# Saratoga County <u>Tom Lewis, Chairman Planning Department Jason Kemper,</u> Director

## Saratoga County Planning Board Meeting Minutes May 19, 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.

<u>Members Present</u>: Tom L. Lewis, Chairman, Ed Vopelak, Paul Loomis, Don McPherson and Devin Dal Pos.

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

**Guests**: Steve Williams, Daily Gazette

**Recusals:** Tom L. Lewis recused himself from #16-84, #16-91 and Don McPherson recused himself from #16-62.

## **Approval of Minutes:**

The minutes of the April 21, 2016 meeting were unanimously approved on a motion made by Mr. Dal Pos and seconded by Mr. Loomis.

## **REFERRALS:**

#### 16-62 Town of Malta Planning Board

Ms. O'Neill presented an application for Site Plan Review of Prestige Parkway Associates/Saratoga Hospital for a four story 100 unit 55+ apartment complex. This is a part of a previously approved PUDD along NYS Rte. 67 and Medical Park Drive. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact.

## 16-67 Town of Malta Project Review

Ms. O'Neill presented an application for Project Plan Review of a 96 room Holiday Inn Express with meeting space and associated parking along NYS Rte. 67. The main concern for this project is the close proximity of the access along Rte. 67 and the roundabout for the Northway. There is a curb but along Rte. 67 already that was built and used by NYS DOT for staging area when the roundabouts were being constructed. The landowner is seeking approval form NYS DOT to use the existing curb cut to service the hotel. The Town of Malta planning department has reviewed the project and deemed that it meets zoning requirements under the form based code. Discussion was held about possible alternatives for access to move further east along Rte. 67 from the roundabout. The Town is waiting for NYS DOT's response as to whether or not they will allow this existing curb cut to be used by the hotel. Ms. O'Neill recommended No

Significant County Wide or Inter Community Impact with a comment on recommending alternative access be explored.

## 16-84 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an area variance for lot size, average lot width, building coverage, side yard and total side yard for a residential subdivision of 22 lots, 4 unit townhomes and 2 unit house along NYS Rte. 50. This proposal is in a UR-2 zone. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comment on excessive area variances being requested.

## 16-90 Town of Malta Project Plan Review

Mr. Valentine presented an application for Project Plan Review for a 3 single story buildings with office and retail spaces along NYS Rte. 9. The applicant went before the Malta ZBA and was approved for an area variance for buffer. Mr. Valentine recommended approval.

#### 16-92 Town of Clifton Park Zoning Board of Appeals

Mr. Valentine presented an application for a use variance in the B-5 zone for residential homes along NYS Rte. 146 east side near Miller and Tanner Road. This property has been vacant for 15 years under the current zoning and will not sell. Given this length of vacancy, the town may wish to examine the uses allowed in the B-5 and possibly make changes to alleviate the need for future use variances. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comment.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Loomis, the motion was seconded by Mr. McPherson 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-34 Town of Charlton Planning Board

Ms. O'Neill presented an application for a 3 lot subdivision of 72 acres along Jolly Road that is located within Ag District #2. The owner wishes to create 2 new 5 acre lots and have the exiting home on 62+/- acres. The County Planning Board understands that lot #2 of the proposed subdivision drains in a southwesterly direction and there are significant concerns over groundwater flow and the neighbor's well on the opposite side of Jolly Road due to impervious rock. The County Planning Board supports the Town Engineer's recommendation regarding the 160' setback from the centerline of Jolly Road East . They are also in support of the 200' separation distance recommended by the New York Department of Health when septic systems are located upgrade

and in the direct path of surface water drainage towards well. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with the above comment on separation distances.

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

Respectfully Submitted, Jaime L. O'Neill, planner