

Saratoga County
Planning Department

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

Saratoga County Planning Board
Meeting Minutes
May 16, 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; Paul Loomis and Don McPherson.

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

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 Ms. Liebich.

Referrals:

13-70 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Curick/Clifton Park Landscape to utilize the front area of site to display and sell mulch products and bulk stone to homeowners on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

13-72 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Troelstra (Garden Time Inc) for an amended site plan dividing the site into various display areas and buffer area on NYS Route 9. Mr. Valentine stated that this referral is premature and will be presented at the June meeting.

13-73 Town of Clifton Park Zoning Board

Mr. Kemper presented an application for a Sign Variance in the name of Sign Studio Inc (Levesque) for the setback for a freestanding sign on Ushers Road (NYS Interstate 87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

13-74 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Rip Van Dam Hotel for the expansion of the hotel and banquet hall on Broadway (NYS Route 50). Mr. Valentine recommended approval. Recusal to Tom Lewis.

13-76 Village of Galway Village Board

Mr. Valentine presented an application for a Zoning Text Amendment for the Village of Galway to add library as a permitted use. Mr. Valentine recommended approval.

13-77 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for a Use Variance in the name of Ray Sign Inc-Delmonico's for the addition of a panel to the existing non-conforming sign on Northside Drive NYS Route 146 and NYS I-87. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

13-78 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of Ray Sign, Inc for Chili's and Comfort Suites for a second freestanding sign on the parcel on Northside Drive (NYS Routes 146 & NYS I-87). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

13-79 Town of Saratoga Zoning Board of Appeals

Ms. O'Neill presented an application for an Area Variance in the name of Kennedy for the construction of a single family home on Fitch Road (Saratoga Lake NYS Route 9P) Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

13-80 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for a Public Service Use Variance in the name of Greenfield Fire District for an unpermitted use-digital sign on Route 9N. Mr. Valentine recommended approval with comment on frequency of light changes.

13-81 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Mulino for the construction of 42,000 square foot self storage facility and office on Hudson River Road (State Routes 4 & 32). Mr. Valentine stated that the application was incomplete.

13-82 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Husselbeck for an auto repair business in a garage on Old NYS Routes 146 and Plant Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment.

13-83 Town of Corinth Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Skinners Self Storage Units for the construction of self storage units on NYS Route 9N. Mr. Valentine stated that the application was incomplete and will require a NYSDOT curb cut permit. He also suggested that the town planning board should review the need for fencing/landscaping as usual buffer to adjoining uses, type and location of lighting and building elevations.

13-85 Town of Malta Town Board

Mr. Kemper presented an application for a Form Based Project Review in the name of Malta Farmers Market for the operation of a Farmers Market one day a week from May to November with no permanent structures on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

13-86 Town of Malta Town Board

Mr. Kemper presented an application for a Form Based Project Review in the name of Key Bank for the removal of all existing trees in the front of the site and to replace them with a new landscaping bed on NYS Route 67. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

13-87 Village of Ballston Spa Zoning Board of Appeals

Ms. O'Neill presented an application for a Use Variance in the name of Kelly for professional and service use (counseling) in an R-1 Zoned District on Church Avenue. Ms. O'Neill 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. Loomis. The motion was seconded by Mr. McPherson, 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-22 Town of Charlton Planning Board**

Ms. O'Neill presented an application in the name of Smith for a subdivision to create one new lot to sell and lot-line adjustment to increase the size of their residential parcel on Peaceable Street in the Agricultural District. Ms. O'Neill recommended approval.

13-A-23 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Mackey for a family subdivision of a 3.005 acre parcel on Crescent Road (County Route 92). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

13-A-24 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Jonesville Fire District for the subdivision of 7.45 acres of land from the master parcel on NYS Route 146A. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comment that the Saratoga County Planning Board thought that it was important that the Planning Board request the applicant provide details for future plans for this parcel and the neighboring parcel. The board thought that it was important that sight distance and other details associated with the development of those parcels be discussed at this point in time.

13-A-25 Town of Malta Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Parade Ground Village/James Marshall for a lot-line adjustment defining boundaries of land proposed to be conveyed to the Fire Companies of Malta, Inc. on Hemphill Place (NYS Route 67). Mr. Kemper stated No Significant County Wide or Inter Community Impact.

13-A-26 Town of Saratoga Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Jillmar, Inc for a two-lot subdivision on NYS Route 32. Ms. O'Neill recommended approval.

13-A-27 Town of Charlton Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of DeGraff/Sutton for the subdivision of the DeGraff farm to create one new building lot and to adjust the boundary line on Jersey Hill Road (North of NYS Route 67). Mr. Valentine recommended approval.

13-A-28 Town of Stillwater Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Brigadier Estates, LLC for the subdivision of two parcels into three on Flintlock Way (County Route 75). Ms. O'Neill stated that the application was incomplete and that additional information will be needed for further review.

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

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