

Saratoga County
Tom Lewis, Chairman Planning Department Jason Kemper, Director

Saratoga County Planning Board
Meeting Minutes
November 20, 2014

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, Paul Loomis, Ian Murray, Don McPherson and Connie Wood.

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

Guests: Chris Longo, Ingalls (14-A-30)

Approval of Minutes:

The minutes of the October 16, 2014 meeting were unanimously approved on a motion made by Mr. Loomis, seconded by Mr. Murray.

Referrals:

13-31 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Martell/Druthers Brewing Co. for the removal and relocation of the existing interior and construction of a 2,100 square foot addition on Broadway (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

14-70 Town of Stillwater Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Bove for apartment buildings on Brickyard Road. Mr. Valentine stated that the Saratoga County Planning Board would be taking no action on this file due to removal from the Town Agenda. Mr Valentine stated: Please see our comment letter dated April 29, 2014 within which the Saratoga County Planning Board (SCPB) addressed a premature submittal by the town board for a proposed zoning change from Industrial to a Planned Development District. The comments in that initial letter – less those related to a zone change and a list of legislated uses – are pertinent to our current site plan review. Prior to our meeting date of November 20 (and the sharing of our pre-meeting notes) we had not yet received a completed SCPB referral form with site plan application and engineering plans. That is now part of the record.

The parcel being considered for residential development is an 8.93-acre site (262.-1-1.11) which is zoned Industrial and according to an amendment of the town of Stillwater zoning ordinance, Summary of Allowed Uses, residential apartments is now a permitted use in the Industrial District. It is still our assertion that under SEQRA the town planning board needs to consider a complete plan of development for the entire parcel as by application it was noted on the plan to later continue development of the property with additional apartment buildings.

We note that no traffic analysis of impacts was submitted as part of the application. Additionally, it is our recommendation that the property owner/applicant submit to the planning board a geotechnical analysis to determine the ability of constructing buildings upon an area that may have been the subject of a fill operation prior to local land use review. It should be noted that the applicant's stormwater management report notes on page one that "a geotechnical evaluation was done onsite. The soils are fill soils above clay type soils." From the viewing of tax map aerial photos it appears that there was no clearing, grubbing, grading or compaction that took place before fill material was placed in the area of proposed construction. We would recommend that the town planning board require the submittal of an engineered soil analysis of the construction area.

We note from the planning board application for site plan review there is a note referencing that the town zoning board of appeals granted the proposed development an area variance on Oct. 14, 2014. Referral for an area variance was never submitted to the Saratoga County Planning Board as required under GML 239, which requires review and determination by SCPB prior to action being taken by the town zoning board. It is now necessary for the town zba to declare its decision of October 14, 2014 null and void, submit to the SCPB a referral for an area variance or variances, and to schedule another appeal by the applicant before the town zoning board of appeals. Upon receipt, the SCPB will schedule review of the referral from the town zoning board of appeals, render a decision and then consider a more complete re-submittal of an application for site plan review from the town planning board.

Please note that GML 239-nn requires notification of a neighboring municipality's clerk of site plan action at least 10 days prior to any hearing. Has the Mechanicville city clerk been so notified by mail or email?

14-168MV Town of Milton Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Dollar General for a 9,300 square foot retail building on West Milton Road (County Route 49). Mr. Valentine stated as a SEQR determination has not yet been made and a decision on the area variance before the town zoning board of appeals has not been rendered the Saratoga County Planning Board took no action on the special use permit and site plan submitted for review.

14-187 Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Stewart's Shops Corp for two variances for constructing a 1,100 square foot canopy. 50' front yard setback required has 14'2". 27 parking spaces required has 20. The property is located on NYS Route 9 & Church Hill Road (County Route 99 and Terminal Road). Mr. Valentine stated No Significant County Wide or Inter Community Impact with the following comments. The above-noted area variances have been reviewed by staff, presented to the Saratoga County Planning Board, and deemed to present no countywide impact. On October 16, 2014 the SCPB deemed as incomplete/premature for action a site plan for Stewart's submitted by the town planning department, the reason being that we had not yet received a referral from the Halfmoon zoning board of appeals for the above-referenced area variances. By copy of this response letter I am notifying town planning board staff that a resubmittal of the site plan is now appropriate. We request that with future referrals from the town zoning board we minimally receive for review the following: 1) a completed 2-page Saratoga County referral form, 2) a copy of the application to the town zoning board of appeals, 3) any narrative of the application from either the applicant or the town staff, 4) a completed SEQR form (most likely Part 1 of the Short EAF), and copy of a site plan or survey as appropriate. Initial and timely review of this variance application was held up by successive email requests for some of the information noted. As a rule of thumb, as noted in GML 239-l, m & n, for our review it is best to provide everything that is to be reviewed by the local review board. While some referrals sent to us and their impacts may be minor in a broader scheme, it is important that process and procedure are adhered to for a complete record. We appreciate your efforts toward that end on behalf of the town of Halfmoon.

14-191 Town of Halfmoon Zoning Board of Appeals and Planning Board

Mr. Valentine presented an application for an Area Variance and Re-submitted Site Plan in the name of Miranda for a 699 square foot addition to an existing lot for office space and parking spaces on NYS Route 9. Mr. Valentine stated the following: We recognize that the town of Halfmoon zoning board of appeals, at our suggestion and in accordance with the requirements of GML 239 l, m, and n, will reschedule/hear/vote on the above-noted area variance referral. Of particular concern to us was that the referral process spelled out in GML 239-m(2) was not followed in that the town zoning board took action on the subject appeal without a referral being submitted to SCPB. The town planning board then submitted to this agency a referral for site plan review and without review and decision being rendered by SCPB on the appeal. In continual discussion with town planning staff we were able to receive information helpful to our review of the variances requested. Those variances were reviewed by staff and the board and deemed to present no countywide impact.

More importantly, we believe that with town staff there is now a clearer definition and understanding of the county referral process. I have included for review and distribution a copy of GML 239-l,m and n along with a chapter on the county referral process found in The Short Course, published by the New York Planning Federation. Additionally, I have included a SAVE THE DATE flyer for the 11th annual Planning and Zoning Conference to be held on January 28th at the Saratoga Springs City Center. The Conference was established to provide training for members of local land use boards and

municipal staff in matters that parallel the issues presented in the process discussed herein.

14-193 Town of Stillwater Town Board

Mr. Kemper presented an application for a PDD Zoning Amendment for LFTCEDC. The PDD Amendment consists of modification of PDD No 46 legislation to include re-examining permitted uses and traffic implications and tax abatement and PILOT, Soil Disturbance, Development Fee Model, Noise and Open Space and Recreational Fees on Stonebreak Road (Luther Forest). Mr. Kemper stated No Significant County Wide or Inter Community Impact. Recusal by Don McPherson.

14-199 Village of Ballston Spa Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Patel for signage; the quantity and size greater than permitted in a Commercial Zoned District on South Street (NYS Route 50). Mr. Valentine recommended disapproval.

14-200 Village of Ballston Spa Zoning Board of Appeals

Mr. Valentine presented an application for a Use Variance in the name of Casse for a hair salon in an R-1 zoned district on Hyde Boulevard (Town of Milton). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment that a variance should not go to a tenant. A home occupation would be permitted for an owner occupied use through a Special Use Permit. Because the owner does not live in the residence and the tenant will be operating the hair salon they chose to go the route of a use variance. With no other business located on Hyde Boulevard and as a business proposed for operation by a tenant, Mr. Valentine stated his original recommendation of disapproval. The Board however chose to state that there was No Significant County Wide or Inter Community Impact and comments should be supplied through a comment letter.

14-201 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Prime Beechwood LLC/ The Hamlet for signage on Marion Avenue/Excelsior Avenue (NYS Route 50). Mr. Valentine stated No Significant County Wide or Inter Community Impact with the following comments. For purposes of building signage, the zoning ordinance specifies that for a parcel with more than one street/road fronting the property a determination needs to be made as to which local street defines the frontage. For this project it has been determined that there is frontage on both Marion Avenue and NYS Rt. 50. Excelsior Avenue is, therefore, the non-frontage street and wall mounted signage facing Excelsior Avenue requires a variance, for which we recognize no significant impact. No decision is being rendered in reference to any second-floor signage that is or is not now being presented or proposed by the project. Recusal by Tom Lewis and Don McPherson.

