

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

Saratoga County Planning Board
Meeting Minutes
October 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; Beth Liebich, Ed Vopelak; Stephen Porto; Michael Miller; Robert Hall and Paul Loomis.

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

Guests: Ted Serbalik, SCDPW

Approval of Minutes:

The minutes of the September 15, 2011 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Mr. Vopelak.

Referrals:

10-70 Town of Stillwater Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of G & D Stillwater LLC/Jib Drive PDD for the development of a 39-lot PDD on a 49-acre parcel located on NYS Route 9P and Jib Drive. Mr. Valentine recommended approval with comments.

11-124MV Village of South Glens Falls Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Gail Traceno/Jody Pratt (GTR LLC) for the reuse of an existing commercial structure/site for use as a day care center on NYS Route 9. Mr. Valentine recommended modification to remove the direct access frontage parking and provide an on-site loop road for one-way ingress/egress.

11-126JO Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Debbie Hudson to erect a new sign for an existing hair salon on NYS Route 50. Ms. O'Neill recommended approval.

11-127 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Martell Brothers Brewing Company, LLC for a 643 square foot attached addition for pub and restaurant as well as 3,077 square foot new addition on Broadway (NYS Route 50). Mr. Valentine recommended approval.

11-128 Town of Galway Town Board

Mr. Valentine presented an application for a Map and Text Zoning Amendment for the Town of Galway to amend Town of Galway's zoning regulations, which supersedes Local Law No. 1 of 1968 and all subsequent amendments. Five parcels on 2008 zoning map inadvertently labeled as A-R, when were always in Commercial District. Mr. Valentine recommended approval.

11-130 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Stewart's Shops Corp for the installation of a 50-square foot freestanding sign where 24 square foot max applies on West Avenue and Washington Street (NYS Route 29). Mr. Valentine recommended approval.
Recusal: Tom Lewis

11-131 Town of Stillwater Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of DA Collins to increase the size of a 1-acre lot into 4 acres on Graves Road-George Thompson Road in the Agricultural District. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-132 Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Stewart's Shops to redevelop a site with a new building and pumps with a canopy. The Area Variance is for the gas pump canopy; minimum front yard setback on Plant Road (41.2 vs. 50 required) on NYS Route 146 & Plant Road. Mr. Valentine recommended approval.
Recusal: Tom Lewis

11-133 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Farrell Oil. The applicant is requesting a third attached sign of 4' x 4'; one permitted in CR-1 District (total square footage less than max permitted) on the southwest quadrant of the intersection of NYS Route 9 and Ballard Road (County Route #33). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

11-134 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Malta Diner, Inc. for an additional 19 parking spaces on the site on NYS Route 9. Mr. Kemper recommended approval.

11-135 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Cote for a 5,000 +/- square foot addition, providing 8-one bedroom assisted living units on Rockrose Way (NYS Route 9). Mr. Kemper stated that the Town of Malta has previously approved the application.

11-136 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of the Saratoga Hospital for a two-story building housing ambulatory care and physician's offices total footprint 33,500 square feet on NYS Route 67. Mr. Kemper recommended approval.

11-137 Town of Saratoga Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Ron Romines for the construction of an attached garage to their existing house on NYS Route 9P. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-138 Town of Day Town Board

Ms. O'Neill presented an application for a Text Zoning Amendment for the Town of Day's Zoning and Subdivision Law. Ms. O'Neill recommended approval.

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

Subdivisions

11-A-53 Town of Charlton Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Ellms for a lot line adjustment to move a boundary line significantly on a 22-acre parcel on Root Road (Agricultural District) to leave a 3.56 acre building lot and merge the rest with their Charlton Road parcel. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

11-A-54 Town of Galway Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Stanislawski to create three building lots from a 165 +/- acre parcel on Mechanic Street (Town of Providence). Mr. Valentine 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. Vopelak and unanimously approved.

Other Business

Zim Smith Trail

Mr. Kemper stated that the Board of Supervisors voted that the remaining funds be allocated for the right of way from Coons Crossing, three miles east to Mechanicville.

Linkage Studies

Mr. Valentine reviewed the three Linkage Studies for land use and transportation done by CDTC; Town of Wilton, Town of Clifton Park and Town of Malta.

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. Lewis reviewed the finalized courses with the Board and Planning Staff.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary