

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

*Saratoga County Planning Board*  
*Meeting Minutes*  
*August 18, 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; Stephen Porto; Robert Hall 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

**Approval of Minutes:**

The minutes of the July 21, 2011 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Mr. Loomis.

**Referrals:**

**11-47-AMV Town of Moreau Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Va Va Voom/"The Nest" Senior PUD for senior housing on Bluebird Road (County Route 27). Mr. Valentine recommended approval with comments.

**11-47B Town of Moreau Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Va Va Voom/Home of the Good Shepherd for a 64 bed assisted living facility on Bluebird Road (County Route 27). Mr. Valentine recommended approval with comments.

**11-108MV City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of The Garden for a motel with therapeutic services on Church Street (NYS Route 9N). Mr. Valentine recommended approval. Recusal by Mr. Lewis.

**11-109JO Town of Providence Zoning Board of Appeals**

Ms. O'Neill presented an application for an Area Variance in the name of Winney. The applicant proposes a subdivision of 4.26 acres off an existing 5.51 acres on Fayville Road (County Route 13). Prior to 2003 the property was subdivided as the applicant is presenting. Ms. O'Neill recommended approval subject to DPW permits.

**11-111MV Town of Milton Town Board**

Mr. Valentine presented an application for a Map Zoning Amendment in the name of Kaydeross Village LLC/Winners Circle at Saratoga to change the zoning district from R-1 Residential to MU-Mixed Use on Geysers Road (County Route #43). Mr. Valentine recommended approval with comments on the benefit to the town from market rate apartments.

**11-112JK Town of Malta Town Board**

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Deveno/Faraone for 36 twin townhouses (72 units total (and two commercial lots on a 78.7 acre lot on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comments on the prior approval of this file in 2007 submitted as condos not townhouses.

**11-113JO Town of Northumberland Planning Board**

Ms. O'Neill presented an application for a Site Plan Review in the name of Dutra/Tankards Tavern for a daytime outdoor recreation area for horseshoes and bands on Brownville Road (NYS Route 32N). Ms. O'Neill recommended approval with comments on sign illumination and noise.

**11-114MV Town of Wilton Town Board**

Mr. Valentine presented an application for a text zoning amendment in the name of Mountain Ledge Partnership, Limited to add four uses to CR-2 zoning schedule (banks, health facility, education and training and restaurants). Mr. Valentine recommended approval with comments that the Board will not give approval for drive-thru restaurants.

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-41MV Town of Halfmoon Planning Board**

Mr. Valentine presented an application for a subdivision review in the name of Pingelski for the creation of four lots from existing 191.65 acre-farm parcel. Lot #1 will be 65.25-acres, Lot #2 will be a 26.57-acre parcel, Lot #3 will be 95.83-acre parcel and Lot #4 will be a 4.0 Acres on Upper Newtown Road (County Route 86). Mr. Valentine recommended approval.

**11-A-42JO Town of Charlton Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Rosssdeutscher for a subdivision of 29+ acres into two lots. Lot #1 will place the existing house on 11+ acres and will be sold. Lot #2 will be 17+ acres and will be built on in the future on Vines Road (Agricultural District)

**11-A-43JO Town of Malta Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Dickinson for a lot line adjustment to transfer approximately 23.49 + acres to 20 Little Drive of Cramer Hill Estates. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**11-A-44JK Town of Malta Planning Board**

Mr. Kemper presented an application for a Subdivision Review in the name of Malta Land Company LLC/Lakeview Landing for a major subdivision consisting of 153 single family lots on 341.43 +/- acres on the north and south sides of Route 9P. Mr. Kemper recommended requesting additional information in regard to the wetlands, delineation on the steep slopes and the spur road on 9P.

**11-A-45JO Town of Northumberland Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Diehl for the subdivision of two lots for single family residences and "no further subdivision" on Homestead Road (Agricultural District). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**11-A-47MV Village of Corinth Planning Board**

Mr. Valentine presented an application for a Subdivision Review and Site Plan Review in the name of Hudson River Community Credit Union for a two-lot subdivision of a 10-acre parcel to allow construction of a two story 94' x 108' office building to house the credit union's operations center on Third Street. Mr. Valentine recommended approval with comment on internal traffic circulation.

**11-A-48MV Town of Waterford Planning Board**

Mr. Valentine presented an application for a subdivision review in the name of Deets. The applicant proposes subdivision of the existing parcel into two parcels, one containing the existing home and the other a parcel for a single family lot on Middletown Road (County Route 96). 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. Loomis 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 suggested the committee meet in September for additional planning and to look at the pricing for 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

