

Saratoga County
Planning Department

Tom Lewis, Chairman **Jason Kemper, Director**

Saratoga County Planning Board
Meeting Minutes
December 20, 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; 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: Stephen Williams, **Daily Gazette**

Approval of Minutes:

The minutes of the November 15, 2012 meeting were unanimously approved on a motion made by Ms. Liebich, seconded by Mr. Vopelak.

Referrals:

12-01MV Town of Wilton Planning Board

Mr. Valentine presented an application for an Amended Site Plan Review in the name of Brumley (formerly Bizbee's) to give the existing cottage on the property, the use as a year-round jewelry business on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-26 Town of Wilton Planning Board

Site Plan Review-Farone-Everglades-Mixed-use development with 48 residential units (2BR) and 25, 056 square feet of commercial space. Construction of four-story buildings, each with 6 apartment units on the second and third floors and 6,264 square feet of commercial space on first floor. 168-off street parking spaces. Mr. Valentine stated that this is an incomplete application asking for the Town of Wilton to submit traffic information.

12-153 Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Santoro for the extension of the pre-existing non-conforming warehouse use by addition of 14,000 square foot in A-R District. Request reduced front yard setback from 70 feet to 50 feet on NYS Route 146 and Farm to Market Road (County Route 109). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-154 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for Sign and Use Variance in the name of AJ Sign for an animated sign to replace the damaged sign on Moe Road and NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-157 Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Panera LLC for the construction of a drive-thru expansion and directions signage on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comments. The proposed modification of the existing site plan presents no direct impacts affecting concerns relative to either county or state road systems; however, we recognize the need for the town planning board to review and address those impacts to internal traffic circulation which could overflow to the Lowe's Drive intersection.

It is our recommendation that the town consider imposing a right-turn-only condition to the proposed new intersection created by a drive-thru lane into the existing parking area. In addition, the board may wish to consider a 6-month review/report by the applicant to address any needed revisions or enhancements by the applicant should there be noticeable deficiencies in the access and internal traffic circulation.

12-159 Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Stewart's Shops 11'2' x 32' cooler addition on Round Lake Road (County Route 80). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-160 Town of Ballston Town Board

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Janet V Corners for a planned unit development-Mixed commercial/residential PUDD on NYS Route 50. Mr. Valentine stated that the Board will not make a decision that the file is for preliminary discussion.

12-162 Town of Wilton Town Board

Mr. Valentine presented an application for a Text Zoning Amendment for the Town of Wilton for zoning and code revisions and modifications to the zoning district boundaries near Exit 16, Ballard Road/NYS Route 9. Conversion of the existing zoning district to R-3 into R-2 and District RB-2 into RB-1. Mr. Valentine stated no decision would be made at this time due to the need for resubmitting of information by the Town Board.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Porto. 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-69 Village of Corinth Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Fitzpatrick for a two-lot subdivision creating one new building lot for a two-family and one lot for an existing single family dwelling on Liberty Street (Town of Corinth). 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 Ms. Liebich, and unanimously approved.

Other Business

2013 Saratoga County Planning and Zoning Conference

Tom Lewis reminded all that the 2013 Saratoga County Planning and Zoning Conference will be held on January 30, 2013. Registration forms are being accepted until will be distributed shortly as all courses have been finalized.

Adjournment

As there was no other business, 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