



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 October 24, 2023

The Town of Malta Planning Board held its regular meeting on Tuesday October 24, 2023 at 6:30 p.m. at the Malta Town Hall, with Co-Chairperson, John Viola presiding:

Present:

Jean Loewenstein
John Viola
Stephen Grandeau
Frank Mazza
Dwight Havens
Kyle Kordich

Absent:

William Smith
Ronald Bormann
Leejun Taylor

Correspondence: All correspondence is on file.

Chairperson Viola read the following agenda into the minutes:

Project #	Project Name	Project Type
23-16	Doebler	Minor Subdivision
23-17	Rainville	Minor Subdivision and Lot Line Adjustment
23-18	Route 9 RV and Boat Storage	Site Plan (Concept)

Planning Board Business

MOTION by Stephen Grandeau **SECONDED** by Frank Mazza to accept the August 22, 2023 minutes.

VOTE:

Stephen Grandeau – YES
Frank Mazza – YES
Dwight Havens - YES
Jean Loewenstein - ABSTAIN
John Viola – YES

Motion CARRIED, 4 Yes, and 1 Abstention.

23-16, Doeblar, Minor Subdivision

Public Hearing

Patrick Jarosz of VanGuilder Land Surveyors, PLLC presented for the applicant.

Jarosz noted that the site is located at 132 Knapp Road and would be subdivided into 3 Lots. Jarosz also noted that the property is 10.4 acres, is zoned R-1 and that all three Lots would be serviced by individual wells and septic systems. The parcel currently contains a single family residence.

Jarosz also noted that Lot 1 will be 1.08 acres and contain the existing single family home, Lot 2 will be 2.16 acres, and Lot 3 will be 7.18 acres.

Huizinga spoke for the Planning Department and stated that Lots 2 and 3 would be Flag Lots and meet the Town's definition and regulations for Flag Lots. Huizinga noted that she felt the project would be consistent with the Town-Wide GEIS and Statement of Findings for SEQRA. Huizinga added that she wanted notes added to the final plats for Lots 2 and 3 stating that they meet the Flag Lot definition adopted by the Town in 2012, and that she wanted a turn out for Lot 3.

Jarosz stated that the driveway will be less than 500' but will note on the plot plan stating the need for a turn out if driveway ends up being 500' long.

Huizinga also noted that the Round Lake Fire Department wanted the driveways on Lots 2 and 3 to be 20' wide and to include a pull off for fire apparatus.

Jarosz requested that he would like the driveways to be 12' to meet code minimum since the long driveway would be expensive to design if it needed to be 20 feet wide.

Huizinga stated that it was up to the Board to make the final decision on the driveway width and that they would require driveway permits from the Town Highway Department since Knapp Road is a Town road.

BOARD DISCUSSION

Loewenstein asked Jarosz how long the new driveways would be.

Jarosz stated that both Lot 2 and 3 would have driveways that were less than 500'.

Grandeau asked Jarosz to clarify his reasoning for the requested 12' driveway.

Jarosz stated it was purely based on expense.

Grandeau noted that it would be difficult to drive a firetruck down such a long, narrow driveway.

Mazza asked if both driveways could be 20' wide near the houses and asked if they would be able to withstand the weight of an 80,000lb firetruck.

Jarosz stated that he didn't think the driveways would be designed to hold that much weight but would feature turn arounds that firetrucks could use.

Mazza mentioned that if a firetruck needed to access the site then the driveway and yard may be damaged by the weight of the trucks. He recommended the driveway be at least 20' wide starting 50' from the homes.

Jarosz stated that he would make the owner aware of this.

Viola noted that he felt the firetruck turnaround should be further away from the houses and that he preferred the driveway be 20' wide.

PUBLIC HEARING

Viola opened the Public Hearing at 6:44 PM.

No comments were received from the public.

Viola closed the Public Hearing at 6:45 PM.

**Resolution #2023 – 40
SEQRA**

MOTION by Stephen Grandeau **SECONDED** by Jean Loewenstein to resolve that the Malta Planning Board on the 24th day of October, 2023 determines that Project #23-16, Doeblar, Minor Subdivision, is consistent with the Supplemental Town Wide GEIS and Statement of Findings and therefore no further SEQRA review is required.

