

Saratoga County
Tom Lewis, Chairman *Planning Department* Jason Kemper, Director

Saratoga County Planning Board
Meeting Minutes
January 20, 2011

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, Robert Hall and Paul Loomis, Beth Liebich, Stephen Porto.

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

Guests: Ted Serbalik, Saratoga County DPW and Stephen Williams, Daily Gazette

Approval of Minutes:

The minutes of the December 16, 2010 meeting were unanimously approved on a motion made by Mr. Porto and seconded by Mr. Hall.

Referrals:

11-01 Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Saratoga Heritage IV PUDD for the construction of thirty-two multi-family units in six buildings containing four buildings with four units each and two buildings with eight units each on New York State Route 9. Mr. Valentine recommended approval as plans have been reviewed by Board previously as part of PDD application.

11-02 Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Saratoga Heritage Phase II PUDD for the construction of sixteen multi-family units contained within two buildings to become part of the Saratoga Heritage II apartment complex on New York State Route 9 (2 acre parcel). Mr. Valentine recommended approval as previous comments had been submitted regarding use, density and internal traffic circulation.

11-04 Town of Charlton Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Blue Horseshoe Farm, LLC to operate a private horse boarding facility (93 acres) on Jockey Street (County Route 52). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-05 Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Hugh Mariaca for the Country Drive-In. The applicant proposes a covered patio for customers to sit and eat in inclement weather on Crescent Vischer Ferry Road (State Highway 819 on the west side). Mr. Valentine stated No Significant County Wide or Inter Community Impact as the area is currently used for eating and will not impact traffic any more than currently exist.

11-06 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Saratoga Strike Zone/Frank Parillo for sign installation on the building exterior and replacement of the freestanding sign on Ballston Avenue/New York State Route 50. The sign will be smaller in size than the existing sign. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-07 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Mitra Gouneh-Uncle Sam's Taxes for an in-home occupation permit to run a business from a home office with no employees. Taxes will be processed by appointment only and a sign will be located in the front of the home. The location of the property is on New York State Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-08 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Wilfredo Miranda for a commercial site plan depicting the re-development of two existing properties in the town's C-1 zoning district on New York State Route 9 on the west side. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment in regard for the need to verify sewer capacity, permit from Saratoga County Sewer District #1, the need for a DOT curb-cut permit and the Town of Halfmoon permit to cross lands for sanitary connection. Mr. Valentine also suggested exiting from the site by a right-out only.

11-09 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Sara-Gates Restaurants/Pizza Hut for two nominal 4' x 12'-9", 51 square foot, illuminated "Pizza Hut" cloud signs to be installed on the east and west parapet locations on Ballston Avenue/New York State Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact as only the "P" in Pizza will result in the need for a height variance (minimal).

11-10 Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance for signage in the name of Allerdice Property to allow the placement on the façade of the property. The logo letters will be 2 foot letters and will read “Ace Allerdice Hardware” on New York State Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-11 Town of Moreau Planning Board for Site Plan Review and Zoning Board for Special Use Permit

Mr. Valentine presented an application for an Area Variance and Site Plan Review in the name of Ben Alden for a truck accessory shop and installation of bed liners on New York State Route 9 & Nolan Road. Mr. Valentine recommended approval as the application replicates the site plan requirements of a previously approved use at the site.

11-12 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Stewart’s Shops Corp. The applicant is proposing to provide façade improvements, add a freezer onto the rear of the building, the replacement of landscaping and sidewalks and reconfiguration of parking on New York State Route 9 and Dunning Street. Mr. Kemper recommended approval. Recusal was made by Mr. Lewis.

11-13 Town of Saratoga Zoning Board of Appeals

Ms. O’Neill presented an application for an Area Variance in the name of Marotta for the construction of a shed; the area variance is for the percentage of lot coverage on New York State Route 9P. Ms. O’Neill stated No Significant County Wide or Inter Community Impact.

11-14 Town of Edinburg Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Winney for a minor subdivision of land on South Shore Road (County Highway 7). Mr. Kemper stated the applicant proposes to subdivide her 330 acres; one corner parcel of 2.21 acres. This subdivision lies within two zoning areas one requiring 1.3 acres and the other 8.01 acres. Due to the 2.21 acre split, Mr. Kemper recommended disapproval as the parcel does not meet zoning requirements in both zones.

11-15 Town of Ballston Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of SCRPC to convert a single-family residence to a home to house 11 homeless female veterans. There will be a 15-car parking lot, no internal changes to the structure. The property is located at on New York State Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact and stated that the Town of Ballston supports this project.

11-16 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Roohan for frontage variances for a proposed three-lot subdivision on Hilltop Drive off New York State Route 9.(west side,south of Northern Pines Road) Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-17 Town of Wilton Planning and Zoning Board of Appeals

Mr. Valentine presented an application for a Special Use Permit and Area Variance in the name of Heckler. The Area Variance will be for a pasture fencing setback and the special use permit for a private indoor riding arena on Wilton Gansevoort Road (County Route 32). Mr. Valentine recommended approval. Ms. O'Neill commented on the horses and manure storage.

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

Subdivisions

11-A-01 Town of Stillwater Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Ropitzky. The applicant proposes a minor subdivision of two 14-acre lots and the rest will continue as an agricultural use on Durham Road in the Agricultural District. Ms. O'Neill recommended approval.

11-A-02 Town of Milton Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Chuck Hollow Inc/Chuck Hollow Estates for 37 acres-10 lots for Open Space Incentive on New York State Route 29 and Middleline Road (County Route 59). Ms. O'Neill recommended approval subject to County DPW and NYS DOH approval.

11-A-03 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Manuel Ballestero for a 15-lot subdivision of 17.26 acres located within RR-1 and UR-1 zoning districts on Buff Road (New York State Route 9N). Mr. Valentine recommended approval with comments in regard to the number of new driveways (13) onto Buff Road and recommendation to the City of Saratoga Springs to consider shared driveways where it makes sense to minimize curb cuts and to also require sidewalks where needed.

11-A-04 Town of Northumberland Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Susan Shults to subdivide land for one parcel for residential use on Wall Street (County Route 40). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-A-05 Town of Milton Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Fulmer for six acres to be subdivided into two lots; one single lot exempt of 2 acres on Galway Road (County Route 45) and White Road intersection. Ms. O’Neill stated No Significant County Wide or Inter Community Impact.

11-A-06 Town of Milton Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of VanGuilder for a two lot subdivision of 16+ acres on New York State Route 29. Ms. O’Neill stated No Significant County Wide or Inter Community Impact with comment on shared access and maintenance agreement.

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.

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

Other Business

2011 Saratoga County Planning and Zoning Conference

Mr. Lewis reminded all members and staff that The Saratoga County Planning and Zoning Conference will be held on January 26, 2011. All details have been finalized.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary