

Saratoga County Planning Board

Tom Lewis, Chairman

Jason Kemper, Director

Saratoga County Planning Board Meeting Minutes September 17, 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 p.m.

The following members, staff and guests were present:

Members Present: Tom Lewis; Chairman, Edwin Vopelak, Beth Liebich, Robert Hall, Michael Miller, and Stephen Porto

Guests: Stephen Williams, Daily Gazette; Mark Schachner, Attorney; and Gordon Nicholson of Environmental Design Partnership

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

Guest Speaker: At the invitation of the Chairman, Mr. Schachner presented a discussion of the criteria under GML 239 for a county planning board's review of referred planning and zoning actions (discussion material attached).

Approval of Minutes:

The minutes of the August 20, 2009 meeting were unanimously approved on a motion made by Mr. Porto and seconded by Mr. Vopelak.

Referrals:

09-99 Town of Clifton Park PB

Mr. Kemper presented an application for a site plan review submitted by Neet Autobody. The applicant is requesting to construct a 1,126 square foot cold storage pole barn located on US Route 9, east side, south of English Road. Mr. Kemper's review of an aerial photo posed concerns regarding the large wetland in the rear of the property as well as encroachment issues on the adjacent parcel. Mr. Kemper recommended No Significant County Wide or Inter Community Impact with comments in regards to the wetlands and encroachment on neighboring parcel.

09-102 Town of Clifton Park TB

Mr. Kemper presented an application from the Town of Clifton Park Town Board in the name of Coburg Village Inc. proposing to develop a PDD for 78 units of senior housing in one; three story building on Grooms Road (County Highway 91). Application consists of an addition to the existing Coburg Village Facility. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment for need for signoff from Saratoga County Sewer District.

09-103 Town of Wilton ZBA

Mr. Valentine presented a referral for an area variance and a zoning amendment for the Saratoga Heritage Phase III on Route 9 in Wilton. The applicant proposes to amend the existing PUDD by reducing the number of attached units from 48 to 40 units in six buildings on 14.0 acres. The project will also include a new 1,200 linear foot road that will be dedicated to the town, two new single family-detached building lots, and parking for 130 cars. The SCPB previously approved the PUDD and site plan with comments on Rt. 9 access that have now been incorporated into the new plan. An updated traffic study is being prepared for the town and will incorporate changes related to trip generation, access and future development serviced by the proposed town road. Mr. Valentine recommended approval with comment on need for a copy of the traffic study and issuance of a curb cut permit by DOT for the new access.

09-104 Town of Northumberland ZBA

Ms. O'Neill presented an application for an Area Variance in the name of Zuckerman to erect a detached pole barn for storage on Harris Road. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

09-105 Town of Northumberland ZBA

Ms. O'Neill presented an application submitted for an Area and Use Variance in the name of Reynolds. The applicant would like to raise the roof on the garage for storage on State Route 32/Leonard Street. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

09-106 Town of Providence PB

Mr. Kemper presented an application for a Site Plan Review for Providence Fire Department to demolish the existing building and build a new facility on Barkersville Road. Mr. Kemper recommended approval.

A motion to approve Planning Department recommendations for the referrals as presented was made by Ms. Liebich and seconded by Mr. Miller, and unanimously approved.

Subdivisions

09-A-40 Town of Providence PB

Ms. O'Neill presented a Subdivision Review; applicant's name; Mertis/Symonds. The applicant is applying for a two lot minor subdivision of 19+ acres on Fishhouse Road (County Road 14). Ms. O'Neill recommended approval.

09-A-44 Town of Milton PB

Ms. O'Neill presented a Subdivision Review, applicant's name; Norton. The applicant would like to subdivide two lots of three acres and seven acres; single lot exempt with a shared driveway on Galway Road (County Route 45). Ms. O'Neill recommended approval subject to DPW approval.

A motion to approve the Planning Department recommendations for the subdivisions as presented was made by Ed Vopelak. The motion was seconded by Steve Porto and unanimously approved.

Memorandum of Understanding

The Chairman executed a Memorandum of Understanding between the village of Ballston Spa Zoning Board of Appeals and the Saratoga County Planning Board.

Zim Smith Mid-County Trail Phase II

The Zim Smith Mid-County Trail Phase II is out to bid. Thirteen sets of bid specifications have been purchased from the Saratoga County Planning Department. Bids will be accepted until October 5, 2009. Open bids will be reviewed before the Board of Supervisors at the November meeting. Mr. Kemper is hopeful that with the large amount of plans being picked up that there will be considerable interest in the project and a low bid will be received.

Global Foundries: Austin Texas

Mr. Kemper discussed his trip to Austin Texas. The purpose of the trip was to meet with government, private and the educational sector in and around Austin to determine the impacts of a chip manufacturing facility. Some of the facilities that were visited include AMD, Samsung, Applied Materials, University of Texas, and Austin Community College. A copy of the agenda is attached to these minutes. Mr. Kemper concluded by stating that it was a very beneficial trip. If you would like additional information feel free to contact Mr. Kemper at 518-884-4705.

Conference Update

The cost of conference was reviewed by committee members. Request to approve costs will be necessary to move forward with the contract. A motion to approve Saratoga County Planning Conference fees; total cost of hotel, rooms and lunch was made by Ms. Liebich. The motion was seconded by Mr. Miller and unanimously approved.

Mr. Lewis distributed a spreadsheet of definite and possible courses offered at the 2010 Saratoga County Planning Conference. Two new courses will be added for 2010: "What Constitutes a Non-Conforming Use?" and "Updating Your Comprehensive Plan".

Other Business

Mr. Valentine distributed several charts/spreadsheets pertinent to land use issues that have been created through the county planning department. These informational charts have been devised for the benefit and use of all municipalities as a comparative tool related to fees, studies and plans being used throughout the county. Through the cooperation and input from municipalities our staff has been able to chart the existence and history of comprehensive plans, zoning ordinances and updates, open space plans, and a listing of various studies being undertaken related to land use issues. Additionally, we have created a comparative chart of subdivision and PUD fees, a chart of cell tower locations (with map locations a later goal), and a chart titled Use of Alternate Members that indicates which municipalities have adopted legislation to incorporate the use of alternate members for their planning and/or zoning boards. Mr. Porto expressed the importance and value of having this information for all the municipalities. The charts will be sent to each municipality's Supervisor or Mayor with the request that they be shared with the land use boards. These charts will be maintained regularly and posted on the website when complete.

Adjournment

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

Respectfully submitted,

Cynthia T. Nick, Secretary