton, a PDD Legislation in the name of Cisar Brother Holdings PDD. A proposed mixed residential PDD consisting of 100 units of townhomes, single family lots of varying size and open lands of an HOA on a 82.82-acre parcel that is bisected by Stone Church Road and adjacent to Saratoga County Airport. Located on Stone Church Rd. (Saratoga County Airport).

The Saratoga County Planning Board reviewed the above-referenced project and offered the following concerns related to County Wide Inter Community Impacts:

The traffic study materials submitted for review indicate that a 4-way stop is being proposed at Geyser Road and Stone Church Road. A cursory review of those materials by Saratoga County Dept. of Public Works has generated initial concerns with the proposed improvements. The applicant, representatives from the Town of Milton and Saratoga County Dept. of Public Works should discuss the proposed improvements and make sure they are mutually agreed upon.

This PDD has been submitted conceptually in the past and at that time Saratoga County provided comments related to the Saratoga County Airport. The FAA requires that three subject matters are considered when reviewing development near the airport. These areas are the Runway Protection Zone, Approach Surface and the Part 77 surface. Saratoga County is recommending that some of these restrictions be cited and incorporated into any approvals that are granted and included in any PDD legislation that is reviewed. Attached to this letter is a Memo from the County's Airport Consultant (McFarland Johnson) in regards to the various zones that must be considered around the airport.

Mr. Kemper stated that when the additional information is provided as a response to the above mentioned comments they should be presented for review and will be placed on the next available agenda.

23-52JW Village of Round Lake

Mr. Williams presented an application for the Village of Round Lake, a Zoning Map Amendment in the name of Village of Round Lake. The Village proposes to re-zone a proposed 39,771 s.f. portion of a 13.85-acre, Land Conservation (LCV) zoned parcel to a Residential (RV-1) zone designation. Located on NYS RT 9.

Although not an issue of specific county concern, the Saratoga County Planning Board cautioned against the possible precedent-setting practice of rezoning a portion of an existing property or District from its current zoning designation (and from that of the remaining surrounding building lots/parcels) in order to achieve a specific use that may be contrary to or conflicting with the Intent or Purpose clause of the Zoning District or of the Comprehensive Plan. It is understood that single-family uses are allowed in the Village's LCV District, but this is by means of obtaining a special use permit and meeting the required 10-acre minimum lot area. It is conceivable that the benefitting subdivider could achieve the same desired result during subdivision review and by pursuing an area variance. Following a concurrent subdivision review, this path would put the onus on the Village's ZBA rather than the Board of Trustees.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

23-53JK Town of Clifton Park

Mr. Kemper presented an application for the Town of Clifton Park, a Site Plan Review in the name of 21st Century Park Redevelopment. A proposal of four light industrial buildings to be constructed on the existing 22.48-acre site that has two existing buildings. The proposed Building 1 will be a 45,000 s.f. and Building 2 will be 25,000 s.f. in the Northeast corner of the site and Building 3 & 4 will each be 20,000 s.f. and will be constructed in the Southwest corner of the site. All existing access roads and utilities to the site will remain the same. Located on 21st Century Drive & NYS Rt 146.

The SCPB requested that a traffic study be completed for the ingress/egress onto NYS Rt. 146 as well as the surrounding intersections before a determination can be made.

23-54JW Town of Stillwater

Mr. Williams presented an application for the Town of Stillwater, a Site Plan Review in the name of Luther Forest Business Park Lot 1. A proposal to construct a building consisting of 40,500 s.f. warehouse with and 4,500 s.f. of office space on a 11.34-acre

parcel. The site will be accessed off of the local Shenandoah Dr. Located on Shenandoah Drive (Town of Malta, CR-73).

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

23-55JW Town of Stillwater

Mr. Williams presented an application for the Town of Stillwater, a Site Plan Review in the name of Luther Forest Business Park Lot 3. A proposed 141,000 s.f warehouse building with 14,000 s.f. of incidental office space on a 9.54-acre parcel. The site will be accessed off of the local Shenandoah Dr. Located on Shenandoah Drive (Town of Malta, CR-73).

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

23-56KL Town of Galway

Ms. Lambert presented an application for the Town of Galway, a Special Use Permit and Site Plan Review in the name of Alliance 180. A proposal to utilize the existing home for a classroom and office for teaching veterans and first responders on personal and horse communication. There will be a maximum of 6 participants per session with no riding activities or overnight stays. Participants are transported onto the location. The horses on the existing onsite horse farm are used as part of the program. Located on Jockey Street/CR-52 (Ag. Dist. #2).

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

23-57JW Town of Milton

Mr. Williams presented an application for the Town of Milton, a Special Use Permit and Site Plan Review in the name of Northline Gas & Convenience Store. A proposed convenience store and a 6 gas pump store to be built on a 9.05-acre parcel. The site is the former SunMark location and is proposing to utilize the existing curb cut on Rt 9 and Northline Rd with a proposed new access off to Northline Rd. Located on Northline Rd/CR-45 & NYS Rt 50 (City of Saratoga Springs).

The SCPB, along with the County DPW, expressed strong concern over the proposed construction of a new, additional full-access curb cut on Northline Road. With a history of both traffic congestion and drainage issues in this immediate area, the Board strongly encourages the applicant to remove the proposed curb cut on Northline Road from consideration (continuing to use the two existing access points-one at Northline Rd and the other as a “right in and right out” on NYS Rt 50-to serve the proposed convenience store site).

Construction of any new curb cut on Northline Road should not be considered without a traffic evaluation being performed in order to determine the operation of the proposed curb cut with regards to traffic-related safety issues.

The Board acknowledged a history of drainage issues in this area and previous efforts to mitigate those issues. The applicant needs to provide grading and drainage information to be reviewed by the Town.

Finally, the above-noted information will need to be reviewed by the Town’s Designated Engineer (TDE). This information and the engineer’s review response should both be submitted to the County DPW in order to make a determination of whether or not the

proposed curb cut will be permitted prior to the County Planning Board taking further action on the proposed site plan review referral.

23-58MV Town of Halfmoon

Mr. Valentine presented a referral received from the Town of Halfmoon for Site Plan Review in the name of Next Generation Roofing. Proposed is construction of a new warehouse of 6,000 SF and a 1,000 s.f. office building with 28 parking spaces on a 1.8-acre vacant parcel that is located on US Route 9 and in the LI-C district. A curb cut permit will be required from NYS DOT for the site's new Rt. 9 access.

Mr. Valentine pointed out minor differences on various site plan materials submitted in regard to the number of parking spaces and the type of sanitary service to the site (differing information provided on the site plan, the town application and provided on the SCPB referral form); however, he stated that the project presents No Significant County-wide or Intercommunity Impact.

23-59MV Town of Halfmoon

Mr. Valentine presented an application received from the Town of Halfmoon Planning Board for a Special Use Permit and a Site Plan Review in the name of Pearl Landscaping that is located on NYS Route 4 & 32. Being proposed is the construction of a new 6,000-s.f. building and an associated storage area (5,500 s.f.) behind that building on a 1.6-acre parcel. A Special Use Permit is required in the town's W-2 Waterfront Commercial District.

Mr. Valentine stated that he had many questions regarding the site plan including water and sewer connections, ingress/egress, internal traffic circulation, employee and business parking, site lighting and front landscaping. Mr. Valentine stated that he is requesting additional information from the town, awaiting their response, and intends to review the referral further at the May meeting.

23-62JW Town of Ballston

Mr. Williams presented an application for the Town of Ballston, a Special Use Permit and Site Plan Review in the name of Wellnow. Proposal for a construction of a 3,500 s.f. healthcare facility with associated driveway and parking lot on 1.12-acre parcel off of Rt. 50 and Rt 67. Located on NYS Rt 50 & 67.

Comment: A NYSDOT work and curb cut permit will be required in order to construct the private access road.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

23-63JW Town of Ballston

Mr. Williams presented an application for the Town of Ballston, a Special Use Permit and Site Plan Review in the name of Boekeloo. Applicant proposes to convert an 14 x 24' accessory storage building into an accessory apartment within an accessory structure in the Rural district. Site improvements include electrical service, water and onsite septic. Located on Goode St (CR 57), Hop City Rd (CR 56), Charlton Rd (CR 51) (Ag District 2).

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

23-64KL Town of Ballston

Ms. Lambert presented an application for the Town of Ballston, a Area Variance (Sign) in the name of Burnt Hills Fire District. Applicant wishes to replace existing freestanding sign with LED sign. The area variance sought is for height with a proposed sign of 100" tall, maximum 8 ft (96"), with 4" of relief sought. An additional variance of the total area of freestanding sign (counting one sign face) is proposed 49.72 s.f., maximum is 32 s.f., with 17.72 s.f. of relief sought. LED signs may be permitted only with a special use permit and only in the Business District and the Light Industrial District. This proposed LED sign would be located in the Burnt Hills Commercial district. Located on NYS Rt 50.

The Board noted that although each individual area variance stands on its own merits with regards to the balancing test, caution should be used not to set a precedent for future sign area variance requests.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

23-66MV Town of Wilton

Mr. Valentine presented an application for the Town of Wilton, a Transfer of Development Rights in the name of Town of Wilton. Approval needed from the Wilton Town Board for the applicant's (Belmonte) proposed transfer of development rights (density calculated at 29 R-2 lots on the Pickett parcel of 88 acres) into the Forest Grove conservation subdivision which is located adjacent to I-87 and to State Forest Land and has been reviewed several times by SCPB.

Mr. Valentine stated that the Wilton Town Board plans to adopt a resolution accepting the dedication of the density of the lands of Pickett offered by developer Belmonte Construction, transferring that density (bldg lots) into the Forest Grove Conservation Subdivision which was approved in 2019 for 321 lots on 565 acres. Phase 1A construction is nearly completed, with housing to start soon, if not already. Most recently the town Planning Board conditionally approved Phase 1B.

Mr. Valentine stated that this application is before the Wilton Town Board for the Transfer of Development Rights (TDR) from the Pickett property located on Ruggles Road for which a test design for density yielded 29 lots on 88 acres. This action is to be followed by the Planning Board amending the Forest Grove Conservation Subdivision by approvals which add lands of St. Dennis, proposing 55 lots on 105 acres, and adding lands of Ingalls, proposing 23 lots on 45 acres. This will result in a 428-lot design for the conservation subdivision on 667 acres with 390 acres of open space. The present traffic study is to be updated with possible changes to Bullard Lane as a 2nd means of site access (possibly involving widening and/or utility relocations).

Mr. Valentine recommended approval.

MOTION: A motion to approve Planning Department recommendations for planning referrals as presented was made by Mr. Murray, seconded by Mr. Dal Pos and unanimously approved. **CARRIED.**

SUBDIVISIONS

23-A-15MV Town of Wilton

Mr. Valentine presented a Wilton referral of Subdivision Review in the name of D-BATS that involves a two-lot commercial subdivision of the 15.5-acre parcel that makes up the Mountain Ledge PUDD. Lot 2 will be 4.32 acres and created to allow for construction of a 48,000-s.f. indoor recreation facility. Lot #1 of 10.68 acres holds the existing 32,344-sq.ft. SUNY Adirondack building and associated parking as well as a future design for an office/apartment building of 4 separate uses.

Mr. Valentine stated No Significant County-wide or Intercommunity Impact.

23-A-16JK Town of Clifton Park

Mr. Kemper presented an application for the Town of Clifton Park, a Subdivision Review in the name of Lopasic. A proposed two-lot subdivision of an existing 45.6-acre parcel to create a vacant 5.0-acre lot for a single-family use and the remaining 40.6-acre parcel with existing residential improvements. Located on Riverview Rd. (Ag. Dist. #2).

Mr. Kemper stated No Significant County-wide or Intercommunity Impact.

