

Saratoga County

Tom Lewis, Chairman

Planning Department

Jason Kemper, Director

Saratoga County Planning Board

Meeting Minutes

March 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: Tom Lewis, Chairman, Beth Liebich, Stephen Porto, Ed Vopelak, Robert Hall, 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 February 18, 2010 meeting were unanimously approved on a motion made by Mr. Hall and seconded by Mr. Vopelak.

Referrals:

08-119 Town of Moreau Town Board

Mr. Valentine presented an application for Legislative Action from the Town of Moreau Town Board to expand the definition of mining in the zoning law. The amendment was submitted to replace the wording "Sand, Gravel and Mining" with "Sand, Gravel and Mining-Existing Operations. Previously submitted as an MOU and stated No Significant County Wide or Inter Community Impact. Mr. Valentine recommended approval.

10-02 Town of Clifton Park Zoning Board

Mr. Kemper presented an application for an Area Variance for setbacks in the name of Nagaraju Namassivaya. The applicant proposes to remove an existing house, construct a new 9,000 square foot building on Route 146. This application was previously submitted as a Site Plan Review in January to rehabilitate the existing structure. The previous application represented No Significant County Wide or Inter Community Impact. Mr. Kemper also stated that the present proposal also represents No Significant County Wide or Inter Community Impact.

10-28 Town of Greenfield Zoning Board

Mr. Valentine presented an application for an Area Variance in the name of Joseph Ponessa. The applicant would like to convert basement to an in-law apartment on County Route 36. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment to recommend town look at future rental of property which will require Special Use Permit.

10-29 City of Saratoga Springs Zoning Board

Mr. Valentine presented an application for a Use Variance in the name of McDonald's. The applicant proposes additional signage to identify a new "custom building" on Broadway (NYS Route 50). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-30 Town of Halfmoon Zoning and Planning Board

Mr. Valentine presented an application for a Use Variance and Subdivision Review in the name of John Leyerle to create two single family homes in M-1 zone on Hudson River Road (NYS Route 4). Mr. Valentine recommended approving with comment for future need for Special Use Permit for modification of use in an M-1 District.

10-31 Town of Halfmoon Planning Board

Mr. Valentine presented an application in the name of Bruce Tanski to develop a 2.25 acre-parcel into a convenience store/gas station with construction of a 5,160 square foot store with eight pumps and a canopy and a 542 square foot car wash on Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment that the road marked clearly on the site plan should no longer be used. Recusal was made by Mr. Lewis.

10-32 City of Saratoga Springs City Council

Mr. Valentine presented an application for the City of Saratoga Springs to make the boundaries of the historic zoning district the same as the boundaries of the National Register of Historic Places for the neighborhood to encompass Greenfield Avenue. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-33 Village of Corinth Planning Board

Mr. Valentine presented an application for Stewart's Shops Corporation to replace underground gas tanks, dispensers and landscaping on Main Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal was made by Mr. Lewis.

10-34 Town of Clifton Park Zoning Board

Mr. Kemper presented an application for a Sign Variance in the name of Ray Sign, Inc./Walgreen's Pharmacy. The applicant is requesting a variance for an additional four square feet per directional sign on Old Route 146. (Sign package is more square feet than allowed) Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-35 Town of Wilton Zoning Board

Mr. Valentine presented an Area Variance in the name of Michael Remillard/ADK Sign Perfect for front yard setback for signage and an off-premise sign on Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal was made by Mr. Porto.

10-36 Town of Northumberland Zoning Board

Ms. O'Neill presented an application for a Use Variance and Site Plan Review in the name of Pember Dupras/Rain or Shine Tent Company (existing company on Route 29, hamlet of Grangerville). The applicant intends to use an existing barn for a tent rental company/storage on Wall Street (County Route #40) Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-37 Town of Saratoga Zoning and Planning Board

Ms. O'Neill presented an application for an Area Variance and Special Use Permit in the name of Michelle McClure and Andrew Sheeran. The applicant proposes to open a Bed and Breakfast in an existing home on two acres on County Route 69. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-38 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Joseph Ambrose. The applicant would like to have custody of four horses on seven acres on Round Lake Road (County Route #80). Ms. O'Neill recommended approval with comment on manure storage.

10-39 Town of Ballston Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Al Longtin for new directory signage on Main Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-40 Town of Clifton Park Zoning Board

Mr. Kemper presented an application for an Area Variance in the name of DCG Development to subdivide a parcel to facilitate construction of a hotel on Clifton Country Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact. (Already presented Site Plan Review)

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

Subdivisions

10-A-14 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Grande Industrial Park. The applicant is proposing a four lot industrial subdivision of 142 acres on Duplainville Road (County Route #46). Mr. Valentine recommended approval.

10-A-15 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Brown. The applicant proposes to subdivide a two acre lot from their 7.036 +/- acre parcel on Condon Road. Previously approved in 11/2007 but applicant failed to file maps with the county which caused the file to be null and void. Ms. O'Neill recommended approval.

10-A-16 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Varley. The applicant proposes to subdivide a 10 acre parcel into five acre parcels with required frontage on County Route 71-Bluff Road. Ms. O'Neill recommended approval subject to DPW approval for driveways.

10-A-17 Town of Milton Planning Board

Ms. O'Neill presented an application for Subdivision Review in the name of Baird/Thornhill. The applicant proposes a two lot subdivision of ten acres on Geyser Road (County Route 43). Ms. O'Neill recommended approval with comment in regard to need for DPW permit and show the stream buffer on subdivision map.

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

Conference Update

A motion was made to reschedule The Saratoga County Conference Analysis Meeting to April 8, 2010 at 6:00p.m.

Mr. Porto and Mr. Valentine reviewed financial planning information for the 2011 Conference from meetings which were attended at the hotel. Cost will remain roughly the same as 2010. The Conference will be held on Wednesday, January 26, 2011. Mr. Porto stated that there will be the addition of a morning break. Parking will be waived as usual and the room layouts have been presented to resolve sound issues.

Adjournment

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

Respectfully submitted,
Cynthia T. Nick, Secretary