

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**September 17, 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, Don McPherson, Connie Wood, Devin Dal Pos, Paul Loomis and Ed Vopelak.

**Staff:** Michael Valentine, Senior Planner; Jaime O'Neill, Planner, Cyndi Nick Secretary.

**Guests:** Steve William, The Daily Gazette

**Recusals:** Don McPherson recused himself from referrals #15-05, #15-162, #15-171. Ed Vopelak recused himself from #15-172 and Tom Lewis recused himself from referrals #15-05, #15-126, #15-164, #15-166 and #15-171.

**Approval of Minutes:**

The minutes of the August 20, 2015 meeting were unanimously approved on a motion made by Mr. McPherson and seconded by Mr. Loomis.

**REFERRALS:**

15-107 Village of South Glens Falls Planning Board

Mr. Valentine presented an application for a Special Use Permit for construction of a Cumberland Farms gas/retail sort along NYS Rte. 9(Main St.) and Hudson St. in the Village. Mr. Valentine made a note that the Board will see this again for Site Plan Review if the village planning board approves the special use permit. This store would be located near the McDonald's, on the site of the former Joy Store. Mr. Valentine recommended approval with comment on shared access for existing uses to help to manage access along the State Road. Additional comments will likely be provided during the Site Plan Review process.

15-151 Town of Malta Town Board

Mr. Kemper presented an application for PDD Zoning Amendment to Belmonte/Bishops Square Planning Development District to include a new use and minor modification to current PDD commercial area to include a convenience store with gas pumps. Some of the original PDD square footages have changed due to the newly constructed roundabout in this area which has reduced to total acreage of the site. Discussion was held about pedestrian access and the proposed ingress and egress being proposed for the site, the

County Planning Board will offer more detailed comments during the Site Plan Review process.

#### 15-163 Town of Ballston Town Board

Ms. O'Neill presented an application for a zoning amendment in the Business Highway- 2 District in the Town of Ballston that is located along NYS Rte. 50 from Outlet Road, south to the intersection with NYS Rte. 146A. The proposed amendment would include adding motor vehicle service and repair to the list of specially permitted uses. Ms. O'Neill recommended approval.

#### 15-172 Town of Halfmoon Planning Board

Mr. Valentine presented an application for Site Plan Review of a proposed solar along Cary and Staniak Road in the Town. This site is approximately 28 acres in size located in the Town's M-1 District. Site disturbance associated with the project is indicated to be only 0.85 acres of the entire site and while there are ACOE wetlands identified as being on site, there is no proposed disturbance of the jurisdictional lands. In discussion with the applicant's consultant we have come to understand that the entire site will be fenced with locked chain link at the entrance, it is not anticipated that the equipment will generate a level of noise warranting concern, outside lighting over the site is not necessary (except at the storage shed, perhaps), and there will be the siting of no facility other than the shed at the end of the road for the storage of parts. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. McPherson The motion was seconded by Mrs. 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-53 Town of Clifton Park Planning Board

Mr. Kemper presented a subdivision application for 3 residential lots along Lapp Road and Frankie Lane. Mr. Kemper recommended No Significant Countywide or Inter Community Impact with comment about using a shared drive along the County Highway.

#### 15-A-54 Town of Milton Planning Board

Mr. Valentine presented a subdivision for 4 lots along East Grove Street. As the four homes are to be serviced by private sanitary disposal systems, the subdivision should reflect the results of soil tests for each lot at the proposed septic locations. Groundwater elevation may be an important consideration

based upon proximity to the creek. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

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

**Adjournment**

As there was no other business to come before the board, on a motion made by Mrs. Wood and seconded by Mr. McPherson the meeting was adjourned with all in favor.

Respectfully Submitted,

Jaime L. O'Neill, Planner