

*Saratoga County*  
Tom Lewis, Chairman      *Planning Department*      Jason Kemper, Director

*Saratoga County Planning Board*  
*Meeting Minutes*  
*May 20, 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, Michael Miller, Robert Hall, and Paul Loomis

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

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

**Approval of Minutes:**

The minutes of the April 15, 2010 meeting were unanimously approved on a motion made by Mr. Porto and seconded by Mr. Hall.

**Referrals:**

**09-82 Town of Wilton PB**

Mr. Valentine presented an application in the name of Wilton Global Development Campus for a 6.12 acre gravel storage pad on Saratoga County Route 33 (Ballard Road). Mr. Valentine recommended approval.

**10-59 City of Saratoga Springs PB**

Mr. Valentine presented an application in the name of Saratoga Eagle Sales and Service for a Site Plan Review for a 30,000 square foot addition to the beverage distribution center on Duplainville Road (County Route #46). Mr. Valentine recommended approval.

**10-61 City of Saratoga Springs PB**

Mr. Valentine presented an application in the name of Saratoga Cleaners to establish a dry cleaning facility within an existing building on Washington Avenue (NYS Route 29). The Board asked if there would be any onsite use of chemicals, Mr. Valentine stated that based on information submitted there would be no on-site use of chemicals as the dry cleaning was to be taken offsite for processing. Mr. Valentine stated that this was just a "drop off" location for the dry cleaner. Mr. Valentine recommended approval.

**10-62 Town of Moreau PB**

Mr. Valentine presented an for a Special Use Permit in the name of Heartland Community Church. The existing Building #2 to be used for a place of worship and administrative offices on Fort Edward Road (County Route #28, west side, just south of Sisson Road). Mr. Valentine stated the proposal represents No Significant County Wide or Inter Community Impact.

**10-63 Town of Moreau ZBA**

Mr. Valentine presented an application for an Area Variance for George Terpening to permit a three parcel subdivision on the southwest quad of the intersection of Old Saratoga Road/South Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**10-65 Town of Clifton Park PB**

Mr. Kemper presented an application for a Site Plan Review for DCG Development to clear and grade site for three shovel ready/light industrial lots on the corner of Wood Road and Ushers Road (NYS Route 822); Route 9; Northway Exit 10. Mr. Kemper stated the proposal represents No Significant County Wide or Inter Community Impact however the project can be graded and “shovel ready” without clearing to the property lines. The board encourages the Town and applicant to retain the existing vegetation on the site to the greatest extent practicable.

**10-66 Town of Clifton Park PB**

Mr. Kemper presented an application for a Site Plan Review in the name of City Slices to enclose a patio at the new restaurant in an existing plaza on NYS Route 146. Mr. Kemper stated the proposal represents No Significant County Wide or Inter Community Impact.

**10-67 Town of Milton PB**

Ms. O’Neill presented an application for a Special Use Permit and Site Plan Review for SBA Communications to add lights on top of the tower on Sodeman Road (FAA requirement). Ms. O’Neill stated No Significant County Wide or Inter Community Impact.

**10-69 Town of Clifton Park TB**

Mr. Kemper presented an application for a Zoning Text Amendment for the Town of Clifton Park to change permitted uses within the B-5 (Corporate Commerce Zone) and LI-2 (Light Industrial) Zoning District. Mr. Kemper recommended approval.

**10-70 Town of Stillwater ZBA**

Mr. Valentine presented an application for VLG Real Estate Developers, LLC for the development of a 34-lot PDD on a 49-acre parcel on Route 9P. Mr. Valentine recommended approval.

**10-71 City of Saratoga Springs PB**

Mr. Valentine presented an application for a Site Plan Review in the name of Logistics One-Flex Warehouse Expansion to extend two warehouse buildings and add parking on Duplainville Road; adjacent to Ball Metal and Quad Graphics. Mr. Valentine recommended approval.

**10-72 City of Saratoga Springs ZBA**

Mr. Valentine presented an application for an Area Variance in the name of Posie Peddler. The applicant proposes to remove the existing addition and build a 22' x 30' addition to build to line on West Avenue and Washington Street (NYS Route 29). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**10-73 Town of Clifton Park ZBA**

Mr. Kemper presented an application for a Sign Variance in the name of Hanley Co. requesting 138 square feet for a wall sign for commercial retail business on Crossing Boulevard. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**10-75 Town of Ballston PB**

Ms. O'Neill presented an application for a Special Use Permit in the name of Burlingame to open an orthodontic office on Church Avenue. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-76 Town of Ballston ZBA**

Ms. O'Neill presented an application for a Use Variance in the name of Kelleigh to construct a 16 square foot off-site advertising sign on Eastline Road at the Church. The Church has given permission for the sign to be located on their property. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-77 Town of Wilton TB**

Mr. Valentine presented an application for a Zoning Amendment in the name of Thomas J. Farone-Saratoga Heritage Phase IV PUDD to permit three lots for residences, construction of a residential community consisting of two single-family and a building of 32 multi-family residential units on NYS Route 9, west side. Mr. Valentine recommended approval.

