

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

Saratoga County Planning Board
Meeting Minutes
December 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, Michael Miller, Ed Vopelak, Robert Hall and Paul Loomis.

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

Guests: Ted Serbalik, Saratoga County DPW and Steve Williams, Daily Gazette

Approval of Minutes:

The minutes of the November 18, 2010 meeting were unanimously approved on a motion made by Mr. Loomis and seconded by Mr. Hall.

Referrals:

10-15 Village of Schuylerville Village Board

Ms. O'Neill presented an application for a Zoning Ordinance for the Village of Schuylerville. This application was previously reviewed by the Planning Board, as all concerns were incorporated, Ms. O'Neill recommended approval.

10-174 Village of Ballston Spa Zoning Board of Appeals

Ms. O'Neill presented an application for a Use Variance in the name of Kane for a restaurant in an R-1 District on Milton Avenue (Within 500 feet of NYS Route 50). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-176 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Casale. The applicant proposes to combine two tax parcels for the construction of four buildings on US Route 9. Mr. Kemper suggested after the Site Plan is approved, the file should come before the Board for Subdivision Review. Each will be subdivided with a common access onto Route 9. Mr. Kemper recommended approval.

10-177 Town of Ballston Planning Board

Mr. Valentine presented an application for a Special Use Permit as well as Site Plan Review in the name of Conrad for a commercial office addition on Lakehill Road (County Route 339) Mr. Valentine recommended approval.

10-178 Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Massengale. The applicant proposes to park four tractor trailers trucks on the property in and R-1 zone on Woodin Road (I-87 Northway). Mr. Valentine stated that one work vehicle is allowed, however the applicant is requesting four vehicles therefore Mr. Valentine recommended disapproval.

10-179 Town of Stillwater Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Coons for a gift shop with a sign on the porch in a B-2 Zone on NYS Routes 4/32. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

10-180 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Country Club Acres to amend the existing PDD #4, to allow a 9,277 square foot building expansion and a 2,301 bank building and related site work on County Route 80. Mr. Kemper recommended approval with comment; the application was originally submitted and approved with comment in regard to traffic on Round Lake Road. DPW review concluded no improvements were necessary. Mr. Kemper recommended approval.

10-181 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Maldonado for the construction of a 300 foot x 175 foot vehicle storage lot on their adjoining parcel on Route 9. Mr. Kemper 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. Vopelak. The motion was seconded by Mr. Loomis, and unanimously approved.

Subdivisions

10A-62 Town of Ballston Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Bretz for a two lot residential subdivision on Goode Street (County Route 57). Mr. Valentine stated that there is No Significant County Wide or Inter Community Impact, however he recommended the file be sent back to the Building Inspector to make the decision.

10-A-63 Town of Ballston Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Gill & Franze for a lot line adjustment on Schauber Road (County Route 80). Mr. Valentine recommended approval.

10-A-64 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review and Area Variance in the name of DCG Development for an Olive Garden Restaurant. The applicant proposes the construction of a 7,500 square foot restaurant. The Restaurant would require the demolition of the current Dunkin Donuts in Clifton Park Center and Clifton Country Roads (NYS Route 146). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

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. Hall. The motion was seconded by Mr. Loomis and unanimously approved.

Other Business

2011 Saratoga County Planning and Zoning Conference

Mr. Lewis discussed the Saratoga County Planning and Zoning Conference which will take place on January 26, 2011. He reviewed the moderator assignments with the Board members.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary