

MEETING MINUTES
October 16, 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, Stephen Porto, Robert Hall, and Beth Liebich.

Guests: Stephen Williams, The Daily Gazette

Approval of Minutes

A motion for approval of the minutes of the September 18, 2008 meeting was made by Mr. Porto, seconded by Ms. Liebich and approved unanimously.

Referrals

08-151 – Town of Malta – Saratoga Malta, LLC

Mr. Kemper presented the project for an 85,000 SF building on the corner of Hearn Rd. and NYS Rt. 9. Previous comments have been made by this board in regards to the proposed size of the building, number of parking spaces and the constraints on the site. The majority of these issues have not been addressed but this is a decision to be made by the local board. The board determined the project has NO Significant County Wide or Inter Community Impact, however the board continues to suggest that access to the site be located on Hearn Rd.

08-160 – City of Saratoga Springs – S&D Realty Management, LLC

Mr. Valentine presented an amendment of the city's zoning ordinance proposed at the request of the owner of five parcels on the northeast quadrant at the intersection of Grand Avenue and West Avenue. The re-zoning is not a mandatory GML 239 referral and the decision by Saratoga County Planning Board is sought as an advisory opinion, similar to that of the city planning board. The zoning of the parcels under review represents a mixture of T-4, T-5 and UR-2. Properties fronting the West Ave. corridor are zoned for denser, multi-story development while the uses of the general area are for the most part residential, which is the predominant character around the intersection. Mr. Valentine recommended that this Board's non-binding recommendation to the city council be the same as the advisory opinion of the city planning board, to disapprove the zone change as its result will not be in conformance with the city's comprehensive plan or the intent of the zoning and uses of the general area. The T-4 district is designed as a transition zone between the dense T-5 district and the surrounding residential zoning. There is no potential or need for in-fill development, which is a goal of the transect zones – simply the desire to acquire T-5 zoning for the West Ave. frontage and easterly on Grand Ave. into the residential neighborhood. The Board concurred with Mr. Valentine's recommendation to the city council that the rezoning sought be disapproved.

08-165 – Town of Moreau – Woodstone NY, LLC

Mr. Valentine presented a site plan for the construction of a 75,000-sq.ft. wood pellet manufacturing facility comprised of six buildings on 83 acres in the Moreau Industrial Park. He explained that there were no direct county issues or impacts, but that the town has for a number of years been concerned with the ability of trucks to make full movements at the intersection of county routes 27 and 28. That issue continues to be addressed by the town but has no bearing on the site plan presented. Traffic counts for the proposed use, based upon an update of the traffic study for MIP, show that the counts coming out of the industrial park as a result of the manufacturing facility are actually less than projected under the initial SEQR review.

08-170 - Town of Wilton – Maly Commercial Realty

Mr. Valentine explained that the applicant has requested an area variance from the town of Wilton ZBA to allow the placement of a realty banner/sign on the side of the now-vacant Tweeter's Store in The Shops of Wilton off NYS Rt. 50. The applicant represents the realty firm that has been trying to lease the retail space since it was vacated nearly 18 months ago. In order to make the property marketable there may be divisions of the interior space for several tenants; therefore, Mr. Valentine recommended that our response suggest a one-year review and renewal be required by the ZBA. This may preclude the applicant from keeping unpermitted signage attached to the building for an indeterminant amount of time while waiting for new tenants.

A motion to approve the staff recommendations for the referrals as presented was made by Ms. Liebich. The motion was seconded by Mr. Hall and unanimously approved. (Mr. Lewis recused himself from discussion and voting on Referral #08-176 which was an area variance request made by the Stewart's Shop Corporation).

Subdivisions

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

Conference Update

The board was provided a brief update on the 2009 Planning Conference including, registration fees, sponsor and exhibitor costs, and possible awards to be presented.

Other Business

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

Adjournment

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

Respectfully submitted by,

Jaime O'Neill, Planner

