

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 existing 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