



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 – Senior Planner
Adrian M. Cattell – Planner
David E. Jaeger, Jr. – Planning Technician & Board Secretary
Mark Schachner – Legal Counsel
Leah Everhart – Legal Counsel

Meeting Minutes for March 26, 2024

The Town of Malta Planning Board held its regular meeting on Tuesday March 26, 2024 at 6:30 p.m. at the Malta Town Hall, with Co-Chairperson, Jean Lowenstein presiding:

Present:

Stephen Grandeau
Dwight Havens
William Smith
Frank Mazza
Jean Loewenstein
Ronald Bormann
Leejun Taylor
Kyle Kordich

Absent:

John Viola

Correspondence: All correspondence is on file.

Chairperson Loewenstein read the following agenda into the minutes:

Project #	Project Name	Project Type
23-17	Rainville (210 Ruhle Road South)	Extension of Approval (Minor SD & LLA)
24-05	The Lofts at Saratoga Village Blvd. Club House	FBC Project Plan Amendment

Chairperson Loewenstein elevated William Smith to a full voting member.

23-17. Rainville, Minor Subdivision and Lot Line Adjustment (Extension of Approval)

Maria Rainville presented and requested a 90-day extension for her project. Rainville noted for the Board that the delay associated with the project related to obtaining utilities for the proposed parcels.

Huizinga noted for the Board that the project was originally approved on October 24, 2023. Huizinga also noted that the applicant was waiting on Water approval from the Clifton Park Water Authority and Sewer approval from the Saratoga County Sewer District. Huizinga also stated that the Rainville's still needed to satisfy Planning requirements that were imposed during their original approval. Huizinga noted if an additional extension was needed, the Rainville's would need to apply for an extension by Friday June 28, 2024 to be on the July Agenda.

Loewenstein asked Huizinga if the applicant was waiting on Will Serve Letters for Water and Sewer.

Huizinga confirmed that the applicant was awaiting Will Serve Letters and permission from the Water and Sewer companies to connect to their lines and that Planning wouldn't sign off on Final Plans until all requested conditions had been met for the project.

BOARD DISCUSSION

No comments from the Board.

Resolution #2024 – 05

MOTION by Stephen Grandeau **SECONDED** by Kyle Kordich to resolve that the Malta Planning Board on the 26th day of March, 2024 approves a 90-day Extension of Approval for Project #23-17 Rainville, Minor Subdivision and Lot Line Adjustment beyond the present deadline of April 24, 2024, extending the expiration date to July 23, 2024.

VOTE:

Kyle Kordich – YES; Stephen Grandeau – YES; Ronald Bormann – YES;
Frank Mazza – YES; Dwight Havens – YES; William Smith – YES; Jean Loewenstein – YES

Motion CARRIED 7-0

24-05. The Lofts at Saratoga Village Blvd. Clubhouse. Form Based Code Project Plan Amendment **Public Hearing**

Robert Hayes presented. Hayes noted that with the recent expansion of the Lofts Phase 2, tenants required more space in the onsite exercise facility due to crowding. Hayes also noted that he desired to consolidate the outdoor amenity space by constructing an attached covered patio area with seating, a fireplace, and grills for tenants.

Hayes noted that the proposed exercise room would be approximately 1000 SF and that the outdoor patio would be approximately 950 SF. Hayes noted for the Board that initially there was an issue with the placement of the expansion due to an onsite County Sewer Easement. Hayes stated that he worked with County Sewer and that they gave him permission to build the expansion that would minimally encroach upon the Easement.

Huizinga noted that a Public Hearing was required for the project and that the Board could only comment on the project given that it was a Form Based Code (FBC) project. Huizinga added that FBC projects only required Administrative Approval from the Building and Planning Coordinator. Huizinga also noted that Hayes answered all of her questions and addressed her concerns with the construction of the addition. Huizinga detailed that her concerns regarding the expansion pertained to the foundation wall being built within the sewer easement and that the wall itself would be 9 feet deep instead of 4 feet deep.

Huizinga noted that the reason for the deeper foundation wall was a request made by Saratoga County Sewer. Huizinga stated that the deeper foundation wall would be at the same level as the sewer main itself and the wall would better withstand a sewer main break if one were to occur. Huizinga added that Hayes also corrected the issue originally listed on the plans denoting the sewer easement as belonging to the Town and the County when it in fact was only owned by the County. Huizinga added that the grills would need to be cleared by Code Enforcement and the Fire Department.

Hayes noted that he planned to work with Planning and the Project Architect with regards to that concern when the time came.

BOARD DISCUSSION

No comments from the Board.

PUBLIC HEARING

Loewenstein opened the Public Hearing at 6:40 PM.

Shawn Flynn spoke for the Round Lake Fire Department and stated that he was concerned with fires being caused by the grills since they would be under a roof. Flynn stated that he was concerned that a fire could go into the soffit of the roof and create a larger fire.

Hayes stated that there would be fire suppression systems for the grills.

Loewenstein closed the Public Hearing at 6:41 PM.

Planning Board Business

MOTION by Dwight Havens **SECONDED** by Kyle Kordich to accept the December 19, 2023 minutes.

VOTE:

Kyle Kordich – YES; Stephen Grandeau – ABSTAIN; Ronald Bormann – ABSTAIN; Frank Mazza – ABSTAIN
Dwight Havens – YES; William Smith – YES; Leejun Taylor – YES; Jean Loewenstein - YES

Motion CARRIED, 5 Yes, and 3 Abstentions.

MOTION by Stephen Grandeau **SECONDED** by Frank Mazza to accept the February 27, 2024 minutes.

VOTE:

Kyle Kordich - ABSTAIN; Stephen Grandeau – YES; Ronald Bormann – YES; Frank Mazza – YES
Dwight Havens – YES; William Smith – YES; Leejun Taylor – ABSTAIN; Jean Loewenstein - YES

Motion CARRIED, 6 Yes, and 2 Abstentions.

Huizinga noted the preliminary agenda for the April 23, 2024 meeting.

Meeting Adjournment

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 Frank Mazza, motion carried unanimously at 6:47 PM.

Respectfully submitted by,

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