

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

Saratoga County Planning Board
Meeting Minutes
March 17, 2016

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 L. Lewis, Ed Vopelak, Connie Wood, Devin Dal Pos, Paul Loomis and Don McPherson.

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

Recusals: Tom L. Lewis #16-35, 16-36, 16-46 and Devin DalPos #16-36.

Approval of Minutes:

The minutes of the February 18, 2016 meeting were unanimously approved on a motion made by Mr. Loomis and seconded by Mr. DalPos.

REFERRALS:

16-29 Town of Ballston Planning Board

Mr. Valentine presented an application for Special Use Permit for Zaremba Group/CVS to construct a 13,255 SF pharmacy on the former Homestead Restaurant Site along Lake Hill Rd(CR# 339). Mr. Valentine recommended requesting additional information due to ongoing traffic report that has not yet been completed. There is also some concern with wetlands and a vote by the fire district on the use of property for parking.

16-30 Town of Ballston Planning Board

Mr. O'Neill presented an application for Special Use Permit and Site Plan Review for Saratoga-Schenectady Endoscopy for the construction of a 35,405 SF medical facility on 11.40 acres along the east side of NYS Rte. 50. This development is located in the mixed use center and is permitted by special use. This will allow for expansion of the existing center and will have a cross connection to keep traffic off of NYS Rte. 50. Stormwater permits will need to be approved and the proposed septic systems will need to be designed by a NYS licensed engineer. Ms. O'Neill recommended approval subject to NYS DOT approval of new curb cut along NYS Rte. 50.

16-31 Town of Ballston Planning Board

Mr. Valentine presented an application for special use permit and site plan review for a dwelling and structure for equipment and office at the former Slices location along NYS Rte. 50 and Charlton Road(CR#51). A waiver is needed from the Town Planning board for setback, and the applicant will need to obtain a

permit from County DPW for access to Charlton Road. Mr. Valentine recommended approval.

16-37 Town of Malta Town Board

Mr. Kemper presented an application for Project Plan Review for a mixed use project along Kelch Drive that consists of 18 buildings. This area of the town is considered to be Downtown district and falls under the Form Based Code. The project will contain 4 –two- story mixed use buildings, 2 single- story shop fronts and 11 multi-family residential building and 1 hotel. There are private drives planned with public amenity space in between. Planning staff in the town have reviewed the project for compliance with the Form Based Code. After that is met, the Town Engineer and the County Planning Board are the agencies that can approve the project. There are 3 different zoning districts across the project site. At this point there are no traffic reports for the proposed project, Army Corps of Engineers also have to issue disturbance permits for two separate areas of the site. There are some details that need to be provided about pedestrian amenities, utility access, fire access and an overall site master plan indicating possible future uses that are being considered. Discussion was held by the board about the review process and what happens with a project of the size and the board's review responsibility. Mr. Kemper requested additional information with respect to traffic, pedestrian amenities, utility access, fire access, an overall site masterplan.

16-46 Town of Halfmoon Planning Board

Mr. Valentine presented an application for Site Plan Review for demolition of an existing Stewart's Shop and the construction of a new 3,675SF store with a gas canopy and pumps along Guideboard Rd(CR#94) and NYS Rte. 236. Mr. Valentine discussed the proposed accesses onto State and County roads and that both NYSDOT and Saratoga County DPW should review the design of the proposed accesses as well as traffic analysis to make sure that traffic flow in the area is being handled adequately. A note was also made the County DPW may wish to secure extra width along Guideboard road for any future roadway improvements.

Mr. Valentine recommended No Significant County Wide or Inter Community Impact with those comments described above with respect to traffic.

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

16-A16 Town of Stillwater Planning Board

Ms. O'Neill presented an application for subdivision for 21 lots across 37.44 acres along Luther Road and NYS Rte. 9P. The proposed lots range in size from 1 acre to 3 acres and have views of Saratoga Lake. There are significant environmental constraints on the site including steep slopes, multiple stream crossing and wetlands. The project would be served by public water and sewer and access the town road. This site had been the focus of a proposal in 2005 and the number of lots proposed at that time was 29 and have been reduced by 8. Discussion was held about erosion and sedimentation control, stream permits and Saratoga County Sewer District #1 approvals. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comments on the discussion items.

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

Respectfully Submitted,
Jaime L. O'Neill, Planner