

Saratoga County
Planning Department

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

Saratoga County Planning Board
Meeting Minutes
December 19, 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; Ian Murray.

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

Press: Stephen Williams, **Daily Gazette**

Guests: Jeff Brooks, Representative for Timber Creek

Approval of Minutes:

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

Referrals:

13-123 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Verizon Wireless for a cell tower on NYS Route 50. Mr. Valentine stated that the City put the referral on hold and will resubmit it with increased height.

13-160 Town of Malta Town Board

Ms. O'Neill presented an application for a Project Plan Review in the name of Lecore Multifamily LLC for the construction of a 42 multi-family apartment buildings for a total of 517 +/- units. Phase I will consist of 268 units and Phase II will consist of 249 units on Landau Boulevard part of the Form Based Code. Ms. O'Neill stated that the referral was pulled by the Town of Malta.

13-201 Village of Ballston Spa Zoning Board of Appeals

Ms. O'Neill presented an application for a Special Use Permit in the name of Frank Townley for the former Wheeler Funeral Home to be converted into a fraternal lodge on

Hyde Boulevard. Ms. O'Neill stated No Significant County Wide or Inter Community Impact with comment on adequate parking and lighting.

13-202 Town of Ballston Town Board

Ms. O'Neill presented an application for a PDD Zoning Amendment in the name of Booth –Beacon Hill PUDD for a language amendment from building space to building footprint on Carpenter Way (NYS Route 50). Ms. O'Neill recommended approval.

13-203 Town of Ballston Town Board

Ms. O'Neill presented an application for a PDD Zoning Amendment in the name of Heritage Development/Timbercreek Phase IV for a mixed multi unit and single family Planned Unit Development on Benedict and Longkill Road (County Route 82). Ms. O'Neill recommended approval subject to DPW approval for curb cut on Longkill Road.

13-206 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Pike Company/Crestmore at Halfmoon for 104,850 square feet (4 stories) on Lot #1 on four lot subdivision for assisted living on NYS Route 146. Mr. Valentine recommended approval with comment on wetlands and Route 146 access.

13-207 Town of Waterford Zoning Board of Appeals and Planning Board

Mr. Valentine presented an application for an Area Variance and Site Plan Review in the name of McDonalds USA LLC for the reconstruction of the existing McDonalds that was destroyed by fire on Saratoga Avenue (NYS Route 32). Mr. Valentine recommended approval with comments. The reconstruction on the site of the identical use and structure with very little deviation presents no impacts of county consideration. We recognize re-use of the existing infrastructure, maintenance of the existing points of ingress/egress, the loss of only one parking space, and a minimal decrease in greenspace (with enhanced landscaping to compensate). The zoning ordinance's silence on height restrictions for signage presents a concern in regard for the 30-foot height proposed for the stand-alone sign. Most suburban towns in the county and Capital District have more restrictive height limits that meet business needs to draw customers while providing protection from such a visual impact. We recommend that at site plan review the town planning board consider establishing a maximum sign height of 20 feet.

13-208 Town of Ballston Town Board

Ms. O'Neill presented an application for the Town of Ballston for an Agriculture and Farmland Protection Plan for the towns of Milton, Charlton, Clifton Park, Malta, Village of Ballston Spa and various surrounding towns and village roads. Ms. O'Neill recommended approval.

13-209 Town of Clifton Park Zoning Board of Appeals

Ms. O'Neill presented an application for a Use Variance in the name of the Crossing LLC for the installation of a sign on the Clock Tower Structure on Crossing Boulevard. 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 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

13-A-54 Town of Malta Planning Board

Ms. O’Neill presented an application for a subdivision review in the name of Michaels Group Holdings/Woodfield Commons for 25 traditional single family residential homes on NYS Route 9 and Woodfield Blvd. Ms O’Neill stated No Significant County Wide or Inter Community Impact.

13-A-56 Town of Charlton Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Schweizer for the subdivision of a 5+ acre hayfield from a 33+ acre parcel and to create two new building lots on NYS Route 147 & 67 (Alplaus Kill-Ag District). Ms. O’Neill recommended approval subject to NYS DOT approval of drives on NYS Route 67.

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

Other Business

Mr. Lewis stated that the Saratoga County Annual Planning and Zoning Conference will be held on Wednesday, January 29, 2014. The registration form is available on the Planning Board website.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary