

Saratoga County

Tom Lewis, Chairman

Planning Department

Jason Kemper, Director

Saratoga County Planning Board

Meeting Minutes

June 21, 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; Beth Liebich and Paul Loomis.

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

Guests: Ted Serbalik, SCDPW

Approval of Minutes:

The minutes of the May 17, 2012 meeting were unanimously approved on a motion made by Ms. Liebich, seconded by Mr. Loomis.

Referrals:

12-48 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Saratoga Bridges for a setback to Brill Cemetery for a proposed gazebo on NYS Route 9. (The cemetery was not noted in the original referral.) Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-64 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Fire House Road Associates II, LLC for the construction of a 1,350 square foot addition on an existing vacant commercial building on Fire Road (NYS Route 146) (Town of Halfmoon). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-65 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of DCG Development for the clearing and grading of approximately 16 acres to participate in NYS Shovel Ready Program on Ushers Road (NYS Interstate 87). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-68MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Yaddo for the replacement of existing studio apartments on Union Avenue (NYS Interstate 87). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

12-69 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Bordeau Builders/Honey Hollow Farm for a 36-lot cluster subdivision on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment in regard to the applicant's need to contact Chad Corbett of NYS DOT's Saratoga Springs Residency (584-3790) to receive a curb cut application and to discuss the requirements for a commercial drive onto a state highway.

12-74 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Zoning Amendment for the City of Saratoga Springs for revisions to the Zoning Ordinance, City Code and Subdivision Regulations. Mr. Valentine recommended approval. Recusal by Tom Lewis.

12-76 Town of Wilton Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Cracco for a doggy daycare on NYS Route 9 (Town of Wilton and Town of Greenfield). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-77 Town of Wilton Town Board

Mr. Valentine presented an application for a Text Zoning Amendment in the name of Ridgeview Commons for amendments to the Planned Unit Development District on Wilton Gansevoort Road/County Route #32/Ballard Road (County Route #33). Following staff discussion and correspondence with and between project consultant and town engineer a complete statement of the proposed textual and map changes was received, reviewed and understood for presentation to the county planning board to recommend approval. We note, however, the matter of cleaning up of the amendment submitted will require the removal of bakeries as a principal permitted use within Zone 1A and moving of that use to the list for Zone 1. Amendment of the zoning text proposes the elimination of one mixed-use residential/commercial building in Zone 1A and replacement of it with a 3,600 sq. ft. 4-unit apt. building. To leave bakeries as a permitted use in a purely residential Zone 1A is seen as a clerical error to be corrected. More importantly to the town's future approval and review of projects within the hamlet district, we suggest that a hopscotch approach to zoning by afterthought based upon the fluidity of an applicant's market conditions be minimized. More precisely, will the town board be asked to consider again in 6 or 12 months another application to amend this PUDD for the addition or deletion of a specified use?

12-78 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of 19 Railroad Place/RR Depot LLC for the renovation and reuse of 24, 000 square foot grocery store to reuse as an IMAX theatre with 11 viewing rooms and 36,000 square feet of office space on Railroad Place (NYS Route 9N. Mr. Valentine recommended approval. Recusal by Tom Lewis.

12-79 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Stewart's Shops Corp to allow office-business, office-medical/clinics and office/professional on Maple Dell (NYS Route 50). 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. Loomis, 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-27 Town of Stillwater Planning Board

Ms. O’Neill presented an application for a Subdivision Review and Ag Data Statement and Ag Referral in the name of Lighthouse Design Build LLC for a three lot residential subdivision on Grace Moore Road (off Yunch Road). Ms. O’Neill stated No Significant County Wide or Inter Community Impact.

12-A-28 Town of Charlton Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Heflin-Durst for a residential subdivision to divide 5 adjoining parcels into 23 lots one containing a residence on Swaggertown Road (County Road #52) (Agricultural District). Ms. O’Neill recommended approval with comment for the town to consider having a map note added to the final plat map that lots 1 & 2 will only access the new roadway. By not allowing additional curb cuts along the County Highway, it will help to maintain public safety and continue to allow the county highway to function properly. Recusal by Beth Liebich.

12-A-29 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Pingelski for a lot-line adjustment to convey three acres and to create 2-5 acre lots on Upper Newtown Road (County Route 86). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-A-30 Town of Charlton Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Mayer for the subdivision of 12 acres on Maple Avenue (Agricultural District). Ms. O’Neill stated No Significant County Wide or Inter Community Impact.

12-A-31 Town of Malta Planning Board

Mr. Kemper presented an application for a subdivision review in the name of Sweeney for the subdivision of a parcel of 26 acres on NYS Route 32S. Mr. Kemper recommended approval.

12-A-33 Town of Saratoga Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Ashdown for a subdivision of a 2 +/- acre lot from a 34 +/- acre parcel on NYS Route 29 (Agricultural District). Ms. O’Neill recommended approval.

12-A-34 Town of Saratoga Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of DeGarmo for the subdivision of four estate lots on NYS Route 32S. Ms. O’Neill recommended approval.

12-A-35 Town of Ballston Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Ebert for a two-lot residential subdivision of a 4.74 acre parcel with an existing residence on Charlton Road (County Route #51) Mr. Valentine recommended approval with comment for the need for a new curb cut permit.

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

Other Business

2013 Saratoga County Planning and Zoning Conference

The 2013 Saratoga County Planning and Zoning Conference will be held on January 30, 2013.

Zim Smith Trail

Mr. Kemper stated that the Zim Smith Trail was one out of 53 New York State Trails to receive national recognition.

Adjournment

As there was no other business, 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