

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

Saratoga County Planning Board
Meeting Minutes
March 15, 2012

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; Stephen Porto; Beth Liebich, Michael Miller and Paul Loomis.

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

Guests: Ted Serbalik, Saratoga County DPW and Bruce Steves; Jones Ferradino

Approval of Minutes:

The minutes of the February 16, 2012 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Ms. Liebich.

Referrals:

12-13 Town of Waterford

Mr. Valentine presented an application for an Area Variance in the name of Casale. The applicant proposes lot frontage variances for four building lots of a 5-lot subdivision on Ferguson Lane off Fonda Road (County Route #97) in the Town of Halfmoon. Mr. Valentine recommended approval.

12-14 City of Saratoga Springs

Mr. Valentine presented an application for an Area Variance in the name of Price Chopper. The applicant proposes eight awning signs on front façade on Railroad Place off Church Street (NYS Route 29). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

12-15 Town of Stillwater

Ms. O'Neill presented a Site Plan Review in the name of Stewart's Shops South Corp for a 15' x 40' building addition on NYS Route 9P (Saratoga Lake). Ms. O'Neill recommended approval. Recusal by Tom Lewis.

12-16 Town of Clifton Park

Mr., Kemper presented an application for a Site Plan Review in the name of Residence Inn Marriott for the construction of a 108-room hotel with a 5,200 square foot stand alone restaurant on NYS Route 9. Mr. Kemper recommended approval.

12-17 Town of Wilton

Mr. Valentine presented an application for a Text Zoning Amendment for the Town of Wilton-C-2 zoning change of indoor/outdoor recreation. Mr. Valentine recommended approval with comments on the concerns with additional vehicles, parking limit on size of facility, and questioning why the use if not originally in C-2.

12-19 Town of Ballston

Mr. Valentine presented an application for a Special Use Permit in the name of Robbiano for the construction of an addition to the existing dwelling on Kingsley Road (NYS Route 67). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-20 Town of Wilton

Mr. Valentine presented an application for a Special Use Permit in the name of Parnham for a home-occupation, internet, and appointment only, used car dealership on Ruggles Road (NYS Route 29- County Forest). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-21 Town of Wilton

Mr. Valentine presented an application in the name of Wilton Mall LLC for the square footage of the attached sign on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-22 Town of Malta

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Saratoga Hospital to amend the PDD #52 to enter into a payment of services agreement. Also seeking modification to Med-Evac Heliport on NYS Route 67. Mr. Kemper recommended approval.

12-23 Village of Ballston Spa

Ms. O'Neill presented an application in the name of GolfKnickers.com for internet clothing sales and office warehouse and accessories. Applicant proposes commercial storage in an R-2 zoned district per Schedule A of Village Zoning Code on Science Street (NYS Route 67). Ms. O'Neill recommended approval with comment that there should be no outside storage of any kind.

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

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.

Subdivisions

12-A-04 Town of Charlton

Ms. O'Neill submitted a Subdivision Review in the name of Cyphers for a 125-acre parcel to create a 10-acre building lot on Valentine Road (Agriculture District). Ms. O'Neill recommended approval.

12-A-05 Town of Waterford

Mr. Valentine submitted a Subdivision Review in name of Casale for the subdivision of 34 +/- acres into five lots on Union Street (County Routes 94,96,97) Town of Halfmoon/Waterford municipal border.

12-A-06 Town of Charlton

Ms. O'Neill presented an application in the name of Palmer/Cotter for the sale of 6-acres of back land to the Cotters with lot-line change on Charlton Road in the Town of Charlton and Ballston Ag District. Ms. O'Neill recommended approval.

12-A-07 Town of Charlton

Ms. O'Neill presented an application in the name of Finkle for the transfer of over one-acre of land to the Cotters with lot-line change on Charlton Road (Town of Charlton and Ballston-Agricultural District). Ms. O'Neill recommended approval.

12-A-08 Town of Malta

Mr. Kemper presented an application for a Subdivision Review in the name of Farley for a four-lot subdivision off of Silver Beach Road on Locust Grove. (Would not normally be referable, however submitted as courtesy due to the proposed County Sewer Extension) Mr. Kemper stated although this not referable, he will coordinate with the Sewer District.

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

Mr. Kemper handed out a flyer advertising the partnership of Global Foundries and Saratoga County Board of Supervisors educating the Saratoga County cities, towns and village officials about the mystery of semiconductors. The meeting will be held on March 28th 2012 from 4:00 pm to 6:00pm at HVCC's Tec SMART, Hermes Road, Malta NY.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary