

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

Saratoga County Planning Board
Meeting Minutes
June 16, 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.

Members Present: Ed Vopelak, Vice Chairman, Paul Loomis, Don McPherson, Connie Wood and Devin Dal Pos.

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

Guests: Steve Williams, Daily Gazette

Recusals: Don McPherson recused himself from #16-110,16-A-38 and Ed Vopelak recused himself from # 15-171 and #16-118.

Approval of Minutes:

The minutes of the May 16, 2016 meeting were unanimously approved on a motion made by Mr. Loomis and seconded by Mr. Dal Pos.

REFERRALS:

16-110 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for Site Plan Review for Regatta View located on Union Ave(Rte.9P) and Dyer Switch Road(CR#66). This is Phase III of an original PUD that is over 20 years old. There is public water and sewer at the site, the proposal is to construct 24 condo units within 12 duplex buildings. Mr. Valentine recommended approval.

15-171-City of Saratoga Springs Zoning Board

Mr. Valentine presented the referral for an area variance and interpretation on the Moore Hall LLC project in the City located on Union Ave. The Board had seen this application at the May meeting and discussion has been held on the project parameters over the last few months. The City Zoning Board of Appeals has approved the variances and the City Planning Board had issued a favorable recommendation and the City Design Review Commission has approved the concept plan with respect to mass and scale. There will be no access off of Union Ave and there were no negative comments at the Zoning Board of Appeals public hearing. Mr. Valentine recommended approval.

16-106-Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review for Prestige Commerce Center/ Prestige Motor Car Company located on NYS Rte.9. The Site Plan review includes a 7,125 sf addition. Mr. Kemper mentioned that the site

plan shows this addition close to the town's LC zone which is concerning especially with respect to steep slopes along the rear of the parcel. Mr. Kemper recommended No Significant Countywide or Inter Community Impact.

16-107-Town of Stillwater Town Board

Ms. O'Neill presented a referral for the Town of Stillwater for a local law establishing drainage districts for the use of financing future care of the Town MS4 infrastructure in the town with respect to certain subdivisions and PUD's. Ms. O'Neill 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 Mr. Loomis 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-A-35-Town of Corinth Planning Board

Mr. Valentine presented an application for a lot line adjustment for convey 1,142 sf from neighbor and his family subdivision of existing lots with a residence to create 2 lots on Spier Falls Road(CR#25) and Main St. Mr. Valentine recommended approval.

16-A-39- Town of Clifton Park Planning Board

Mr. Kemper presented a subdivision for a 9-lot single family residential development with public water and private septic systems along Grooms Rd.(CR#91). Discussion was held about the high water table in this general area and the fact the NYS DOH has reviewed the plans with respect to septic design. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

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

Respectfully Submitted,
Jaime L. O'Neill, planner