

MEETING MINUTES

May 21, 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; Beth Liebich; Robert Hall; Michael Miller; and Christopher Barclay.

Guests: Ted Serbalik, DPW; Stephen Williams of the Daily Gazette; Emily Donohue of the Saratogian and Soahn Kuehner(applicant).

Staff: Jason Kemper, Director of Planning; Michael Valentine, Sr. Planner; and Jaime O'Neill, Planner.

Approval of Minutes

Minutes from April 16, 2009 were tabled until the June Meeting.

Referrals

09-49 – Special Use Permit –Independent Towers Town of Saratoga Hayes Road

Ms O'Neill presented the Special use permit to erect a 150' monopole telecommunication tower at the Town of Saratoga's landfill on Hayes Road. The County Planning Board recommended that the town should make sure that the applicant is planning to provide for future co location of additional carriers on the tower. The County Planning Board also suggests that the town fully explore design alternatives for the tower including a silo or tree design to mitigate visual impacts to the Battle Monument as well as the surrounding community. The County's Green Infrastructure Plan and the Saratoga National Park Viewshed Protection Plan both speak to reducing the number of towers and visual impacts of the towers on the community. While the County Planning Board is aware a gap in service exists along NYS Rte 29 and that a tower is necessary to remedy that need it should not create a negative visual impact in the town. Additionally, there is a second tower being proposed within a few miles of this tower and the County Planing Board suggests that the town have the applicant explain in detail and to their satisfaction as to why two towers are warranted in such close proximity to one another.

09-50 Special Use Prermit- Verizon Wireless Town of Saratoga Walsh Road

Special use permit to erect a 100' monopole telecommunication tower on 28 acres along Walsh Road. Ms O'Neill presented the Special use permit to erect a 100' monopole telecommunication tower on 28 acres along Walsh Road. The County Planning Board recommended that the town should make sure that the applicant is planning to provide for future co location of additional carriers on the tower. The County Planning Board also suggests that the town fully explore design alternatives for the tower including a silo or tree design to mitigate visual impacts to the Battle Monument as well as the surrounding community. The County's Green Infrastructure Plan and the Saratoga National Park Viewshed Protection Plan both speak to reducing the number of towers and visual impacts of the towers on the community. While the County Planning Board is aware a gap in service exists along NYS Rte 29 and that a tower is necessary to remedy that need it should not create a negative visual impact in the town. Additionally, there is a second tower being proposed within a few miles of this tower and the County Planing Board suggests

that the town have the applicant explain in detail and to their satisfaction as to why two towers are warranted in such close proximity to one another.

08-82 - City of Saratoga Springs – Use Variance – SBA/Verizon Wireless - 125 ft. telecommunications tower – NYS Rt. 50. Mr. Valentine presented the referral, noting that the Board had previously (on May 15, 2008) determined that the action presented no countywide or inter-municipal impact. Today's review is meant to present minor adjustments by the applicants to accommodate local input and to reaffirm our prior decision. Mr. Valentine explained that the applicants have relocated the site for the tower and apparatus to just over 600 feet from the state highway at which the ground elevation is lower than previously established. Visual impact tests have been conducted by the applicants, the tower will now be enclosed within an agricultural silo, and the equipment/apparatus will be housed in a building designed to appear as a barn. He added that the Saratoga Springs Zoning Board of Appeals granted the project a negative declaration under SEQR last week. Concern for visibility and appearance of the tower had been voiced by representatives of OPRHP due to the proximity of state-owned land and the potential for the future extension northward of the county's Zim Smith Trail. Counsel for the applicants had, in correspondence with OPRHP and conversation with Mr. Valentine, stated that (to the extent possible with the landowner and through the land lease) every effort will be made to cooperate and provide assistance with the extension of the ZST through the subject property.

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

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

The Board discussed the upcoming 2010 Planning and Zoning Conference. Mr. Porto and Mr. Valentine reported that following telephone conversations and meetings with sales staff of the Saratoga Hilton, the hotel still has not been able to provide a Tuesday-Wednesday-Thursday block of days to chose from for potential Conference dates between late January and early May of 2010. Discussion by members then revolved around preparing to move the location of the Conference from the Hilton if, after five consecutive years there, a reasonable date could not be reserved. Mr. Porto had gathered preliminary information on the use of the Guideon Putnam Hotel and pros and cons of the location and logistics were discussed. The County Planning Board agreed that the Conference Committee should continue to look to several other venues. It was determined that there may also be a need to be a change the standard date for the Conference depending upon where the event is held. Mr. Valentine stated that he will continue to discuss possible dates with sales staff at the Hilton and Mr. Porto will gather information concerning alternate locations for further discussion at the June meeting.

Adjournment

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

Respectfully submitted by,

Jaime O'Neill and Michael Valentine