VOTE:

Kyle Kordich - YES
Stephen Grandeau – YES
Frank Mazza – YES
Dwight Havens - YES
Jean Loewenstein – YES
John Viola – YES

Motion CARRIED 6-0

Resolution #2023 – 41

MOTION by Frank Mazza **SECONDED** by Stephen Grandeau to resolve that the Malta Planning Board on the 24th day of October, 2023 approves Project #23-16, Doeblar, Minor Subdivision, with the following conditions:

1. Applicant shall add map note to the subdivision plat stating: Lots 2 and 3 meet the requirement and intent of Town Code §167-2 Flag Lot Definition by L.L. No. 1-2012.
2. Code enforcement to confirm at time of building permit issuance that if any driveway exceeds 500' in length that code compliant turn outs be included.
3. Well and septic designs for Lots 2 and 3 to be included at time of building permit application.
4. Within 50' of the houses on Lots 2 and 3 the driveways will be 20' in width.

VOTE:

Kyle Kordich - YES
Stephen Grandeau – YES
Frank Mazza – YES
Dwight Havens - YES
Jean Loewenstein – YES
John Viola – YES

Motion CARRIED 6-0

23-17, Rainville, Minor Subdivision & Lot Line Adjustment

Public Hearing

Gavin Vuillaume with Environmental Design Partnership presented for the applicant.

Vuillaume stated that the proposal is for a 2 Lot subdivision and Lot Line Adjustment located at 210 & 218 Ruhle Road South. Vuillaume stated that Lot 1 would be 2.37 acres and Lot 2 would be 3.25 acres. Vuillaume also stated that both driveways would have firetruck turnarounds and that the lots would be serviced by Clifton Park Water Authority (CPWA) and the Saratoga County Sewer District (SCSD). Vuillaume added that the applicant intended to supply the lots with public water, but alternatively would use wells if necessary.

Vuillaume noted that a Lot Line Adjustment (LLA) is proposed to allow for the Rainville's to keep all of the land on one side of the stream that goes between their property and the proposed Lot 2. Vuillaume added that the LLA would convey 0.1 acres of land from 210 Ruhle Road South (Lot 2) to the remaining lands of the Rainville's (218 Ruhle Road South).

Huizinga spoke for the Planning Department. Huizinga noted that both proposed lots meet the R-1 zoning requirements and that Lot 2 is a Flag Lot. Huizinga also added that it was determined that the trees on the two lots are within Brown Bat Habitat and all tree felling is to occur during the winter. Huizinga also added that she felt the project was consistent with the Supplemental Town-Wide GEIS and Statement of Findings with regards to SEQRA. She wanted to see a Map Note stating that Lot 2 meets the requirements of a Flag Lot.

Additionally, Huizinga asked for Draft Easement Language for the shared driveway; map notes on the final plans, driveway bump outs, Will Serve letters from the CPWA and the SCSD, updated deeds for the Rainville property (218 Ruhle Rd. South) referencing the LLA and merger of the 0.10 acres. A map note shall be added to the final subdivision map referencing the LLA and Flag Lot definition. Huizinga also noted a highway driveway permit is required at the time of building permit for the new shared driveway curb cut.

BOARD DISCUSSION

Mazza asked the applicant to have the driveways be 20 feet wide within 50 feet of the houses.

Mazza also asked the applicant to sprinkler the houses.

Vuillaume said he would do that provided that the homes would be able to be connected to public water.

PUBLIC HEARING

Viola opened the Public Hearing at 7:10 PM.

No comments

Viola closed the Public Hearing at 7:11 PM.

Resolution #2023 – 42 SEQRA

MOTION by Jean Loewenstein **SECONDED** by Stephen Grandeau to resolve that the Malta Planning Board on the 24th day of October, 2023 determines that Project #23-17, Rainville, Minor Subdivision, is consistent with the Supplemental Town Wide GEIS and Statement of Findings and therefore no further SEQRA review is required.

VOTE:

Kyle Kordich - YES
Stephen Grandeau – YES
Frank Mazza – YES
Dwight Havens - YES
Jean Loewenstein – YES
John Viola – YES

Motion CARRIED 6-0

Resolution #2023 – 43

MOTION by Jean Loewenstein **SECONDED** by Stephen Grandeau to resolve that the Malta Planning Board on the 24th day of October, 2023 approves Project #23-17, Rainville, Minor Subdivision, with the following conditions:

1. Applicant shall add map note to the subdivision plat stating: Lot 2 meets the requirement and intent of town code §167-2 Flag Lot Definition by L.L. No. 1-2012.
2. Applicant shall provide the Planning Department with draft easement language for proposed 60' wide ingress/egress access easement over Lots 1 and 2.
3. Final plat to comply with NYS state fire code §551.2.
4. Will serve letters from Saratoga County Sewer District and Clifton Park Water Authority

5. Applicant shall provide updated deed for 218 Ruhle Road South (240.-1-65) with meets and bounds indicating the conveyance and merger of the 0.1 acre area of land from 210 Ruhle Road South (240.-1-4.21)
6. Final Plat to include map note making clear that 0.1 acres of land will be merged into the remaining lands of Rainville at 218 Ruhle Road South.
7. Within 50 feet of homes on Lots 1 and 2, driveways shall be at least 20' wide.
8. If the site is served by public water, the homes will be protected with a minimum NFPA 13D compliant automatic fire sprinkler system.

VOTE:

Kyle Kordich - YES
Stephen Grandeau - YES
Frank Mazza - YES
Dwight Havens - YES
Jean Loewenstein - YES
John Viola - YES

Motion CARRIED 6-0

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

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

Lansing noted that the parcel is located at 2389 US Route 9, immediately North of Afrim's Sports. Lansing also noted that the driveway for the site will line up with Knabner Road, that the property is zoned C-2, and that there are no wetlands onsite. Lansing added that all but one of the current structures will be demolished, with the remaining structure being used as an office. Lansing stated that the new construction will comprise one, 38,000 SF facility that would be built with no water or sewer due to its use. Lansing added that vegetative screening would be featured in front of the facility to shield it from view along Route 9, and that the applicant is proposing 5 parking space along the West side of the facility.

Huizinga spoke for the Planning Department and noted that the design would need to follow C-2 Zoning Commercial Corridor guidelines. Huizinga also noted that the original proposal included a Special Use Permit application that was later determined to be unnecessary. Huizinga noted that she wanted a more detailed landscaping and design plan to be submitted, asked for a sidewalk to be constructed along Route 9, and that a Traffic trip generation assessment would be needed for the project.

Huizinga also added that a SEQRA determination could not be made at this time because a SHPO Letter had not yet been received by Planning. She also noted that the Round Lake Fire Department wanted the building to have a sprinkler system, requiring the facility to have water. Huizinga also noted Engineering comments and stated that they were limited to the project requiring a Traffic assessment, Fire Apparatus Turning Plan, SWPPP, and that the facility would need to meet NYS Fire Code.

Huizinga also wanted more greenspace on the site and suggested eliminating two storage spaces at the rear of the facility to allow for more greenspace.

BOARD DISCUSSION

Loewenstein asked if parking requirements would be identified in the Traffic Study.

Lansing noted that the Traffic study would identify parking requirements.

Loewenstein asked how the building would be accessed.

Lansing explained that the facility would be accessed at the will of its tenants through exterior garage bay entrances on the North and South sides of the facility.

Kordich asked if the entire facility would be enclosed.

Lansing noted that the facility would be enclosed with bay entrances on the North and South of the facility only. Kordich also noted that he wanted the parking relocated if possible and felt more greenspace and making the facility aesthetically appealing would be beneficial.

Huizinga noted that she wanted the Board to consider the facility being fenced in.

Grandeau asked if the facility would be heated or have drainage.

Lansing noted that the applicant hadn't decided on that.

Grandeau also felt that the building should be sprinkled since there would be multiple vehicles onsite that created a significant fire hazard.

Mazza asked for a hydrant onsite to allow for fire prevention.

Havens also wanted sprinklers for the facility due to the stored vehicles being made of mostly plastic and other flammable materials.

Havens also noted that not protecting the building with automatic fire sprinklers would likely increase the required fire flow needed to extinguish fires onsite because they would need to be handled manually.

Lansing stated that he would look into this.

Viola asked Lansing to look into the fire prevention requirements. Viola also asked how the building would be structured.

Lansing noted that each bay would have a 20x50 enclosed individual area.

Meeting Adjournment

Jean Loewenstein **MOTIONED** to adjourn the meeting to the next regular meeting or any other meeting necessary for the conduct of the Planning Board, **SECONDED** by Stephen Grandeau, motion carried unanimously at 7:34 PM.

Respectfully submitted by,

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