



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

2540 Route 9
Malta, NY 12020
Phone: (518) 899-2685
Fax: (518) 899-4719

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 June 28, 2023

The Town of Malta Planning Board held its regular meeting on Wednesday, June 28, 2023 at 6:30 p.m. at the Malta Town Hall, with Co-Chairperson, Jean Loewenstein presiding:

Present:

Stephen Grandeau
William Smith
Dwight Havens
Jean Loewenstein
Frank Mazza
John Viola
Ronald Bormann
Leejun Taylor

Absent:

Kyle Kordich

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>
23-12	Hermes Road-Jersen (Minor Subdivision)	Subdivision
23-13	Lia Nissan	Site Plan Amendment

Co-Chairperson Loewenstein elevated William Smith to a full voting member.

23-12, Hermes Road-Jersen, Minor Subdivision

Public Hearing

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

Lansing stated that the proposed subdivision would split the current 259.92 acre lot into two lots, lot one would be retained by the current owner (NYSERDA) and would be 235.6 acres and lot two would be purchased by Jersen Construction, located at the corner of Hermes and Stonebreak Road and would be 24.32 acres. Lansing noted that the applicant did not have any plans for the property at that time. Lansing added that the applicant would return to the Planning Board with project proposals at a later date.

Huizinga reiterated Lansing's comments and added that the bulk requirements for the parcel met the C-3 NYSDERDA Zoning. Huizinga also added that she felt the project was consistent with Town-Wide GEIS and Statement of Findings and recommended no further SEQRA review, and noted the Saratoga County Planning Board provided comments stating that the Subdivision would not have significant County-Wide impacts.

BOARD DISCUSSION

No comments were made by the Planning Board.

Loewenstein opened the Public Hearing at 6:34.

No comments were received from the public.

Loewenstein opened the Public Hearing at 6:35.

Resolution #2023 – 27 SEQRA

MOTION by John Viola **SECONDED** by Stephen Grandeau to resolve that the Malta Planning Board on the 28th day of June, 2023 determines that Project #23-12, Hermes Road-Jersen, Minor Subdivision, is consistent with the Supplemental Town Wide GEIS and Statement of Findings and therefore no further SEQRA review is required.

VOTE:

Stephen Grandeau - YES
Ronald Bormann - YES
Frank Mazza – YES
Dwight Havens – YES
William Smith – YES
John Viola - YES
Jean Loewenstein - YES

Motion CARRIED 7-0

Resolution #2023 – 28

MOTION by John Viola **SECONDED** by Stephen Grandeau to resolve that the Malta Planning Board on the 28th day of June, approves Project #23-12, Hermes Road-Jersen, Minor Subdivision, as presented:

VOTE:

Stephen Grandeau - YES
Ronald Bormann - YES
Frank Mazza – YES
Dwight Havens – YES
William Smith – YES
John Viola - YES
Jean Loewenstein - YES

Motion CARRIED 7-0

23-13, Lia Nissan, Site Plan Amendment

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

Lansing noted that the only changes to the project that had changed since final project approval was granted in 2022 related to the side canopy for the building. Lansing stated that the applicant is proposing a 1,767 SF addition with

overhead doors for vehicle service drop off allowing for greater customer convenience during service appointments. Lansing also stated that with the change design there would need to be a change in the pavement striping resulting in a reduction of 6 parking spaces from what was previously approved.

Huizinga stated that a letter of No Significant Impact had been received from County Planning, that the project required no further SEQRA review. The architecture for the addition is consistent with the 2022 project approval. Huizinga also echoed Lansing's comments stating that the changes to the project were related to the proposed 1,767 SF addition, onsite circulation, and parking.

Loewenstein asked if engineering comments had been answered.

Huizinga stated that all engineering comments had been addressed.

BOARD DISCUSSION

Viola asked Lansing if the applicant would be finished with the project in the near future.

Lansing stated that he was optimistic that the project was nearing completion.

Resolution #2023 – 29 SEQRA

MOTION by John Viola **SECONDED** by Stephen Grandeau to resolve that the Malta Planning Board on the 28th day of June, 2023 determines that Project #23-13, Lia Nissan, Site Plan Amendment, is consistent with the Supplemental Town Wide GEIS and Statement of Findings and therefore no further SEQRA review is required.

VOTE:

Stephen Grandeau - YES
Ronald Bormann - YES
Frank Mazza - YES
Dwight Havens - YES
William Smith - YES
John Viola - YES
Jean Loewenstein - YES

Motion CARRIED 7-0

Resolution #2023 – 30

MOTION by Stephen Grandeau **SECONDED** by Ronald Bormann to resolve that the Malta Planning Board on the 28th day of June 2023 approves Project #23-13, Lia Nissan, Site Plan Amendment, as presented:

VOTE:

Stephen Grandeau - YES
Ronald Bormann - YES
Frank Mazza - YES
Dwight Havens - YES
William Smith - YES
John Viola - YES
Jean Loewenstein - YES

Motion CARRIED 7-0

Planning Board Business

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

VOTE:

Ronald Bormann - YES
Frank Mazza - YES
Dwight Havens - YES
William Smith - YES
John Viola - YES
Jean Loewenstein - YES

Motion CARRIED 6-0

MOTION by John Viola **SECONDED** by Stephen Grandeau to accept the May 31, 2023 minutes.

VOTE:

Stephen Grandeau - YES
Ronald Bormann - YES
Frank Mazza - YES
Dwight Havens - YES
William Smith - ABSTAIN
John Viola - YES
Jean Loewenstein - YES

Motion CARRIED with 6 Yes and 1 Abstention

Stephen Grandeau **MOTIONED** to adjourn the meeting to the next regular meeting or any other meeting necessary for the conduct of the Planning Board, **SECONDED** by William Smith, motion carried unanimously at 6:46 PM.

Respectfully submitted by,

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