

Saratoga County
Planning Department

Tom Lewis, Chairman **Jason Kemper, Director**

Saratoga County Planning Board
Meeting Minutes
January 16, 2014

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; Don McPherson; Ian Murray.

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

Press: Stephen Williams, **Daily Gazette**

Approval of Minutes:

The minutes of the December 19, 2013 meeting were unanimously approved on a motion made by Mr. McPherson, seconded by Mr. Murray.

Referrals:

13-189 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Saratoga Health and Wellness for the initial relief of 30 feet approved by the Zoning Board of Appeals to accommodate an error in measurement during a topographical survey. The property is located in the Town of Greenfield and on NYS Route 9-Maple Avenue Middle School. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

14-1 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of David Green for a single story retail building and variances for side yard parking setback, rear yard parking setback, green space required and one entrance and exit and landscape buffer on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-2 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for a Sign Variance in the name of Saxton Sign Corp (Residence Inn) for signage on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-3 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Use Modification in the name of Woodlawn Development to rebuild multi-family and construct a parking area on Church Street (Franklin Square). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal Don McPherson.

14-4 Village of Stillwater Village Board

Ms. O'Neill presented an application for a zoning amendment for the Village of Stillwater. Ms. O'Neill recommended approval.

14-5 Town of Ballston Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Beacon Hill Condos for 2.1 foot setback on Beacon Street (NYS Route 50). 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. Murray. The motion was seconded by Mr. McPherson, 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

14-A-01 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Millsop for the subdivision of a 1.25 acre parcel of land, separating 0.25 acre portion and adding it to an existing 2.269 acre parcel on Anthony Road (Farm to Market Road–County Route 109). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

14-A-02 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Berlin and Osborn for the subdivision of lands into two lots on Crescent Vischer Ferry Road (State Route 819). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

14-A-04 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of NY Development Group for a 137 residential subdivision of 149.28 +/- acres on East Line Road (County Route 82). Ms. O'Neill stated this project is in the preliminary stages.

Ms. O'Neill recommended approval subject to Saratoga County DPW and SCSD#1 approval with the following comments. The applicant needs to obtain approval from Saratoga County DPW for curb cut onto Eastline Road as well as approval from SCSD#1 to hook into the sewer system. The applicant should also provide information to the Town that certifies that emergency access vehicles and their equipment will be able to reach all homes at full build out. There are some lots with long drives and shared drives being proposed and it is imperative that emergency services can reach these areas and be able to turn around. The town may want to consider having a no further subdivision note made on the estate lot.

14-A-05 Town of Milton Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Rowland and Grand Subdivision for a 11 lot major subdivision on Rowland and Grand Avenues. Mr. Valentine stated the need to request additional information.

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

Other Business

Mr. Lewis stated that the Saratoga County Annual Planning and Zoning Conference will be held on Wednesday, January 29, 2014.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary