

Saratoga County
Tom Lewis, Chairman *Planning Department* Jason Kemper, Director

Saratoga County Planning Board
Meeting Minutes
July 15, 2010

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: Ed Vopelak, Vice Chairman, Beth Liebich, Michael Miller, Robert Hall, and Paul Loomis.

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

Approval of Minutes:

The minutes of the June 17, 2010 meeting were unanimously approved as amended on a motion made by Ms. Liebich and seconded by Mr. Hall.

Referrals:

08-119 Town of Moreau TB

Mr. Valentine presented an application for a Legislative Action submitted by Town of Moreau to repeal the existing Chapter 13 of Local Law No. 2; " Sand, Gravel and Mining" to prohibit mining in Moreau except legally existing mines in M-1, M-1A & M-2 Districts. Mr. Valentine recommended approval.

09-96 Town of Clifton Park ZBA

Mr. Valentine presented an application for an Area Variance in the name of Parkway Music to allow a second driveway onto Biette Road on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-79 Town of Wilton PB

Mr. Valentine presented an application in the name of AAA Northway Storage for the new construction of a self-storage complex consisting of six traditional self-storage buildings for a total of 20,200 square feet on NYS Route 50 and Edie Road. Mr. Valentine recommended approval with comments to re-iterate that there should be no mixed-use of residential and commercial on the site.

10-106 Town of Ballston PB

Ms. O'Neill presented an application for a Special Use Permit in the name of Miles for the custody of poultry (guinea hens) in a Hamlet Residential District on 2.5 +/- acres on Lakehill Road (County Route #339) Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-107 City of Saratoga Springs PB

Mr. Valentine presented an application for a Site Plan Review in the name of Slack Chemical Co for a 9,400 square foot warehouse to the existing site on Cady Hill Road (County Route #44). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-108 Town of Clifton Park PB

Mr. Kemper presented an application for a Special Use Permit for Women's Fitness Center for the creation of a women's gym in an existing site on NYS 146-A. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-109 Town of Clifton Park PB

Mr. Kemper presented an application for a Site Plan Review in the name of Enterprise Rental Car for the addition of 448 parking spaces in order to store low mileage vehicles on NYS Route 146. After discussion by the board, Mr. Kemper advised to request additional information in reference to the delivery of the vehicles and how long the vehicles will remain on premises.

10-110 Town of Clifton Park PB

Mr. Kemper presented an application for a Special Use Permit and Site Plan Review in the name of Wagner Lumber Co. for a Timber Harvesting Permit on Sugar Hill/Riverview. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-111 City of Saratoga Springs ZBA

Mr. Valentine presented an application for an Area Variance in the name of Saratoga Rowing Association for a side yard setback (10 feet is required, seeking variance of 5 feet on Union Avenue(NYS Route 9P). Mr. Valentine advised to request additional information in regard to the use of the additional five feet , use of pavilion as there is parking issues prior to the submittal.

10-112 Town of Clifton Park ZBA

Mr. Kemper presented an application for a Sign Area Variance in the name of Prestige Motor Car Co for a variance from 208-65E.(1), "No parking or maneuvering shall be allowed in the front yard" on Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-113 Town of Saratoga TB

Ms. O'Neill presented an application for a PUD Amendment for Saratoga Development LLC for a 16 single family and 1 HOA lakefront parcel " farm community" Planned Unit Development District on Brown Road. Ms. O'Neill recommended approval.

10-114 Town of Malta TB

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Jon Meager to create a lot line adjustment that allows for the inclusion of the Spirit Spectrum leased land area within property boundaries of PDD 13A Northway Mobile Estates on Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-116 Town of Wilton PB

Mr. Valentine presented an application for a Site Plan Review in the name of Frank Parillo to remove the existing diesel gas lanes, canopy, truck scale and install new diesel gas lanes, canopy at different location at truck stop on Saratoga County Route 33. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

10-117 Town of Wilton PB

Mr. Valentine presented an application for an amendment of an existing Site Plan Review in the name of Northern Pines Housing Development for seven additional parking spaces and asphalt walk at south end of existing building on Northern Pines Road (County Route #34). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

10-118 Village of South Glens Falls PB

Ms. O'Neill presented an application a Site Plan Review in the name of Crawford for an accessory 32' x 24' building on River Street. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

On a motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Miller. The motion was seconded by Mr. Loomis, and unanimously approved.

Subdivisions

10-A-36 Town of Clifton Park PB

Mr. Kemper presented an application for a Subdivision Review in the name of Mark Kazmierczak. The applicant is proposing a three +/- acre lot into three lots on Vischer Ferry Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-A-37 Town of Charlton PB

Ms. O'Neill presented an application for a Subdivision Review in the name of Matthew Schroeder for a family subdivision of four +/- acres in half to create a building lot for their son on Division Street. (Agricultural Referral) Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-A-38 Town of Malta PB

Mr. Kemper presented an application for a Subdivision Review in the name of Louis Faraone for a Subdivision of 75.89 acre lot into two lots, the smaller one will be 2.204 acres to build a professional office building on Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-A-39 Town of Malta PB

Mr. Kemper presented an application for a Subdivision Review in the name of James W. Mooney, Walter J. Mooney and Barbara Deuel. The applicant proposes to subdivide 18.174 acres into three parcels. One parcel will contain existing resident and two other lots will be offered for sale on East Line Road (County Route 82). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-A-40 Town of Ballston PB

Mr. Kemper presented an application for a Subdivision Review in the name of Paravalos for a lot line adjustment on Route 50.. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

10-A-41 City of Saratoga Springs PB

Mr. Valentine presented an application for a Subdivision Review in the name of Stephen Ethier for a 31-lot subdivision of six acres on East Broadway abutting NYS park lands. Mr. Valentine recommended approval.

10-A-42 Town of Ballston PB

Ms. O'Neill presented an application for a Site Plan Review in the name of Barbara Ille. The applicant proposes a two lot subdivision for possible future commercial use on Route 50. Ms. O'Neill recommended approval subject to DOT permit.

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a “full statement of such proposed action” provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

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

Other Business

Mr. Valentine presented information regarding a letter of Support for the City of Saratoga Springs. The grant application is a \$400,000 EPF development grant for 3.5 acres on Saratoga Lake. Mr. Valentine explained that Saratoga County Planning Board supports this project.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary