

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

Saratoga County Planning Board
Meeting Minutes
July 16, 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 Paul Loomis

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

Guests: Steve Williams, The Daily Gazette

Recusals: Don McPherson recused himself from referral #15-138 and Ian Murray recused himself from referrals #15-63 & 15-131.

Approval of Minutes:

The minutes of the June 18, 2015 meeting were unanimously approved on a motion made by Mr. McPherson and seconded by Mr. DalPos.

REFERRALS:

15-197 Town of Waterford Planning Board

Mr. Valentine presented an application for a change in tenant for Burlington Mattress in an existing warehouse along NYS Rte. 32 and US Rte. 4. Mr. Valentine recommended No Significant County Wide/Inter Community Impact with a comment regarding outdoor storage. The Town should ask the applicant to provide detailed information regarding any items that will be stored outdoor including but not limited to location, number of items, duration of storage outside, type of cover and removal plans.

15-19 Town of Stillwater Planning Board

Mr. Valentine presented an application for Site Plan Review for Brickyard Apartments located on Brickyard Road. The application provides for five 8-unit buildings and has been in before the county numerous times. At this point, Mr. Valentine recommends No Significant County Wide/Inter Community Impact with comment. The town planning board should deem the geotech report that submitted as complete and make sure that they are satisfied with the methodologies being used to remove unsuitable soils.

15-63 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for Site Plan Review of a new manufacturing facility on 5 acres in the Grande Industrial Park located on Freedom Way and Duplainville Rd. Mr. Valentine recommends Approval with the condition that a final written determination needs to go on record regarding ownership of Freedom Way as a point of access.

15-123 Town of Clifton Park Zoning Board of Appeals and Planning Board

Mr. Kemper presented an application for area variance and site plan review of a 4800 sf building to house a day care center, parking and a play area on 1.1 acres along Arnold Drive and Rte. 146. Mr. Kemper recommended No Significant County Wide/Inter Community Impact with a comment on signage on site for bus only access.

15-127 Town of Clifton Park Planning Board

Mr. Kemper presented a Site Plan Review of demolition of an existing building and construction of anew 130 room hotel along Plank Road. The hotel secured an area variance in June for the project. Mr. Kemper recommend that the applicant consider having a traffic study done due to the location of the proposed hotel. He also discussed his recommendation that the Town consider requiring cross access easements in order to better manage traffic along this corridor. There are several projects this month in the town that could all benefit from the use of these easements. Mr. Kemper recommended No Significant County Wide/ Inter Community Impact with comments on the town's consideration of having a traffic impact study done in this area as well as the consideration for cross easement access.

15-128 Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review of Little Falls Lumber company demolition of existing building and construction of a 12,000SF retail/warehouse on 4.27 acres of land along Main St, also known as NYS Rte. 146A. Discussion was held about the 35% greenspace requirements within the town zoning and the need to show these areas clearly on the Site Plan. There was also discussion about the 3 proposed curb cuts along Main Street and if the western most one could be eliminated for safety reasons. Mr. Kemper recommended No Significant County Wide /Inter Community Impact with comments regarding meeting the 35% greenspace requirement and possible elimination of the western most entrance to the site for safety reasons.

15-130 Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review for Sunoco Inc. and the demolition and reconstruction of an existing service station, fuel tanks and convenience store along Crescent Road and Lapp Road. Mr. Kemper recommended requesting additional information with respect to traffic concerns specifically access management in this area through the use of cross easements and more details on the proposed levels of service as the traffic report provided was brief.

15-131 Town of Clifton Park Town Board

Mr. Kemper presented an application to amend existing zoning chapter to include the land use recommendation of the Clifton Park Center Plan by adopting Town Center Amendments to the Town Code. Mr. Kemper recommended approval.

15-132 Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review for Columbia Development for a 2 lot commercial subdivision and construction of a 60,000SF medical office building on 5.2 acres with 306 parking spaces along NYS Rte. 9. Discussion was held about the use of cross access easements for access management along NYS Rte. 9 and pedestrian amenities. Mr. Kemper recommended No Significant County Wide/ Inter Community Impact with the suggestion that the pedestrian amenities be extended into the adjoining apartment complex. The Board also commented that the Town of Clifton Park should consider mandating or strongly recommending cross access easements between adjoining properties due to the large amount of development and re-development that is occurring within this corridor.

15-133 Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site plan Review for Wits End Retail Building expansion proposed to construct 14,000 SF building with 26 new parking paces along NYS Rte. 9. Mr. Kemper recommended Request Additional Information with the comments that a plan should be provided clearly depicting the areas considered for the greenspace calculation. In addition, information should be provided in regards to the stormwater calculations prepared for the site. The Board also commented that the Town of Clifton Park should consider mandating or strongly recommending cross access easements between adjoining properties due to the large amount of development and re-development that is occurring within this corridor.

15-134 Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review for Casco Hospitality, LaQuinta Inn and Suites for a 104 room hotel on lot#2 of a 3 lot subdivision on 9.87 acres along NYS Rte. 9. Discussion was held about the need for a traffic study to be conducted and the cross access easements again are an important tool to be used in order to effectively manage access along NYS Rte. 9. Mr. Kemper recommended No Significant County Wide/ Inter Community Impact with comments on that the site location map doesn't appear to correctly depict the existing or proposed lot configuration that is being considered, this should be corrected. Pedestrian amenities should also be added to the site plan. The Board also commented that the Town of Clifton Park should consider mandating or strongly recommending cross access easements between adjoining properties due to the large amount of development and re-development that is occurring within this corridor.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Murray. The motion was seconded by Mrs. 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 -24 Town of Clifton Park Planning Board

Mr. Kemper presented an application for subdivision approval for Crescent Woods, a 61-lot cluster subdivision on 42.6 acres along Crescent Road. Discussion was held about the close proximity of the wetland corridors to the proposed homes. In discussions with Town staff it was stated that several revisions of this project have been made. Although not a county issue, the board may consider further reducing the proposed density to limit the potential impacts to the wetland corridors (and minimize post-purchase comments to municipal staff by future homeowners/town residents on site conditions). Traffic was also discussed at length with respect to the traffic study dated 2/12/2014 clearly and correctly states that proposed 46 vehicle trips during the am peak hour and the 61 trips during the pm peak hour are below the threshold of 100 trips that require further evaluation of off-site intersections. The County Planning Board strongly recommended that the Town of Clifton Park start evaluating the cumulative impacts of vehicle trips generated and new intersections created through past and present approvals granted along this corridor and. While the local board's immediate focus may be only on the project before them, it is that very project that may bear the burden of public and board sentiment on decreased or deficient levels of service which has been developing over time. We suggest that the town may want to start recommending that applicants begin a discussion with county DPW and town planning staff on ways of mitigating those impacts along this corridor. Mr. Kemper recommended requesting additional information with respect to all items discussed above.

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 Mrs. Wood and seconded by Mr. McPherson the meeting was adjourned with all in favor.

Respectfully Submitted,

SCPB Staff