

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

Saratoga County Planning Board
Meeting Minutes
March 17, 2011

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, Michael Miller, Robert Hall, Paul Loomis, Beth Liebich and Stephen Porto.

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

Guests: Stephen Williams, Daily Gazette

Approval of Minutes:

The minutes of the February 17, 2011 meeting were unanimously approved on a motion made by Mr. Porto and seconded by Mr. Hall.

Referrals:

11-29 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Mohr's Service Center to add a 2-bay car wash on Washington Avenue (NYS Route 29). Mr. Valentine stated that per the City Planning Department this application will be deferred until the April Saratoga County Planning Board Meeting.

11-30 Town of Waterford Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Powell for additions and alterations to the Powell residence on Fonda Road (County Route 97). Mr. Valentine recommended approval with no requirement for a DPW permit.

11-31 Town of Malta Town Board

Mr. Kemper presented an application for a PDD Zoning Amendment with the name of Caro PDD Amendment #40 to include open market uses to allow for the Malta Drive-In to operate an open market May through September on the weekends on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment on traffic.

11-32 Town of Malta Town Board

Mr. Kemper presented an application for a PDD Zoning Amendment with the name of Cramer Road PDD Amendment for 41 duplex buildings (82 unit lots) and a commercial area on 78.7 acre lot on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment on density.

11-33 Town of Malta Zoning Town Board

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Park Place PDD Amendment for the subdivision of a 44.9 acre lot into 28 lots; 24 will be condo lots with the remaining acreage as common land on NYS Route 9. Mr. Kemper recommended approval.

11-34 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Global Foundries-Administrative Building #2 for the construction of a three story, 84,000 square foot (footprint) administrative building (approximately 221,000 square feet total) on Stonebreak Road. Mr. Kemper recommended approval.

11-35 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Casale for commercial development for retail and office on NYS Route 9. The proposed application requested variances for the subdivision of three parcels, Lot #1 would be 2.6 acres; code requires 5 acres minimum, lot width did not meet code other area variances were for keyhole lot with a 30 foot buffer and no setbacks. After discussion by the Board it was recommended to disapprove the application based on the number of area variances with no public benefit.

11-36 (See also 10-129) Town of Stillwater Town Board

Ms. O'Neill presented an application for a Comprehensive Plan Amendment for the Town of Stillwater to allow office buildings within Industrial zones and other zones along State Route 67. Mr. O'Neill stated No Significant County Wide or Inter Community Impact.

11-37 Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Interpretation for Finish Line Restaurant (Dan Reilly). The Interpretation indicated there were illegal signs and a banner on the property on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-38 Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Moran for the construction of a proposed daycare; one story building with 15,800 square feet of GFA and related infrastructure on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-39 Town of Wilton Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Barrera for a private stable with up to three horses on Strong Road (Agricultural District). Ms. O'Neill recommended approval.

11-40 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Andersen for the operation of truck repair on portion of the property on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-41 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit and Site Plan Review in the name of Harmony Veterinary Clinic for a 2,370 square foot addition to existing veterinary clinic on NYS Route 67. Ms. O'Neill recommended approval with comment on the NYS DEC required buffer for wetlands and the applicant's need for a disturbance permit.

11-24 Adirondack Trust Co. & 11-25 30 Round Lake Road LLC Town of Malta Reviewed during the meeting of February 17, 2011

Mr. Kemper submitted updates to the Board in reference to 11-24 Adirondack Trust Co. & 11-25 Round Lake Road LLC for the Town of Malta. These files were reviewed during the Saratoga County Planning Board meeting held on February 17, 2011. Revised plans were submitted by the Town of Malta for a shared access on County Route 80 with full ingress and a right and left out driveway to rectify traffic concerns commented by the Planning Board at the February 17, 2011 Planning Board Meeting.

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

Subdivisions

11-A-15 Town of Waterford Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Goodwill for one R-100 parcel to be subdivided into two R-100 building lots on Fonda Road (County Route 97). Mr. Valentine recommended approval contingent upon final subdivision map depicting a paired driveway at location to be determined in curb cut permit received from the Saratoga County Department of Public Works.

11-A-16 Town of Wilton Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Hilltop Drive for a three-lot subdivision located on Hilltop Drive. Mr. Valentine recommended approval. Recusal by Mr. Lewis.

11-A-17 Village of South Glens Falls Planning Board

Mr. Valentine presented an application for a Subdivision Review and Site Plan Review in the name of GBT Realty Corporation proposing a 9,100 square foot store with parking on NYS Route 9. Mr. Valentine recommended approval for the Subdivision however for the Site Plan Review it was decided to request additional information.

11-A-18 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Schmitt to convey three acres from one lot to existing 39 acre piece to create 44 acres on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-A-19 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Lowe for a two-lot subdivision and lot line adjustment of 102 +/- acres on Goode Street (County Route 57). Ms. O'Neill recommended approval.

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

2012 Saratoga County Planning and Zoning Conference

Mr. Lewis scheduled a Conference Committee Meeting for April 21, 2011 at 3:00 for the Planning Committee Members to discuss future plans for the 2012 Saratoga County Planning and Zoning Conference as well as the possibility of posting Conference feedback and Save the Date memos on the website as well.

Mr. Porto reminded all that the 2012 Saratoga County Planning and Zoning Conference is scheduled for Wednesday, January 25, 2012.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary