



Jean Loewenstein – Co-Chairperson
John Viola – Co-Chairperson
Ronald Bormann
Stephen Grandeau
Dwight Havens
Kyle Kordich
Frank Mazza
William Smith (alt)
Leejun Taylor (alt)

Town of Malta

Planning Board

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Jaime L. O'Neill – Building & Planning Coordinator
Floria Huizinga – Planner
Adrian M. Cattell – Planner
David E. Jaeger, Jr. – Planning Technician & Board Secretary
Mark Schachner – Legal Counsel
Leah Everhart – Legal Counsel

Meeting Minutes for December 19, 2023

The Town of Malta Planning Board held its regular meeting on Tuesday December 19, 2023 at 6:30 p.m. at the Malta Town Hall, with Co-Chairperson, Jean Lowenstein presiding:

Present:

Jean Loewenstein
John Viola
Kyle Kordich (LATE)
Dwight Havens
William Smith
Leejun Taylor

Absent:

Stephen Grandeau
Ronald Bormann
Frank Mazza

Correspondence: All correspondence is on file.

Chairperson Loewenstein read the following agenda into the minutes:

<u>Project #</u>	<u>Project Name</u>	<u>Project Type</u>
21-16	Mountain View Estates	Major Subdivision
23-18	Route 9 RV and Boat Storage	Site Plan
23-05	Heflin (721 NYS Route 67) Apartments	Site Plan

Chairperson Loewenstein elevated William Smith and Leejun Taylor to full voting Board Members.

21-16. Mountain View Estates, Major Subdivision (Extension of Approval)

Scott Lansing presented on behalf of the applicant.

Lansing noted that the NYSDEC was the only roadblock they were contending with before moving forward with the project. Lansing also noted that extending the water district was scheduled to be discussed by the Malta Town Board in the near future. Lansing stated that he was before the Planning Board to request an extension of approval and that no changes had been made to the project since final approval had been granted.

BOARD DISCUSSION

Loewenstein asked Lansing if the project was moving forward despite the challenges presented by the NYSDEC.

Lansing stated that small gains were being accomplished despite the challenges and that he and the applicant did not anticipate the DEC approval process to take as long as it had so far.

Loewenstein asked Huizinga when an extension of approval would expire if it were granted at the 12.19.2023 Meeting.

Huizinga stated that the next expiration would be March 20th, 2024, and recommended that Lansing request to be placed on the February Planning Board Agenda if an additional extension of approval were anticipated.

Resolution #2023 – 44

MOTION by John Viola **SECONDED** by Dwight Havens to resolve that the Malta Planning Board on the 19th day of December, approves a 90-day Extension of Approval for Project #21-16 Mountain View Estates, Major Subdivision extending the expiration date of December 21, 2023 to March 20, 2024.

VOTE:

Dwight Havens – YES
William Smith – YES
Leejun Taylor – YES
Jean Loewenstein - YES
John Viola – YES

Motion CARRIED 5-0

23-18. Route 9 RV & Boat Storage, Site Plan

Scott Lansing of Lansing Engineering presented on behalf of the applicant.

Lansing detailed the project. Lansing stated that the current site conditions included several buildings that would be demolished except for a single-family residence at the front of the property that would be potentially used as office space for the Storage Facility. Lansing stated that the proposed facility would be 36,000 SF and feature 36, 20'x50' storage bays.

Lansing noted that one of the existing curb cuts for the site would be eliminated and that there would only be one entrance off of US Route 9, parallel to Knabner Road. Lansing also noted that the facility would be accessed along the Northern and Southern sides of the building. Lansing added that the size of the facility had decreased by 2,000 SF since the last time the proposal was before the Board and that he would be modifying the design to address comments made to increase greenspace on the site and returning at a later date to make a final presentation to the Planning Board.

Huizinga spoke for Planning. Huizinga noted that she wanted architectural renderings for the facility, and noted that the Board may want to discuss more ornamental landscaping as a form of amenity space to satisfy that requirement for the C-2 zone. Huizinga also noted that she felt the Board may want to discuss security fencing for the site. Huizinga added that she spoke with Lansing about greenspace calculations and that updates may need to be made to the statistics table on the cover page.

Reuben Hull, LaBella Associates, spoke for engineering and noted that his comments were mainly related to interior site maneuverability for both customers and fire apparatus. Hull added that he requested that the applicant receive approval from the fire department before he would recommend that the project was ready for approval. Hull also noted his approval of Lansing's comment to increase onsite vegetation to allow more shielding to the property to the North and that the remainder of his comments were related to stormwater management, onsite lighting, and a traffic and driveway analysis.

Hull added that if fencing were considered, he would like to review the fencing chosen and wanted to discuss gate placement.

BOARD DISCUSSION

Viola wanted more landscaping, fire department approval, fencing, and asked about the existing curb cut.

Lansing stated that there were currently two curb cuts and that one would be eliminated so that the one in line with Knabner Road was the only access to the site.

Havens noted that he wanted automatic fire sprinklers for the building and added that given the type and size of building and the materials stored in it warranted the need for sprinklers per NYS Fire Code. Havens added that if the building is not sprinklered the amount of water needed to extinguish a fire would increase by 2 or 3 times compared to if the building were sprinklered, totaling 4,000 gal/min over 4 hours. Havens added he felt the sprinklers would be a much better idea.

Smith asked if the project would need to go before the ZBA since there would be a real estate office onsite in the existing house making the site mixed use.

Huizinga noted that the project would not need to go before the ZBA but that a Special Use Permit would be needed.

Smith added that he also wanted sprinklers.

Loewenstein noted that she wanted additional and more aesthetic landscaping onsite and only as much pavement onsite as necessary.

Lansing stated that the site needed a minimum of 50 feet of pavement extending from the building in order for vehicles to safely maneuver in and out of the storage bays. Lansing also noted that he would provide renderings and increase landscaping. Lansing added that the applicant did not plan on fencing the site given that the site was small but would speak with the applicant about fencing in the site.

Lansing also added that he felt the site was sufficient for fire apparatus maneuverability and that the applicant was working with an architect to determine the best way to provide adequate fire prevention measures but that he would mention that the Board wanted the site sprinklered. Lansing noted that he was not sure what the intention of the applicant was with the onsite office but would find out and apply for a Special Use Permit in the future if needed.

Lansing quickly added that the applicant wasn't planning on fencing in the site since it would need to be plowed around and that it could potentially be damaged and need to be replaced, canceling out the benefit of the fencing.

Loewenstein asked the Board if they felt the 5 proposed parking spaces were enough for the site.

Hull noted that he had comments on the size of the proposed spaces and that he felt it may be necessary to lose a space to allow for more maneuverability.

Lansing noted that he felt parking would only really be necessary for a handicapped space to allow for more greenspace onsite. Lansing didn't see the need for parking since there wouldn't be many people onsite other than to utilize the site.

The Board felt parking was unnecessary other than a handicapped space due to the use of the building.

Rick Burke, Chief of the Round Lake Fire Department also felt sprinklers were a good idea for the space.

Huizinga asked Lansing if the applicant was still proposing porous pavement. Lansing stated that the applicant intended on utilizing porous pavement.

23-05, Heflin (721 NYS Route 67) Apartments, Site Plan

Scott Lansing of Lansing Engineering presented on behalf of the applicant.

Lansing noted that the site was 8.11 acres, and that it was code compliant with obtained variances. Lansing stated that there would be 3 11-unit buildings proposed for the project and that he was at the meeting for Board comments.

Huizinga spoke for Planning. Huizinga noted that she wanted a more robust landscaping plan and driveway lighting. Huizinga also noted that she wanted more amenity space onsite beyond connecting the site to the Zim Smith Trail and suggested a bike rack for residents.

Hull reviewed engineering comments. Hull felt that his comments on fire apparatus access, stormwater management, and utilities would be addressed in future site plan submissions. Hull also felt that landscaping was sufficient but wanted more onsite lighting. Hull also noted that he wanted a formal response as to why the proposed entrance did not line up with Raymond Road.

BOARD DISCUSSION

Loewenstein asked for clarification on Hull's wetland comment in the review letter.

Lansing stated that the comment was related to the fact that the proposed entrance utilized the narrowest area to cross the Ballston Creek and avoided onsite wetlands that were across from Raymond Road on the project site.

Loewenstein asked how far the driveway would be from Raymond Road.

Lansing noted that the driveway would be approximately 250 feet West of Raymond Road.

Hull also noted that the proposed driveway was misaligned in the more preferred direction to not allow left turn conflicts.

Loewenstein asked if the traffic study identified the impacts to Raymond Road and NYS Route 67.

Lansing noted that he would need to look into that.

Viola asked how tall the buildings were.

Lansing stated that they were approximately 25 feet tall and 2 stories.

Havens commented that he liked the cul-de-sac size for fire apparatus access.

Lansing noted that the cul-de-sac met International Fire Code.

Havens wanted to know how parking would be controlled on the cul-de-sac.

Lansing stated that he would utilize signage to deter illegal parking.

Smith asked Lansing if a fire access plan had been completed and asked how wide the driveway was.

Lansing stated that one was completed and that the access road was 24' wide with 2' wings.

Loewenstein echoed Huizinga's comments about increased landscaping, a bike rack and asked about concept rendering.

Huizinga added that she wanted a materials plan as well.

Lansing noted that he would provide one with the next submission.

Planning Board Business

MOTION by John Viola **SECONDED** by Jean Loewenstein to accept the October 24, 2023 minutes.

VOTE:

Kyle Kordich – YES
Dwight Havens – YES
William Smith – ABSTAIN
Leejun Taylor – ABSTAIN
Jean Loewenstein - YES
John Viola – YES

Motion CARRIED, 4 Yes, and 2 Abstentions.

2024 Saratoga County Planning and Zoning Conference
Wednesday January 31, 2024, at the Saratoga Springs City Center

Meeting Adjournment

John Viola **MOTIONED** to adjourn the meeting to the next regular meeting or any other meeting necessary for the conduct of the Planning Board, **SECONDED** by Kyle Kordich, motion carried unanimously at 7:20 PM.

Respectfully submitted by,

David E. Jaeger, Jr.
Planning Board Secretary
Planning Technician