14-202 Town of Ballston Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Buckley Mountain LLC for the modification of the existing two dwelling units with office and

garage to a three dwelling unit with a garage on NYS Route 5. Mr. Valentine recommended stated No Significant County Wide or Inter Community Impact.

14-206MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Fox for a multi-family dwelling on Union Avenue. Mr. Valentine stated No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

14-207 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of Hoffman Car Wash for an automatic drive-thru car wash with accompanying vacuum bays on NYS Route 50, east side, north of North Line Road (County Route #45) Mr. Valentine stated No Significant County Wide or Inter Community Impact. As a use requiring review for a special permit, we note our principal issue or concern to be with the access to and from the state road. We recognize the review authority of NYSDOT (and defer to the Department's review/comment) and the pre-existence of a shared commercial driveway reviewed as part of the 3-lot subdivision by DeRusso and Adirondack Trust Company's site plan. Recusal Tom Lewis.

14-208 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of 77 Excelsior Ave, LLC for three mixed-use buildings between Excelsior Avenue and NYS Route 50. Mr. Valentine recommended approval with the following comments. We recognize the proposed use(s) to be compatible with the defined city land use and ongoing development within the Rt. 50/Excelsior Ave/Marion Ave areas. The proposed development proposes no new curb cuts and will utilize the existing (new) curb cuts on Excelsior and Marion avenues for the existing mixed use development (Fresh Market) development on Excelsior and Marion avenues. We note that the traffic analysis for this project recognizes no mitigation necessary as a result of this development. A review of the site plan for 77 Excelsior Avenue will be conducted after later submission of a referral and more detailed plans.

Recusal Tom Lewis and Don McPherson.

14-209 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Chauvin Family Dentistry for signage-4 feet vs. 18 square feet on Lake Avenue NYS Route 29. Mr. Valentine stated No Significant County Wide or Inter Community Impact with the following comment. The only concerns this agency had in reviewing the appeal was 1) whether the proposed sign was proposed for placement within the state right of way or on private property, and 2) if the sign would obstruct the line of sight of westbound traffic. Through a visit to the site and in conversation with DOT staff it was determined that in neither situation was there a negative consequence created by the proposed signage.

Recusal by Tom Lewis.

14-210 Village of Ballston Spa Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Tacy for the lot line adjustment on Science Street (NYS Route 67 (County owned buildings north side of West High Street. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

14-212 Village of Ballston Spa Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Tacy for lot size and off-street parking on Science Street, North of West High Street (NYS Route 67). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

14-213 Village of Corinth Planning Board

Mr. Valentine presented an application for a site plan review in the name of Hudson River Community Credit Union for the demolition of existing 3,300 square foot branch and accessory building and construction of a new 3,000 square foot branch off Palmer Avenue (County Route #24) at 4th Street and Oak Alley. Mr. Valentine recommended approval with the following comments. We recognize the new construction to be a visual enhancement to the frontage along Palmer and are encouraged by the use of side and rear points of access and the closing of the curb cuts on Palmer Avenue. We anticipate there to be conversation between the village Department of Public Works and the applicant involving the placement of curbing at the two curb cuts.

14-214 Town of Ballston Planning Board

Ms. O'Neill presented an application for a Special Use Permit and Site Plan Review in the name of Ozbay to convert the existing motor vehicle repair shop to a convenience store with fuel sales on NYS Route 50 and Lake Hill Road (County Route #339). Ms. O'Neill recommended approval with the following comment. Applicant needs to contact NYS DOT and Saratoga County DPW regarding any changes in access to State Route 50 and County Route 339.

14-215 Town of Stillwater Planning Board and Town Board

Mr. Kemper presented an application for a Site Plan Review and PDD Zoning Amendment in the name of NYS Electric and Gas to amend the LFTC PDD to allow for structure up to 199 feet from the existing allowable height of 120 feet on Substation Road (Town of Malta). Mr. Kemper recommended approval.

14-216 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for a Sign Variance in the name of Hannoush Jewelers for 60 feet for main tenant and 28 square feet and 40 square feet for other tenants on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-217 Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Bananno for the demolition of the existing building and construction of two professional office buildings. Phase I: 3,120 square feet and Phase II: 4,800 square feet. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-218 Town of Stillwater Planning Board and Town Board

Ms. O'Neill presented an application for a Site Plan Review and PDD Zoning Amendment in the name of Tanski/King's Isle Apartments for a PDD consisting of 319 apartment units on an 80 acre parcel with 20 acres located in the Town of Malta on NYS Route 67. Ms. O'Neill recommended approval with the following comment. The town should request that a secondary access that allows for fire and emergency vehicles be included in the PDD as one entrance for 319 residential units is not sufficient. The local fire department and emergency service providers should be included in review of this access to insure that it will meet their needs. Approval for curb cut onto NYS Rte. 67 will need to be obtained from NYS Department of Transportation. The applicant will also need to obtain approval from Saratoga County Sewer District #1 for connection to the sewer district and approval for water line extension from Saratoga Water Services.

14-220 Town of Waterford Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Waterford United Methodist Church for the installation of a new driveway entrance into the church parking lot on Middletown Road (NYS Route 9) Waterford-Halfmoon Central School across the street. Mr. Valentine recommended approval with the following comment. Approval of the final site plan will require review and prior approval for receipt of a curb cut permit from Saratoga County DPW. We request that both the county planning department and DPW (Ted Serbalik, 885-2235) receive a full-sheet site plan. Additionally, the board may have a local understanding of where the project is located, but we believe that for the record the site plan should show the street intersections on the east side of the county road that are along the frontage of the project site.

14-221 Town of Stillwater Town Board

Mr. Kemper presented an application for a PDD Zoning Amendment in the name of Global Foundries for the construction of (2) five million gallon water tanks on Stonebreak Road (Town of Malta). Mr. Kemper recommended approval with the following comment: The interconnection of the two public water supplies and the proposed cross contamination protection system requires the review and approval of the NYSDOH, SCWA and SWS. This approval should be obtained prior to local planning board approval of the project.

14-223 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Nissan of Saratoga for the installation of a vehicle display pad and additional site lighting on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-224 Town of Malta Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Global Foundries for the connection to the Saratoga County Water Authority and construction of (2) 5 million gallon storage water tanks, water pumping station and a 24 foot water main from the pump station to the central utility building that serves the Fab 8 production facilities. (Back up water supply). Mr. Kemper recommended approval with comment for need for DOH approval. The interconnection of the two public water supplies and the proposed cross contamination protection system requires the review and approval of the NYSDOH, SCWA and SWS. This approval should be obtained prior to local planning board approval of the project.

14-225 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Stewart's Shops Corp for the construction of a 475 square foot addition to the rear corner of the building on NYS Route 9N (Church Street) between RR Place and Woodlawn. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

14-226 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for a Sign Variance in the name of Neet for variances from sign law on NYS Route 9. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-227 Town of Halfmoon Planning Board and Town Board

Mr. Valentine presented an application for a Site Plan Review and PDD Zoning Amendment in the name of Vending Property LLC/421 Halfmoon Flex Park for the addition of two existing parcels zoned C-1 Commercial added to the Parkford Planned Development District. Mr. Valentine stated that the file was pulled by the town and will not be reviewed until next month.

14-228 Town of Waterford Planning Board

Mr. Valentine presented an application for a Site Plan Review on the name of South Waterford Stewarts Shops to upgrade of their sign and improve the façade of the building and the gas station pumps. New lighting and a new concrete walk on the side of the shop on NYS Route 32 (Saratoga Avenue). Mr. Valentine recommended approval with the following comment. Based upon the site plan submitted it is understood that the proposed aggregate signage of 185 s.f. is less than the permissible aggregate square footage of 200 s.f. as well as the existing signage of 267 s.f. Therefore, no variance for signage need be applied for prior to the planning board acting on the site plan. For our files/record we would appreciate receiving a full sheet site plan as the 8.5 x 11 submitted by email is difficult for an older senior planner to read. Please advise whether the town has a site plan application to be completed by the applicant; if so, please forward a completed application for the file.

