

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

Saratoga County Planning Board
Meeting Minutes
May 19, 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, Paul Loomis, Beth Liebich and Stephen Porto.

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

Guests: Stephen Williams, Daily Gazette and Ted Serbalik, SCDPW

Approval of Minutes:

The minutes of the April 21, 2011 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Mr. Loomis.

Referrals:

11-64MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review Modification in the name of Saratoga Hospital for a parking lot extension on Church Street (NYS Route 9N). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal: Tom Lewis

11-66MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application in the name of Arthur Murray Dance Studio for wall signs not permitted above the first floor level on Broadway (NYS Route 50) in the Old Firehouse Restaurant. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal Tom Lewis.

11-67MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application in the name of Suzanne Jagoda for a Use Variance to add uses from just motel to also provide spa and therapeutic services. The property is located on the south side of Church Street (NYS Route 9N) and west of Brook Road (County Route #23). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal: Tom Lewis

11-68MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Suzanne Jagoda to add therapeutic services to a pre-existing legal use (Bed and Breakfast) in RR-1 District on the south side of Church Street (NYS Route 9N) west of Brook Road (County Route #23). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal: Tom Lewis

11-69MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Boswell. The lot width of the property is 50 feet (60 feet is required), side yard setback, rear yard setback 25 feet versus 10 feet on Waterbury Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal: Tom Lewis

11-70 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Saratoga Hospital PUD for a 40,000 square foot administrative building on Myrtle Street, off of Church Street (NYS Route 9N). Mr. Valentine recommended approval.

11-71MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Ryan Dennis for a Papa John's to be added to the KC Truck Stop/gas station/convenience store (for carry-out and delivery only) on NYS Route 9 and Spier Falls Road (County Route #25). Mr. Valentine recommended approval with comments reiterating the county's concern for uncontrolled direct (curb-less) access of trucks onto site from Spier Falls Road.

11-72MV Village of South Glens Falls Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Hayes Hayes LLC to change the use of an existing structure and commercial use to Cool Beans retail store with drive-thru on NYS Route 9, north of William Street. Mr. Valentine requested modification to the Site Plan Review after DOT and Village review.

11-75MV Town of Ballston Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Clark for an Interpretation and Use Variance to sell used cars in an Industrial District. Mr. Valentine recommended disapproval with comments.

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.

Subdivisions

11-A-27JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Cole/Boni. The applicant proposes a three lot subdivision with public water and sewer system on Vischer Ferry Road (County Route #90). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

11-A-28JK Town of Clifton Park Planning Board

Mr. Kemper presented a conceptual application for a Subdivision Review in the name of Country Club Acres. The applicant proposes a seven lot subdivision in a B-5 District. The location of the property is Interstate 87; US Highway 9; Kinn's Road (County Route #109). The Town of Clifton Park has pulled this application and will be modifying the plans.

11-A-29 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Ray Road East to subdivide eight lots served by private road in the Agricultural District. Mr. Kemper stated that although the subdivision does not pose any significant county wide or inter community impact, the Saratoga County Planning Board suggests that there be discussions with the applicant to determine the long term maintenance of the private road and Stormwater Management Area.

11-A-30 Town of Ballston Planning Board

Mr. Valentine presented an application for a Subdivision in the name of Robbiano for a lot line adjustment on Kingsley Road (County Route #110). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-A-32 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a subdivision Review in the name of Brundige for the subdivision of 13+/- acres into two parcels on Brown Road. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

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. Porto and unanimously approved.

Other Business

2012 Saratoga County Planning and Zoning Conference

Mr. Porto reminded all that the 2012 Saratoga County Planning and Zoning Conference is scheduled for Wednesday, January 25, 2012. Mr. Porto scheduled a Conference Committee meeting for June 16, 2011 at 3:00.

Mr. Lewis recommended reaching out to Albany, Columbia and Rensselaer Counties for the 2012 conference.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary

