

Saratoga County
Planning Department

Tom Lewis, Chairman **Jason Kemper, Director**

Saratoga County Planning Board
Meeting Minutes
March 21, 2013

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; Mike Miller; Ian Murray; Don McPherson; and Paul Loomis

Staff: Jason Kemper, Director; Michael Valentine, Senior Planner; Jaime O’Neill, Planner

Guests: Matthew Jones, The Jones Firm and Steve Groseclose, Global Foundries

Press: Steve Williams, Gazette

Approval of Minutes:

The minutes of the February 21, 2013 meeting were unanimously approved on a motion made by Mr. McPherson, seconded by Mr. Murray.

Referrals:

13-22 Town of Malta Planning Board

Mr. Kemper presented a Site Plan Review in the name of Global Foundries US Inc, for an amendment to the existing site plan approval to facilitate construction of the TDC, as well as other future phases of development on the Fab 8 campus by shifting construction staging and parking areas off of the Global Foundries property and onto Luther Forest Technology Campus.

Mr. Kemper recommended approval with comment. The SCPB reviewed the additional information that was provided by the applicant subsequent to the last meeting. The board spent a considerable amount of time discussing the elimination of the proposed exit 11A for this phase of construction at LFTC. The board suggested that a possible alternative to Exit 11A would be to construct a new road or make improvements to the existing roadways in the area to the East of Round Lake in the vicinity of Ushers Road. This would allow the traffic that is headed towards exit 11 and exit 12 to go southbound on I-87 to instead be diverted to the Exit 10 area thus alleviating congestion at Exits 11 and 12.

13-24 Town of Stillwater Planning Board

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Global Foundries to amend the existing site plan approvals in Malta and Stillwater to allow implementation of the Fab 8 Construction Logistics Plan (e.g. concrete batch plan option, parking, site entrances) on Stonebreak Road in the Towns of Malta and Stillwater. Mr. Kemper recommended approval with comment. The SCPB reviewed the additional information that was provided by the applicant subsequent to the last meeting. The board spent a considerable amount of time discussing the elimination of the proposed exit 11A for this phase of construction at LFTC. The board suggested that a possible alternative to Exit 11A, would be to construct a new road or make improvements to the existing roadways in the area to the East of Round Lake in the vicinity of Ushers Road. This would allow the traffic that is headed towards exit 11 and exit 12 to go southbound on I-87 to instead be diverted to the Exit 10 area thus alleviating congestion at Exits 11 and 12.

13-25 Town of Malta Town Board

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Michaels Group Holdings-Woodfield Planned Development District Amendment to include 25 additional residential lots and three commercial buildings for a decrease in commercial development capacity from 54,000 square feet to 22,500 square feet on NYS Route 9. Mr. Kemper recommended approval with comment. The SCPB voted to approve the proposed amendments to the PDD; however, the Board would like to see pedestrian amenities added to the frontage of the project along NYS Route 9.

13-26 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name for Don Greene Enterprises-Congress Plaza Redevelopment for a multi-level hotel with restaurant and support retail on Congress Street. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comment in regard to the gap in street frontage build out on Congress Street and street connections to surrounding lands. Recusal Tom Lewis and Don McPherson.

13-27 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Grace Fellowship Church for a temporary modular classroom on Enterprise Avenue (NYS Route 146). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on definition of duration for temporary structure.

13-29 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Stewarts Shop Corp for an 11'2"x32' (355 square feet) rear building addition for an expanded cold storage area on Round Lake Road. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

13-30 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Kumar/Comfort Inn SPA for modifications to the siding materials and building elevations on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact. Recusal Don McPherson.

13-31 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Martell Brothers Brewing Company for an addition to the brew-pub on Broadway. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

13-32 Town of Wilton Planning Board

Mr. Valentine presented an application for a Site Plan Review and Special Use Permit in the name of Dairy Haus Ice Cream for the construction of a 2,160 square foot building for a seasonal ice cream business with an existing driveway. A special use permit was requested for the establishment that serves food and beverages primarily to persons served on premises; including cafes, tearooms and outdoor café on NYS Route 9. Mr. Valentine recommended approval with comment for the need for DOT Curb Cut Permits and to look to see if the driveways align.

13-33 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of 19 Railroad Place movie theatre signage on Church Street (NYS Route 29). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis and Don McPherson.

13-34 Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Saratoga Medical Park at Malta for signage located at the Saratoga Medical Park at Malta PDD on NYS Route 67. Mr. Kemper stated No Significant County Wide or Inter Community Impact. Recusal Don McPherson.

13-35 Town of Moreau Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of RASP Inc. for the reduction in parking spaces from the required 64 to 38 on Dukes Way (NYS Route 9). Mr. Valentine recommended approval.

13-36 Town of Moreau Planning Board

Mr. Valentine presented an application in the name of RASP Inc. for the addition of a 5,700 square foot warehouse for manufacturing and produce storage on Dukes Way (NYS Route 9). Mr. Valentine recommended approval.

13-37 Town of Ballston Town Board

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Janet V-Corners Planned Unit Development for a mixed commercial and residential PUDD on NYS Route 50. Mr. Valentine stated that the application was incomplete and premature for review based upon lack of information of traffic engineering and sanitary sewer provisions.

13-38 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Living Hope Church for the construction of a new church on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

13-39 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Bagetta for the renovation of an existing vacant restaurant on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

13-40 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Site Plan Review in the name of Burlingame Orthodontics for a new sign on Church Avenue (NYS Route 50). Ms. O'Neill recommended approval with comment on access.

13-41 Village of South Glens Falls Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Wash and Wear Laundromat on NYS Route 9 and First Street. Mr. Valentine recommended approval with comment on traffic circulation and access.

13-42 Town of Clifton Park Planning Board

Mr. Kemper presented an application for an Amended Site Plan Review in the name of Milton CAT for a 30' x 75' long metal canopy structure to be used as a storage area for non-weather sensitive construction equipment parts on Commerce Drive (NYS Route I-87). Mr. Kemper recommended approval.

13-43 Town of Saratoga Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Still to remove and replace the existing structure(s) on the property on Fire Lane #8 (Fish Creek) (NYS Route 29). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

13-44 Town of Wilton Town Board

Mr. Valentine presented an application for a Text Zoning Amendment for the Town of Wilton in the Hamlet District. Mr. Valentine 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. Loomis, 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**13-A-09 Village of South Glens Falls Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Belton for a subdivision of .36 acre commercial use lot leaving a 3.39 acre commercial use. Car Wash is separate from bowling area on NYS Route 9. Mr. Valentine stated that the application was incomplete waiting for DOT meeting.

13-A-10 Town of Charlton Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Ramsey for a lot line change in the Town of Ballston on Jenkins Road. Ms. O'Neill recommended approval.

13-A-11 Town of Charlton Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Zak for one lot to be subdivided into two lots and have also applied for the necessary area variance on Charlton Road (County Route 51). Ms. O'Neill recommended approval.

13-A-13 Town of Ballston Planning Board

Mr. Valentine presented an application for a Concept Plan Subdivision Review in the name of Rossi for five new commercial lots for road extension on NYS Route 50/67. Mr. Valentine recommended approval with comment that the Town of Ballston Planning Board will need further site plan review associated with new commercial lots.

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

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary