

Saratoga County

Tom Lewis, Chairman

Planning Department

Jason Kemper, Director

Saratoga County Planning Board

Meeting Minutes

December 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, Beth Liebich, Stephen Porto, Michael Miller, Robert Hall, Ed Vopelak

Staff: Michael Valentine; Senior Planner and Jaime O'Neill; Planner

Approval of Minutes:

The minutes of the November 19, 2009 meeting were unanimously approved on a motion made by Mr. Miller and seconded by Ms. Liebich.

Referrals:

06-164 Town of Wilton Town Board

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Ridgeview Commons PUDD to increase the acreage of Zone 1A to provide construction of two additional four-unit apartment buildings, one mixed use building and one storage garage. There will be no change in the overall uses allowed in Zone 1 and 1A. Mr. Valentine suggested approval with comment on density and use of wetlands.

09-127 Village of Corinth Zoning Board

Mr. Valentine presented an application for a Use and Area Variance in the name of Inovlotska to construct a mixed use facility; motel, restaurant/disco on New York State Route 9N. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comment on DOT review for access; permit required and need for municipal review of sufficient on-site parking.

09-128 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of AAA of Halfmoon. The applicant proposes to construct a 7,700 square foot facility with office and 10 repair bays on New York State Route 9, east side. Mr. Valentine recommended approval with comment for need for DOT curb cut permit.

09-130 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Sketch Plan Review and Modified Special Use Permit in the name of Congregation and Yeshiva Pardes Yosef. The applicant proposes to construct 24 dwelling units within two new buildings on New York State Route 50/Veteran's Way/Excelsior Avenue. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comments on buffer and access.

09-131 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of White Farms Road Bed and Breakfast to convert a 5,000 square foot; 6 bedroom house into a five room bed and breakfast. The property is located on Geyser Road/New York State Route 50 (County Route #43). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

09-132 Town of Ballston Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Casale. The application is for a 60 unit senior apartment complex on New York State Route 50, west side, south of V Corners. Mr. Valentine recommended approval with comments on amount of necessary parking, the provision of public space and increased outdoor storage.

09-133 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Woodard. The applicant would like to open a hair salon on New York State Route 29. Ms. O'Neill recommended approval.

09-134 Town of Malta Town Board

Mr. Valentine presented an application for a Text Zoning Amendment for the Town of Malta to change to Zoning Section 167 and an addition to Sections 167-24(f)(5) and 167(f)(6). Mr. Valentine recommended approval with comment.

09-135 Town of Ballston Zoning Board

Ms. O'Neill presented an application for a Front Yard Area Variance and Special Use Permit in the name of Vincent. The applicant proposes to construct a 9' x 12" storage shed on Kingsley Road (County Route 110). Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

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

Subdivisions

09-A-62 Town of Clifton Park Planning Board

Mr. Valentine presented a Subdivision Review in the name of Hoffman. The applicant proposes to subdivide a 7.5 acre parcel into two lots, merge a smaller parcel, adjoin parcel with new Lot #1 on US Route 9. Mr. Valentine recommended approval with comments on curb cuts.

09-A-63 Town of Halfmoon Planning Board

Mr. Valentine presented a Subdivision Review in the name of Bruno. The application is for a lot line adjustment and conveyance of 20,000 square feet from Bruno to Bruno on Sunset Boulevard and Middletown Road (County Route #46). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

09-A-64 Town of Corinth Planning Board

Mr. Valentine presented a Special Use Permit and Subdivision Review in the name of Rivers Edge. The applicant proposes to subdivide 14.7 acres on Eggleston Street and Dayton Drive at boundary with APA. Mr. Valentine recommended approval with comment about new building lot proposed in a location that blocks access to right of way on adjacent parcel.

09-A-65 Town of Ballston Planning Board

Ms. O'Neill presented a Subdivision Review in the name of Camileo for a two-lot minor subdivision of 8+/- acres on Round Lake Road (County Route 80). Ms. O'Neill recommended approval subject to DPW permit.

09-A-66 Town of Waterford Planning Board

Mr. Valentine presented a Subdivision Review and Special Use Permit in the name of Walters. The applicant proposes to subdivide a 4.73 acre parcel to create one new building lot of 0.916 acres. To be connected to public water and sewer on Fonda Road. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comment on need for curb cut permit from DPW.

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

Conference Update

Mr. Porto presented an update for the 2010 Planning and Zoning Conference that is scheduled for January 25, 2010 at the Saratoga Hilton and City Center. Board members were assigned to the courses they will be facilitating.

Christopher Barclay resigned from the Saratoga County Planning Board due to relocation. A new Board Member will be interviewed by Tom Lewis.

Mr. Valentine reviewed all Exhibitors and Sponsors for the 2010 Planning and Zoning Conference.

Adjournment

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

Respectfully submitted,

Cynthia T. Nick, Secretary