

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

Saratoga County Planning Board
Meeting Minutes
September 15, 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: Ed Vopelak, Acting Chairman, Paul Loomis, Connie Wood, Don McPherson and Devin Dal Pos, Ian Murray.

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

Guests: Geoff Bornemann, Sustainable Saratoga and Steve Williams, The Daily Gazette.

Recusals: Don McPherson recused himself from #16-134 and #16-160.

Approval of Minutes:

The minutes of the August 18, 2016 meeting were unanimously approved on a motion made by Mr. Loomis and seconded by Mr. McPherson.

REFERRALS:

16-162 City of Saratoga Springs

Mr. Valentine presented a Text Zoning Amendment in the City to require developers of housing development of 10 or more unites set aside up to 20% of the proposed unites as affordable sale or rental of modest income. Discussion was held regarding the proposed zoning amendment and the lack of inclusion into the City's Comprehensive Plan. A motion was made by Mr. DalPos that the County Planning Board request additional information regarding the amendment. The Board would like the opportunity to review the amendment in its entirety before rendering a decision under GML 239 review. This motion was seconded by Mr. Murray, the vote passed 5-1 with Mr. Vopelak being the dissenting vote.

14-121 Town of Halfmoon Town Board

Mr. Valentine presented the PDD Zoning amendment for Halfmoon Village PDD to buildout the Halfmoon Village and Yacht club PDD as 244 Condo Units or Apartment units along Beach Road. In 2014 the County Planning Board approved single family homes with comments on road improvements. Mr. Valentine recommended approval with comments on traffic.

16-168 Town of Malta Town Board

Mr. Valentine presented an application for zone change and comprehensive plan amendment along the Route 67 corridor from I-87 Exti 12 West to the Town of Ballston Town line. This would allow commercial development along Route 67. The Saratoga County Planning Board has reviewed the material submitted as part of the proposed amendment of the town of Malta's Master Comprehensive Plan and zoning ordinance as relates to Neighborhood 7 (along Rt. 67 between Exit 12 and Eastline Road). This agency recognizes the need to

review and address the zoning within Neighborhood 7, namely the existing PDDs, R-1, R-5 and LC-designated lands to better meet the changing needs and market conditions for land use along the arterial.

Elements other than a zoning amendment which may be critical to the successful implementation of the changes proposed for the Neighborhood should include: a thorough and updated review of existing traffic conditions, a comparison between existing volume and available capacity (so that proposed mitigation matches actual needs), definition of desired and/or possible improvements to the state road (such as signalization, turn lanes funded locally), a definition of parallel or cross-connecting roads to be built across private lands as part of private development (privately funded, use of mitigation fees), and committee-level discussions among officials and staff of Malta, NYSDOT and CDTC to determine by what means the town and DOT can utilize federal aid funding for any future improvements. Mr. Valentin recommended approval with the above comments.

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

16-A-59–Town of Halfmoon Planning Board

Mr. Valentine presented an application for Hansen Subdivision of 1.73 acres into 2 lots along Hudson River Road and NYS Routes 4 & 32. Mr. Valentine recommended approval.

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

Respectfully Submitted,
Jaime L. O’Neill, planner