14-229 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review and Special Use Permit in the name of Birch Briar Apartments for the expansion of an existing residential use in a

C-1 District for a maintenance garage on NYS Route 9. Mr. Valentine 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. McPherson. 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

14-A-30 Town of Milton Planning Board

Ms. O’Neill presented an application for a Subdivision Review in the name of Stone Church Road, LLC for a 100-lot subdivision from the original 98 lot proposal back in May of 2014 over three parcels on Middleline Road (County Route #59) and Stone Church Road. Ms. O’Neill stated No Significant County Wide or Inter Community Impact with the following comment. Applicant will need to obtain approval from Saratoga County DPW for the proposed accesses along Middleline Road. Notification of Construction or Proposed Alteration to the Federal Aviation Administration: Pursuant to Title 14 of the Code of Federal Regulations (14 CFR) Part 77, any person/organization who intends to sponsor certain construction or alterations must notify the administrator of the FAA. In administering Title 14 of the Code of Federal Regulations, the prime objectives of the FAA are to promote air safety and the efficient use of the navigable airspace. To accomplish this mission, aeronautical studies are conducted based on information provided by proponents on an FAA Form 7460-1, Notice of Proposed Construction or Alteration. Projects meeting the criteria for notification are to be submitted during the design phase and the construction of such projects should not be begin until the FAA returns a response and the terms of such response are satisfied. All further inquiries regarding compliance with FAA regulations and submission of documents as they may relate to the review, approval and permitting of land use applications should be directed to the FAA with a copy to Saratoga County Department of Public Works and the Town of Milton Planning Department.

14-A-81 Town of Halfmoon Planning Board

Mr. Valentine presented an application for an Area Variance in the name of Sabourin for set-back variances for accessory structures on Church Hill Road (County Route 99). Mr. Valentine stated No Significant County Wide or Inter Community Impact. File falls under residential area variance waiver agreement.

14-A-82 Town of Milton Planning Board

Mr. Valentine presented an application for a Revised Subdivision Review in the name of Triller Development for a two-lot residential subdivision (revised) for a single family home on Rowland Street (County Route 47), east side. Mr. Valentine recommended approval with the following comments. The Saratoga County Planning Board previously received and reviewed the area variance in which the appellant sought relief from the required steep slope setback. That variance referral and review preceded the initial subdivision reviewed and approved with comment at the SCPB meeting of October 16, 2014. On October 30 this office received a revised subdivision plan for review at our meeting of November 20, 2014.

As previously stated, the applicant should note that the proposed driveway location will have to be reviewed by Saratoga County DPW and a curb cut permit will have to be issued prior to the final subdivision approval by town planning board.

The applicant should review with the town planning board his future development/subdivision plans for the remainder land of 8.39 acres. With the revised subdivision submitted, the remaining frontage of 123 feet would allow for only one more R-1 lot of 8.39 acres with direct frontage on the county road. It would seem that any further subdivision of the property would require construction of an internal road if more than the one additional frontage lot is anticipated. That potential use of the remaining land should be a topic of discussion by the town planning board as part of its SEQR review. The proposed road/driveway location(s) should be reviewed at this time in terms of an overall development plan for the property.

14-A-84 Village of South Glens Falls Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Cerrone Construction, LLC for a ten lot subdivision of 2.69 acres on William Street, north side, east of NY Route 32. Mr. Valentine stated no decision would be made but issued the following comments. We recognize that the village of South Glens Falls' zoning board of appeals, at our suggestion and in accordance with the requirements of GML 239 l, m, and n, will reschedule/hear/vote on the appeal for area variances associated with the proposed Cerrone subdivision referred to this agency. Of particular concern to us was that the referral process spelled out in GML 239-m(2) was not followed in that the village zoning board took action on the subject appeal without a referral being submitted to SCPB. The village planning board then submitted to this agency a referral for review of the subdivision without review and decision being rendered by SCPB on the appeal. In continual discussion with the chairs of both village boards and municipal staff we will be receiving information needed for our review of the variances requested. Those variances will be reviewed by staff and the board and a decision rendered at the monthly meeting of Saratoga County Planning Board on Thursday, December 18th, if referred before December 12th. It is, therefore, necessary, that the village planning board take no action on the proposed subdivision until after this board's determination on the to-be referred area variances.

More importantly, we believe that through discussions with village board members and staff there is now a clearer definition and understanding of the county referral process. I have included for review and distribution a copy of GML 239-1,m and n along with a chapter on the county referral process found in The Short Course, published by the New York Planning Federation. Additionally, I have included a SAVE THE DATE flyer for the 11th annual Planning and Zoning Conference to be held on January 28th at the Saratoga Springs City Center. The Conference was established to provide training for members of local land use boards and municipal staff in matters that parallel the issues presented in the process discussed herein.

14-A-85 Town of Ballston Planning Board

Mr. Valentine presented an application for a Subdivision and Site Plan Review in the name of RJ Taylor Builders, Inc./Eastline Commons-Area B: 4 multi-family buildings. 21 dwelling units and 3,600 square foot office building. Area C: Multi-family buildings, 16 units and 4-4-office/retail/commercial. Lots for future useage on NYS Route 67 and Eastline Road. Mr. Valentine recommended approval with the following comment: The site plan submitted for review is part of the 41-acre Eastline Commons PUDD, owned and approved by Hal Schultz. RJ Taylor proposes to develop Area B and Area C of the PUDD, comprised of Lot 1 (7 multi-family bldgs and one 3,600 s.f. office bldg on 6.42 acres) and Lots 2, 3, 4, and 5 (office, retail or commercial uses on 6.17 acres).

The portion of the PUDD being proposed for the above 5-lot subdivision is identified as

Area B = 3.45 acres w/4 res bldgs of 27 units and a 3,600 s.f. office building.

Area C = 9.14 acres w/3 res bldgs of 16 units and 4 subdivided lots for office, retail, and/or commercial uses.

Total buildable space permitted in Areas B and C of the PUDD is 160,000 s.f. Proposed by this site plan is

Area B = 64,900 s.f.

Area C = 37,400 s.f.

Total = 102,300 leaving 57,700 sq ft for future development in Area C (w/in the 4 lots proposed). The maximum retail space allowed by the PUDD in Area C = 55,000 s.f.

The proposed site plan calls for one new intersection each onto East Line Road and NYS Rt. 50. Curb cut permits will be required for each from Saratoga County DPW and NYS DOT, respectively. A new intersection is proposed with Commerce Drive, the local road. Referred material makes note of the need to update the 2006 traffic study for the PUDD. We request a copy of that update for our records.

14-A-87 Town of Malta Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Bissell to transfer .99 acres to 104 11th Street from the adjacent lot which is 102 11th Street. The

property is located on 11th Street and NYS Route 9P. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

14-A-88 Town of Stillwater Planning Board

Ms. O'Neill presented an application for a Subdivision Review in the name of Open Space Institute for a three lot subdivision of 182.8 +/- acres along NYS Route 4 (Saratoga Battlefield). Ms. O'Neill recommended approval.

14-A-89 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Mechanicville Youth Soccer League/Birch Briar Apartments for the construction of a 2,400 square foot maintenance garage on McBride Road. Mr. Valentine recommended approval with comment on landscaping plan.

14-A-91 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Bisceglia for a four lot subdivision on Hudson River Road. Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment on drainage, wetland and access.

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

Other Business

The Chairman discussed the planning of the Saratoga County Annual Planning and Zoning Conference to be held on January 28, 2015 at the Saratoga Springs City Center. The save the date flyer has been mailed. The registration form will be mailed in December.

Adjournment

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

Respectfully Submitted,
Cynthia T. Nick, Secretary