**10-78 Town of Wilton TB**

Mr. Valentine presented an application for a PDD Zoning Amendment for Saratoga Heritage Phase II. The applicant would like to amend the existing PUDD to allow for construction of two additional multi-family apartment buildings on a 2.0 +/- acre tax parcel situated within the 12.5-acre Phase II of the PUDD on NYS Route 9. (Parcel was previously donated to the town for a community center). Mr. Valentine recommended approval.

**10-79 Town of Wilton PB**

Mr. Valentine presented an application for a Site Plan Review in the name of AAA Northway Storage for the construction of a self-storage complex consisting of six buildings on 5.3 acres to be built in three phases. The three phases are to total 75,800 square feet on NYS Route 50 and Edie Road. Mr. Valentine recommended disapproval with comments that the Site Plan does not match the Special Use Permit submitted previously.

**10-80 Town of Malta PB**

Mr. Kemper presented an application for a Site Plan Review for Hayes Paving for the construction of a 35,150 square foot building with three floors (totaling 90,000 square feet). One building for storage and a 8,440 square foot building with two floors (totaling 10,400 square feet) for office, retail sales and storage on Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact commenting on the need for a Special Use Permit and buffering on the site.

**10-81 Town of Greenfield ZBA**

Ms. O'Neill presented an application for an Area Variance in the name of Ellsworth for a moveable advertising sign for the sale of Agricultural Products on Wilton Road (County Road #36) Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-82 Town of Saratoga PB**

Ms. O'Neill presented an application for a Special Use Permit in the name of Drumm and Ayres Turf Service to stock and sell landscape materials on Route 29. Ms. O'Neill recommended approval commenting on the safety concern of the location and need for DOT review for the driveway.

**10-83 Town of Clifton Park ZBA**

Mr. Kemper presented an application for an Area Variance in the name of Lucia's Ristorante, LLC for a new Italian Restaurant tenancy that would occupy 2,738 square feet on Crescent Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**10-84 Town of Northumberland TB**

Ms. O'Neill presented an application for a Text Zoning Amendment to Local Law #2 for the siting of telecommunications towers, antenna and related facilities. Ms. O'Neill recommended approval.

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

**Subdivisions**

**10-A-23 Town of Halfmoon PB**

Mr. Valentine presented an application for a Subdivision Review in the name of Eberle for a two-lot subdivision of 25 acres and conveyance of 1.6 acres of remainder lands on NYS Routes 4 & 32. Mr. Valentine recommended approval with need for curb cut permits from DOT.

**10-A-24 Town of Clifton Park PB**

Mr. Kemper presented and application for a Subdivision Review in the name of Longkill Properties, LLC to subdivide 3.25 acre parcel into two lots on Longkill Road (County Road #82). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**10-A-25 Town of Halfmoon PB**

Mr. Valentine presented an application for a Subdivision Review in the name of Bruce Tanski-Betts Lane Minor Subdivision. The applicant is proposing a two lot subdivision and a lot line adjustment of 28.4 acres for eventual inclusion of lands of Falcon Trace PDD on NYS State Route 236; east side between Betts and Fellows. Mr. Valentine recommended approval.

**10-A-26 Town of Ballston PB**

Mr. Valentine presented an application for a Subdivision Review in the name of Gibson. The applicant proposes a lot line adjustment/conveyance between two parcels totaling 12.6 acres on Eastline Road (County Route #82), west side, south of Round Lake Road. Mr. Valentine recommended approval.

**10-A-27 Town of Ballston PB**

Mr. Valentine presented an application for a Subdivision Review in the name of Rossi for a two lot commercial subdivision on Church Avenue (Route 50). Mr. Valentine recommended approval commenting on trail connections.

**10-A-28 Town of Malta PB**

Mr. Kemper presented an application for a Subdivision Review in the name of Malta Properties, LLC for a minor subdivision of the CVS lot creating two separate lots, averaging 1.7 acres each on Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**10-A-29 Town of Malta PB**

Mr. Kemper presented an application for a Subdivision Review in the name of Katzer to subdivide a five acre parcel at the northwest corner of the 71,447 acre lot on Nelson Avenue Extension to sell adjoining owner, Marie Balet. The applicant has no intention of building on the new parcel at this time. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**10-A-30 Town of Malta PB**

Mr. Kemper presented an application for a Subdivision Review in the name of Reese to adjust the lot lines between 382 and 396 East Line Road and to merge the 1.84 acre lot (382 East Line Road) with the 3.18 acres at the rear of the parcel on East Line Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**10-A-31 Town of Providence PB**

Mr. Valentine presented an application for a Subdivision Review in the name of Stephen Rosoff for a two lot family subdivision on County Road #13. Mr. Valentine recommended approval with concern of the wetlands that exist on the one side of the property and concerns of future development.

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

**Other Business**

Ted Serbalik: Department of Public Works, reviewed criteria for situations in which municipalities must acquire a driveway permit from DPW for any alterations in the plan of their existing driveway. It was agreed unanimously that all driveways that will be changing in any way, must require a DPW permit and review by Municipality's Planning Board. If there are any concerns then the files will be handled by the Planning Board as a Memorandum of Understanding.

**Adjournment**

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

**DISCLAIMER:** Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a “full statement of such proposed action” provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

Respectfully Submitted,  
Cynthia T. Nick, Secretary