Saratoga County <u>Tom Lewis, Chairman Planning Department Jason Kemper,</u> Director

Saratoga County Planning Board Meeting Minutes November 19, 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:

<u>Members Present</u>: Tom Lewis, Chairman, Don McPherson, Connie Wood, Devin Dal Pos, Paul Loomis and Ed Vopelak, Ian Murray.

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

Recusals: Don McPherson recused himself from referrals #14-208,15-A-77, #15-13, Ed Vopelak recused himself from #15-A-77,15-A-80 and Tom Lewis recused himself from referrals #14-208.

Approval of Minutes:

The minutes of the October 15, 2015 meeting were unanimously approved on a motion made by Mr. Loomis and seconded by Mr. McPherson.

REFERRALS:

15-185 Town of Wilton Planning Board

Mr. Valentine presented an application Site Plan Review for Perry Crossing for construction of a 27,750 SF retail building and a separate 2,200 SF bank with drive up window. Mr. Valentine recommended that the town consider having the applicant provide sidewalks along Perry Road to reach the mobile home park. Mr. Valentine recommended approval with comment.

15-200 Town of Wilton Zoning Board of Appeals

Mr. Valentine presented an application for an area variance for the Wilton Fire District to construct a digital sign at their Ballard Road and Rte. 50 stations. These digital signs are considered as providing a public service. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

15-202 Town of Halfmoon Town Board

Mr. Valentine presented an application for PDD Zoning amendment for the Paar Estates that is proposing 66 twin townhomes for 132 units with a 9 hole executive golf course along Farm to Market Road(CR#109). Discussion was held about the extension of the water line along Taber Road being the public benefit of the PDD. Mr. Valentine recommended approval.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Dal Pos. 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

14-A-91 Town of Halfmoon Planning Board

Mr. Valentine presented an application for a 4 lot subdivision along NYS Rte. 4. This subdivision has been seen by the County Board, previously. NYSDOT has signed off on access and discussion was held about Army Corps of Engineers crossing permits, placing a not on subdivision map regarding soil test results and emergency vehicle access note with respect to the proposed drives. Mr. Valentine approval with comment.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mrs. Wood. 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. Loomis the meeting was adjourned with all in favor.

Respectfully Submitted,

Jaime L. O'Neill, Planner