

**Welcome Public**

**DRAFT**

Village of South Glens Falls  
46 Saratoga Avenue, South Glens Falls, NY12803  
January 11, 2023  
5:00 PM

**Planning Board Meeting**

Al Chapman Chair PRESIDING

Minutes

**Attendance:**

Al Chapman	John Hoey
Doug Clingen	Architect/Engineer-Matt Huntington
TJ Wade	Applicant-Khadijah Peek
Attorney Mark Schachner	
Clerk Treasurer Samantha Berg	
Deputy Clerk Treasurer Matthew Espey	

Absent: Keith Comstock

Meeting is called to order at 5:00PM and attendance is taken with one Planning Board Member absent.

- 1. 112 Saratoga Ave Site Plan Review - SPS Enterprises:** Al Chapman advises there are a few missing pieces including Saratoga County approval and the Board will be unable to make a decision tonight. The applicants proceed to present their project to the Board. The applicants are proposing a retail cannabis dispensary on 112 Saratoga Ave, sharing the existing driveway that O'Reilly Auto parts had installed previously. They intend to have 13 parking spaces and space allocated for deliveries and a dumpster. The applicant does not believe they will need additional parking lot lighting with O'Reilly being adjacent and the intended business will not be open after traditional business hours. The applicant stated their building will be 3,740 square feet. Attorney Mark Schachner provided this is less than 4,000 square feet, classifying it as a type II action which is not subject to SEQR review. TJ Wade asked if the building will be handicap accessible and Matt Huntington provided there are allocated parking spots and the doorway has a ramp making it handicap accessible. Clerk Treasurer Berg provided the Village Board of Trustees has allowed the retail sale of cannabis but opted out of cannabis consumption lounges. Khadijah Peek addressed the Board at this time regarding licensing from New York State. Currently SPS Enterprises is in a 60-90 day period to receive comments on their application, they believe their application will have a decision after this. Khadijah Peek also provided they are strictly retail and no

consumption will be allowed on site. Al Chapman believes the project may increase traffic enough on Route 9 that we should look into adding any traffic lights, signs, and etc. Doug Clingen referred to the shared usage of the O'Reilly's driveway. Matt Huntington restated this driveway is on the property SPS Enterprises is purchasing. SPS Enterprises has spoken with O'Reillys neither party has an issue, however there is nothing in writing. SPS Enterprises is working on having an agreement in writing. Khadijah Peek stated SPS Enterprises is in an agreement to buy the property and have placed a down payment. The sale is contingent upon SPS Enterprises receiving their cannabis retail license. TJ Wade asks what the applicant will need from New York State. The applicant responded they are working on receiving their license cannabis retail license from New York State. The applicants hope is to get a site plan approval and is open to the Board having New York State licensing as a contingency or any other items.

2. **Public Hearing:** Al Chapman opens the Public Hearing at 5:22 PM and asks for any comments. No one from the Public wishes to address the Board at this time. Doug Clingen asked if we have met our posting requirements for the Public Hearing. Attorney Mark Schachner provided we have and Deputy Clerk Treasurer Espey also provided all meeting materials were made available on the website in addition to the newspaper advertisement. Al Chapman closes the Public Hearing at 5:25 PM. The Board intends to have another meeting on March 8th 2023, contingent on County approval in time.
3. **Moment of Silence for Planning Board Member Caroline Sweeney:** The Board would like to take this time to recognize the passing of Caroline Sweeney.
4. **Approval of Planning Board Minutes 11-10-21, 12-8-21, 5-11-22, 6-8-22, 6-22-22, 9-14-22, 9-28-22:** **Motion #011123-1** to approve the minutes presented. Douglas Clingen motions, TJ Wade seconds. All in favor, motion passes.

**Motion #011123-2** to close the meeting at 5:43PM. Douglas Clingen motions, TJ Wade seconds. All in favor, motion passes.