

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

Saratoga County Planning Board
Meeting Minutes
October 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, Don McPherson, Connie Wood, Devin Dal Pos, Paul Loomis and Ed Vopelak, Ian Murray.

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, #15-13, Ed Vopelak recused himself from #15-05, Paul Loomis recused himself from #15-173 and Tom Lewis recused himself from referrals #15-05, #15-138.

Approval of Minutes:

The minutes of the September 17, 2015 meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mr. McPherson.

REFERRALS:

15-05 City of Saratoga Springs Planning Board

Mr. Valentine presented an application Site Plan Review of the Saratoga Springs City Center Authority's proposed 4 story parking garage with a connector to Maple Avenue. Mr. Valentine stated that we had this project in for subdivision and site plan previously. The most recent site plan provided shows 3 floors with open surface parking. There have been two request for proposals submitted. The project is the subject of litigation by the owners of Mouzon House. This application has been tabled by the City. Saratoga County Planning Staff has reviewed the access as it relates to state roads and recommends No Significant County Wide or Inter Community Impact.

15-07 Village of South Glens Falls Planning Board

Mr. Valentine presented an application for Site Plan review for a Cumberland Farms retail store with gas pumps along New York State Route 9. This application has previously received approval of a special use permit for fueling. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

15-130 Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review of a Sunoco, LLC for demolition of existing Sunoco gas station and construction of a new service station with canopy, underground fuel storage tanks. This project was previously reviewed by the County in July. Saratoga County DPW reviewed the proposal and asked for modification with respect to access points along the County highway. The revised Site Plan complies with the requested modifications, Mr. Kemper recommended Approval.

15-175 Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review for demolition and redevelopment of an existing shopping plaza along NYS Rte. 146 and Vischer Ferry Road. This application was before the County Planning Board in September for area variance. There were a number of concerns beyond possible county impacts that were raised by the Board members. The Board noted that even though there were no “*significant*” county impacts, the area variances being requested were substantial and steps should be taken to reduce the density of the project. Mr. Kemper stated that the Town approved the area variances. A traffic study was completed and provided to SCPB for review. It indicates that there will be reductions in Level of Service at numerous intersections in close proximity to this project. As mitigation to these proposed impacts the applicant will be providing \$100,000 towards any future projects along this corridor. Board members expressed concerns with the money being provided to the Town in lieu of traffic improvements being completed. The amount of money being provided seems insufficient to complete the intersection improvements identified in the traffic study. A permit approval from NYSDOT will have to be obtained by the owner for the improvements to be made within the state right of way. Mr. Kemper recommended No Significant County Wide or Inter Community Impact with the above comments.

15-177 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an area variance for additional dwelling units in the Town’s Conservation Zoning District. Discussion was held regarding the applicant’s request, the town’s zoning and the Western Clifton Park GEIS. Mr. Kemper recommended No Significant County Wide or Inter Community Impact with comment that the County Planning Board was somewhat concerned with the mechanism being used to get the density being proposed on the project and the precedent that may be set if this project moves forward.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Loomis. The motion was seconded by Mr. Dal Pos 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-58 Town of Ballston Planning Board

Ms. O'Neill presented a subdivision application for Kelley Farms for a 31 lot subdivision on approximately 26 acres along Kelley Farms Road. The original subdivision of 149 acres was before the County in January 2014. This proposal was including some commercial buildings as well as townhomes and single family residential homes. Public water and sewer are at the site. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

15-A-69 Town of Northumberland Planning Board

Ms. O'Neill presented an application for a two lot subdivision along Catherine Street in the hamlet of Gansevoort. This is was before the board due to its close proximity to the Agricultural District. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

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