

## **MEETING MINUTES**

### **June 19, 2008**

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, Chris Barclay, Michael Miller, Bob Hall, and Beth Liebich.

**Guests:** Stephen Williams of the Daily Gazette.

### **Approval of Minutes**

A motion for approval of the minutes of the May 15, 2008 meeting minutes was made by Ms. Liebich, seconded by Mr. Porto, and approved unanimously.

### **Referrals**

#### **08-93 – Town of Moreau – Legislative Action**

Mr. Valentine reviewed the town's May 2008 Draft Comprehensive Plan with members. He noted that since the 1999/2000 draft plan (that was never acted upon by the town board) there has been the election of three new town board members and there appears to be a desire to complete and implement aspects of this new plan into the town's land use legislation. The new plan shows a greater emphasis on the preservation, protection and provision of agricultural uses, farmlands, and open space as well as providing for increased recreational uses and programs, trails to connect these areas within the town and the promotion of tourism features.

Committee members recognized increased residential development within the town that is characteristic of what has occurred in other suburban Northway-corridor communities in Saratoga County. The plan, therefore, proposes the use of innovative tools similar to what other towns experiencing development pressure have considered, particularly as a means of providing quality residential and commercial development. The plan delineates a number of existing conditions favorable to such development in Moreau: proximity to Exit 17, availability of electric, gas and water services, rail service, the Moreau Industrial Park, Moreau Lake State Park, and Empire Zone designation.

The town would like commercial development directed to the Rt. 9 corridor and develop design guidelines for development and re-development in the corridor that will provide for a more attractive business district between the Northway exit and the village of South Glens Falls. Important to the implementation of the various strategies and recommendations of the draft comprehensive plan is the formation of a zoning review committee after the adoption of the plan. How and where to make needed changes in the zoning ordinance and subdivision regulations will be that committee's first task.

Mr. Valentine noted that the plan should address the provision of sanitary sewer service to the commercial corridor as a means of creating the more dense development called for in the plan. If not properly planned for, the provision of sewer service in conjunction with the expanded water district may create growth-inducing aspects that are not desired. He recommended approval of the Draft Comprehensive Plan, stating that it appears to have a handle on the opportunities and the mechanisms to direct quality development in the town of Moreau. It will be important, he added, to quickly review the current land use provisions and make warranted additions and changes necessary to implement the goals of the plan.

#### **08-103 – Town of Malta –Saratoga Malta, LLC**

Mr. Kemper presented the proposed area variance in the Town of Malta. The town institutes a steep slope ordinance that doesn't allow disturbance on lands with more than a 15% slope. The majority of the parcel is restricted by steep slopes and a DEC wetland and associated buffer. The board felt that the proposed 85,000 SF two story building and parking for 330 cars was too dense considering all of the constraints on the parcel. The SCPB requested that plans be modified to show a smaller building footprint with less parking to minimize the impacts.

#### **08-107 – Town of Malta – Zoning Amendment to allow equine uses in R-1 Zone**

Mr. Kemper presented the proposed zoning amendment for the Town of Malta. Malta is seeking to allow equine uses on parcels within the R-1 Zoning District. The parcel must be a minimum of 3 acres in size and all setbacks apply. The Planning board did not raise any issues with the proposed legislation but felt that the space and bulk requirements should specify which components of the equine use must meet the requirements (fence, barn, stables, pasture, etc.)

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

Mr. Vopelak recused himself from discussion and voting on Referral #08-86 and #08-102.

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

#### **Subdivisions**

#### **08-A-34 – Town of Saratoga – Arthur Kemmet**

Ms. O'Neill presented the 2 lot subdivision along NYS Rte 4 and Wilbur Road in the Town of Saratoga. The original subdivision plan was for 4 lots and has now been reduced to 2 lots due to environmental constraints on site. Ms. O'Neill made a comment about the proposed NYSDOH approvals required of the alternate septic designs and that emergency access not should be added to the plan due to the length of the driveway of the larger lot.

#### **08-A-35 – Town of Malta – Tom and Carol Vandish**

Mr. Kemper presented the application for this subdivision in the Town of Malta. There are currently 2 lots owned by Tom and Carol Vandish. The lots will be reconfigured and subdivided to create 3 lots. Lot number 1 will have an existing single family home on it. Lot 2 and 3 will have new homes constructed on them with well and septic service. The board was concerned with Lot #3 because all of the parcel is located in a DEC wetland or associated buffer area. Only a small portion of the proposed house is located outside of the area. The board requested that

the wetland delineation date and test pit data be provided for the two lots with proposed houses on them.

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

**Conference Update**

\*There will be another conference meeting on Thursday, June 26, 2008 at 2PM.

**Adjournment**

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

Respectfully submitted by,

Victoria Ainsworth  
PB Secretary