

Saratoga County

Tom Lewis, Chairman

Planning Department

Jason Kemper, Director

Saratoga County Planning Board

Meeting Minutes

May 17, 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; Beth Liebich, Michael Miller, Stephen Porto, Paul Loomis and Ian Murray.

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

Approval of Minutes:

The minutes of the April 19, 2012 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Mr. Miller.

Referrals:

12-44 Village of Corinth Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Schuyler, LLC for a 13-unit apartment complex consisting of two-family units, off street parking, community room and on-site laundry facilities on William Street (Town/Village line). Mr. Valentine recommended approval with comment in regard to the size of the submitted site plan drawings and the lack of an area/location map presenting difficulty to fully understand access, infrastructure and landscaping impacts.

12-45 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Bilinski for a 12,800 square foot two-story office building on an R-1 zoned parcel on NYS Route 146. Mr. Valentine recommended approval with comment requiring the applicant to contact Chad Corbett of NYS DOT's Saratoga Springs Residency (584-3790) for review and application for a curb cut permit (and to discuss the location and requirements for a commercial driveway onto a state highway).

12-46 Town of Stillwater Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Golub Corporation-Price Chopper for a new store entry point to the existing Price Chopper store and additions under the canopy on US Route 4 & NYS State Routes 32 & 67. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-47 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Myrtle Street for a 600 square foot addition to the existing professional office on Myrtle Street off Church Street (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

12-48 Town of Wilton Planning and Zoning Board of Appeals

Mr. Valentine presented an application for a Site Plan Review and Area Variance in the name of Saratoga Bridges-Wilton Day Use Recreations Area for the construction of a 640 square foot pavilion (for outdoor classroom) and nature trail area on NYS Route 9, East side. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-49 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application in the name of Saratoga Hospital for the replacement of the monument sign and Building "A" sign on Myrtle Street and Church Street (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

12-50 Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Glens Falls Hospital for a 1,040 square foot addition and proposed new 8,950 square foot ambulatory surgery center on Ballard Road and North Road (County Road #33). Mr. Valentine recommended approval.

12-51 Town of Malta Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of M.T. Minogue's Beverage for the expansion of the current building to include a third loading dock on NYS Route 9. Ms. O'Neill stated No Significant County Wide or Inter Community Impact. Recusal by Paul Loomis.

12-52 Town of Galway Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Snyder for a small daycare business (approximately six children) in the rear suite of the existing commercial building on Sacandaga Road. Ms. O'Neill recommended approval subject to NYSDOT review of the existing ingress and egress. The applicant should certify that the existing well and septic have enough capacity to serve proposed use.

12-53 Town of Galway Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Mohr for a small engine repair shop out of an existing detached garage to the side of the residence on Jockey Street (County Route 45). Ms. O'Neill recommended approval.

12-54 Town of Malta Town Board

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Pennacchia to rezone the development site to a PDD consisting of the old school house and four office buildings on East Line Road (NYS Route 67 & County Route #82) Mr. Valentine recommended approval for the Zoning Amendment however the Site Plan will need modification. Recusal by Paul Loomis.

12-55 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Hetal Amin for the front set-back from 40 feet to 10 feet on Myrtle Street off Church Street (NYS Route 9P) Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

12-56 Town of Edinburg Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Knobel for the addition of a deck and ramp to the existing commercial use on South Shore Road (County Highway #7). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

12-57 Town of Saratoga Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Roberts to erect a freestanding sign for the business on Coveville Road (NYS Route 4-Agricultural District). Ms. O'Neill stated No Significant County Wide of Inter Community Impact.

12-59 Town of Clifton Park Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Stewart's Shops Corp for a 10' x 35' building addition and 7'9"x 5'6" freezer addition and replacement of exterior lighting with LED lights on Riverview Road (County Route #91 & NYS Route 146).

Ms. O'Neill stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

12-60 Town of Clifton Park and Town of Halfmoon Planning Boards

Mr. Valentine presented an application for a Site Plan Review in the name of Shaker Flats-County Waste PDD for an addition to the Site Plan to upgrade fueling facilities on NYS Route 9 in the Towns of Clifton Park and Town of Halfmoon. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-61 Town of Ballston Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Katz for a daycare facility on the lower level and construction of additional parking and outside play area on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-62 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance for Signage in the name of Healthy Living Market and Café for the square footage of attached signs, additional detached sign, detached sign road setback and extension of attached signage above roof line on NYS Route 50 (State and County Forest). Mr. Valentine recommended disapproval due to the combination of the Wines and Healthy Living Signage.

12-63 Town of Clifton Park Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of MJ Properties of CP, Inc. for the removal of an existing home and construction of a 5,390 square foot office building on Longkill Road (County Route #82). Mr. Valentine requested modification.

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.

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-21 Town of Stillwater Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Starr for a lot-line adjustment and conveyance on NYS Route 67. Mr. Valentine recommended approval with comments regarding the need to show existing structures, show existing/proposed drives and the file must be referred to Halfmoon Town Clerk and Mechanicville City Clerk.

12-A-22 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Connors for the subdivision of a 3.99 acre lot with one story single family home on three lots on Grooms Road (County Route 91). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-A-23 Town of Providence Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Wachowicz for the completion of subdivision of Lot #4 processed by the Town back in 1989 on South Shore Road (County Route 7). Mr. Valentine recommended approval with comments that the town should determine requirement definition of lot frontage on a public road or right away as applies to proposed lots 4.1 and 4.2.

12-A-24 Town of Providence Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Bennett for a lot-line adjustment transferring 0.76 acres to square off lot on Barkersville Road. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

12-A-25 Town of Ballston Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Geoff Brooks for the subdivision of a 29.25 acre parcel into 99 lots on Round Lake Road. Mr. Valentine stated that the application is incomplete therefore no decision should be made at this time.

12-A-26 Town of Saratoga Planning Board

Ms. O’Neill presented an application in the name of Masten for a two-lot subdivision on Lot #1 which is 4 +/- acre parcel retained by owner, Lot #2 is 3 +/- acre parcel with house and outbuildings to their son on County Route #338-Ag District). Ms. O’Neill recommended approval subject to DPW approval.

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

Other Business

The 2013 Saratoga County Planning and Zoning Conference will be held on January 30, 2013.

Adjournment

As there was no other business, on a motion made by Mr. Porto and seconded by Mr. Loomis, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Secretary