23-A-20JW Village of Round Lake

Mr. Williams presented an application for the Village of Round Lake, a Subdivision Review in the name of Baltic Lake Motel. A proposed subdivision to create a 39,771 s.f. lot from an existing 13.85-acre parcel that fronts along Rt 9 and Round Lake. Located on NYS Rt 9.

The Board expressed concern with the location of the driveway as proposed on the submitted subdivision plat as it accesses US Rt 9 at the point where there is a median which splits the State highway and creates a “right in/right out” vehicular movement when entering or exiting the proposed single-family site. Prior to any approvals from both local and county level for the proposed subdivision, the applicant needs to contact the Saratoga Springs DOT Residency of NYSDOT to determine if a curb cut will be issued for the proposed driveway to intersect the state road as indicated.

The Board strongly suggested that the applicant consider sharing the existing driveway via a shared access easement serving the existing home and the motel in the rear of the proposed lot.

The Board requested modifications to be submitted before a final decision can be rendered.

23-A-21JK Town of Clifton Park

Mr. Kemper presented an application for the Town of Clifton Park, a Subdivision Review in the name of Lindsey. A proposed 2-lot subdivision of an existing 94.05-acre parcel by utilizing Appleton Rd, which bisects the parcel, as the dividing line. Results will be Lot 1 at 69.30 acres with approved solar arrays and Lot 2 being 24.80 acres with existing residential improvements. Located on Appleton Rd. (Ag. Dist. #2).

Mr. Kemper stated No Significant County-wide or Intercommunity Impact.

23-A-22JK Town of Clifton Park

Mr. Kemper presented an application for the Town of Clifton Park, a Subdivision Review in the name of Edison Club. A proposed subdivision to separate the Edison Clubhouse from the remaining property. The result will be 3.51-acres for the clubhouse parcel with leaving 269.3-acres remaining. Located on River View Rd./CR-91 & Route 146 (CR-88, NYS 914V (Glenridge Rd)).

Mr. Kemper stated No Significant County-wide or Intercommunity Impact.

23-A-23KL Village of Ballston Spa

Ms. Lambert presented an application for the Village of Ballston Spa, a Subdivision Review in the name of Fox. A proposed 2-lot subdivision of an existing 0.50-acre parcel by creating a 11,565 s.f. and 10,153 s.f. at the corner of West High St. and Ballston Ave. A proposed shared driveway will serve both lots from Ballston Ave. Located on West High St./NYS Rt 67 & Ballston Ave..

The Saratoga County Planning Board preferred the shared driveway location as it does provide access onto Ballston Avenue instead of NYS Route 67. There was concern that there was not enough space for a vehicle to turn around on Lot 2, creating a situation that a vehicle may have to back out to exit onto Ballston Ave. There would need to be an easement for Lot 2.

The Board voiced concern about the sewer and water connection points since they were not indicated on the subdivision map. There was also concern about any existing underground phone lines that affect the development of these lots.

Any excavation in the right of way of Ballston Avenue and NYS Route 67 would need a work permit. This would affect the pole that is on the corner, as well as any potential sidewalk improvements.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

23-A-24JW Town of Waterford

Mr. Williams presented an application for the Town of Waterford, a Subdivision Review in the name of Mohawk Fine Papers. A proposed lot line adjustment between two parcels of 6.89-acres and a 20.54-acres. The proposed lot line will merge 3.41-acres of the 6.89-acre parcel to the 20.54-acre parcel resulting in a 23.95-acre parcel and a 3.48-acre parcel. Located on Mill Rd. (Mohawk R., Champlain Canal & Peebles Is.).

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

23-A-25KL Town of Moreau

Ms. Lambert presented an application for the Town of Moreau, a Subdivision Review in the name of Route 9 Autoworld Subdivision. A proposal to subdivide a 4.35-acre parcel into two lots of 2.04 & 2.30 acres with a proposed access road off of Rt 9. Located on US RT 9 & NYS Rt 197.

Review comments by the Saratoga County Planning Board members related more to the future uses and resulting site plans that will be generated by the subdivision. The water and sewer access should be clarified.

The updated subdivision plan dated April 3, 2023 indicated a commercial grade guide rail to be installed to protect the existing building, which the SCPB concurred to that addition with the development of the access road.

The Board noted that the subdivision will create two lots with a 60-foot-wide access road for which future use of the signalized section will result in the need to obtain NYSDOT curb cut permits and/or work permits when improvements are made.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

23-A-26MV Town of Halfmoon

Mr. Valentine presented a subdivision referred for review from the Town of Halfmoon Planning Board, the Tribley Residential PDD. Proposal to subdivide a 22.08-acre parcel into 38 single-family home lots located on Farm to Market Rd. (CR# 109).

He explained that the Saratoga County Planning Board previously reviewed this project in July and August 2022 as part of the Town Board's legislative action to create a PDD. At that time, following comments from both the town and county planning boards, the number of proposed dwelling units was reduced from 44 to 42 to 38, with the minimum lot size reduced to 10,000 s.f.

The project site has two points of site access: 1) off Farm To Market Road and 2) by means of a connector road designed to be located between two building lots of the Tribley site (connected to its internal road) that connects to an existing town road designed in the same fashion with a connector between two lots that are part of Belmonte's existing Arlington Heights development. A curb cut permit will be required from Saratoga County DPW for site access by way of Farm To Market Rd. Utility service will be by both public sanitary sewer and water connections. Mr. Valentine noted that a SWPPP has been completed and reviewed by the TDE, and it is indicated that the stormwater management area is to be dedicated to the t/o Halfmoon.

Mr. Valentine further noted that there are Army Corps (ACOE) wetlands on site, with less than 0.1 acres (in aggregate) of wetland in both entrance roads, which will still need permitting. There are notes on the plan to lot owners indicating that there are wetlands and there is to be no cutting or disturbance in these areas and that there is a need to notify future owners of such restrictions.

Mr. Valentine stated No Significant County-wide or Intercommunity Impact.

23-A-27JK Town of Edinburg

Mr. Kemper presented an application for the Town of Edinburg, a Subdivision Review w/ LLA in the name of Stanton. Lot line adjustment and conveyance of 1.23 acres. Located on North Shore Rd (CR 4).

Mr. Kemper stated No Significant County-wide or Intercommunity Impact.

23-A-29KL Town of Ballston

Ms. Lambert presented an application for the Town of Ballston, a Subdivision Review in the name of Gould. Proposal to subdivide a 3.27 acre lot into three single-family lots. One lot will be 1.34 acres that has an existing home, two new lots will be 1 acre each and have public water and onsite septic. Located on Scotchbush Rd (CR 56).

Comments: Saratoga County DPW curb cut permits will be required for each proposed vacant lot's access to CR-56.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

23-A-30MV Town of Greenfield

Mr. Valentine presented an application for the Town of Greenfield, a Subdivision Review in the name of Kilmer. Proposed is a 3-lot subdivision of a 69.24-acre lot that will create a new 6.0-acre lot, a 6.03-acre lot and a remainder parcel of 57.2 acres with an existing residence. The property is located on Kilmer Road off of Lake Desolation Rd (CR# 12) and abutting Daketown State Forest.

Comment: It was noted that there was a deficiency in minimum sight distances for Lot 1 while looking left. The Board recommended the applicant meet on site with the town's highway superintendent to determine how to rectify the deficiency.

Mr. Valentine stated No Significant County-wide or Intercommunity Impact (with need for modified plan).

MOTION: A motion to approve Planning Department recommendations for planning subdivision as presented was made by Mr. Murray, seconded by Mr. McPherson and unanimously approved. **CARRIED.**

MOUS

23-13MOUKL Town of Halfmoon

Proposal to construct a duplex on the vacant parcels at 4 & 6 Lansing Lane. Applicant plans to consolidate two vacant lots into one 0.35-acre parcel and construct a new duplex. Located on US Route 9.

Comment: Use and Area variance was reviewed in February 2023.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Halfmoon, the referral for Special Use Permit was reviewed on 4/14/2023 by Ms. Lambert with concurrence from Ed Vopelak and Tom Lewis that the action posed No Significant County-wide or Intercommunity Impact.

23-60MOUMV Town of Halfmoon

Proposal to begin Phase I site plan of the approved PDD, including expansion of the plaza's "main" building and immediate area with 28 apartment units, ATM (structure), expansion of existing parking and detached parking garage units. Located at the US Route 9 intersection of NYS Rt. 236.

Comment: Previous Board review of PDD legislation as #22-49

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Halfmoon Planning Board, the referral for Site Plan Review was reviewed on 4/10/2023 by Mr. Valentine with concurrence from Ed Vopelak and Tom Lewis that the action posed No Significant County-wide or Intercommunity Impact.

23-61MOUMV Town of Halfmoon

Amendment of the previously approved site plan for a 21,250 s.f. retail use building on a 1.93-acre commercial lot at 5 Halfmoon Crossing Blvd. (Halfmoon Crossing PDD). As per submitted material, the revisions to the approved site plan result in creation of a small storage area, a relocation of the business' dumpster, revision to the parking lot layout and construction of a small retaining wall. Located on US Route 9.

Comment: Previously reviewed and acted on as the submitted site for Trader Joe's

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Halfmoon Planning Board, the referral for Site Plan Review was reviewed on 4/10/2023 by Mr. Valentine with concurrence from Ed Vopelak and Tom Lewis that the action posed No Significant County-wide or Intercommunity Impact.

21-A-58MOUMV City of Saratoga Springs

Review of a previously referred two-lot subdivision of an existing 0.344-acre parcel with existing improvements of a horse barn and related outbuildings which will be removed or razed. Located on Bowman St. (Saratoga Race Track).

Comment: Following SCPB determination of "No Significance..." in September of 2021, the City Planning Board approved the subdivision that split the lot in half, creating two 7,500-s.f. lots which meet the minimum lot size in the City's UR-2 zone. The City's subdivision approval has expired and the subdivider is returning to the City Planning Board for re-approval of the plat with no changes.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the City of Saratoga Springs, the referral for Subdivision Review was reviewed on 4/17/2023 by Mr. Valentine with concurrence from Cynthia Young and Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

23-A-17MOUJW Town of Waterford

A proposed two-lot subdivision of an existing 5.553-acre parcel into a 3.878-acre parcel with existing residential improvements and a 1.675-acre, vacant parcel. Located on Fonda Rd/CR-97 (Village of Waterford & Erie Barge Canal).

Comment: A County DPW curb cut permit will be required if the proposed vacant lot is to be developed.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Waterford Planning Board, the referral for Subdivision Review was reviewed on 4/20/2023 by Mr. Williams with concurrence from Don McPherson & Cynthia Young & Ian Murray that the action posed No Significant County-wide or Intercommunity Impact.

23-A-18MOUJW Town of Charlton

A proposed two-lot subdivision from an existing 5.07-acre parcel by creating a 2.90-acre parcel with an existing storage shed and proposed single-family use and a 2.17-acre parcel with existing residential improvements. Located on Finley Rd. (Ag. Dist. #2).

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Charlton Planning Board, the referral for Subdivision Review was reviewed on 3/27/2023 by Mr. Williams with concurrence from Cynthia Young and Don McPherson that the action posed No Significant County-wide or Intercommunity Impact.

23-A-19MOUJW Town of Charlton

A proposed three-lot subdivision from an existing 87.35-acre parcel by 5.34-acre parcel with existing residential improvements, a vacant, proposed single-family lot of 8.65 acres and the remaining 73.36-acre lot to be continued as farm fields. Located on NYS Rt 67 & Jockey St./CR-52 (Ag. Dist. #2).

Comment: A NYSDOT work and curb cut permit will be required to provide access to NYS Rt 67 for the proposed single-family use.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Charlton Planning Board, the referral for Subdivision Review was reviewed on 3/29/2023 by Mr. Williams with concurrence from Ian Murray & Don McPherson that the action posed No Significant County-wide or Intercommunity Impact.

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.

Adjournment

The meeting was adjourned at 5:27 pm.

Respectfully Submitted,
Nisha Merchant, Secretary