

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

Saratoga County Planning Board
Meeting Minutes
June 15, 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: Ed Vopelak, Vice-Chairman, Paul Loomis, Ian Murray, Connie Wood, Devin DalPos, Don McPherson.

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

Guests: Gary Meier, Saratoga County DPW, Matt Jones, Esq. The Jones Firm.

Recusals: Mr. McPherson recused himself from #17-97, #17-112, #17-114. Mr. Vopelak recused himself from #17-112.

Approval of Minutes:

The minutes of the May 18, 2017 meeting were unanimously approved on a motion made by Mrs. Wood and seconded by Mr. Loomis.

The Saratoga County Planning Board asked planning staff for an update on any response received from city of Saratoga Springs City Council regarding the inclusionary zoning referral. This item was not anticipated as an agenda item for discussion today but had been addressed as an Incomplete Application in letters to Saratoga Springs in September, 2016 and May, 2017. Mr. Valentine informed the Board the county planning staff has reached out to the City Council with respect to the County Planning Board's request for additional information which to date has not been provided to the Board. Mr. Valentine provided members with a recap of both letters, noting that the original referral dated from 2006, submitted again in 2016 with no changes in 10 years, and submitted again in April, 2017 with a copy of a consultant's 200+ page report on housing availability and copies of City Council public meeting minutes. The zoning text amendment for inclusionary zoning proposes to require that in residential developments of 10 or more units that 20% of the units (for sale or rent) be dedicated as affordable to households of moderate or low income with the provision of a density bonus of up to 20% to the developer. As identified in a 4-page response letter, the August/Sept. 2016 referral to the County was deemed incomplete by staff and the board due to, among other things, a lack of a complete SEQR form/information (partial completion of a Short EAF, Part One submitted by an advocacy group, not the legislative body), lack of a cost-benefit analysis deemed critical to the building/development community identified as a partner to the legislation, and incomplete information as to an analysis of existing inventory and construction needs. Mr. Valentine indicated

that by telephone and email he offered to meet with the City Council commissioner who was shepherding the proposed legislation but had received no response to the request. Additionally, Mr. Dal Pos indicated that he had watched the video of the most recent meeting of the City Council in which the councilman stated that there would be no further provision of information to the SCPB. After much discussion among board members as to the status of further review and correspondence by the SCPB, a motion was made by Mr. Dal Pos to disapprove the Inclusionary Zoning referral as previously submitted due to lack of a complete statement. There is not enough information before the County Planning Board to determine if there is a County Wide Impact as presented. Mr. Murray seconded the motion with all in favor, motion carried 6-0.

REFERRALS:

16-172 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for an area variance to construct a 6,961 SF medical building along NYS Rte. 146 which is excess of the 5,520SF allowed density in the district. The application was received by the County Planning Board in February and was pulled from the agenda. There are no county issues involved in the area variance however discussion as held regarding the size of the variance being requested. Mr. Kemper recommended No Significant County Wide or Inter Community Impact with comment on the size of the variance being requested.

17-97 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a Site Plan Review and Special Use permit for construction of a 2,400 SF training facility and 1,500 sf boat storage building for Skidmore College along Fish Creek and Stafford's Bridge Road(CR#67). The County Planning Board reviewed this application for area variances . Mr. Valentine recommended approval conditioned upon Saratoga County DPW review and approval of work and curb cut permits, an agreement with Skidmore to continue to use the shared parking and the applicants' receipt of work permits from DEC and Army Corps of Engineers to build within the wetland.

17-110 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for area variances to raze the existing two buildings on the site and build a 3,675 sf Stewart's Shop on the southwest corner of Rte. 146 and Vischer Ferry Road. The SCPB originally reviewed this application in February 2017 and requested that follow up should be done with Saratoga County DPW and NYSDOT and provided comments regarding the number of ingress and egress points provided for the project. To date, there has not been any correspondence between Saratoga County DPW and NYS DOT regarding this project. The County Planning Board requested that that any traffic analysis that has been completed for this project should be provided for review. Mr. Kemper recommended request additional information.

17-112 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for special use permit for Saratoga Diner, Inc. Mixed use development as re use of a 3 acre spa city diner in the T-5 District along Canfield Street and South Broadway. The site is comprised of 8 different tax parcels and is served by water and sewer. The proposed uses are affordable housing, office, retail and eating establishments totaling 150,500 sf. There will be 273 parking spaces with pedestrian amenities including sidewalks. Mr. Valentine recommended approval. Motion to approve was made by Mr. Murray, seconded by Mrs. Wood motion carried 4-0 with Mr. McPherson and Mr. Vopelak recusing.

17-113 Town of Milton Planning Board

Ms. O'Neill presented an application for special use permit and site plan review for a 40 lot expansion of an existing mobile home park along Rock City Road(CR#49). The existing park has 200 lots currently and is allowed a one-time 20% expansion. The park has a water system and individual septic systems. There is no changes being proposed to the access along the county highway. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comments on NYS DOH and DEC approvals for the water system and new septic systems.

17-114 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for special use permit for Intrada Saratoga Springs-Vecino Group New York, LLC for the construction of 4 buildings of mixed-use commercial, office and residential on 19 acres in Transect -5 District in the North West quadrant of Washington Street (NYS Rt. 29), West Avenue and south side of Station Lane. No zoning change required Proposed uses permitted by special use permit for 156 residential units, affordable housing , 5,000 SF commercial space fronting on Washington St. and 5,000 SF common space health clinic, workout facility, community room, meeting rooms Total site disturbance of 6.45 acres no expansion of water or sanitary lines or district will be required stormwater management will be on site. Mr. Valentine 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 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-30 Town of Milton

Mr. Valentine presented an application for a 2 lot subdivision of approximately 3.95 acres of land separating business use from residential use along NYS Rte. 50. Mr. Valentine recommended approval.

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

Adjournment

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

Respectfully Submitted,
Jaime L. O'Neill, Planner