

MEETING MINUTES
April 16, 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; Stephen Porto; and Beth Liebich.

Guests: No guests were present at the April 16, 2009 meeting.

Staff: Jason Kemper, Director of Planning; Michael Valentine, Sr. Planner; and Nicole Williams, Secretary.

Approval of Minutes

A motion for approval of the March 19, 2009 meeting minutes was made by Beth Liebich and seconded by Stephen Porto. The motion was unanimously approved.

Referrals

09-30 Town of Stillwater

Mr. Valentine reviewed the site plan which followed last month's application to rezone 1.2 acres of an 11.1 acre parcel, being that part of the parcel located in the Town of Stillwater. The Empire Warehouse Corp proposed the rezoning from Industrial to a new zoning district, mixed use, to allow development of the property for retail, office and residential use. Mr. Valentine recommended approval by the Saratoga County Planning Board.

09-39 Town of Halfmoon

Mr. Valentine presented the application by Bruce Tanski to rezone 60 acres on Fellows Road off NYS Rt. 236 to mixed commercial and residential use called Fakon Trace of Halfmoon. Proposed are 143 luxury apartments and 153 units for senior housing.

Mr. Valentine stated the water department has no problem extending town water to the site. He stated that Saratoga County Sewer District will service the project. The town of Halfmoon is in favor of the project.

Mr. Valentine recommended a request for additional information as the application materials were not submitted in full. He stated that there is no indication on the Site Plan what the two parcels in the C1 Zone will be used for. Also, Mr. Valentine stated that a traffic impact study has not been completed and the public benefit usually provided as a result of the zone change to a planned development district has not been fully defined.

09-41 City of Saratoga Springs

Mr. Valentine presented a proposed use variance for The August Group in regards to Siro's Restaurant on Lincoln Ave. Siro's Restaurant is located in a residential district and is proposing to operate on a year round basis. The proposed variance, he stated, is of no significant county wide impact and he requested such a determination by the board.

09-46 Town of Halfmoon

Mr. Valentine recommended approval of a site plan submitted by Pan Am Southern, LLC. Proposed is the development of the Pan Am Southern Capital District Intermodal and Automotive Facility. The project is proposed for development on 207 acres in 3 municipalities off NYS Route 67. He noted that the proposed use is currently permitted and the application proposes to enhance the current rail use of the property.

Mr. Valentine commented about a possible traffic light or turn lanes to help through-traffic and truck turn movements to and from Route 67. Mr. Vopelak asked if this is a 24- hour operation and Mr. Valentine stated that it is. There is no doubt that the permitted use of the property will impact the neighbors and their lifestyles. Mr. Vopelak also questioned the amount of wetlands located at the site; Mr. Valentine informed the board that 11 acres of the site is made up of wetlands but will not be impacted by the development.

Mr. Kemper discussed the possibilities of extending the Zim Smith Trail into Mechanicville with this project. The board discussed how to incorporate the trail and keep people off the train tracks. Mr. Valentine stated that the town of Halfmoon-in conjunction with participation with Mechanicville and Stillwater will conduct a public information meeting on April 29th. Each of the three municipalities have voiced their support for the project.

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

Subdivisions

09-A-17 Town of Ballston

Mr. Kemper presented the proposed subdivision of 73 +/- acres into 16 residential lots on Schauber Road. Mr. Kemper stated that there are major concerns about the wells, septic system and leach fields for the proposed homes.

Mr. Kemper recommended approval to the board. The project was previously submitted in 2003 and was then approved. Mr. Kemper stated the project needs to be submitted to the Department of Public Works for review of road access on Schauber Road as well as to the NYS Department of Health for the concerns with the septic systems.

A motion to approve the staff recommendations for the subdivisions as presented was made by Mr. Porto. The motion was seconded by Ms. Liebich and unanimously approved with comments.

Other Business

Mr. Valentine presented two separate charts for which updating by municipalities is being sought. The Planning Department has recently sent out correspondence to all municipalities requesting updated information on the two charts- Municipal Fee Structures for PDD's and Subdivisions/Recreation Fees.

The board discussed the 2010 Planning and Zoning Conference. The current hotel does not have an ideal date available, so the discussion of moving the Conference to the Guideon Putnum Hotel was suggested by Mr. Porto. Mr. Porto addressed the board with the issue that the Guideon is unable to feed the amount of people who attend the Conference; however, the Guideon Hotel can work in conjunction with the Hall of Springs to accommodate the projected numbers. Ms. Liebich stated her concern that having to walk to the Hall of Springs for lunch and the tentative date for the Conference may present concern due to cold temperatures or inclement weather. Mr. Porto suggested the Conference be moved to a date in April. The board unanimously decided that a date in April would not be a problem as long as spring breaks from school and holidays, which could affect attendance, are taken into consideration. Mr. Porto stated he would look into pricing for such a date at the Guideon.

Adjournment

On a motion made by Ms. Liebich and seconded by Mr. Vopelak, the meeting was adjourned, with all in favor.

Respectfully submitted by,

Nicole Williams, Secretary