

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

Saratoga County Planning Board
Meeting Minutes
December 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: Tom L. Lewis, Chairman, Ed Vopelak, Paul Loomis, Connie Wood, Don McPherson, Ian Murray and Devin Dal Pos.

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

Guests: Gary Meier, Saratoga County DPW; David Brennan, Young Sommer, LLC; Dorothy Christiansen , Town of Milton Resident

Recusals: Tom Lewis recused himself from #16-209, #16-210, Don McPherson#16-209, #16-214.

Approval of Minutes:

The minutes of the November 17, 2016 meeting were unanimously approved on a motion made by Mr. Loomis and seconded by Mr. Vopelak.

REFERRALS:

16-214 Town of Milton Town Board

Ms. O'Neill presented an application for Legislative Action form the Town Board in called 91 Hutchins Road. The action is to change a 14 +/- acre property from R-1 zoning to a PDD that would allow for 91 Units of multifamily senior housing to be built along Hutchins Road. Discussion was held regarding the density of the proposed development on a 14 acre site. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with a comment on density.

16-232 Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for Cellco Partnership to construct a new wireless stealth monopole tower along Moe Road. The subject property is in an R-1 district and would require a use variance. The proposed tower is 100' stealth tree. The applicant's representative was present and answered board member questions regarding alternative locations for the proposed towers. Neighbors were in attendance as well and voiced concern over the tower and its effect on health, its visual impacts and property values. Mr. Kemper recommended No Significant County Wide or Inter Community Impact with comment on the exploration of additional structure that could provide coverage.

14-121 Town of Halfmoon Planning Board

Mr. Valentine presented an application for site plan review for Halfmoon Village PDD along Beach Road. The Board has seen this application several times before. The main issue is public safety with this proposal for 6 buildings and 244 units. Mr. Valentine recommended approval with comments on traffic improvements, density, stormwater and extension of sanitary sewer.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Vopelak, 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-76-Town of Clifton Park

Mr. Kemper presented an application for Site Plan Review of Adelson/Vista's West a 24-lot subdivision that includes 22-semidetached units and 2 farmette style lots for single family home along NYS Route 146. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

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