Saratoga County Tom Lewis, Chairman Planning Department

Jason Kemper,
Director

Saratoga County Planning Board Meeting Minutes October 20, 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, Don McPherson and Devin Dal Pos, Ian Murray.

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

<u>Guests:</u> Gary Meier, Saratoga County DPW; John Scavo, Planning Director, Town of Clifton Park.

Recusals: Tom Lewis recused himself from # 16-189, #14-147, #16-183 and Don McPherson recused himself from #16-187, #16-189 and #16-190. Paul Loomis recused himself from #16-186.

Approval of Minutes:

The minutes of the September 15, 2016 meeting were unanimously approved on a motion made by Mr. Loomis and seconded by Mr. McPherson.

REFERRALS:

16-29 Town of Ballston Planning Board

Mr. Valentine presented an application for Zaremba Group/CVS pharmacy on Lakehill Road and NYS Rte. 50. This application had been before the County Planning Board but needed to have a vote by the neighboring fire district to allow the application to use a portion of their property for access. Mr. Valentine recommended approval contingent upon Saratoga County DPW approval and NYS DOT approval.

16-159 Town of Clifton Park Planning Board

Mr. Valentine presented the application for Site Plan review for Cremeans/Northway Church along Ushers, Pierce and Van Patten Roads. The applicant is proposed a 39,950 SF church and associated parking on this 6.83 acres site. Mr. Scavo provided the County Planning Board with a detailed account of the Site Plan changes that have occurred since the September town planning board meeting. There has been a reduction in parking, proposed the use of porous asphalt for parking area for stormwater management. Three traffic studies have been performed with respect to this use and Sundays when typically there is the most by 3 different traffic engineering firms. This corridor of Ushers Road is heavily traveled due to its proximity to the Northway as well as its East West direction. Discussion was regarding the information

presented. A motion to approve the referral was made by Mr. Loomis and seconded by Mr. Murray, Motion carried 6-1.

16-178 Town of Waterford Zoning Board of Appeals

Mr. Valentine presented an application for area variances for a 5 unit apartment building to be constructed on a lot that does not meet the minimum lot size and also requires front and side yard setback variances along Saratoga Ave (NYS Rte. 32). This lot is .285 acres in size and they are proposing a 3,500sf building in a C-3 zoning district. Mr. Valentine recommended disapproval due to the size of the proposal and substandard lot size.

16-179 Town of Clifton Park Planning Board

Ms. O'Neill presented an application for site plan review of Northway 9 Plaza Associates for the construction of a two story office/retail building and parking. This project is located in the TC-5 zone and complies with the form based code. Ms. O'Neill recommended approval.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Loomis, 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

16-A-66-Town of Wilton Planning Board

Mr. Valentine presented an application for a 3 lot subdivision along NYS Rte. 9 to the west of Smith Bridge Road. At this point there is a proposal to have 3 separate access points to NYS Rte. 9 and Mr. Valentine has been reaching out to NYS DOT regarding the proposal. Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comment about the application receiving NYSDOT approval for access points.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr. Murray. 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