

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**September 21, 2017**

The meeting held 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 p.m.

**Members Present:** Tom L. Lewis, Chairman, Ed Vopelak, Paul Loomis, Connie Wood, Devin DalPos, Don McPherson, Ian Murray.

**Staff:** Michael Valentine, Senior Planner; Jaime O'Neill, Planner; and Cyndi Nick, Typist.

**Guests:** Gary Meier, Saratoga County DPW

**Recusals:** Mr. McPherson recused himself from # 17-175, Mr. Vopelak recused himself from #17-175 and Chairman Lewis from #17-182.

**Approval of Minutes:**

The minutes of the August 17, 2017 meeting were unanimously approved on a motion made by Mr. McPherson and seconded by Mr. DalPos.

**16-154 City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for Special Use Permit-Sames/Pet Lodge-Construction of a 6,000 s.f. pet boarding, lodging facility on a 1.59-acre parcel in the city's RR-1 District. South Broadway (NYS Route 9), north side, south of Crescent Avenue (CR# 22) across from Saratoga Spa State Park (NYS) Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

**17-69 City of Saratoga Springs Zoning Board of Appeals**

Mr. Valentine presented an application for a resubmitted area variance-Cherry Street/Marvin Alley Townhouses/Maney-Demolition of existing 4-unit structure. Construct a 2-unit and two 3-unit townhouse bldgs. with garages & internal surface parking. Area variances for front yard and side yard setbacks and maximum bldg. coverage (25% vs. 27.7%). Fronting Marvin Alley and Cherry Street. Mr. Valentine recommended taking No Action at this time.

**17-101 Town of Halfmoon Planning Board**

Ms. O'Neill presented an application for site plan review-Quinn Graybar Electric, Inc.-New office warehouse and sales.-Had for PDD amendment May 2017-Werner Road (NYS Route 146). Ms. O'Neill recommended No Significant

Countywide Inter Community Impact with comment regarding the applicant needing to obtain approval from the Saratoga County Sewer District #1.

**17-169 Town of Saratoga Zoning Board of Appeals**

Ms. O'Neill presented an application for area variance-Jackson-front and side yard variance to construct a single family home on existing .142-acre lot. Franklin Beach Rd. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

**17-170 Town of Saratoga Zoning Board of Appeals**

Ms. O'Neill presented an application for area variance-Lasse -front, side and rear yard variances to construct a single family home on .35 acres. River Rd. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

**17-171 City of Saratoga Springs Zoning Board of Appeals**

Mr. Valentine presented an application for use variance-Northburg/Northburg Campgrounds-develop and operate an 85-site tent only campground on a 65-acre parcel in the city's RR District. Muldowney Road, off Driscoll Avenue and adjacent to Saratoga Spa State Park. Mr. Valentine recommended No Action at this time.

**17-172 Town of Milton Planning Board**

Mr. Valentine presented an application for site plan review-Hi-Lo, LLC-construct two mixed-use residential/commercial bldgs. w/16 dwelling units each on two floors and commercial space on ground floor (totaling 35,000 s.f.),22 interior parking spaces in each bldg. and 34 spaces of exterior surface parking (78 total). Rowland Street and Treible Avenue, adjacent to Saratoga County Airport. Mr. Valentine recommended that additional information be provided prior to the County Planning Board voting on the referral.

**17-173 Village of Ballston Spa**

Mr. Valentine presented an application for a Zoning Amendment (Map)-Local Law 1 of 2017-Rezone tax parcel 216.32-1-96.2 (125 Bath Street, formerly Angelica Textile Services) from Industrial to Central Business District. Mr. Valentine recommended approve.

**17-174 Town of Wilton Planning Board**

Mr. Valentine presented an application for Site Plan Review-Prime Edie Road, LLC-Two-story (45,425 s.f. each floor) climate controlled self-storage bldg. on 3.41-acre site in C-2 District. NYS Rt. 50 (south side), west of Edie Road. Mr. Valentine recommended approve with comments on sufficient space for snow storage or removal, beef-up landscaping plan in green space around building, means of stormwater management.

**17-175 Town of Stillwater Planning Board**

Mr. Valentine presented an application for site plan review-Key Capture Energy NY 1, LLC-construct a battery storage facility (adjacent to an existing substation on a 6-acre lease parcel (241.-1-4) in LFTC PDD on Substation Drive off Cold Spring Road (Stillwater/Malta municipal line). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

**17-176 Town of Halfmoon Zoning Board of Appeals**

Mr. Valentine presented an application for an area variance-Snyder's Restaurant-setback variance(s) required to facilitate future subdivision. Three variances resulting from a to-be-created lot for Snyder's Restaurant: 2 front yard variances, 1 lot size variance (25,000 square feet vs. 20,515 square feet)Old Rt. 146 and NYS Rt. 9. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

**17-177 Town of Halfmoon**

Ms. O'Neill presented an application for a PDD Zoning Amendment-Tanski/Halfmoon Self-Storage Center-Change in zoning from AR to LI-C for self-storage on 2 lots totaling 16.86 acres -NYS Route 146 and Farm to Market Road(CR#109). Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comment that New York State DOT approval of primary access to Rte. 146 and DPW approval secondary access to Farm to Market Rd will need to be obtained in the future by the applicant.

**17-178 Town of Malta Town Board**

Ms. O'Neill presented an application for Text Zoning Amendment-Town of Malta-Density restrictions for the Downtown area of Malta where multi-family uses are permitted. Ms. O'Neill recommended approve.

**17-179 Town of Ballston Planning Board**

Ms. O'Neill presented an application for site plan review- Cheema-Demolish existing gas station and replace with 2,900SF single story convenience shop with 6 fueling stations. - NYS Route 50/Brookline Road (CR#60)  
Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comment that applicant should contact Saratoga County DPW to review the existing access along Brookline Rd(CR#60).

**17-180JO Town of Ballston Planning Board**

Ms. O'Neill presented an application for site plan review-By-George-2,500 square foot addition to the existing 24,000 square foot structure.-NYS Route 50  
Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

**17-181 Town of Malta Zoning Board of Appeals**

Ms. O'Neill presented an application for an area variance for signage-Sitwell Enterprises- Wall mounted signs-NYS Route 9. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

**17-182 Town of Halfmoon Planning Board**

Mr. Valentine presented an application for Site Plan Review-Stewart's Shops #292-Install a 149 square foot exterior freezer, upgrade all exterior lighting to LED, Install a concrete pad, pump and 1,000 gallon above ground tank for kerosene and install propane exchange tank cage. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

**17-183 Town of Clifton Park Planning Board**

Ms. O'Neill presented an application for site plan review-Sacandaga Partners, LLC-Siena Fence-Construction of a 2,000 square foot freestanding building at Siena Fence's existing facility.-Ushers Road -(NYS Route 9). Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

**17-184 Town of Clifton Park Planning Board**

Ms. O'Neill presented an application for site plan review-Animal Care Hospital of Clifton Park-Redevelopment of an existing veterinary hospital by demolishing the 2,080 square foot building and constructing a new 7,840 square foot building. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

**17-185 Town of Moreau Zoning Board of Appeals**

Ms. O'Neill presented an application for area variance-Breen-Subdivide an existing parcel, one lot complies with required square footage, second lot needs 12.88' variance to me 100' frontage in a C-3 zone.-NYS Route 9. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Dal Pos, the motion was seconded by Mr. McPherson 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**

### **17-A-48 Town of Stillwater**

Ms. O'Neill presented an application for subdivision review-Zecca-2 lot subdivision of .39 acres in T-5 zoning district served with public water and sewer. Kellogg Road-Village of Stillwater line. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

### **17-A-49 Town of Saratoga**

Ms. O'Neill presented an application for subdivision review-Bonacio Construction-2-lot subdivision of 203.60 acres second lot will be for future home site. Fitch Road(CR #68 & 67). Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

### **17-A-50 Town of Saratoga**

Ms. O'Neill presented an application for subdivision review-Irish Hill Century Farm-Subdivide and convey a 3-acre parcel, with existing house and barns from 80.85 +/- acre parcel, remaining lands will remain in Agriculture.-County Route 68. Ms. O'Neill recommended approve with a comment that the existing home and barns have access to the county highway. It is expected that the newly created 77 acre agricultural parcel will continue to use these driveways to access fields. If in the future a new drive is needed to access the back parcel the landowner will need to contact Saratoga County DPW for a driveway permit for access to the county highway. A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mrs. Wood; the 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. Murray and seconded by Mr. Dal Pos the meeting was adjourned with all in favor.

Respectfully Submitted,  
Jaime L. O'Neill, Planner