

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

Saratoga County Planning Board
Meeting Minutes
February 16, 2017

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: Tom L. Lewis, Chairman, Ed Vopelak, Paul Loomis, Connie Wood, Don McPherson.

Staff: Jason Kemper, Director, Michael Valentine, Senior Planner; Jaime O'Neill, Planner

Guests: Gary Meier, Saratoga County DPW

Recusals: Mr. McPherson recused himself from # 17-23. Mr. Loomis recused himself from #17-23. Chairman Lewis recused himself from # 17-26 and #17-32. Mrs. Wood recused herself from # 17-A-01 and #17-A-02.

Approval of Minutes:

The minutes of the January 19, 2017 meeting were unanimously approved on a motion made by Mr. Loomis and seconded by Mrs. Wood.

REFERRALS:

15-201 Town of Halfmoon Planning Board

Mr. Valentine presented an application for an amended Site Plan for I Love NY Pizza along Plant Road. There was a concern regarding traffic and on Rte. 9. Mr. Valentine has spoken with Town staff and they are actively working with NYSDOT to improve the turning movements onto NYS Rte. 9. Mr. Valentine recommended No Significant County Wide or Inter Community Impact now that DOT has provided a verbal approval of the amended Site Plan.

17-26 –Town of Clifton Park Planning Board

Mr. Kemper presented an application for Site Plan Review of a Stewart's Shops along NYS Route 146. The application includes demolition of two existing buildings in order to construct a new 3,675 square foot Stewart's with four multiple-product dispensers or fueling stations. Mr. Kemper recommended that additional information be provided before a determination should be made. The board raised concerns on the number of ingress/egress points provided for the project. The applicant should consult with NYSDOT and SCDPW on these access points to determine if they will be permissible. In addition, it appears there will be significant area variances being requested. The applicant should consult with the Town of Clifton Park Planning Dept./ZBA to determine the likelihood of the variances being granted or if a revision of the plans will be required.

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

17-A-01 –Town of Charlton

Ms. O’Neill presented an application for subdivision of a 49 acre parcel to create two lots, one with an existing home and the second to have a residence build in the future along Jockey Street. Ms. O’Neill recommended No Significant County Wide or Inter Community Impact subject to County DPW driveway permit approval.

17-A-06-Town of Ballston

Ms. O’Neill presented an application for subdivision of 54.33 acres along Eastline Road proposing 55 single family residential lots. The proposed subdivision is to be served by sewer and water and have on site storm water management. Discussion was had regarding the parcel’s inclusion in Saratoga County Consolidated Agricultural District #2 and the fact that is has not been removed from the District as of this date. Removal of parcels from the district is only allowed during the 8-yr required review which will occur in 2022. Ms. O’Neill recommended additional information be provided prior to the County Planning Board taking action on the proposal.

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