

Saratoga County

Tom Lewis, Chairman

Planning Department

Jason Kemper, Director

Saratoga County Planning Board

Meeting Minutes

July 19, 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: Ed Vopelak, Acting as Chairman; Stephen Porto; Michael Miller and Paul Loomis.

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

Approval of Minutes:

The minutes of the June 21, 2012 meeting were unanimously approved on a motion made by Mr. Porto, seconded by Mr. Loomis.

Referrals:

12-82 Town of Day Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Borst to build a garage on the left rear side of the lot (3 foot side line variance) on North Shore Road (County Route #4). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-83 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Global Foundries-Fab 8 Module 1 for the expansion and improvements of Parking Lot D; Bulk Gas Yard expansion; Fab 8 Module 1 Phase II and soil placement areas on Stone Break Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact. Recusal by Ed Vopelak.

12-84 Town of Malta Planning Board

Mr. Kemper presented an application for a Special Use Permit in the name of Rockwood for a fitness center on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-85 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Affordable Storage SPA for the amendment of the current site plan to include a U-Haul rental business on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-86 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Columbia Development for changes to approved site plan, service door, awnings; additional storage area and signage on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-87 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Rock's Precision Automotive for the demolition of a single family home and garage to make room for a 2,500 square foot automotive repair facility with 6 repair bays on NYS Route 146. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment stating the commercial driveway will require review and permit from DOT.

12-88 Town of Ballston Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Brooks Heritage, LLC to amend minimum rear and side yard setback requirements for accessory structures on Round Lake Road (County Route #80). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-89 Town of Ballston Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of R J Taylor to change the previously approved condominiums of Springwood Meadows to apartments on NYS Route 50. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-90 Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Route 67 Holdings for the frontage of the parcel and size of the parcel on NYS Route 67. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-91 Town of Wilton Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Fogg for the keeping of horses on Gurn Springs Road (Agricultural District). Ms. O'Neill recommended approval with comment on manure storage.

12-92 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Dragland for the front yard setback for relocation of a pre-existing non-conforming detached sign on NYS Route 9, east side, north of Northern Pines Road (County Route 34). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

12-93 Town of Northumberland Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Valenti for a 3.15 acre area variance to be able to use the property for agricultural purposes on NYS Route 32 N in the Agricultural District. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

12-94 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Saratoga Spring Water Company for the expansion of the parking area on Geysers Road NYS Route 50 & County Route #43. Mr. Valentine recommended approval with comment with the concern of the possible expansion in the future.

12-95 Town of Greenfield Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Barber. The lot has no frontage on Greene Road (Border of the Town of Greenfield and Town of Wilton.) Mr. Valentine recommended approval with comment.

12-96 Town of Greenfield Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance and Area Variance for Signage in the name of Saratoga Bumper Repair to increase the size of the sign on NYS Route 9. Mr. Valentine recommended disapproval.

12-97 Town of Greenfield Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Merrills to combine and reconfigure the pre-existing non-conforming lots into two new lots, one of which requires area variance for acreage on Lake Desolation Road (County Route #12). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment to check the soils for septic and the need for a DPW permit.

12-98 Town of Stillwater Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Global Foundries-Fab 8 Module 1 for the expansion and improvement of Parking Lot D; Bulk Yard Expansion; Fab 8 Module 1 Phase II and soil placement areas on Stone Break Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Porto. The motion was seconded by Mr. Miller, 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-37 Town of Galway Planning Board

Ms. O’Neill presented an application for a subdivision review in the name of Paterek for a two lot minor subdivision of three acres for sale with the existing home on West Galway Road (County Route #45). Ms. O’Neill recommended approval subject to DPW permit.

12-A-38 Town of Malta Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Deveno-Farone to develop the existing 78.70 acres of land to include 76 twin town home residential units and two commercial lots. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

12-A-39 Town of Ballston Planning Board

Ms. O'Neill presented an application for Subdivision Review in the name of Plummer proposing two residential lots on 4.76 acres on Hop City Road (County Route #56). Ms. O'Neill recommended approval with comment.

12-A-40 Town of Galway Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Sanders for a lot-line adjustment for transfer of 19.5 acres on Sacandaga Road (NYS Route 147). Mr. Valentine recommended approval with comment to request one print full-size plat following review and approved by town planning.

12-A-41 Town of Providence Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Hayes for a lot line adjustment on Prokop Road (Adirondack Park). Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

12-A-42 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Booth for the subdivision of 5 +/- acres into two lots on Condon Road (Agricultural District). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

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

Other Business

2013 Saratoga County Planning and Zoning Conference

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