

Saratoga County
Planning Department

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

Saratoga County Planning Board
Meeting Minutes
February 21, 2013

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; Don McPherson; Beth Liebich; Paul Loomis

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

Guests: Bruce Steves, The Jones Firm and Caitlin Morris, **The Saratogian**

Approval of Minutes:

The minutes of the January 17, 2013 meeting were unanimously approved on a motion made by Ms. Liebich, seconded by Mr. Vopelak.

Referrals:

12-08 Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Gordon Residential Development-Mixed-Use Development to increase the number of residential units from 113 to 114 and increase square footage from 15,500 square feet to 16,357 square feet on NYS Route 9. Mr. Valentine recommended approval with comment for the need for a NYSDOT permit.

13-02 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Beechwood Association/Fresh Market for a Mixed-use development on NYS Route 50 (Excelsior Avenue (SW) Quad and Marion Avenue. Mr. Valentine recommended approval with the following comments: The Saratoga County Planning Board took part in an extensive review and ultimate approval of a much denser mixed-use project at the same site in 2003. Having approved the special use permit for this project last month the SCPB came away from its review of the current site plan with the recognition that the predominant issues or concerns to now be addressed are relative to traffic movement, circulation and improvements. The on-street parking proposed for Excelsior Avenue and the provision of public sidewalks along the project's two street frontages (Marion and Excelsior avenues) will hopefully create or add a pedestrian-friendly aspect to the Marion/Excelsior/NYS Route 50 intersections. We encourage simple improvements (like the proposed re-striping at Marion/Rt 50) as well as a discussion between the city and DOT representatives concerning other improvements at this location (such as an update of the timing of

the lights in the arterial system) to enhance vehicular and pedestrian safety and perhaps restart a broader discussion of NYS Route-t 50 as a city gateway. Recusal by Don McPherson.

13-03 Town of Clifton Park Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Drake Petroleum Co to remove and relocate the existing diesel island on Ushers Road (NYS I-87). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

13-11 Town of Milton Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review and Subdivision Review in the name of RJ Taylor for 56 units of senior housing, 15 lots total and 13 two family homes on Rowland Street (NYS Route 50). Mr. Valentine stated that the application was incomplete and further information would be needed for the Saratoga County Planning Board to review.

13-12 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Saratoga Prime Properties, LLC for office, medical offices and clinics for Saratoga County Mental Health Center on South Broadway/NYS Route 9. Mr.Valentine recommended approval. Recusal by Don McPherson.

13-13 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Agrochem/William McNeary for a building expansion on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment for the need for a curb-cut permit.

13-14 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Home of the Good Shepherd for senior assisted care facility and senior housing on Church Street. Mr. Valentine recommended approval.

13-16 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Fingerpaint Marketing for a variance for signage above the first floor and lettering height on Broadway (NYS Route 50) the building previously occupied by Borders. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

13-18 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Schrade Ins. Building for a mixed-use building including residential, office space and retail on Washington Street (NYS Route 29 and Bensonhurst Avenue) Mr. Valentine recommended approval.

13-20 Town of Clifton Park Zoning Board of Appeals

Mr. Valentine presented an application for a Sign Variance in the name of Frolish (Saratoga Sign Pro's Inc.) for signage on Clifton Park Center Road (NYS Route 146). Mr. Valentine recommended a conditional approval allowing only one sign facing Clifton Park Center Road.

13-21 Town of Stillwater Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Stewarts Shops Corp for a 15' x 40' building addition, plus exterior freezer and enlarged overhang in the rear on NYS Route 9P. Ms. O'Neill recommended approval. Recusal by Tom Lewis.

13-22 Town of Malta Planning Board

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Global Foundries, PDDA for a legislation change to the LFTC PDD #46 to enable the potential further build out of Fab 8 campus to include Fab 8.2 in the Town of Malta on Stonebreak Road. Mr. Valentine stated that additional information will be needed for further review by the Saratoga County Planning Board. Recusal by Ed Vopelak.

13-23 Town of Charlton Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Zak for a two-lot subdivision to create a new lot which does not have conforming road frontage on Charlton Road in the Agricultural District. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

13-24 Town of Stillwater

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Global Foundries, PDDA for a legislation change to the LFTC PDD #46 to enable the potential further build out of Fab 8 campus to include Fab 8.2 in the Towns of Stillwater on Stonebreak Road. Mr. Valentine stated that additional information will be needed for review by the Saratoga County Planning Board. Recusal by Ed Vopelak.

13-26 Town of Ballston Town Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Dudley for two outdoor tennis courts and 9 parking spaces on NYS Route 50. Ms. O'Neill stated that this is Phase I and recommended approval with comments on access.

13-27 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Ollari for a 2,300 square foot storage building for a landscaping business on NYS Route 50. Ms. O'Neill recommended approval with comment on access.

13-28 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Adirondack Medical Supply for a free standing business sign on NYS Route 50. Ms. O'Neill recommended approval.

13-29 Town of Ballston Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Samson for the construction of a 24' x 52' plastic greenhouse needing a 30' setback variance on Goode Street (County Route #57). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

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

13-A-04 Town of Stillwater Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Zullo for a lot-line adjustment for the consolidation of three existing lots into two lots and change common lot one. Single family residence will then be constructed on NYS Route 4 & NYS Route 32. Ms. O’Neill stated No Significant County Wide or Inter Community Impact.

13-A-05 Town of Clifton Park Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Country Club Access, Inc. for a seven lot subdivision in a light industrial zone in the town of Halfmoon and town of Clifton Park on NYS Route 9 & Kinns Road. Mr. Valentine recommended approval.

13-A-06 Town of Providence Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Sutfin for the creation of a five acre lot with house and barns leaving 75 +/- acres remaining on County Road #13 (Fayville Road). Mr. Valentine recommended approval.

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

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary