

MEETING MINUTES
February 19, 2009

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 pm.

The following Members, Staff and Guests were present:

Members Present: Tom Lewis, Chairman, Edwin Vopelak, Michael Miller, Stephen Porto.

Guests: Stephen Williams, The Daily Gazette

Approval of Minutes

A motion for approval of the minutes of the December 19, 2008 meeting was made by Mr. Vopelak seconded by Mr. Miller, and approved unanimously.

Referrals

09-06 Town of Malta

Mr. Kemper presented the application for a site plan amendment in the Town of Malta. The two major modifications to the site plan include the elimination of sub-surface stormwater management system and the proposed use of an on-site well. The board expressed the desire to have sub-surface stormwater management but also recognized the constraints of the site. The board was extremely concerned with allowing an on-site well for water supply on a project of this size. The board requested that the applicant provide a map that illustrates all of the public and private water suppliers within close proximity to the project.

09-15 and 09-21 Town of Malta and Town of Stillwater

Ms. Ferradino presented the application for the portion of the AMD (Global Foundries) to be located within the Town of Stillwater and the first phase to be located within the Town of Malta. The board stated that they had previously reviewed all of the necessary information during previous reviews of the site plan and PDD in both Stillwater and Malta. The board determined the project has No Significant County Wide or Inter Community Impact.

09-22 - Town of Ballston – R.J. Taylor Builders – NYS Rt. 50/Rolling Brook Dr.

Mr. Valentine reviewed a conceptual plan for the development of 56 condominium units in seven buildings on two parcels totaling 11.51 acres (with housing concentrated on the 6.96-acre parcel). The property is north of and abuts the Rolling Brook Estates housing development. The proposed use of the property is permitted in the Mixed Use Center (North) zoning district, meets the zoning criteria, and there is public water and sewer service to the property. Some of the issues/concerns that remain because of the conceptual nature of the project are those related to: a required second access (now designed as a

dead-end street with more than 21 lots), Rt. 50 access to a subdivision street by means of an easement from the Ballston Spa School District, the project will require a traffic impact study (>50 vehicle trips per peak hour) and use of a one-way, emergency-only gravel service road as a southern access to the site. The applicant's engineer and the town-designated engineer will review stormwater management provisions in light of high groundwater elevation and both hydric and sandy soils in portions of the site.

Mr. Valentine recommended that the SCPB table a recommendation on the conceptual submission until further information is obtained, to which the Board concurred

Referrals 09-15 (site plan), 09-16 (site plan), 09-21 (site plan), and 09-25 (area variance) are all actions associated in some manner with the Luther Forest Technology Campus or the AMD project. As CT Male is the engineering firm primarily involved with the development of the Campus site, Mr. Vopelak recused himself from discussion and voting on the four referrals.

Mr. Lewis recused himself from discussion and voting on referral 09-19, a site plan application by Stewart's.

A motion to approve the staff recommendations for the referrals as presented was made by Mr. Miller. The motion was seconded by Mr. Porto and unanimously approved.

Subdivisions

There were no subdivisions submitted for which extended comment or critical review are necessary.

A motion to approve the staff recommendations for the subdivisions as presented was made by Mr. Miller. The motion was seconded by Mr. Porto and unanimously approved.

Other Business

There was no other business brought before the Board for discussion.

Adjournment

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

Respectfully submitted by,

Michael Valentine, Sr. Planner