

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

Saratoga County Planning Board
Meeting Minutes
October 21, 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, 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 DPW

Approval of Minutes:

The minutes of the September 16, 2010 meeting were unanimously approved on a motion made by Mr. Porto and seconded by Mr. Loomis.

Referrals:

09-30 Town of Stillwater Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Empire Warehousing Corp for one of six four-story buildings in Stillwater to house 61 residential units (North Yard West); removal of retail/office component and removal of a maintenance building on U.S. Routes 4 & 32 (North Main Street). Mr. Valentine stated the application represents No Significant County Wide or Inter Community Impact.

10-125 Town of Malta Planning Board

Mr. Kemper presented an application for a Special Use Permit and Site Plan Review in the name of H2O Solutions for a business office in a currently unoccupied single family home on .52 acres on New York State Route 9. Mr. Kemper stated the application represents No Significant County Wide or Inter Community Impact with comments in regard to the driveway onto Route 9 and DOT approval for widening the apron.

10-141 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Allerdice Building Supply for the conversion of an existing 12,000 square foot mobile home, recreational vehicle sales showroom and facility into a hardware store on New York State Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comments on need to contact DOT for Curb Cut Permits and the suggestion that the southern-most exit be a right out only.

10-148 Town of Clifton Park Town Board

Mr. Kemper presented an application from the Town of Clifton Park for a Comprehensive Plan. The town would like to adopt a recreation plan. Mr. Kemper recommended approval with comments; suggesting adding language into the Recreation Plan to emphasize that existing stub streets and ROW's in already approved subdivisions will be utilized.

10-151 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Wagner Insurance for the construction of a 3,000 square foot building for a new office for the insurance business on Longkill Road. Mr. Kemper suggested requesting additional information on Stormwater, parking and site distance.

10-152 City of Saratoga Springs

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Cornerstone Outdoor Fitness Center for the construction of a three-story 6,200 square foot Outdoor Fitness Center on a 14,000 square foot lot on the southwest corner of East Avenue and Excelsior Avenue intersection. Mr. Valentine suggested approval with comments on the need for information from the city in regard to stormwater.

10-153 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Ethier-Washington Commons for three mixed-use buildings; 15,000 square feet of medical, professional and retail and 12 residential units on Washington Street (New York State 29) and Central Avenue. Mr. Valentine recommended approval with comment on exit being possible right out only on Washington Street and entrance only on Central Avenue.

10-154 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review for Skidmore College-Northwoods Village Parking to remove 70 parking spaces from the area of Scribner Housing to create 100 new spaces for Northwoods on North Broadway. Mr. Valentine recommended approval.

10-155 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review for Skidmore College-Scribner Village Replacement for a four- phase demolition of on-site student housing (15 buildings) and construction of twelve new buildings on Clinton Street/Greenfield town line. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-156 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for an Area Variance in the name of Dr. Wayne Harrison for the addition to the dental office on Medical Arts Lane. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-157 Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of AIM Services, Inc to construct a 21,000 square foot single story business office building for use of executive and clinical wings on New York State Route 50, south side, east of Jones Road. Mr. Valentine recommended approval subject to DOT permit.

10-158 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Use and Area Variance in the name of Dillon for a two family dwelling on Maple Avenue. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-159 Town of Ballston Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Jung Park for the construction of a 4,128 square foot martial arts building on New York State Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-161 Village of Ballston Spa Village Board

Mr. Valentine presented a Legislative Zone Change in the name of Mohican Hill Senior Apartments (Rossi) for three buildings on Fairground Avenue. Mr. Valentine recommended amending the PUD due to density; amend the plan to five buildings and add a buffer.

10-162 Town of Charlton Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of McCormick for the construction of a new garage, mudroom and bathroom with above storage on Western Avenue in the Agricultural District near the Schenectady County Line. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

On 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-51 Village of Round Lake Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Silvera. The applicant proposes a subdivision of 2.5 acres into two lots; one 0.5 acres and the second 2.0 acres on Ames Avenue (New York State Route 9). Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment on the future use of the additional lot.

10-A-52 Town of Edinburg Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Roberts for a twenty lot major subdivision on North Shore Road (County Route #4). Mr. Kemper stated this subdivision was previously reviewed in 2003. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-A-53 Town of Edinburg Planning Board

Mr. Kemper presented an application in the name of Malec for a seven-lot major subdivision on Sinclair Point Road (County Route #5). Mr. Kemper recommended requesting additional information. The applicant should submit subdivision plans that illustrate the topography on the plans. Shared driveways should be considered for some of the lots. The applicant will need to contact Ted Serbalik of Saratoga County DPW to obtain a curb cut permit if it has not already been done.

10-A-54 Town of Ballston Planning Board

Mr. Valentine presented an application in the name of Cappiello for a two-lot minor subdivision on New York State Route 50. Mr. Valentine recommended approval subject to NYSDOT curb cut permit.

10-A-55 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Pieper for the subdivision of a 8.14 acre parcel into two lots to build a second home on County Route 68. Ms. O'Neill recommended approval subject to DPW permit for the driveway on the new lot.

10-A-56 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Turner for a three-lot subdivision of 11.66 acres on New York State Route 32. Ms. O'Neill recommended approval subject to NYSDOT curb cut permit.

10-A-58 Town of Malta Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Kordich for a lot line adjustment which would transfer .703 acres of land owned by Patricia & Thomas Corrigan of 2008 Rowley Road on County Road #63. Mr. Kemper 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

Town Law: New Legislation for Planning Board Review of Subdivisions

Due to difficulty in financing, a new bill was passed removing the provision in town law for subdivisions, currently you have 180 days after approval to get final approval, new legislation removes language stating allowance for multiple 90 day extensions reviewed by the Planning Boards.

Land Preservation Grants

Ms. O'Neill stated that the Board of Supervisors has awarded the Land Preservation Grants. .5 million dollars was set aside; awarding 4 grants to 4 municipalities. A total of 10 grants were received for a total of 2.8 million dollars, seven agricultural and three open space. Three open space requests were funded and one farm was protected. The following municipalities were awarded Land Preservation Grants ; Town of Clifton Park; 39 acres open space awarded \$90,000. Town of Moreau; 60 acres of Open Space, awarded \$75,000. Town of Saratoga; Van Aernum farm; 81 acres; awarded \$244,521.00. Town of Wilton; Open Space; Awarded \$40,000.

Zim Smith Trail Update

The Zim Smith trail is complete. The ribbon cutting ceremony will be held on Tuesday, October 26, 2010.

2011 Planning and Zoning Conference

Mr. Porto stated all contracts have been reviewed for the Saratoga County Planning and Zoning Conference scheduled to take place on January 26, 2011. The Planning of the Conference is progressing nicely. All Save the Date Memos have been sent. Mr. Lewis discussed the plan for courses selected by the planning committee. Registration forms will be mailed out after all courses and formal descriptions are submitted and finalized.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary