

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

Saratoga County Planning Board
Meeting Minutes
November 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: Ed Vopelak, Vice Chairman; Beth Liebich; Stephen Porto; Michael Miller; and Paul Loomis.

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

Guests: Stephen Williams, Daily Gazette

Approval of Minutes:

The minutes of the October 20, 2011 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Mr. Loomis.

Referrals:

10-101MV Town of Moreau Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for insufficient lot size in the name of McCormick Property Management. The applicant proposes a subdivision of a 1.89-acre parcel into one .89-acre parcel and a one-acre parcel on NYS Route 9; east side. Mr. Valentine recommended approval.

11-83JK Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of 30 Round Lake Road SPA for modifications to the façade of the recently approved building on Round Lake Road (County Route #80). Mr. Kemper recommended approval.

11-140MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Gordon Development to construct two buildings of 60 apartment units per building and 2,000 square feet of retail/commercial space in each building. North of the intersection of Northern Pines Road and NYS Route 9. Mr. Valentine stated that per the Wilton Planning Director the application will be pulled and resubmitted next month.

11-141MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Map Zoning Amendment in the name of Piscitelli to change the current zoning designation from Rural Residential-1 (RR-1) and Suburban Residential-2 to the entire 1.38 acre parcel being SR-2 on Meadowbrook Road (County Route 65). Mr. Valentine recommended approval.

11-142MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of the Holiday Inn to construct a single story addition (2,100 square foot fitness center) where minimum 2-story building is required. The location of the property is Broadway (NYS Route 50) & Circular Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-143MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for signage in the name of Espey Manufacturing to replace the new building façade signage with of a new free-standing sign within the existing sign structure to increase the sign logo from 24 square feet to 40 square feet (4 x 10) on Ballston Avenue (NYS Route 50).

11-144MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application to modify the existing Area Variance for signage. The applicant; the Saratoga Hilton would like to install a wall sign with letters of 36 inches on the north wall of the hotel on Broadway (NYS Route 50). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-147JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Air Liquide Electronics US, LP for signage on Stonebreak Road (NYS Route 9). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-149JK Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Affordable Storage SPA for an illuminated monument sign and wall mounted signage on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-151JK Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of JT Commercial Holdings LLC for a two-story medical professional building with a 6,875 +/- square foot footprint on Malta Avenue (NYS Route 9 & County Route 63). The Saratoga County Planning Board requests that the applicant work with the Saratoga County DPW in regards to the proposed curb cut locations as well as additional ROW that may be required for future road improvements at his location.

11-152MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Thomas Ensslin/Sicko for a multi-use residential/commercial to sell sheds and gazebos on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-153JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Zappone Motors to increase the parking area and enclose the entry way with a small addition to the north side on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-154JO Town of Stillwater Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of McNamara/Halton for a two-stall detached garage on Fuller Road (County Route #70/Wayville Road). 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. Loomis. The motion was seconded by Mr. Miller, and unanimously approved.

Subdivisions

11-A-55JO Town of Northumberland Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of McKnight to subdivide approximately 47 +/- acres into two separate parcels, dwelling include approximately 10-acres and the remaining acreage to remain as open space not to be further subdivided on Homestead Road (Ag District). Ms. O'Neill recommended approval.

11-A-56JO Village of Ballston Spa Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of 65 West High Street to subdivide property with lot frontage less than required in an R-1 zoned district on West High Street (NYS Route 67). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-A-57MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Aleta Kennedy for a minor three-lot subdivision on Guideboard Road (County Highway 94). Mr. Valentine discussed the application with the Board. Mr. Valentine recommended modification for access easements and deed restriction.

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. 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. Registration forms will be sent out shortly.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary