

MEETING MINUTES
March 19, 2009

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 pm.

The following Members, Staff and Guests were present:

Members Present: Tom Lewis, Chairman; Edwin Vopelak; Michael Miller; Stephen Porto; Beth Liebich; Robert Hall; and Christopher Barclay.

Guests: Stephen Williams, The Daily Gazette; Thomas Richardson, Supervisor, city of Mechanicville; MaryBeth Slevin, Council and Ken Green, representative for Empire Warehousing Corp.

Staff: Jason Kemper, Director of Planning; Michael Valentine, Sr. Planner; Jamie O'Neill, Planner; Nicole Williams, Secretary.

Approval of Minutes

A motion for approval of the February 19, 2009 meeting minutes was deferred until the April 16, 2009 meeting.

Referrals

09-30 Town of Stillwater

Mr. Valentine reviewed the application rezone 11.1 acres located partially in the Town of Stillwater and partially in the City of Mechanicville from Industrial/ heavy industrial to a new zoning district, mixed use. Ken Green, a representative for Empire Warehousing Corporation, presented the plan to the board. Ken Green demonstrated how the existing structure, an unused warehouse, is not the best use of the property anymore. Empire Warehousing Corporation proposes to rezone the property to allow for the development of seven buildings with a mix of apartment units, retail and office use.

The existing structure will need to be demolished and a grant from Restore NY is being sought with an application deadline of May 5, 2009. Leonard Bus Company is currently operating out of the existing structure and will be displaced. Empire Warehousing Corporation is working with the City to build a new structure for Leonard Bus Company to lease on land in the city's industrial park. Mr. Green stated that the City council is scheduled to meet on April 6, 2009 and is anticipated to have great support for this project. Both Stillwater and Mechanicville communities have had great cooperation in expediting this project.

Mr. Valentine posed the question of what community benefit is being provided as a part of the rezoning. Ken Green explained that the proposed complex would be beneficial several ways, including creating 181 construction jobs, generating \$506 million in construction wages. Also, the complex will bring \$2.8 million in federal and state taxes. This structure being an apartment complex also indicates several turn

over of tenants generating local painting and maintenance jobs. Both the Mechanicville Mayor and Commissioners have expressed confidence in the project, expecting the city relocate municipal offices to this building due to their municipal building being greatly outdated and not conducive to handicap needs.

Mr. Valentine stated that DOT has yet to review and approve the plan, and a traffic impact study still needs to be completed. This being a proposal for rezoning only, the Empire Warehousing Corporation application will be reviewed at the April 16, 2009 Planning Board meeting for a site plan review. He recommended that the Saratoga County Planning Board approve the rezoning Application.

A motion to approve the staff recommendation for this referral as presented was made by Ms. Liebich. The motion was seconded by Mr. Porto and unanimously approved.

09-27 Town of Halfmoon

Mr. Valentine presented the referral from Krause Properties to rezone 4 parcels from R-1 to a Residential Planned Development District for the development of 224 units in 6 buildings and 75 boat slips on 36.5 acres along the Hudson River on Canal Road. The proposed site for rezoning consists of 10 acres, which depending on elevation, can be underwater. When reviewing the density per acre the units range from 6.8 to 9.3 depending on acreage used. To complete the proposed building project a long extension of the sewer line would be needed. The proposed area consists of rock, which would be very expensive to complete. The town board has yet to make a decision on this proposal. There has not been a completed traffic impact study or DEC permits completed. No public benefit has been identified except the running of the sewer line.

Mr. Valentine recommended requesting additional information before the County Planning Board renders a decision.

Mr. Vopelak recused himself from discussion on this matter.

09-29 City of Saratoga Springs

Mr. Valentine presented a proposed Area Variance for McDonald's on South Broadway (NYS Rt. 50) for frontage build out, building height and signage. The proposal is to remove the existing 4,250 sq. ft. building and replace it with a larger structure +/- 4,260 sq. ft. Site plan to follow. He stated that the property is located in a transect zone and is required to meet build-to and frontage build-out dimensions for an urbanized setting

Mr. Valentine recommended approval of the area variances to the board as more comments and details will be later generated under site plan review.

09-32 Town of Wilton

Mr. Valentine presented a site plan for which he recommended that the Board reaffirm the approval previously granted for a 7-lot subdivision that is now being re-submitted as a phased site plan for 4300 Route 50 Development c/o Leman Realty. Mr. Valentine commented the site plan addresses the Board's previous concerns for access and safety relating to Route 50 and Edie Road ingress/egress.

Mr. Valentine recommended approval of the site plan to the board. A motion was made by Christopher Barclay, Robert Hall seconded with approval from all board members.

09-38 Town of Wilton

Mr. Valentine presented a proposal for a PDD zoning amendment on the east side of NYS Rt. 9 approximately 800 feet south of the Worth Road intersection. The applicant, Thomas J. Farone and Son, Inc., is proposing an amendment to rezone the property from RB-1 and R-1 to a PUDD for a 54-unit multi-family apartment community on 12.59 +/- acres. The parcel under discussion is designed for single family units with sewer and water. Thomas J. Farone and Son are looking to use the parcel for higher density use than what is proposed in the comprehensive plan. As currently planned, the proposal shows only a single access to the parcel with no cross connection to the Mountain Ledge property abutting to the south. When reviewing the plan with the town Planning Board the applicant discussed the inability to develop the rear portion of the parcel due to NIMO having a line underground that land.

The Town of Wilton Planning Board did not give a recommendation at its March 18, 2009 meeting, the assumption is Farone will revise the plan and will come before the planning board again. Mr. Valentine recommended. Therefore, that the County Planning Board not make a recommendation at its March 19, 2009 meeting but that comments be forwarded to the Wilton Planning Board.

A motion was made by Christopher Barclay, Robert Hall seconded with approval from all board members.

Subdivisions

One subdivision was submitted to the board; however, it was removed from the Agenda at the request of the applicant.

Other Business

There was no other business brought before the Board for discussion.

Adjournment

On a motion made by Mr. Lewis and seconded by Mr. Barclay, the meeting was adjourned, with all in favor.

Respectfully submitted by,

Nicole Williams, Secretary