

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

Saratoga County Planning Board
Meeting Minutes
September 15, 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; Beth Liebich, Ed Vopelak; Stephen Porto; and Paul Loomis.

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

Guests: Ted Serbalik, SCDPW; Steve Williams, Daily Gazette

Approval of Minutes:

The minutes of the August 18, 2011 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Ms. Liebich.

Referrals:

11-06MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Strike Zone for the modification to the existing freestanding sign on Ballston Avenue (NYS Route 50). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

11-115JO Town of Charlton Planning Board

Ms. O'Neill presented an application for a Site Plan Review and Ag Data Referral in the name of Charlton School to partially demolish and rebuild/renovate classrooms to meet new NY State Standards. (4,600 additional square feet) The location of the property is Lake Hill Road (County Route 53). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-116MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of B.W.D. Steel, Inc./Joseph West for an addition to the Commercial Site Plan for the construction of a 24' x 44' modular building for professional use on US Route 4 and NYS Route 32. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-117MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Scott Earl to operate a new one-story, 12,000 square foot grocery and retail store on site of previous Phellan Brothers Banquet House located on NYS Route 9 east side, north of Hess. Mr. Valentine recommended approval, contingent upon DOT review.

11-118MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Martel Brothers Brewing Co for 80% minimum frontage build-out in T-6 zone and construction within 0-12 foot build to line to construct brew pub in rear vacant lot. The location is Broadway (NYS Route 29 & 50) adjacent to Shoe Depot Building. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-119JO Village of Ballston Spa Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Otto for a special instruction school (Ballet School) in an R-2 zoned district on Route 67 & Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-120MV Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Valerie Parker for a change in use for an existing structure from Personal Business (C-1) to R-1 Residential. The location is NYS Route 146. Mr. Valentine discussed the file with the Board, the Board concurs with the Town on the decision to extend the non-conforming use.

11-121MV Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of John Forino for a commercial use of fabrication in the A-R zone on Upper Newtown Road (County Route #86). Mr. Valentine stated No Significant County Wide or Inter Community Impact with recommendation to re-zone the parcel to Lite Industrial/Commercial.

11-122MV Town of Greenfield Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Saratoga-Wilton Elks for signage on Maple Avenue (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-123MV Town of Clifton Park Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Vincent Laurenzo for the construction of a 9,600 square foot building at the existing business on NYS Route 9. The Saratoga County Planning Board requests that the applicant contact the Saratoga County Sewer District to verify the location of the sewer main and manholes and assure existence of easement. A wetland delineation should also be performed and placed on the site plan.

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-49MV Town of Charlton Planning Board

Mr. Valentine presented an application for a subdivision review in the name of Davis to subdivide two acres from their 93+ acres to create a building lot for their grand-daughter on Charlton Road (County Route 51). Mr. Valentine recommended approval.

11-A-50MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a subdivision review in the name of John Forino for a two-lot subdivision of Lot 3 (15.46 acres) into lots of 12.23 and 3.23 acres each on Upper Newtown Road (County Route #86). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

11-A-51MV Town of Malta Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Donovan for a subdivision of a 4.2 +/- acres into two parcels. One parcel (with existing residence) will be with one acres and the other parcel 3.2 acres on East Line Road (County Route #82). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-A-52MV Town of Malta Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Avenarius for a subdivision of 90.16 +/- acres into two parcels along natural separation by Nelson Avenue Extension. Western parcel will be 67 +/- acres and will be purchased by the applicant for haying. The location of this property is Nelson Avenue Extension (County Route #64). 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 Ms. Liebich 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. A meeting was scheduled for September 27th 2011 at Gavin Park for further planning of the conference.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary

