

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**October 19, 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, Connie Wood, Devin DalPos, Don McPherson, Ian Murray.

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

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

**Recusals:** Mr. Murray recused himself from # 17-196.

**Approval of Minutes:**

The minutes of the September 21, 2017 meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mr. McPherson.

**17-55MV Town of Halfmoon Town Board**

Mr. Valentine presented a PDD Amendment for Tabor Road Flex and Truck Terminal which is an approved 6.75-acre addition to the County Waste PDD. Mr. Valentine stated that the applicant has acquired the adjoining 0.40-acre residential parcel and is amending the PDD to include that land for purposes of a second point of access as requested by emergency services and town planning board. Additionally proposes to increase size of Building #1 (from 11,200 s.f. to 16,000 s.f.) for an overall total building area from 46,500 s.f. to 51,300 s.f. on Tabor Road, south side, east of Ushers Road. Mr. Valentine recommended approval.

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

Mr. Valentine presented an application for an Area Variance which is a resubmittal in the name of Cherry Street/Marvin Alley Townhouses/Maney. The applicant proposes the demolition of the existing 4-unit structure. Construction of a 2-unit as well as two 3-unit townhouse buildings with garages and internal surface parking. Area variances for front yard and side yard setbacks and maximum building coverage (25% vs. 27.7%). Fronting Marvin Alley and Cherry Street. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

**17-143JK Town of Clifton Park Zoning Board of Appeals**

Mr. Kemper presented an application for an Area Variance in the name of Stewart's Shops Corp. for a newly proposed gas canopy signs on NYS Route 146 and Vischer Ferry Road . Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**17-188MV City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of RBC Construction, LLC/Adelphi Hotel Partners, LLC for the construction of a 62,567 square foot hotel and spa on Washington Street (NYS Route 29) off Broadway (NYS Routes 50/67/9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-189MV City of Saratoga Springs Zoning Board of Appeals**

Mr. Valentine presented an application for an Area Variance in the name of Eighteen Congress Street, LLC for two wall signs on Congress Street (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-190MV City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Askew for the construction of a three story, 12-unit buildings (36 total units) on Station Lane (NYS Route 9N) Mr. Valentine stated No Significant County Wide or Inter Community Impact with comments in reference to snow removal and sanitary.

**17-191MV City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for a Special Use Permit in the name of Agenti for the construction of emergency egress stairs to the second floor or existing building on West Harrison (NYS Route 9N. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-193JK Town of Clifton Park Zoning Board of Appeals**

Mr. Kemper presented an Area Variance for Windsor Development/Clifton Country Road Associated Land LLC for a variance for a wall sign on Clifton Country Road and NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**17-195MV City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of M Grove Holding, LLC/Greenfield Manufacturing for the construction of a 10,875 square foot addition to an existing building, and a new 10,750 square foot building on Duplainville Road (County Route 44) and Freedom Way (County Route 46. Mr. Valentine recommended approval.

**17-196JK Town of Malta Zoning Board of Appeals**

Mr. Kemper presented an application for an Area Variance in the name of Malta Crossing, LLC for the relief from Form-Based Code maximum building length and minimum story height (FBC Sections 3.13.3 (C,D & H). Mr. Kemper recommended approval. Recusal by Mr. Murray.

**17-197JO Town of Saratoga Zoning Board of Appeals**

Ms. O'Neill presented an application for an Area Variance in the name of Mastaitis for variances for the construction of a house and a garage on Franklin Beach Road (Saratoga Lake/NYS Route 9P). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**17-198JO Town of Corinth Planning Board**

Ms. O'Neill presented an application for a Site Plan Review in the name of Rustic Barn Campground for the addition of 24 new RV sites with 50 amp electric, water and sewer hookups on 109 acres on NYS Route 9N. Ms. O'Neill stated No Significant County Wide or Inter Community Impact with the comments that NYS DOH, DEC and DOT need to approve and possibly may need an additional well.

**17-199JO Town of Ballston Planning Board**

Ms. O'Neill presented an application for a Site Plan Review for AJ Land Ventures for a 3,250 square foot addition to the existing building on NYS Route 50. Ms. O'Neill recommended approval with comment about NYSDOT approval.

**17-200JO Town of Ballston Planning Board**

Ms. O'Neill presented an application for a Site Plan Review in the name of Curtis Lumber to expand the parking lot to add an additional 24 spaces for a total of 68 on NYS Route 67. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**17-201MV Town of Ballston Planning Board**

Mr. Valentine presented an application for a Subdivision (Consolidation) and Site Plan Review for Kasey Pass to consolidate three lots into two to allow for construction of (9) two-story apartment buildings as part of the Beacon Hills PDD on NYS Route 50 and Sherman Way. Mr. Valentine stated that he is in consultation with the town planning staff and review of this file will be moved to the November agenda.

**17-202MV Town of Ballston Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of BH United Methodist to replace an existing sign with a new digital monument sign of 40 square feet (to be located adjacent to present location and minimum of 15' off edge of pavement per District standards, Mixed Use Centers South) NYS Route 50. Mr. Valentine recommended approval.

**17-203MV Town of Stillwater Planning Board and Town Board**

Mr. Valentine presented an application for a Site Plan Review and PDD Amendment for Stillwater Elgen, LLC to amend the PDD formerly known as Hillside Mobile Park PDD to include 359 proposed mobile home lots and further clarify permitted uses and area regulations within the site on County Route 76. Mr. Valentine recommended approval with comments.

**17-204MV Town of Stillwater Town Board**

Mr. Valentine presented an application for a PDD Amendment in the name of Turning Point PDD Amendment/Hudson Heights Apartments to allow for 156 apartment units on County Route 75. Mr. Valentine recommended approval.

**17-205MV Town of Wilton Planning Board**

Mr. Valentine presented an application for a Special Use Permit in the name of Ramsey for an accessory apartment (existing above detached garage) in the R-2 District on King Road (County Route 39). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-206MV Town of Wilton Zoning Board of Appeals**

Mr. Valentine presented an application for Area Variances in the name of NAPA Auto Parts for new signage on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-207MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Hjeltnes/Nordic Property Services for the construction of a storage building (3,840 s.f.) with associated parking area (10 spaces), access drive and outdoor storage for landscape materials on Ushers Road (Zim Smith Trail/SCSD Trunk). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**17-208MV Town of Halfmoon Zoning Board of Appeals**

Mr. Valentine presented an application for an Area Variance in the name of More Property LLC for the construction of a 15,000 square foot two story office building (7,500 square foot building footprint) on NYS Route 146. Mr. Valentine recommended approval with comment on shared access; No DOT permit required.

**17-209MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Al-Arqam to amend an approved site plan including 20 x 15 foot shed and kids play area on Guideboard Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. McPherson, the motion was seconded by Ms. Wood 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-52JK Town of Clifton Park Planning Board**

Mr. Kemper presented an application for a Subdivision Review in the name of Tanski/Hunter to subdivide the existing 4.36 acres into three separate parcels intended for single family homes on Clifton Park Center Road/Cemetery Road (Moe Road/Saratoga County Sewer Pump Station). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**17-A-54MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Tanski/Snyder's Restaurant to create a separate substandard lot (approved by the ZBA) of 20,515 s.f. for existing restaurant from the Halfmoon Plaza 7.10 acres parcel on NYS Route 9 & Old Route 146. Mr. Valentine recommended approval.

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

Respectfully Submitted,  
Cynthia T. Nick, Secretary