

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

Saratoga County Planning Board
Meeting Minutes
April 21, 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, Paul Loomis and Stephen Porto.

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

Guests: Stephen Williams, Daily Gazette and Joe Lawyer, Attorney for the Home of the Good Shephard

Approval of Minutes:

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

Referrals:

10-156MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Wayne S. Harrison, DDS for a 273 square foot dental office addition on Medical Arts Lane, off Church Street (NYS Route 9N). Mr. Valentine recommended approval. Recusal by Tom Lewis.

11-29MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Mohr's Service Center. The applicant is located in the T-5 District which permits no more than 3,000 square feet of a one single story usage. Addition to the site of a 2-bay automatic car wash Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

11-42JO Town of Saratoga Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Horine for the reconstruction of a house that had burned down with modifications to the original building footprint on NYS Route 9P and West Avenue. Ms. O'Neill recommended approval.

11-43JO Town of Saratoga Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Przekop for an addition to the small home with added renovations on Springwater Drive (NYS Route 9P). Ms. O'Neill recommended approval.

11-44MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of the Olde Bryan Inn for a single story building addition of 2,600 square feet on Maple Avenue behind NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

11-45MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance Extension in the name of Duo Japanese Cuisine for a current use variance for signage on the second side of the awning located on South Broadway, NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

11-46 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Sperry's Restaurant Group to construct a 12 foot high acoustical fence around the outdoor patio at the restaurant (8 feet maximum is permitted.) The location of the restaurant is Lake Avenue (NYS Route 29). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

11-47MV Town of Milton Town Board

Mr. Valentine presented an application for a Text and PDD Zoning Amendment in the name of Vasiliou to change the zoning from R-2 to PUD for Senior Community consisting of three, three-story buildings containing 194 units for senior apartments, one, two-story containing 64 units for assisted living and two, two-story buildings for medical/office/retail use and a future senior community center on County Route 27 and Sisson Road. Mr. Valentine recommended approval with comments.

11-48JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Chen for an addition to the current restaurant site along NYS Route 146 and the close-off of one exit on the highway on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment to provide cross access easement and access to the plaza to the south due to the elimination of one exit on NYS Rt. 146.

11-49MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Frank Parillo for a change in use for the Weathervane Restaurant to occupy a fitness center (no exterior changes) on South Broadway (NYS Route 50). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

11-50MV Town of Milton Planning Board and Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance, Special Use Permit and Site Plan Review in the name of Carter & Skyway Towers for a cell tower 120' x 6' (126') on Greenfield Avenue (County Route #50) between Geyser Road (County Route #43) and Northline (County Route #45). Mr. Valentine recommended approval.

11-51MV Town of Greenfield Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Rolland Hoag to convert the former NBT Bank to a funeral home on NYS Route 9 (Maple Avenue). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-52JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Special Use Permit and Site Plan Review in the name of Affordable Modular Homes. The applicant desires special use permit to display modular homes on the property on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-53JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Prestige Motor Car for the expansion of the show area along NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment.

11-55JK Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Albany Partners LLC-Blacksmith Square for the mixed use development with two four-story buildings; Building #1 will have 12,000 square feet commercial/retail and 115 apartment units; Building #2 will have 60 apartment units on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment that the application should be submitted to SCSD #1 for review and determination of available capacity. The applicant should also contact NYSDOT's Saratoga Springs residency to receive a curb cut application and to discuss the requirements for a commercial driveway onto a state highway.

11-57MV Town of Ballston Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Stack to convert a single family dwelling into a Nursery School on NYS Route 50. Mr. Valentine recommended approval.

11-58JO Town of Saratoga Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Cody for a 19' x 14' addition on Franklin Beach Road. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-59MV Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for KC Framing and Fabrics for a front yard set-back for the detached signage on Northern Pines Road (County Route 34, NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on access, street trees and lighting.

11-60 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Bergmann Associates. The total square footage sought for all signage (detached and attached) is 625 vs. the permitted 250. Change of signage/branding from Mobil to Sunoco on NYS Route 50, east side (adjacent to McDonald's and First National Bank of Scotia). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-61 Town of Northumberland Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Rousseau for an open tailor and alteration shop out of residence on 0.60 acres on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-62 Town of Northumberland Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Greer for an open photography business out of residence on 6.35 acres on Lindsay Hill Road in the Agricultural District. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-63 Town of Northumberland Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Danks to adjust lot lines of three separate parcels to create two parcels on Duncan Road/Little Oaks Terrace on 1.64 acres (minimum lot size) on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

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

Subdivisions

11-A-20 Town of Stillwater Planning Board

Ms. O'Neill presented an application for a subdivision review in the name of Varley for a lot-line adjustment to adjust the size of each of two lots on Yunch Road in the Agricultural District. Ms. O'Neill recommended approval.

11-A-22 Town of Milton Planning Board

Mr. Valentine presented an application in the name of Liuzzo for a minor subdivision (two lot subdivision of 47 acres to convey six acres to a family member) using the existing drive by access easement (no permit required) on Galway Road (County Route #45). Mr. Valentine recommended approval.

11-A-24 Town of Halfmoon Planning Board

Mr. Valentine presented an application in the name of Rosemary Lefner for a lot line adjustment to mitigate an encroachment of two accessory buildings on NYS Routes 4 & 32. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-A-26 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of McTygue for a two-lot subdivision of 9.42 acres, on the corner of Staffords Bridge Road and Cramer Road (County Route #68). Ms. O'Neill stated No Significant County Wide or Inter Community Impact with comment.

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. Vopelak and unanimously approved.

Other Business

2012 Saratoga County Planning and Zoning Conference

Mr. Porto reminded all that the 2012 Saratoga County Planning and Zoning Conference is scheduled for Wednesday, January 25, 2012. He discussed the possibility of updating items on the Planning website to reflect more information about the Planning and Zoning Conference.

Mr. Kemper stated that Planning does have information on the website pertaining to the conference and that it is possible to add other information.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary