

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

Saratoga County Planning Board
Meeting Minutes
July 17, 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, Michael Miller and Paul Loomis.

Staff: Jason Kemper, Director; Jaime O’Neill, Planner, Cynthia Nick, Secretary

Guests: Stephen Williams, Gazette

Approval of Minutes:

The minutes of the June 19, 2014 meeting were unanimously approved on a motion made by Mr. McPherson, seconded by Mr. Loomis.

Referrals:

13-109 City of Saratoga Springs Planning Board

Mr. Kemper presented a site plan review in the name of Downtown Walk for one single family residence on Jumel Place between Granger Street and East Avenue. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comments on city issues of parking, access and internal movement. Recusal by Tom Lewis.

14-104 Town of Ballston Planning Board

Mr. Kemper presented an application for a resubmitted site plan review in the name of Advance Auto Parts for the reduced size of the signage from 18’x 6’ to 12’x4’ and from 20 feet high to 15 feet on NYS Route 67. Mr. Kemper recommended approval.

14-107 Town of Halfmoon Zoning Board of Appeals

Mr. Kemper presented an application for an area variance in the name of Vasilakos for the reconstruction of a residence as a boutique (34’ x 52’) on Birchwood Drive and Grooms Road (County Route 91). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-112 City of Saratoga Springs Planning Board

Mr. Kemper presented an application for a site plan review in the name of Nurture Green Salon and Spa for a hair salon and spa on South Broadway (NYS Route 9) east side,

south of Lincoln Avenue. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comments to reiterate city review issues of sufficient parking, safe access and use of easement to access parking over adjoining property. Recusal by Tom Lewis.

14-126 Village of Victory Planning Board

Ms. O'Neill presented an application for a site plan review in the name of Saratoga PLAN for the construction of approximately 0.50 miles of multi-use trail and all related appurtenances including clearing and grubbing, excavation, drainage, bus-base, trail surface, signage and bollards on NYS Route 4 Evans Street. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

14-127 Town of Greenfield Zoning Board of Appeals

Mr. Valentine presented an application for an area variance and site plan review in the name of Hika to convert apartment into a café (next door to the existing post office on Lake Desolation (County Route 12). Mr. Valentine stated no significant county wide or inter community impact and approve on the site plan.

14-128 Town of Ballston Planning Board

Ms. O'Neill presented an application for a special use permit in the name of Gould to amend the existing SUP to allow 20 cars to be parked on property at any given time on NYS Route 67. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

14-129 Town of Ballston Planning Board

Ms. O'Neill presented an application for a special use permit in the name of Hatalyk for a craft distillery on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

14-130 City of Saratoga Springs Zoning Board of Appeals

Mr. Kemper presented an application for an area variance in the name of 137 Maple for frontage build-out on Maple Avenue (NYS Route 9). Mr. Kemper stated No Significant County Wide or Inter Community Impact. Recusal Tom Lewis.

14-133 Town of Ballston Planning Board

Ms. O'Neill presented an application for a site plan review in the name of Physical Therapy Assoc. for a new sign on the building on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

14-134JO Town of Stillwater Town Board

Ms. O'Neill presented an application for a text zoning amendment for the Town of Stillwater to amend the Summary of Allowed Uses in Chapter 210, Zoning 210, Attachment 1. This amendment would allow "Residential Uses" and "Business Uses" in the existing Industrial District (IDO with the site plan review). Ms. O'Neill recommended approval.

14-138 Town of Malta Planning Board

Mr. Kemper presented an application for a special use permit in the name of Wolf/Allegro Music Studio, SUP to provide individual and group music lessons to children grades K-12 on NYS Route 9 (Town of Malta). Mr. Kemper stated no significant county wide or inter community impact.

14-139 Town of Malta Town Board

Mr. Kemper presented an application for a project plan review in the name of McDonald's to remodel the existing McDonald's, including altering the face, an additional ordering point for the drive-thru, sidewalk improvements and relocation of some parking areas on NYS Route 67. Mr. Kemper stated no significant county wide or inter community impact.

14-140 Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an area variance in the name of Menneto/Furniture Theatre/Caro for the construction of a service road in front of the existing building on Route 9. Mr. Kemper stated no significant county wide or inter community impact.

14-141 Town of Malta Planning Board

Mr. Kemper presented an application for a site plan review in the name of Menneto/Furniture Theatre/Caro for signage on the front of the building on NYS Route 9. Mr. Kemper stated no significant county wide or inter community impact.

14-142 Town of Halfmoon Town Board

Mr. Kemper presented an application for a Text Zoning Amendment for the Town of Halfmoon to amend the 2014 Town of Halfmoon Sign Ordinance Amendments. Mr. Kemper recommended approval.

14-143 Town of Milton Zoning Board

Mr. Valentine presented an application for an area variance in the name of Triller Development for a 5 foot side yard setback to slope . 15% (20 required) on Rowland Street (County Route 47). Mr. Valentine stated no significant county wide or inter community impact.

14-144 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a site plan review in the name of Verizon Wireless to install telecommunication panels on an existing monopole with Verizon Wireless Equipment at the same height and location where Nextel's equipment was located. Construction of ground service equipment area (i.e. back-up generator) on Ushers Road (I-87). Mr. Kemper recommended approval.

14-145 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a site plan review in the name of O'Brien/Halfmoon Heights Mobile Home Park for the construction of a 2,400 square foot maintenance building and an outdoor vehicle storage parking area for 60 +/- vehicles on

Cemetery Road (NYS Route 9). Mr. Kemper stated no significant county wide or inter community impact.

14-146 City of Saratoga Springs Zoning Board of Appeals

Mr. Kemper presented an application for an area variance in the name of Kings Tavern for a wall mounted sign in the residential district (UR-3). Requesting 17 square feet on Union Avenue and NYS Route 9P. Mr. Kemper stated no significant county wide or inter community impact. Recusal by Tom Lewis.

14-147 City of Saratoga Springs Zoning Board of Appeals

Mr. Kemper presented an application for three area variances in the name of 21 Park Place for the two buildings both needing front yard setbacks and maximum lot coverage at a mixed use building on Park Place and Regent Street, north side. Mr. Kemper stated no significant county wide or inter community impact. Recusal Tom Lewis.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Loomis. The motion was seconded by Mr. Murray, 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-41 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a subdivision review in the name of Brigham/Peck for the subdivision of 77.49 acres into two lots on Bradt Road (Town of Glenville). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-A-42 Town of Stillwater Planning Board

Mr. Kemper presented an application for a subdivision review and lot-line adjustment in the name of DA Collins Construction and Donnelly Construction. The adjoining property owners would like to convey/swap equal 4.46 acre parcels from/to one another on NYS Route 67 and George Thompson Road. Mr. Kemper recommended approval.

14-A-43 Town of Stillwater Planning Board

Mr. Kemper presented an application for a Subdivision Review/Lot-Line Adjustment in the name of Burgess/Smith for the conveyance of 0.29 acres from Joel Burgess to Smith & Burgess-Smith on County Route 75. Mr. Kemper recommended approval.

14-A-44 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a subdivision review in the name of Kim for a 6-lot residential subdivision on 8.97 acres of land on Woodin Road (Town of Halfmoon). Mr. Kemper advised to request additional information due to drainage concerns.

14-A-46 City of Saratoga Springs Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Demeo/Henderson for a two lot subdivision of 0.343 acres on Garfield Avenue within 500 feet of lands along NYS Route 9. Mr. Kemper stated no significant county wide or inter community impact. Recusal Tom Lewis.

14-A-47 Town of Stillwater Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Hooegeveen for a five lot subdivision of 127.57 acres. Lots 1 & 2 to remain in the Ag District. Lots 3-5 to have homes built on them on Henry Robens Road (Ag District). Ms. O'Neill stated no significant county wide or inter community impact.

14-A-49 Town of Moreau Planning Board

Mr. Kemper presented an application for a subdivision review in the name of W.J. Rourke/Cobble Creek for a four lot subdivision of 70 acres on NYS Route 32 (Gansevoort Road), east side, south of NYS Route 197. Mr. Kemper recommended approval with comments.

14-A-50 Town of Milton Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of McPadden Builders LLC for an eight lot residential subdivision on Stone Church Road (Saratoga County Airport). Mr. Kemper stated that the decision will be held until September due to the plans being preliminary.

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

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary