

Saratoga County

Tom Lewis, Chairman

Planning Department

Jason Kemper, Director

Saratoga County Planning Board

Meeting Minutes

November 15, 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; Michael Miller; Paul Loomis and Ian Murray.

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

Guests: Marci Revette, **Ballston Journal**

Approval of Minutes:

The minutes of the October 18, 2012 meeting were unanimously approved on a motion made by Mr. Loomis, seconded by Mr. Murray.

Referrals:

11-44 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance Extension in the name of Van Jan Cabaret DBA Olde Bryan Inn for the extension of approved zoning variance on Maple Avenue (NYS Route 9). Mr. Valentine recommended approval. Recusal by Tom Lewis.

12-130 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an Area Variance in the name of Van Zandt for a ballet studio, residential and other use on Jumel Place and Granger Avenue. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

12-142 Town of Greenfield Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Greenfield Fire District for the construction of a one-story office building for Fire District use on South Greenfield Road, north side, west of NYS Route 9N. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-143 Town of Greenfield Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Stewarts Shops for the addition of a kerosene island and addition to the rear of the building on Middle Grove Road (County Route 21). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

12-144 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Use and Area Variance in the name of Flanders for the expansion of office building on a non-conforming lot due to setback and lot size on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-145 Town of Clifton Park Town Board

Mr. Kemper presented an application for a PDD Zoning Amendment for the Malta Town Board to change legislation to the Adirondack Deck PDD #14A, removing the requirement for the owner to appear before the Town Board to request change in tenancy on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-146 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Bluth Company LLC for a revision to retain the existing overhead utility lines and to add a side access identification sign on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-147 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Saratoga Sign Pro's-Adirondack Trust for the amendment to the approved monument sign to a freestanding sign on Round Lake Road (Rhule Road) County Route 80. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-148 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Global Foundries for a sulfuric acid offload station at the Northwest corner of Fab 8.1 with a total of four docks on Stonebreak Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-149 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review and Special Use Permit in the name of Mangino to demolish and construct 23,000 square foot auto dealership on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact..

12-150 Town of Moreau Zoning Board of Appeals and Planning Board

Mr. Valentine presented an application for an Area Variance and Site Plan Review in the name of Nelson/Reynolds for a variance for parking, site plan for retail hobby shop on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-151 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of 1613 Route 9 LLC for the construction of an 8,800 square foot storage building at the rear of the site of the Halfmoon Sandwich Shoppe and Prestige Vending Co on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-152 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Pike Company for a four-story assisted living facility on NYS Route 146. Mr. Valentine stated that this application is submitted prematurely and will be sent back to Planning Board until PDD revision is submitted.

A motion to approve Planning Department recommendations for the referrals as presented was made by Ms. Liebich. The motion was seconded by Mr. Murray, 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-22 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Connors for a revised lot-line adjustment for previously submitted/reviewed subdivision on Grooms Road (County Highway 91). Mr. Valentine recommended approval with comment for need for curb-cut permit.

12-A-62 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Chauvin, LLC for a 14-lot subdivision of 22 acres with two curb cut permits on Farm to Market Road (County Route #109). Mr. Valentine recommended approval with one curb cut permit required.

12-A-63 Town of Greenfield Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Kilmer for the subdivision of 21.7 of 47+ acres into three 6-acre new building lots, with remainder; 3.7 acres to be adjoined to abutting lands of Kilmer and 4th lot from remainder lands on east side of County Route 12 for existing Kilmer residence on Lake Desolation Road (County Route 12). Mr. Valentine recommended approval with comments for DPW curb cut permits needed for three new building lots/driveways.

12-A-64 Town of Ballston Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Bublak for a lot-line adjustment on Kingsley Road (Town of Clifton Park and Town of Ballston). Ms. O’Neill stated No Significant County Wide or Inter Community Impact.

12-A-65 Town of Ballston Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Roy Jr. for a minor subdivision on Randall Road at Goode Street (County Route 57). Ms. O’Neill stated No Significant County Wide or Inter Community Impact.

12-A-66 Village of South Glens Falls Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Pruyn Crest for 42 new single family lots in the Town of Moreau. Mr. Valentine recommended approval. Recusal by Ed Vopelak.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Ms. Liebich. 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. Registration forms will be distributed shortly as all courses have been finalized.

Adjournment

As there was no other business, on a motion made by Mr. Murray and seconded by Mr. Vopelak, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Secretary