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Roger Laime  
Jean Loewenstein  
Dave Wallingford  
John Viola  
Joseph Lopez (Alt)  
Leonard Smith (Alt)

# Town of Malta

2540 Route 9  
Malta, NY 12020  
(518) 899-2685  
Fax: (518) 899-4719  
[www.malta-town.org](http://www.malta-town.org)

Anthony Tozzi - *Director*  
Sophia Marruso – *Senior Planner*  
Shelley Norton – *Senior Planner*  
Floria Huizinga - *Planning Technician*  
Laura Kohler – *Planning Board Secretary*

## Planning Board

### Agenda

May 16, 2017

6:30 PM

## Malta Community Center One Bayberry Drive

*\*as of May 8, 2017\**

### Lot Line Adjustment (Public Hearing)

**17-11, Schuman – Degenhart, LLA** The applicant is requesting a lot line adjustment conveying .115± acres from 13 King Rd. to 11 King Rd. Applicant: Ed Degenhart. Owner: Steve and Mary Ellen Schuman. Location: 11 & 13 King Road. Parcel ID: 218.6-1-90 and 218.6-1-26. Zoning: R-4.

### Lot Line Adjustment (Public Hearing)

#### **17-18, Semenza - Haldeman, LLA**

Applicant, Semenza Contracting owns 151 Cramer Rd a 1.28 +/- vacant parcel. Richard Haldeman, owns 149 Cramer Rd. a 2.39 +/- parcel containing a single-family dwelling. Both parties propose to adjust the common line in order to alleviate the pond encroachment from 149 Cramer Rd. onto 151 Cramer Rd. .02 acres will be added to 149 Cramer Rd. Applicant: Semenza Contracting and Richard Haldeman Location: 151 and 149 Cramer Road. Parcel Id's 218.17-1-66 & 230.-1-70. Zoning: R-1

### Site Plan

#### **17-06, Bishops Square – Retail, SP**

The applicant is proposing to construct a 10,962± mixed use commercial building on a 1.62-acre parcel. Applicant/Owner: Stephen Ethier. Location: 158 Raylinsky Rd. Parcel ID: 250.-1-82. Zoning: PDD No. 7.

### PDDA

#### **17-13, Park Place, PDDA**

The applicant is requesting approval for an amendment to the existing Park Place at Malta PDD. The proposed amendment would allow a mix of retail, restaurant and commercial use in 6 – 7 single-story buildings. The proposal decreases the overall building SF from 115,000 SF to 80,000 SF. The proposed amendment is consistent with the Town Comprehensive Plan. Owner: SEFCU Applicant: 2418 Route 9, LLC Location: 62 and 63 Landau Blvd. Parcel ID: 229.-3-44, 229.-3-43, 229.3-27.11. Zoning: PDD No. 48

### Site Plan Amendment

#### **17-15, 6 Stonebreak Rd., SPA**

The Applicant proposes to construct a one-story addition of approximately 19,800 SF to the existing warehouse. Owner/applicant Old Stone Break, LLC Location: No 6 Stonebreak Rd. Malta, Parcel ID: 229.-3-39.2 Zoned: PDD No. 9.

**Site Plan Amendment**

**17-16, Woodfield Condos, SPA**

The applicant is proposing to remove the vegetated hedge, gate and sidewalk connecting to Route 9. Applicant/Owner: Michaels Group Holdings, LLC Location: 90 Woodfield Blvd. Parcel ID: 240.8-2-1 Zoned: PDD No. 27

**Special Use Permit**

**(Public Hearing)**

**17-17, Johnson, SUP**

The applicant is requesting a Special Use Permit for 1155 Raymond Rd. Applicant is requesting to have a private farm with up to four horses and up to six chickens. A 36-foot by 30-foot barn will be built, which would include stalls and enough room for storage. Applicant/Owner: Ben Johnson and Julia Gloviczki Location: 1155 Raymond Rd. Parcel ID: 229.-1-12.2 Zoned: R-5

**Site Plan Amendment**

**17-19, Arnoff, SPA**

The applicant is requesting to amend the approved signage dimension for Arnoff Moving and Storage. The applicant is proposing a sign that will accommodate multiple tenants located at 10 Stonebreak Road. Applicant: AJ Signs. Owner: M&L Properties, LLC and Tivoli Properties, LLC. Location: 10 Stonebreak Rd. Parcel ID: 240.-2-60.1. Zoning: PDD No. 9.