

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

Saratoga County Planning Board
Meeting Minutes
February 16, 2012

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; Stephen Porto; Beth Liebich and Paul Loomis.

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

Guests: Stephen Williams, Daily Gazette

Approval of Minutes:

The minutes of the January 19, 2012 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Ms. Liebich.

Referrals:

12-01 Town of Wilton Planning Board

Mr. Valentine presented an application for a site plan review in the name of Brumley (former Bizbee's Restaurant located at 556 Maple Avenue (NYS Route 9) for the change of use to retail. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-03 Town of Stillwater Zoning Board of Appeals

Mr. Valentine presented an application for an area variance in the name of Mary Ann Fortune/New Fortune Duplex for the construction of a duplex located on County Route 75. Mr. Valentine stated No Significant County Wide or Inter Community Impact on the Area Variance for the new duplex recommending that DPW deny the second driveway cut for additional parking at rear of the building.

12-05 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an area variance in the name of Neil. The variances are for the conversion of the existing residence in AB-1 zone to use combined commercial office and residence located on Garnsey Road (NYS Route 146). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-07 Town of Wilton Zoning and Planning Boards

Mr. Valentine presented an application for an area variance and special use permit in the name of Dennis Land Dev. Co. Inc. for a special use permit for duplexes and area variance for side yard setback for proposed 8-lot subdivision on Northern Pines Road (County Route 34). Mr. Valentine recommended approval.

12-08 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Gordon Residential Development for a parking setback on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comments.

12-09 Town of Wilton Town Board

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of the Paddocks PUDD Amendment for the modification of the setback on the western property line on Old Gick Road (NYS Interstate 87). Mr. Valentine recommended approval.

12-10 Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an area variance in the name of Simmons for the addition of a ramp and covered porch to the front of the building for handi-cap access on NYS Route 9. Mr. Valentine recommended approval.

12-11 Town of Milton Planning Board

Mr. Valentine presented an application for a site plan review in the name of Kaydeross Village LLC for 120 apartments in 12-10 unit buildings on Geyser Road & Greenfield Avenue (County Route 43). Mr. Valentine recommended approval.

12-12 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a site plan review in the name of Gary DeRusso for a 8,320 square foot retail store on NYS Route 50, east side north of Northline Road (County Route 45). Mr. Valentine recommended approval. Recusal by Tom Lewis.

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

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.

Subdivisions

12-A-01 Town of Wilton Planning Board

Mr. Valentine presented an application for a subdivision review in the name of Dennis Land Development Co, Inc. for eight attached single-family (four townhouses) on Northern Pines Rd (County Route 34). Mr. Valentine recommended approval.

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

Other Business

2012 Saratoga County Planning and Zoning Conference

Mr. Lewis thanked all Planning Board members and staff for another successful Planning and Zoning Conference. He reviewed the results from the surveys with the Planning Board.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary