

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

*Saratoga County Planning Board*  
*Meeting Minutes*  
*June 16, 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; Beth Liebich and Stephen Porto.

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

**Guests:** Stephen Williams, Daily Gazette; Ted Serbalik, SCDPW; Michael J. O'Connor, Va Va Voom Inc-Local Law III; Joe Bianchine, Va Va Voom Inc.-ABD Engineers.

**Approval of Minutes:**

The minutes of the May 19, 2011 meeting were unanimously approved on a motion made by Ms. Liebich, seconded by Mr. Vopelak.

**Referrals:**

**11-47MV Town of Moreau Town Board**

Mr. Valentine, Mr. O'Connor and Mr. Bianchine presented an application for a PDD Zoning amendment in the name of The Nest Senior Community for mixed senior living and senior apartment buildings consisting of; 2 two-story buildings for assisted/enhanced senior living (64 units each), 1 three-story building for senior apartments (94 units) and 2 three-story buildings for market rate for senior apartments (50 units) located on Bluebird Road (County Route #27). Mr. Valentine recommended approval with comments. The Board discussed the file in fine detail with Mr. O'Connor and Mr. Bianchine, with various concerns such as the public benefit of such a project. Mr. Porto expressed he would like to see more recreational benefits from the project. Ms. Liebich made a motion to approve the resolution and attach the comments aside from the resolution. The Board concluded to approve with comments and concerns expressing the need for the legislative body and the local planning board to speak regarding proposed uses, density, flexibility in design, parking and road layout, and the ownership and maintenance of roads, parking areas, open spaces and recreational equipment/materials. Consideration should be given to site plan issues such as landscaped buffering, fencing, building location and placement, lighting for walkways, paths and parking areas, provision of lifestyle components, and the incorporation of stormwater areas into passive recreation areas, and utilizing sidewalks and roadways to interconnect all living areas as a community (a planned unit). Future negotiations should be discussed by the Town Board to abide by the formulation of this PUD's legislation. The Board suggested the planned development be managed so services are not provided in a segmented manner. It may be beneficial to all involved that one entity be created to own and manage in common all of the components of the PUD. The current applicant will need to meet

on site with a representative of the Saratoga County DPW for the final determination/location of the two new driveways. Curb cuts permits must be received and approved for connection to the county road and for permitting of work within the right of way. The applicant should obtain these permits prior to the final site plan approval. Ms. Liebich made a motion to approve resolution with specified comments seconded by Mr. Vopelak with all in favor.

**11-76JO Town of Milton Planning Board**

Ms. O'Neill presented an application for a Special Use Permit and Site Plan Review in the name of Piasecki for a home occupation and office to build an addition to the existing building on a six acre lot on Stone Church/NYS Route 29. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**11-77JO Town of Milton Planning Board**

Ms. O'Neill presented an application for a Site Plan Review in the name of Hannaford Bros. Co for a freezer addition, bottle trailer and to relocate the compactor at the rear of the store on Trieble Avenue (Saratoga County Airport). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**11-79MV City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Saratoga Rowing Association for a 22 foot x 140 foot sculling pavilion (accessory storage structure) on Union Avenue/NYS Route 9P. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**11-80MV City of Saratoga Springs Planning Board**

Mr. Valentine presented an application for a Site Plan Review in the name of Unlimited Potential for a 9,400 square foot addition to the existing 18,000 square foot building for light manufacturing/storage on Cady Hill Boulevard and Duplainville Road (County Route #44) Mr. Valentine recommended approval.

**11-81JK Town of Malta Planning Board**

Mr. Kemper presented an application for a Special Use Permit in the name of Moran-Maple Leaf Child Care to operate a day care center on Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**11-82JK Town of Malta Planning Board**

Mr. Kemper presented an application for a Site Plan Review in the name of Torres H2O Solutions to change the color and upgrade the siding of the building on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

**11-83JK Town of Malta Planning Board**

Mr. Kemper presented an application for a Site Plan Review in the name of 30 Round Lake Road LLC for the construction of a one-story, 5,000 square foot professional office building for a nearby dental practice and other professional space on Round Lake Road (County Route #80). Mr. Kemper recommended approval.

**11-84JK Town of Malta Planning Board**

Mr. Kemper presented an application for a Site Plan Review in the name of 30 Round Lake Road LLC for the construction of a one-story, 5,000 square foot professional office building for a

nearby dental practice and other professional space on Round Lake Road (County Route #80). Mr. Kemper recommended approval.

**11-85JK Town of Clifton Park Planning Board**

Mr. Kemper presented an application for a Conceptual Site Plan Review in the name of RSPJ Holding Co LLC for the construction of a two story 3,200 square foot office building on Maxwell Drive (NYS Route 146). 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 Ms. Liebich, and unanimously approved.

**Subdivisions**

**11-A-33JO Town of Charlton Planning Board**

Ms. O'Neill presented an application for a Subdivision Review in the name of Smith for a two-lot subdivision of 77 acres on Division Street (Agricultural Referral). 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 Mr. Vopelak. The motion was seconded by Ms. Liebich and unanimously approved.

**Other Business**

**CDTC Linkage Study**

Mr. Valentine reviewed information brought forth to the Board from a CDTC Linkage Study meeting attended on June 8, 2011. He stated that CDTC will be focusing on two areas. One being Clifton Park; shopping areas, roads and inter-connections, mixed-uses, new urbanism, public pedestrian access and bridging malls and shopping. Secondly, Mr. Valentine stated that a workshop is being held to discuss Exit 16/Moreau area. The study will be based on lifestyle and the need for stores in the area.

**Zim Smith Feasibility Study**

Mr. Kemper gave an update on the Zim Smith Trail, he reviewed the feasibility study. He stated that the trail will have a 2.5 or 3.5 mile of connection from City of Mechanicville to Ballston Spa.

**2012 Saratoga County Planning and Zoning Conference**

Mr. Porto reminded all that the 2012 Saratoga County Planning and Zoning Conference is scheduled for Wednesday, January 25, 2012. Mr. Lewis reviewed preliminary courses with the Board.

**Adjournment**

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

Respectfully Submitted,  
Cynthia T. Nick, Secretary