

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

*Saratoga County Planning Board*  
*Meeting Minutes*  
*February 17, 2011*

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, Ed Vopelak, Michael Miller, Paul Loomis, Beth Liebich and Stephen Porto.

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

**Guests:** Ted Serbalik, Saratoga County DPW

**Approval of Minutes:**

The minutes of the January 20, 2011 meeting were unanimously approved on a motion made by Ms. Liebich and seconded by Mr. Loomis.

**Referrals:**

**11-18 Village of Round Lake Village Board**

Mr. Valentine presented an application for a Text Zoning Amendment (Draft only, for comment) for the Village of Round Lake. The proposed Local Law is to amend Article VII of Chapter 180 of the Code of the Village of Round Lake. Mr. Valentine recommended approval.

**11-19 Town of Northumberland Planning Board**

Ms. O'Neill presented an application for a Site Plan Review in the name of Powell to add additional fill to an existing 6.62 acres that is being cleared and filled under a NYS DEC permit to keep ravine from further erosion on Grange Hall Road. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

**11-20 City of Saratoga Springs City Council**

Mr. Valentine presented an application for a Map Amendment in the name of Myrtle Street Hospital PUD for a lot line adjustment between Saratoga Golf and Polo Club and Saratoga Hospital resulting in additional land to be included in the Saratoga Golf and Polo Club's zone, Institutional Parkland/Recreation. Mr. Valentine recommended approval.

Recusal: Ed Vopelak

**11-21 City of Saratoga Springs City Council**

Mr. Valentine presented an application for a Map and Text Amendment for Saratoga Hospital and Saratoga Golf and Polo Club for the acquisition of property from the Saratoga Golf and Polo Club and conveyance of land from the hospital to Saratoga Golf and Polo Club. Lot line adjustments between Saratoga Golf and Polo Club and Saratoga Hospital. Mr. Valentine recommended approval.

Recusal: Ed Vopelak

**11-22 Town of Halfmoon Zoning Board of Appeals**

Mr. Valentine presented an application in the name of Ideal Body Personal Training Studio for double-sided signage of 12 square feet where single sided 6 square feet is permitted on Hudson River Road (NYS Routes 4 & 32). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**11-23 Town of Wilton Town Board**

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Ridgeview Commons PUDD to amend the PUDD to allow the subdivision of a Zone 1-A into two lots for the purpose of loan refinancing. The second amendment is to add storage as a principal permitted use on Ballard Road (County Route 33). Mr. Valentine recommended requesting additional information in reference to the storage units (Gabryshak).

**11-24 and 11-25 Town of Malta Planning Board**

Mr. Kemper presented these two applications together because they are on adjoining parcels and the ingress/egress for these projects will need to be planned in conjunction with each other. 11-24 is proposing a bank with a drive-thru window. 11-25 is proposing professional office space. Both of these require a special use permit in this zone. Although traffic impacts are not usually addressed until Site Plan review the board was concerned with the potential ingress/egress to these two parcels. The board requested that a traffic study be completed as soon as possible and that the two applicants work in conjunction to propose a safe ingress/egress to the projects. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comments on the need for a traffic study and using a shared access drive.

**11-26 Town of Malta Town Board**

Mr. Kemper presented an application for a Comprehensive Plan for the Town of Malta's Downtown Master Plan, amending the Neighborhood Section on Route 9, NYS Route I-87 and Route 67. Mr. Kemper provided the highlights of the plan to the board and informed the board of the public involvement process. Mr. Kemper recommended approval.

Recusal: Paul Loomis

**11-27 Town of Clifton Park Zoning Board of Appeals**

Mr. Kemper presented an application for an Area Variance in the name of Martin for the addition of a second story to the existing building located in the Conservation Residential Zone (CR) on Vischer Ferry Road (County Highway #90). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**11-28 Town of Moreau Town Board**

Mr. Valentine presented an application for the Town of Moreau for additions and revisions to code in reference to temporary housing. Mr. Valentine recommended approval.

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**

#### **11-A-07 Town of Charlton Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Schmidt to subdivide 34+ acres into three building lots, to be developed by Katz Excavating. The old house on the property was burned down. The applicant proposes to merge land into 70.12 acres on Sweetman Road (Agricultural District). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

#### **11-A-08 Town of Charlton Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Schweizer to subdivide a 24+ acre parcel with house into two parcels on West Line Road (Agricultural District). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

#### **11-A-09 Town of Wilton Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Floral Estates LLC to subdivide a 3.3 +/- acre parcel from the existing 49.89 acre parcel. The parcel is zoned R-2. The site is adjacent to the southern municipal boundary of the City of Saratoga Springs on Ingersol Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### **11-A-10 Town of Wilton Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Floral Estates LLC for an eighteen lot subdivision off Ingersol Road. Parcel is zoned R-2 and is approximately 49.89 acres. The site is adjacent to the boundary line with the City of Saratoga Springs. Average lot size will be 1.37 acres on Ingersol Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

#### **11-A-11 Town of Ballston Planning Board**

Mr. Kemper presented an application for a Subdivision Review in the name of Fish and Lentlie for a lot line adjustment on East Line Road (County Route 82). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

#### **11-A-12 Town of Malta Planning Board**

Mr. Kemper presented an application for a Subdivision Review in the name of 30 Round Lake Road LLC for a lot line adjustment between parcel 250.-1-21 and parcel 250.-1-39, this will transfer approximately .4 acres between the two on Round Lake Road (County Route 80). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

#### **11-A-13 Town of Malta Planning Board**

Mr. Kemper presented an application for a Subdivision Review in the name of Katz Excavating and Construction LLC to subdivide a 1.89 acre parcel into two parcels, one at 41,345 square feet and the second at 40,890 square feet. Both meet minimum lot size requirements on Round Lake Road (County Route 80). Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment on DPW approval being required.

**11-A-14 Town of Saratoga Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Burke for a two-lot subdivision of 167 acres on Mabb Road in the Agricultural District. Ms. O'Neill recommended approval.

**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 Ms. Liebich. The motion was seconded by Mr. Miller and unanimously approved.

**Other Business**

**2011 Saratoga County Planning and Zoning Conference**

Mr. Porto congratulated all on a successful conference and stated that next year's Planning and Zoning Conference will be scheduled for January 25, 2012.

**Adjournment**

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

Respectfully Submitted,  
Cynthia T. Nick, Secretary