

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

Saratoga County Planning Board
Meeting Minutes
July 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; Beth Liebich; Stephen Porto; Mike Miller and Paul Loomis.

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

Guests: Steve Williams, Daily Gazette and Ted Serbalik, SCDPW.

Approval of Minutes:

The minutes of the June 16, 2011 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Ms. Liebich.

Referrals:

11-44MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name The Olde Bryan Inn for a 2,600 square foot addition to the existing restaurant on Maple Avenue (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Mr. Lewis.

11-52JK (Revised) Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for a Sign Variance in the name of Affordable Modular Homes. The applicant would like a sign variance from Chapter 171 Sign Law, Table I. The property is located on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-53JK (Revised) Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for a Use Variance in the name of Prestige Motor Car Co. for the expansion of the existing building in a LI-2 zone on NYS Route 9 (Dwaas Kill). Mr. Kemper recommended that the Use Variance will require modification. The SCPB raised concerns in regards to the building on the southern portion of the site extruding into the LC Zone. The SCPB requests that the application be modified so that this building is not located in the LC Zone. The steep slopes in this area, already eroded conditions at the site, and the likelihood of causing negative impacts to the Dwaas Kill were all reasons expressed by the board in their decision.

11-86JO Town of Ballston Planning Board and Zoning Board of Appeals

Ms. O'Neill presented an application for a Site Plan Review and Area Variance in the name of Dolomite Products Co. for the construction of an asphalt plant in Curtis Industrial Park 10 acres on NYS Route 67. Ms. O'Neill stated No Significant County Wide or Inter Community Impact with comments-subject to SCSD #1 approval, site plan comments on dust, security and traffic.

11-88JO Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Brody's Sales and Service for a new sign on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact with comments in regard to signs not being permitted in the New York State Right of Way and the need for the town to have the applicant comply with the setback requirements.

11-89JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Arcvision-DCG Development-Panera, LLC for a 335 square foot addition to the existing building; drive-thru lane and signage on Maxwell Drive (NYS Route 146). Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment that the addition of this access drive will eliminate any future possibility of cross access between the adjoining parcels.

11-90JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of LaVigne Financial to utilize the existing house for financial advisory on Vischer Ferry Road (County Routes 90 & 91). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-91JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of One Fairchild Square Inc. for the construction of four additional buildings at the office/warehouse area on Ushers Road and Van Patten Drive (NYS Route 9). Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment that buffering should be maintained along Ushers Road.

11-92JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Solat LLC, the applicant is proposing to renovate a 15,000 square foot industrial and office building and expand the parking lot to include another 70 spaces. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment that if there are wetlands or an LC Zone on or adjacent to the project site then they must be illustrated on the plans.

11-95MV Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Zappone Chrysler Jeep Dodge Ram Inc. for a side yard setback of 9.5' where 15' is required for proposed showroom attached to an existing building (as service bays) on NYS Route 9, east side, north of Sitterly Road. Mr. Valentine recommended approval.

11-97MV Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Nigro Companies/Wilton Plaza Price Chopper to increase the square footage of the existing detached signage to 229 vs. 150 permitted on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-99JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Brian Donovan for a parcel of 4.2 acres with total sub lot frontage of 142' of the 200' required on East Line Road (County Route #82). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-100JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for a Use Variance in the name of Marzigliano for a residence located in the LC zone; the applicant would like to change the use, for the sale of the land for a single family residence on East Line Road (County Route #82). Mr. Kemper recommended approval.

11-101MV Village of Corinth Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Francis Guilder/Corinth Auction House to reuse the vacant building as a weekly auction house to accommodate up to 75 persons on Main Street (NYS Route 9N). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-102JK Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Albany Partners LLC/Ellsworth Commons to add architectural amendments (change in the facades) to the site plan originally approved on 05/22/07. The property is located on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-103JK Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Bluth Company LLC to update the architecture of the building (change in the facades) located on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-104MV Town of Ballston Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Kramer to construct a two family dwelling on Brookline Road (County Route 60). Mr. Valentine recommended approval.

11-105MV Town of Waterford Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Peachtree Builders LLC for the rehabilitation of the existing garage for cold storage and future construction of 1,200 square foot office space to support a landscaping business on Hudson River Road (NYS Route 4). Mr. Valentine recommended approval.

11-106JO Town of Saratoga Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Aaron MacLaughlin/Jen Williams to build on an addition to the existing home on NYS Route 29. Ms. O'Neill recommended approval.

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

Subdivisions

11-A-34JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of VanVranken for a single family residence under CR zoning exemption 208-16E(2) on VanVranken Road/Riverview Road (County Highway #92) Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-A-35MV Town of Moreau Planning Board

Mr. Valentine presented an application in the name of Greenier, Ernest & Mary for a three-lot subdivision of four acres with one existing residence and one flag lot on NYS Route 9. Mr. Valentine recommended approval with need for DOT permits.

11-A-36MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Canavan, David for five acres to be subdivided into three lots- one with existing residence and two vacant lots on Spier Falls Road (County Route #24). Mr. Valentine recommended approval subject to need for DPW permit and review of the new driveways by SCDPW.

11-A-37MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision and Site Plan Review in the name of Ruchlicki. The applicant proposed to subdivide 2.615 acres for conveyance of 1.905 acres as well as adding the remaining .710 acres to the existing parcel and expansion of a residential use in the LI-C zone on US Highway Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-A-38MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review and Special Use Permit in the name of Geleta-McBride to subdivide 3.66 acre parcel off the 108.3 acre family farm parcel on Farm to Market Road (County Route 109). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on need for driveway permit.

11-A-39MV Town of Ballston Planning Board

Mr. Valentine presented an application for a subdivision review in the name Suburban Management for a three lot residential subdivision on Leah Court (East Line Road-County Route 82). Mr. Valentine recommended approval.

11-A-40MV Town of Galway Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Weaver to subdivide a 22 acre lot from an approximately 50-acre lot on NYS Route 29. Mr. Valentine 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 Ms. Liebich. 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. Mr. Porto reviewed the pricing for the upcoming conference and discussed the need for an increase in registration fees. Mr. Lewis reviewed preliminary courses with the Board.

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