

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

Saratoga County Planning Board
Meeting Minutes
December 17, 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, 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 #15-06,#15-206, Paul Loomis recused himself from #15-207 and Ian Murray recused himself from #15-206.

Approval of Minutes:

The minutes of the November 19, 2015 meeting were unanimously approved on a motion made by Mr. Vopelak and seconded by Mr. McPherson.

REFERRALS:

15-205 Village of Ballston Spa Zoning Board of Appeals

Ms. O'Neill presented the application for a use variance in the village on Low Street. This property is located in the CB District which does not allow for residential uses to occupy the first floor of the structure. There are several residential structures in this area. This application does not pose any county issues however, the village need to consider setting a precedent for future variances if they grant this variance. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comment.

15-211 Town of Halfmoon Planning Board

Mr. Valentine presented an application for an area variance for the Clifton Park Church of Christ along Old NYS Rte. 146. There was discussion regarding the proposed parking spots that appear to lie with the town's right of way along old Rte. 146. Mr. Valentine recommended that a note be made in the ZBA resolution that recognizes that these spaces are within the right of way and that both the town board and highway superintendent does not have objections. No Significant County-Wide or Inter Community Impact was recommend with comment regarding the parking spaces in the right of way.

15-212 Town of Malta Zoning Board of Appeals

Ms. O'Neill presented an application for an area variance for Villa, a 4.59 acre property along Nelson Avenue Extension that does not meet the minimum lot size for the R-8 Zoning District. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mrs. Wood, 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

15-A-81 Town of Halfmoon Planning Board

Mr. Valentine presented the application of Mincer/Tanski for a four lot subdivision along Harris Road(CR#96). Discussion was held about creating a single driveway for the lot on Harris Road. Mr. Valentine recommended Approve with Comment on County DPW approval.

15-A-83 Town of Ballston Planning Board

Ms. O'Neill presented the application for Benuscak for a 12 lot subdivision along Goode Street(CR#57). There are two driveways proposed for the County highway and a town road. Mr. O'Neill recommended approval subject to County DPW approval of driveway and town road, NYS DOH and DEC approvals of wells and septic system designs.

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

Adjournment

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

Respectfully Submitted,

Jaime L. O'Neill, Planner