

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

Saratoga County Planning Board
Meeting Minutes
June 18, 2015

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, Ian Murray, Don McPherson, Connie Wood, Devin Dal Pos, and Ed Vopelak

Staff: Jason Kemper, Director; Michael Valentine, Senior Planner; Jaime O'Neill, Planner, Jean Tulin, Temporary Secretary.

Guests: Wendy Holsberger P.E. Creighton Manning Engineering, John Lapper Esq., Bartlett, Pontiff, Stewart & Rhodes, Steve Powers, Nigro Companies, Gregg Ursprung, Bergmann Associates.

Recusals: Ed Vopelak recused himself from referral #15-115, Tom Lewis recused himself from referral #15-120 and Don McPherson recused himself from referrals #15-109, #15-119 and #15-120.

Approval of Minutes:

The minutes of the May 21, 2015 meeting were unanimously approved on a motion made by Mr. Murray, seconded by Mr. McPherson.

REFERRALS:

15-103 Town of Clifton Park Zoning Board of Appeals
Mr. Kemper presented an application for 16 area variances for the Clifton Park Plaza Associates, LLC. located along NYS Rte. 146. This application consists of redevelopment of an existing commercial plaza. The new proposal includes a 54,286 SF grocery store, 11,115 SF retail/pharmacy and a 10,000 SF bank with a drive-thru. Representatives for the applicant were present at the meeting and provided additional information regarding the proposed development and the site design. Discussion was held about redesigning the plaza in the form of an L shape which would allow for better vehicular access and cross easements. Mr. Kemper recommended approval of the area variances with conditions regarding cross connections to be used where possible, front façade landscaping be revised. Internal traffic should be revisited to insure the best possible traffic flow is achieved and is able to accommodate deliver trucks, emergency vehicles and cars. Stormwater design should also be closely scrutinized during the Town's review of the Site Plan.

15-86 Village of Schuylerville Planning Board

Ms. O'Neill presented the concept site plan for informational purposes only. It is her understanding through discussion with the Village Planning Board chairman that the plans planning staff has in hand are not the most current and redrawn plans are expected to reach the Village Planning Board next week. This proposal of a 9,300 SF Dollar General store along NYS Route 29 has had a significant amount of controversy in the Village of Schuylerville. Ms. O'Neill highlighted some areas of concern are access along Rte 29 which will require DOT approval, architectural design due to historical context of the site and its location with the viewshed of the Victory Monument. Also, stormwater is a concern due to slope and heavy soils types in this area.

15-102 Town of Halfmoon Town Board

Mr. Valentine presented an application for amendment to an existing PDD Falcon Trace in the town along NYS Rte. 236 & Fellows Road. This application has been reviewed by this board previously. Mr. Valentine made note that density across the development seems to be increasing with this proposed amendment to the PDD. Mr. Valentine recommends No Significant County Wide or Inter Community Impact.

15-108 Town of Malta Town Board

Mr. Kemper presented a PDD zoning amendment for Woodfield Estates along NYS Route 9 and Woodfield Avenue. The amendment would include a revised plan for the 2.93 acres mixed use area to include two 8-unit condominium buildings. Mr. Kemper recommended approval with comment on provide cross easements to manage traffic flow and any future development.

15-111 Town of Clifton Park Town Board

Mr. Kemper presented a Town Code revision in the Town of Clifton Park to allow for the placement of a medical marijuana dispensary as defined in portions of B-4 and B-4 zones. Discussion was had referencing a guidance document by Patricia Salkin, Esq. on medical marijuana and communities ability to designate where these facilities can be located within the municipality. The town held a public hearing on the proposed law amendment where two residents attended. Mr. Kemper recommended approval of the law as proposed.

15-116 Town of Ballston Planning Board

Ms. O'Neill presented an application for special use permit and site plan review in the Town of Ballston along Mourningkill Drive. The proposal is for 52-unit apartment building on a 5 acre parcel with associated parking areas and access along Mourningkill drive and a single access onto NYS Rte 50. The applicant will need obtain approval from the Saratoga County Sewer District #1 for hooking into the system and approval from NYS DOT for access onto NYS Route 50. Ms. O'Neill recommended approval conditioned upon approval from the Saratoga County Sewer District #1 for service and approval from NYS DOT for access onto NYS Rte. 50.

15-119 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for Site Plan Review for the Bethesda Episcopal Church for a new 30,602 SF 4-story building with a chapel, great hall

classrooms and offices along Washington St. (NYS Rte29). The City of Saratoga Springs is working with the church on improving the 9ft wide sidewalk in this area. Mr. Valentine recommended approval.

15-120 City of Saratoga Springs Planning Board

Mr. Valentine presented a zoning text amendment regarding solar access and the fact that no structure or tree or flora can be erected to cast a shadow upon a solar collector. The only exception is in the T-6 District. Discussion was held about the enforcement of this new amendment. Mr. Valentine recommended approve with comment regarding difficulty of enforcement and the potential to create numerous Article 78 proceedings in the future.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Vopelak. The motion was seconded by Ms. Wood 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

15-A -33 Town of Wilton Planning Board

Mr. Valentine presented a subdivision application for Floral Estates Phase VI. This is a 66-lot conservation subdivision of 160 acres along Louden Road. Discussion was had regarding the number of homes being proposed and only one point of access off of Louden to these 66 lots. Mr. Valentine recommends approval with comment regarding the consideration of a second point of access be added to the subdivision plan for public safety.

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

Adjournment

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

Respectfully Submitted,

SCPB Staff