

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

Saratoga County Planning Board
Meeting Minutes
August 19, 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, Ed Vopelak, Stephen Porto, Michael Miller, Robert Hall, and Paul Loomis.

Staff: Michael Valentine, Senior Planner; Jaime O’Neill, Planner; and Cyndi Nick, Secretary

Approval of Minutes:

The minutes of the July 15, 2010 meeting were unanimously approved as amended on a motion made by Mr. Miller and seconded by Mr. Loomis.

Referrals:

10-119 Town of Stillwater ZBA

Mrs. O’Neill presented an application for a PDD Zoning Amendment in the name of Mason Street LLC for a residential subdivision to include detached single family homes and zero lot line carriage homes. Project also included a future commercial development along NYS Route 423 and 9P. Mr. Valentine stated No Significant County Wide or Inter Community Impact commenting on the need for DOT review for traffic on Route 423 & 9P.

10-120 Town of Ballston PB

Mr. Valentine presented an application for a Special Use Permit, Site Plan Review and Lot Line Adjustment in the name of Ballston Spa National Bank for the construction of a 33,000 square foot office/bank on 6.6 acres in a Mixed Use District on NYS Route 67, south of Route 50.

Mr. Valentine recommended approval for the Special Use Permit; however Mr. Valentine recommended requesting additional information for the Site Plan Review subject to area variances and need three curb cut permits required by DOT.

10-121 Town of Greenfield ZBA & PB

Mr. Valentine presented an application for an Area Variance and Site Plan Review in the name of Elizabeth Huntley to update the existing structure and restore the original use as a residence and farm stand on NYS Route 9N and Spier Falls Road (County Route 25). Mr. Valentine stated that the area variance is pre-existing non-conforming. Mr. Valentine recommended requesting additional information as the parking for the farm stand is a concern, need for a Site Plan not a survey map and request additional information on driveway location and access.

10-122 Town of Clifton Park ZBA

Mr. Valentine presented an application for four Area Variances for building and parking setbacks in the name of John Lucarelli. The applicant proposes a three story 101 unit motel in B-4A zone which requires a variance for side parking setback, rear parking setback and landscape buffer on Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-123 Town of Clifton Park PB

Mr. Valentine presented a Site Plan Review in the name of DCG Development for an addition to the Regal Cinema Complex; renovation of the existing cinema including a 8,300 square foot addition and new mall entrance on NYS Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-124 Town of Wilton PB

Mr. Valentine presented an application for a Special Use Permit in the name of AIM Services for the construction of a 21,000 square foot office building on 36 acres in RB-2 zone on NYS Route 50. Mr. Valentine recommended approval subject to a DOT permit.

10-125 Town of Malta ZBA

Ms. O'Neill presented an application in the name of H2O Solutions for an Area Variance for a front yard setback and minimum lot size for a conversion of a vacant single family home to a business office on Route 9. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-126 Town of Clifton Park ZBA

Mr. Valentine presented an application for an Area Variance in the name of Zaccaria for ten listed variances to accommodate for future subdivisions on NYS Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-127 City of Saratoga Springs PB

Mr. Valentine presented an updated application for a Site Plan Review in the name of Spa Hotel II, LLC. The applicant is submitting a modified site plan for the Marriott Hotel/Banquet and Conference Center totaling 16,752 square feet on NYS Route 50 Excelsior Avenue. Mr. Valentine recommended approval.

10-128 Village of Stillwater ZBA

Ms. O'Neill presented an application in the name of Rychcik for an area variance for a rear yard setback on County Route 76. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-129 Town of Stillwater TB

Ms. O'Neill presented an application for a Zoning Map, Text Amendment and Comprehensive Plan for the Town of Stillwater. The application is for the modification of the existing Low Density Residential Rural Residential and Industrial Zoning District and addition of Neighborhood Business District and Business Park Zoning District along the NYS Route 67 Corridor. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-130 Town of Wilton TB

Mr. Valentine presented an application for a Zoning Amendment in the name of Capital District Properties, LLC-The Paddocks PUDD. The amendment would allow the replacement of the existing gazebo with a two story 2,500 square foot fitness center on Old Gick Road. Mr. Valentine recommended approval.

10-131 Village of South Glens Falls PB

Mr. Valentine presented an application for a Site Plan Review for Roger Ashton for a Barbeque Restaurant with a house and garden boutique out of an existing garage in the rear of the property on NYS Route 9. Mr. Valentine recommended approval with need for DOT permits for the three curb cuts on frontage.

10-132 Village of Ballston Spa ZBA

Ms. O'Neill presented an application for a Use Variance in the name of Dr. Diane Rademacher to rent the space to a physical therapist instead of a medical or dental professional on Union Street and NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-133 Town of Clifton Park TB

Ms. O'Neill presented an application for a Zoning Code Amendment for the Town of Clifton Park for a change in Conservation Residential Zone (Fees and Sunset Provision). Ms. O'Neill recommended approval.

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

Subdivisions

10-A-43 Town of Ballston PB

Mr. Valentine presented an application for a Subdivision Review in the name of Volpe/Huebner for a five lot residential subdivision and Lot Line Adjustment on 62 acres on Schaubert Road (County Route 80). Mr. Valentine recommended approval with comment for need for local review with DOH.

10-A-45 Town of Moreau PB

Mr. Valentine presented an application for a Subdivision Review in the name of SRH-TJM, LLC for a 66 lot subdivision on 37.6 acres for single family dwellings on Fort Edward Road. Mr. Serbalik recommended the need for a light in this Industrial Park when looking at prior accident history, traffic study did not state need for the light. Mr. Valentine recommended approval with comment for need for two curb cut permits from Saratoga County Department of Public Works.

10-A-46 Village of South Glens Falls PB

Mr. Valentine presented an application for a Subdivision Review in the name of Richard Leonelli, Sr.-Pruyn Crest Subdivision for a property line adjustment to merge three lots into two on Stillwood Lane. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

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.

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

Other Business

2011 Planning and Zoning Conference

Mr. Porto reviewed costs for the 2011 Planning and Zoning Conference to be held on January 26, 2011. Fees were reviewed by the board and a unanimous decision was made by all to alter the pricing for registration fees currently at \$55 Saratoga County/\$65 Outside Saratoga County/\$75 Late Registration to \$55/\$65/\$80. This fee structure will accommodate the increase in pricing for this year’s conference.

Mr. Lewis requested a calendar of events be printed and submitted to the Board.

Course Selections will be discussed at the Thursday September 9, 2010 meeting at Stewart’s.

Mr. Lewis suggested contacting Building Inspector’s from area municipalities to get course interest and possible instructors to attract new attendees to the conference.

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