

# Saratoga County

Tom Lewis, Chairman

## Planning Department

Jason Kemper, Director

### Saratoga County Planning Board

#### Meeting Minutes

October 15, 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 p.m.

The following members, staff and guests were present:

**Members Present:** Tom Lewis; Chairman, Stephen Porto, Edwin Vopelak Jr. and Michael Miller.

**Staff:** Jason Kemper; Planning Director, Michael Valentine; Senior Planner, Jaime O'Neill; Planner and Cynthia Nick, Secretary

#### **Approval of Minutes:**

The minutes of the September 17, 2009 meeting were unanimously approved on a motion made by Mr. Porto and seconded by Mr. Vopelak.

#### **Referrals:**

##### **06-36 Town of Halfmoon PB**

Mr. Valentine presented an application for a Site Plan Review submitted by Hudson Ridge PDD for a 228-unit apartment community on Stone Quarry Road and NYS Route 9. This application was previously reviewed by the Planning Board; all comments on previous referral were resolved. Mr. Valentine recommended approval.

##### **09-110 Town of Clifton Park PB**

Mr. Kemper presented an application for a Site Plan Review in the name of E.J. Prescott for the construction of a 1,300 square foot "pole barn" structure with no utilities on Ushers Road. (Route 9) Mr. Kemper stated No Significant County Wide or Inter Community Impact.

##### **09-111 Town of Wilton PB**

Mr. Valentine presented an application for a Site Plan Review submitted by John Ray & Sons Energy Distribution Facility for the construction of a 3,200 square foot storage facility for bulk petroleum on Blue Lupine Lane and Ballard Road (CR #33). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

##### **09-112 Town of Wilton ZBA**

Mr. Valentine presented an application for an area variance for Child's Automotive for a 25-foot front yard setback for a proposed detached sign on Edie Road, east side, north of NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**09-113 Town of Clifton Park ZBA**

Mr. Kemper presented an application for a Sign Variance; applicant's name Allied Sign Co. Applicant is requesting a variance for 5 foot, 9 inches on Clifton Country Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**09-114 Town of Clifton Park ZBA**

Mr. Kemper presented an application for an Area Variance; applicant's name Lucarelli. The applicant requested setback variances for a new motel on Old Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment regarding the need to consult with NYSDOT due to the work proposed around the slopes that abut I-87.

**09-115 Town of Clifton Park ZBA**

Mr. Kemper presented an application for a Use and Area Variance in the name of Martin. The applicant has an existing shed in an LC zone with a requirement for a setback on Vischer Ferry Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**09-116 Town of Ballston PB**

Mr. Valentine presented an application for Carney's Restaurant for a Site Plan Review. The applicant is applying to hang a 26" x 40" sign from a split rail fence on Main Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Porto. The motion was seconded by Mr. Vopelak, and unanimously approved.

**Subdivisions**

**09-A-45 Town of Providence PB**

Ms. O'Neill presented a Subdivision Review, applicant's name; Smith. The applicant is applying to divide 45 acres into four residential lots measuring 30.37 acres, 5 acres, 5.025 acres and 7.446 acres on Fayville Road (County Route 13). Ms. O'Neill recommended approval subject to DPW permit.

**09-A-46 Town of Corinth PB**

Mr. Valentine presented a Subdivision Review in the name of Kyarsgaard. The applicant is requesting to subdivide 27 acres into six lots on NYS Route 9N, east side. Mr. Valentine recommended the file be sent back to the Town of Corinth to request additional information.

**09-A-47 Town of Clifton Park PB**

Mr. Kemper presented a Subdivision Review, applicant's name Currier. The applicant would like to subdivide 4.48 +/- acres into four building lots on the east side of NYS Route 146-A. Mr. Kemper recommended approving with comments in regard to possible shared driveways to eliminate curb cuts and need for explanation in reference to the Deed Restriction Line on the remaining lands that stops when it abuts proposed Lot #4. Also the septic system design must be certified to the town building inspector by a New York State licensed professional engineer.

**09-A-48 Town of Corinth PB**

Mr. Valentine presented a Subdivision Review, applicant's name LeClair for a subdivision of 153 acres to create a one-acre building lot and remainder land on State Route 9N. Mr. Valentine recommended approval with comments for need for DOT curb cut approval.

**09-A-49 Town of Malta PB**

Mr. Kemper presented a Subdivision Review in the name of Bette. The applicant would like to subdivide 32.77 acres into four lots on East Line Road. Mr. Kemper recommended approval with comments in regard to DPW approval, buffer area on wetlands, driveway location and need for septic design to be certified to the town building inspector by a New York State licensed professional engineer.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr. Vopelak. The motion was seconded by Mr. Miller and unanimously approved.

**Zim Smith Mid-County Trail Phase II**

Mr. Kemper gave an update on the Zim Smith Mid-County Trail Phase II. Mr. Kemper stated that the trail will be completed from Oak Street to Eastline Road. Eastline to Underpass Road will be paved over the existing trail. Underpass Road to Oak Street will be constructed. The project is a combination of federal stimulus funds (Eastline to Zepko) and county funds (Zepko to Oak Street.) HMA Contracting located in Schaghticoke won the bid with a bid price of \$659,000. The county budgeted approximately \$1.1 million for the project. The project as proposed will be significantly under budget.

**Conference Update**

Mr. Porto gave an update on the Conference Budget. Mr. Porto stated the committee has saved \$1000.00 this year as of date in the planning of the 2010 conference. This year's conference will take place on a Monday, there will be a single screen instead of a double screen and the fifth room will be dropped.

Mr. Lewis presented a Chart of Courses for the 2010 Conference. He reviewed the courses and presenters that have been confirmed.

**Resolution to Effect Local Review of Certain Referral, Agreement to be entered into between SCPB & Saratoga Springs Planning Board and ZBA**

Mr. Valentine presented GML 239-M-Saratoga Springs- the Resolution to Effect Local Review of Certain Referral, Agreement to be entered into between SCPB & Saratoga Springs Planning Board and ZBA. Mr. Lewis suggested this item be brought back to the Planning Board for review when all members are present .

**Other Business**

**Wind Farms**

Mr. Lewis reviewed the draft for adopting wind energy. The Town of Greenfield will be contacted for a copy of the legislation for future referrals submitted to the county.

**Adjournment**

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

Respectfully submitted,

Cynthia T. Nick, Secretary

