

# Saratoga County

Tom Lewis, Chairman

## Planning Department

Jason Kemper, Director

### Saratoga County Planning Board

#### Meeting Minutes

February 18, 2010

The meeting held at the office of the Saratoga County Planning Department located at 50 West High Street in Ballston Spa was called to order at 4:00 p.m.

The following members, staff and guests were present:

**Members Present:** Ed Vopelak, acting as Chairman, Beth Liebich, Stephen Porto, Robert Hall, Michael Miller and Paul Loomis.

**Staff:** Jason Kemper, Planning Director, Michael Valentine, Senior Planner; Jaime O'Neill, Planner; and Cyndi Nick, Secretary

**Guests:** Ted Serbalik, Saratoga County Public Works and Steve Williams, Daily Gazette

#### **Approval of Minutes:**

The minutes of the January 21, 2010 meeting were unanimously approved on a motion made by Ms. Liebich and seconded by Mr. Porto.

#### **Referrals:**

##### **10-15 Village of Schuylerville Village Board**

Ms. O'Neill presented a preliminary zoning ordinance which will be submitted in the future by the Village of Schuylerville. Ms. O'Neill recommended changes to the ordinance wording regarding mobile homes, Department of Health and the addition of the definition of corner lot. No official action is being taken at this time; the ordinance is for information only and will be submitted when finalized.

##### **10-16 Town of Wilton Planning Board**

Mr. Valentine presented and application for Saratoga Propane. The application is for an amendment to a site plan to add two 30,000 gallon propane storage tanks on Commerce Park Drive, off, Saratoga County Road 33 (Ballard Road). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

##### **10-17 Town of Wilton Planning Board**

Mr. Valentine presented an application in the name of Matthew Gabryshak to construct 9,200 square feet of commercial space in three buildings with a total of 36 residential units on the second or third floors of three buildings on 2.09 acres in the H-1 District on Wilton-Gansevoort Road (County Route 32). Mr. Valentine and Mr. Serbalik presented three options submitted by the applicant. The options were reviewed by the Saratoga County Planning Board. After discussion by the Board members present, Mr. Valentine recommended approval with Option 2 with comments regarding snow storage and removal of trees. Mr. Serbalik suggested putting in a ditch instead of closed drainage.

**10-18 Town of Day Planning Board**

Mr. Kemper presented an application for a Site Plan Review in the name of Alan R. Bradley, Jr, for the construction of a one family residence which falls within the Viewshed Protection Area on North Shore Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**10-19 Town of Charlton Town Board**

Ms. O'Neill presented an application for an amendment to the Town of Charlton's Comprehensive Plan. The Town Board is proposing to adopt the Charlton Farmland Protection Plan as an amendment to the Comprehensive Plan. Ms. O'Neill recommended approval.

**10-20 Town of Wilton Zoning Board**

Mr. Valentine presented and application for an Area Variance in the name of Saxton Signs for two attached signs and one detached sign at the entrance located on Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**10-21 Town of Halfmoon Zoning Board**

Mr. Valentine presented and application for a Site Plan Review in the name of Veyeper Realty, LLC: Hedley Professional Office for an addition of a Tai Kwon Do to the site plan on Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment regarding parking and traffic generation.

**10-22 City of Saratoga Springs City Council**

Mr. Valentine presented and application for a zoning text amendment for an "Institutional-Horse Track Related" zoning district to permit year-round indoor restaurant operations on the site currently occupied by Siro's Restaurant abutting Saratoga Racecourse at Lincoln Avenue and Nelson Avenue. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**10-23 Town of Moreau Planning Board**

Mr. Valentine presented an application for discussion for a Site Plan Review for Toadflax Nursery-Greenhouse and Nursery Stock Production Retail Garden Center on New York State Route 9. After discussion by the Board, Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comments regarding concerns that the present operation of two operations on one parcel; on two sides of the road does represent a safety concern.

**10-24 Town of Moreau Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of DMMH Corp to lease 12,500 square feet of existing facility for a YMCA fitness facility with office space and community space on New York State Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**10-25 Town of Ballston Planning Board**

Ms. O'Neill presented an application for a Special Use Permit and Site Plan Review in the name of Astro Chemical Co. for an 89' x 21' commercial addition to the existing building for research on Mill Road Extension on Town of Clifton Park line. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-26 Town of Ballston Zoning Board**

Ms. O'Neill presented an Area Variance in the name of Diane Honse proposing to construct an 8' x 11' private greenhouse on Goode Street (County Route 57). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-27 Town of Ballston Planning Board**

Ms. O'Neill presented a Special Use Permit and Site Plan Review in the name of Kaczmarek for construction of a 3,456 square foot structure for a property maintenance business on Route 50. Ms. O'Neill suggested requesting additional information-need Site Plan Review.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Hall. The motion was seconded by Mr. Miller, and unanimously approved.

**Subdivisions**

**09-A-46 Town of Corinth Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Kyarsgaard (presented to the Planning Board three times) to subdivide 27 acres into six lots on New York State Route 9N, east side. Mr. Valentine recommended approval noting other approvals take place.

**10-A-07 Town of Charlton Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Muscanell. The applicant proposes to subdivide 59 acres of vacant land to create one 5+ acre lot for their son to build on Root Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**10-A-08 Town of Charlton Planning Board**

Mr. Valentine presented an application for a subdivision review in the name of Deborah Nickles for a lot line adjustment with transfer of 24 acres on New York State Route 67. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**10-A-09 Town of Moreau Planning Board**

Mr. Valentine presented an application for a subdivision review in the name of Arrowwood Meadows. The applicant proposes to subdivide 45.21 +/- acre parcel into a Homeowners Association of 84 new single-family building lots with several open space parcels on Bluebird Road-Route 27 and Gansevoort Road -County Route 32. Mr. Valentine recommended approval subject to approval from DOT and Saratoga County DPW for curb cut permits.

**10-A-10 Town of Ballston Planning Board**

Ms. O'Neill presented a Subdivision Review in the name of Volpe for a three lot minor subdivision of 5.21 +/- acres on Schauber Road (County Route 80). Ms. O'Neill recommended approval subject to DPW permit for three new lots.

**10-A-11 Town of Ballston Planning Board**

Ms. O'Neill presented a Subdivision Review in the name of Laurel Hayes for a three lot minor subdivision of 14.50 acres on Benedict Road. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-A-12 Town of Ballston Planning Board**

Ms. O'Neill presented an application for a subdivision review in the name of Davey. The applicant is proposing a lot line adjustment to consolidate two existing lots into one 3.5 acre parcel on Round Lake Road (County Route 80) Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-A-13 Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a subdivision review in the name of Michael Palma for a lot line adjustment to convey 30-feet of Route 236 frontage to a landlocked parcel, creating a conforming flag lot on State Route 236. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr. Porto. The motion was seconded by Mr. Miller and unanimously approved.

**Conference Update**

Mr. Vopelak reviewed the 2010 Saratoga County Planning and Zoning Conference congratulatory letters from the hotel and Mark Schachner to Planning Staff and Planning Board Members. Mr. Porto also stated his positive comments regarding another successful conference to all.

Mr. Porto stated next year's Planning and Zoning Conference will be held on Wednesday, January 26, 2011.

**Adjournment**

On a motion made by Mr. Porto and seconded by Ms. Liebich, the meeting was adjourned with all in favor.

Respectfully submitted,  
Cynthia T. Nick, Secretary