

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

**Saratoga County Planning Board**  
**Meeting Minutes**  
**July 21, 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.

**Members Present:** Tom L. Lewis, Chairman, Ed Vopelak, Paul Loomis, Connie Wood, Ian Murray and Devin Dal Pos.

**Staff:** Michael Valentine, Senior Planner; Jaime O'Neill; Planner, Cyndi Nick, Secretary, Caroline Ross, Intern, Gary Meier, Saratoga County DPW.

**Recusals:** Tom L. Lewis recused himself from # 14-207, 16-63, #16-126, #16-135, #16-136, #16-141 and #16-143.

**Approval of Minutes:**

The minutes of the June 17, 2016 meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mrs. Wood.

**REFERRALS:**

**16-76-Town of Clifton Park Planning Board**

Mr. Valentine presented an application for Site Plan Review for Riverview Construction Associates for the construction of a two story building to house retail and office uses on first floor and offices on the second floor located on Vischer Ferry Road (CR#90). This project had been submitted to County Planning in April 2015. Discussion was held regarding additional right of way being secured along the county highway for future road improvements. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

**16-122 Town of Greenfield Zoning Board of Appeals**

Mr. Valentine presented the referral for an area variance for building size for construction of an 1,424 SF office in Town Center District that allows 1,400 SF offices. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comment on County DPW permit approval for access to Wilton Greenfield Road, CR#36.

**16-139-Town of Northumberland Planning Board**

Ms. O'Neill presented a lot line adjustment and site plan review application for a 9,000 SF Dollar General retail store with 49 parking spaces to be constructed in the Hamlet District on 2 acres along NYS Rte. 32 in the hamlet of Gansevoort. Access for the store will be to Rte 32 and will require NYS DOT approval. This development will demolish an existing home located on the parcel. The store will be served by well and septic which will require State approvals. Due to the

close proximity to homes, Ms. O'Neill urged the board to make comments with respect to lighting and using shields to minimize impact to neighboring properties. Consideration of requiring more mature vegetation for the landscaping plan should also be discussed to help minimize visual impacts immediately. Ms. O'Neill indicated that the Town Planning Board is holding a public hearing on the proposal on August 8<sup>th</sup>. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comments on NYS DOT approval for proposed access to NYS Rte. 32 is needed, as well as approval from NYS DOH and DEC for the well and septic.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mrs. Wood, the motion was seconded by Mr. Murray 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**

### **15-A-42 -Town of Clifton Park Planning Board**

Mr. Valentine presented an application for Scott/Crescent Woods Subdivision, 61 lots proposed on 42.6 acres along Crescent Road. The SCPB last reviewed this project in July 2015 and requested additional information relating to traffic concerns. That additional information was provided and reviewed by board members at the July 23, 2016 meeting. The letter provided by Creighton Manning Engineering dated March 21, 2016 appears to have addressed those traffic concerns. The board remains concerned that the cumulative impacts of residential growth on these corridors are not being considered or evaluated. In addition, although not a county issue the board remains concerned with the potential impacts to the wetlands on the site due to the close proximity to the proposed homes. The project will also require a sign off from SCDPW and SCSD prior to any local decision being made on this project. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with the above comments.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr. Loomis. The motion was seconded by Mrs. Wood 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