

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

Saratoga County Planning Board
Meeting Minutes
April 20, 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, Connie Wood, Devin DalPos, Don McPherson.

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

Guests: Gary Meier, Saratoga County DPW

Recusals: Chairman Lewis recused himself from #17-82. Mr. DalPos recused himself from #17-66 and Mr. McPherson from #17-16, #17-40, and #17-A-14.

Approval of Minutes:

The minutes of the March 16, 2017 meeting were unanimously approved on a motion made by Mr. McPherson and seconded by Mr. DalPos.

REFERRALS:

17-29 Village of South Glens Falls Planning Board

Mr. Valentine presented an application for Site Plan Review for O'Reilly Automotive which proposes development of an existing 1.56 acre parcel along Beach Road and Saratoga Avenue. The proposed building is 10,625 SF with associated parking and removal of the existing barn on the property. Applicant will need to obtain a DOT permit to Saratoga Ave, Rte. 32. Mr. Valentine recommended approval subject to DOT permit approval.

17-70 Town of Clifton Park Zoning Board of Appeals

Ms. O'Neill presented an application for several area variance for an existing home on 1.12 acre lot along Main Street. The application wishes to subdivide the existing single family home and an additional lot to construct a new home. A total of 6 area variances would be needed for both lots to meet minimum lot width, minimum lot area and setback from center line of Main St. Discussion was held regarding the substantial variances requested. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comment on the number of variances needed.

17-72 Town of Malta Town Board

Ms. O'Neill presented an application for the Town of Malta to amend zoning in the R-1 district along Rte. 67 to C-2 zoning that would ultimately affect 15 acres of land. This zoning change would bring this section of the Rte. 67 corridor into

line with a zoning change the town made in October 2016. Ms. O'Neill recommended approval.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mrs. Wood, the motion was seconded by Mr. Vopelak 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-06 –Town of Ballston

Ms. O'Neill presented an application for subdivision of a 54 acre parcel for 55 single family homes to be served by public water and sewer along East Line Road. The County Planning Board requested additional information in February when the application was originally received. Discussion was had regarding the parcel's inclusion in Saratoga County Consolidated Agricultural District #2 and the fact that it 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. The town of Ballston has a no lateral extension policy with respect to properties in the Ag District that are non-agricultural in nature. The County Planning Board recommended No Significant County Wide or Inter Community Impact with comment regarding alternate design plan if public water is not provided.

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

Respectfully Submitted,
Jaime L. O'Neill, planner