

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

*Saratoga County Planning Board*  
*Meeting Minutes*  
*September 16, 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:** Tom Lewis; Chairman, Beth Liebich, Stephen Porto, 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 August 19, 2010 meeting were unanimously approved on a motion made by Mr. Porto and seconded by Mr. Hall.

**Referrals:**

**10-134 Town of Ballston Planning Board**

Ms. O'Neill presented and application for a Special Use Permit in the name of Wallace for an open physical therapy office on Church Avenue (Route 50). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-135 Town of Clifton Park Planning Board**

Ms. O'Neill presented an application for a Site Plan Review for Wit's End Boutique for the construction of a 5,400 square foot addition and addition of 80 new parking spots on Route 9. Ms. O'Neill recommended approval.

**10-136 Village of Schuylerville Planning Board**

Ms. O'Neill presented an application for a Site Plan Review in the name of Russ Faden for a Subway and leased space; 3,000 square foot entrance from Morgan's Run and Green Street on Route 29. Ms. O'Neill recommended approval.

**10-137 Town of Ballston Planning Board**

Ms. O'Neill presented an application in the name of Longtin for a 1,400 square foot addition to a commercial structure on Main Street (146A). Ms. O'Neill recommended approval.

**10-138 Town of Wilton Planning Board**

Ms. O'Neill presented an application for a Special Use Permit in the name of Baldwin for the construction of a proposed two-family dwelling on Route 9. Ms. O'Neill stated No Significant County Wide or Inter Community Impact with comment on the need for a driveway permit.

**10-139 Town of Clifton Park Planning Board**

Ms. O'Neill presented an application for a Special Use Permit in the name of Shooting Stars Childcare for the addition of after-school program containing 20 children from the Shenendahowa Central School District on NYS Route 146A. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-140 Town of Malta Planning Board**

Mr. Kemper presented an application for a Site Plan Review for R2 Developmental Partners for the elimination of the bank drive-thru, enclosing a covered walkway, relocation of the electrical transformer, removal of an entrance and elimination of the hydrant on State Farm Place (Route 67). Mr. Kemper stated the application presents No Significant County Wide or Inter Community Impact with comment being provided that there should be no elimination of the hydrant on the site.

**10-141 Town of Malta Planning Board**

Mr. Kemper presented an application for a Special Use Permit in the name of Allerdice Building Supply Inc., for the conversion of an existing mobile home and recreational sales showroom and facility into an Allerdice Hardware Store including use of interior and exterior space on Route 9. Mr. Kemper stated the application presents No Significant County Wide or Inter Community Impact.

**10-142 Town of Malta Planning Board**

Mr. Kemper presented an application for an amended Special Use Permit and Site Plan Review in the name of Columbia Development Companies for a 10,000 square foot, two-story building with a bank and drive-thru, restaurant, business office, professional office, retail and personal service shop on Route 9. Mr. Kemper stated the application presents No Significant County Wide or Inter Community Impact with comment that cross access should be provided to adjoining properties.

**10-143 Town of Ballston Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of HR Schultz (Eastline Commons PUDD) for a Mixed Use (residential/commercial) Development on NYS Route 67. Mr. Valentine recommended approval with comments. Mr. Valentine stated that this was previously approved as a PUDD by the Saratoga County Planning Board however they recommend the town discuss with DOT the appropriate speed reduction on the town road.

**10-144 Town of Ballston Town Board**

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Levine for a mixed use planned unit development district on NYS Route 50, west side, south of NYS Route 67 intersection. Mr. Valentine stated that this application presents a premature review without town board rezoning approval. Principal issues relate to traffic impact study, DOT review and possible mitigation. The Board unanimously agreed that no decision will be made at this time due to premature review.

**10-145 Town of Stillwater Zoning Board of Appeals**

Mr. Valentine presented an application for a Use Variance in the name of Bull for a small auto repair shop in LDR district on County Route 76. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on noise, hours of operation, storage of vehicles, future expansion of business, and buffer view from the road.

**10-146 Town of Clifton Park Zoning Board of Appeals**

Mr. Kemper presented an application for a Sign Area Variance in the name of Saratoga Sign Pro's Inc for an eight foot variance from sign setback requirements on Vischer Ferry Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**10-147 City of Mechanicville Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Decrescente Distribution Co. to relocate facilities on current site to new site for sales personnel to use typically one day a week as a conference/training center on North Main Street/NYS Route 67. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment for access and determination of need for cross connection to Esplanade development and outside appearance of the buildings.

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

**Subdivisions**

**10-A-47 Town of Clifton Park Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of DeLeonardis to subdivide 8.08 +/-acre lot into two lots. One will be 2.26 acres and consist of a single story office building of about 900 square feet and 7,200 square foot area. Lot #2 will be about 5.82 acres and will be graded for future development on Route 9 on Kennedy Lane. Ms. O'Neill recommended approval.

**10-A-48 Town of Ballston Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Westwind Farm; Lazare for a twenty-lot residential subdivision on Goode Street (County Route #57). East side across from Vienna Court. Mr. Valentine recommended approval subject to DOT permit.

**10-A-49 Town of Charlton Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Ebert for a two-lot subdivision of 4.32 acres on Lakehill Road (County Route #53). Ms. O'Neill stated No Significant County Wide or Inter Community Impact subject to DPW approval and standard notes on well and septic design.

**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. Porto. The motion was seconded by Mr. Hall and unanimously approved.

**Other Business**

**Zim Smith Trail Update**

The Zim Smith trail is almost complete. The trail will be opening the last week in September.

**2011 Planning and Zoning Conference**

Mr. Porto reviewed the Conference timeline and stated that the planning of the conference is on track. The planning committee is meeting to discuss the classes that will be offered at this year's conference. The Save the Date Flyer will be mailed in early October to announce the Conference date of January 26, 2011. Mr. Porto reviewed the fees for the conference; stating early registration will be \$55 inside Saratoga County/\$65 outside Saratoga County and \$80 for any registrations received after January 7, 2011.

**Adjournment**

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

Respectfully Submitted,  
Cynthia T. Nick, Secretary