

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

Saratoga County Planning Board
Meeting Minutes
January 15, 2015

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, Michael Miller, Paul Loomis, Ian Murray, Don McPherson, Connie Wood.

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

Guests: Stephen Williams, Daily Gazette

Approval of Minutes:

The minutes of the December 20, 2014 meeting were unanimously approved on a motion made by Mr. Loomis, seconded by Mr. Murray.

Referrals:

12-26MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of The Everglades for a new mixed use facility/Route 9 Apartments for 50 residential units and 8,620 square feet of commercial space divided into four buildings with three floors with an office, apartment and garages on the first floor with the second and third floors containing apartments on NYS Route 9. Mr. Valentine recommended approval with comment on access to rear property.

14-70MV Town of Stillwater Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Bove/Brickyard Road Apartments for front yard setback variance for apartment buildings on Brickyard Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

14-190MV Town of Halfmoon Town Board

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Tanski/Leggett Farm/Paar Estates of Halfmoon, LLC for 74 twin unit town homes for a total of 148 units and a nine-hole golf course on Farm to Market Road (County Route

109). Mr. Valentine stated that at the present time no action will be taken. The referral will be reviewed in February.

14-206MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Fox for a two apartment addition (2,057 square feet) and a pool building (2,518 square feet) on Union Avenue (NYS Route 9N) and Clark Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

14-234MV Town of Wilton Zoning Board

Mr. Valentine presented an application for an Area Variance in the name of Nigro Group LLC/ United Methodist Church for a senior living community on Perry Road (*NYS Route 50) and Clark Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

15-02MV Town of Wilton Zoning Board

Mr. Valentine presented an application for an Area Variance in the name of Lant to replace the pre-existing non-conforming structure on Maple Avenue (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on obstruction of sight distance along NYS Route 9.

15-04MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of 130 Excelsior Avenue/Allerdice for a mixed use development-2,750 square feet of commercial, 65 residential units within a 27,605 square foot four story building. There will be 35 parking spaces inside the building and 111 spaces outside the building for a total of 146 spaces on Excelsior Avenue (Broadway, NYS Route 50)
Mr. Valentine recommended approval.

15-08MV City of Saratoga Springs Zoning Board

Mr. Valentine presented an application in the name of D'Agostino for the conversion of a barn/carriage house into a single family residence on Warren Street/Union (NYS Route 9P). Mr. Valentine stated that the file could be processed under the waiver agreement. File was removed from agenda.

15-09MV City of Saratoga Springs Zoning Board

Mr. Valentine presented an application for an Area Variance in the name of Ball Corporation for an industrial facility sign on Adams Road/Geyser Road (County Route 43). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

15-10JK Town of Malta Town Board

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Stewarts Shops/Adirondack Trust PDD to increase the overall building maximum floor area by 50 square feet and increase the maximum freestanding sign to 95 square feet located at the LFTC Roundabout and NYS Route 67. Mr. Kemper recommended approval.

15-11 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Global Foundries for the construction and operation of the H Project which includes a new Central Utilities Building D (Cub-D) and Cooling Towers, High Voltage Yard Expansion (HV Yard Expansion) and Bulk Gas Yard 3 (BGY3). Mr. Kemper recommended approval.

15-12JO Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Maynard for a proposal to service and sell used cars on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact with comment for need for DOT review on the drive on NYS Route 50.

15-13JO Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Free Spirit Fellowship Church to build a 6,950 square foot addition to the existing building on NYS Route 67 and Middleline Road (County Route 59). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

15-14MV Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Galarneau Builders for a detached sign on Maple Avenue (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

15-15JO Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Ballston Lake Pottery for the demolition of the existing building and to erect a new studio, showroom and gallery on NYS Route 50. Ms. O'Neill recommended approval with comment for need for DOT review.

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

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.

Subdivisions**15-A-01 Town of Wilton Planning Board**

Mr. Valentine presented an application for a subdivision and site plan review in the name of Nigro Group LLC/United Methodist Church for a senior living community on Perry Road (NYS Route 50) Town of Wilton/State Wildlife Management Area. Mr. Valentine recommended approval with comment on access and traffic circulation.

15-A-03 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Bedard for the subdivision of 6.75 acre parcel into four single family building lots on Harris Road (County Route 99). Mr. Valentine recommended approval with comment on DPW Curb Cut Permit.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr. Loomis. The motion was seconded by Mr. Murray and unanimously approved.

Other Business

The Chairman discussed the Saratoga County Annual Planning and Zoning Conference to be held on January 28, 2015 at the Saratoga Springs City Center.

Adjournment

As there was no other business, on a motion made by Mr. Loomis and seconded by Mr. Murray, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Secretary