

Saratoga County
Planning Department

Tom Lewis, Chairman Jason Kemper, Director

Saratoga County Planning Board
Meeting Minutes
April 18, 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; Ed Vopelak; Beth Liebich; Ian Murray; Don McPherson; and Paul Loomis

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

Guests: Howland K Adams, Jr. Resident of Ballston Spa

Press: Steve Williams, Gazette

Approval of Minutes:

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

Referrals:

12-133 Town of Clifton Park Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Prestige Motor Car for the expansion of the existing building in a LI-2 zone on NYS Route 9 (Dwaas Kill). Mr. Valentine recommended disapproval for the reasons stated in the letter dated October 23, 2012.

13-04 Town of Clifton Park Zoning Board of Appeals

Mr. Valentine presented an application for a Use, Sign and Area Variance in the name of Ray Sign Inc./Wits End for a freestanding sign and possible off site sign on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

13-45 Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Shannon for the construction of an enclosed porch without meeting the required 50' setback on Hudson River Road (NYS Routes 4 & 32). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment; local enforcement decision.

13-47 City of Saratoga Springs City Council

Mr. Valentine presented an application for a Map Amendment for the city of Saratoga Springs/Doyle to change 6 parcels from INST-HTF to UR-2 in the southeast intersection of Jefferson and Gridley Streets. Mr. Valentine recommended approval. Recusal by Tom Lewis.

13-48 Town of Saratoga Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Urbanski for minimum lot area on NYS Route 9P (Saratoga Lake). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

13- Town of Malta Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Saratoga Hospital to amend their site plan to include two sets of building mounted signage on the eastern and western elevations on NYS Route 67. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Don McPherson.

13-49 Town of Malta Town Board

Mr. Valentine presented an application for a PDD Zoning Amendment in the name of Stewarts Shop Corp for a zoning change from R1 to a PDD to allow for construction of two commercial buildings to include a 3,504 square foot Stewarts Shop with 6 gas pumps and a 1,200 square foot bank with drive-thru. Mr. Valentine recommended approval. Recusal by Tom Lewis.

13-50 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Security Supply for the construction of a 3900 square foot addition to the existing retail business on West Avenue (NYS Route 9N). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis and Don McPherson.

13-51 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Rosen Development /Home of the Good Shepherd for the construction of a senior assisted care facility and senior housing units on the property on Church Street (NYS Route 29). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

13-52 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Plaza 15 for the addition of three additional self storage buildings (one climate control) to the existing self storage building operation on this site on NYS Route 50. Mr. Valentine recommended approval with comment on buffering along NYS Route 50. Recusal by Tom Lewis and Don McPherson.

13-53 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Saratoga Prime Properties for office, medical offices/clinics on South Broadway. Mr. Valentine recommended approval. Recusal by Tom Lewis and Don McPherson.

13-54 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Briscoe for insufficient lot frontage on Lot #2 on Wilton Greenfield Road. Mr. Valentine recommended approval with comments. Mr. Valentine stated approval of subdivision necessities prior receipt of area variance. Applicant should contact Ted Serbalik of Saratoga County Department of Public Works for review of sight distance for new driveway to the county road. Approval of the subdivision is conditional open DPW approval of sight distance for new intersection and issuance of a curb cut permit.

13-55 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Ethier/Ballston Avenue Townhomes on Ballston Avenue (NYS Route 50). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

13-56 Village of Ballston Spa Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of M & R Mart Inc. for a 1360 square foot addition to the existing gas service station building, install new gas tanks, removal of old Getty tanks, install new pumps and canopy and 20 parking spaces on Milton Avenue (NYS Route 50). Mr. Valentine recommended approval with comment on traffic circulation and access.

13-57 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of CGM Construction Inc. for the construction of a one story 8360 square foot equipment storage garage/pole barn on a vacant 7.76 acre parcel on Brookwood Road and Hudson River Road (NYS Route 4 & 32). Mr. Valentine recommended approval with comments. Mr. Valentine stated that the plan note should identify any restrictions the town planning board may seek regarding outdoor storage (type), its location, and address any concern for infiltration of fuels or fluids. Should a new site plan be submitted which indicates the location of the trail crossing this property, please forward a copy to the Saratoga County Planning Board.

13-58 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Lang Media to install two new billboard signs on NYS Route 50 and Mourningkill Drive. Ms. O'Neill recommended approval with comment. Ms. O'Neill stated that the town should make sure that there is minimal light spillage from the proposed billboard signs onto neighboring residences.

13-59 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Gould to convert residential to used car sales on 1.56 acres on State Route 67 and Brookline Road. Ms. O'Neill recommended approval with comment. Ms. O'Neill stated that the applicant should contact Chad Corbett, New York State DOT at 584-3790 for approval of the proposed access to New York State Rte 67 for the proposed use.

13-60 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Storti to change message on pre-existing, non-conforming billboard sign on NYS Route 50. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

13-61 Town of Ballston Zoning and Planning Board

Ms. O'Neill presented an application for an Area Variance and Special Use Permit in the name of Townley for the construction of a 12' x 17' addition to the existing funeral parlor for embalming room on NYS Route 146A. Ms. O'Neill recommended approval.

13-62 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit in the name of Stone for the construction of an addition to the existing dwelling on Lake Hill Road/Kingsley Road (County Route 58). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

13-65 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of MMMH Enterprises to obtain a curb cut permit from NYS DOT to recommend the driveway be constructed as shown on plot plan with one point of access onto the state road on NYS Route 236. Mr. Valentine recommended approval.

13-66 Town of Ballston Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Walbroehl to construct a 24' x 36' detached garage on Goode Street (County Route #57), Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

13-67 Town of Greenfield Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Shishik to build a distillery on Wilton Road (County Route 36). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment for need for curb cut permit.

13-68 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Briscoe, the applicant needs a frontage variance for Lot#2 to be newly subdivided parcel on Wilton Greenfield Road (County Route 36). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment for the need for a curb cut permit and that the file will need to be referred by the Town of Wilton for a subdivision.

13-69 City of Saratoga Springs

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Omni Housing Development LLC for 90 senior housing apartments including community restaurant, billiards room, cards room, salon, library, great room and offices. Building will also include 5,500 square foot of mixed use space and civic space on West Avenue (NYS Route 9N). Mr. Valentine recommended approval. Recusal by Tom Lewis and Don McPherson.

A motion to approve Planning Department recommendations for the referrals as presented was made by Ms. Liebich. The motion was seconded by Mr. Murray, 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-14 Town of Clifton Park Planning Board**

Mr. Valentine presented an application for a Subdivision Review in the name of Bordeau Builders for a 34-lot cluster subdivision on NYS Route 146. Mr. Valentine stated additional information will be needed for review.

13-A-18 Town of Wilton Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of MMMH Enterprises/Busch for a Plot Plan for Lot #1 on NYS Route 236. Mr. Valentine recommended approval subject to a curb cut permit from NYS DOT being required and that the driveway should be constructed as shown on the plot plan with one point of access onto the state road.

13-A-19 Town of Moreau Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of McKenzie to subdivide land that had previously been subdivided on Old Saratoga Road (Moreau Lake State Park). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

13-A-20 Town of Waterford Planning Board

Mr. Valentine presented an application for a Lot Line Adjustment in the name of Yurschak for the conveyance of 0.117 acres on the southwest corner of the property to adjoining landowner on Saratoga Avenue (NYS Route 32) Mr. Valentine recommended approval.

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

Other Business

Howland K. Adams, Jr.; resident of Ballston Spa NY attended the Saratoga County Planning Board as a guest at the Planning Board Meeting. He voiced four concerns related to his feelings of overdevelopment within Saratoga County. Tom Lewis, Chairman discussed job duties of municipalities relative to Howland's concerns.

Adjournment

As there was no other business, 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