Saratoga County <u>Tom Lewis, Chairman Planning Department Jason Kemper,</u> Director

Saratoga County Planning Board Meeting Minutes January 19, 2017

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.

<u>Members Present</u>: Tom L. Lewis, Chairman, Ed Vopelak, Paul Loomis, Connie Wood, Don McPherson, Ian Murray and Devin Dal Pos.

<u>Staff</u>: Jason Kemper, Director, Michael Valentine, Senior Planner; Jaime O'Neill, Planner

Guests: Gary Meier, Saratoga County DPW

Recusals: None

Approval of Minutes:

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

REFERRALS:

16-139 Town of Northumberland Planning Board

Ms. O'Neill presented a revised application for Site Plan Review for Dollar General along NYS Rte. 32. The revised plan has a smaller store being proposed at 7,500 SF in the Hamlet Zoning District. Discussion was held regarding the public opposition to the project as well as the Town Planning Board's previous denial of the application at a larger square footage. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comments previously issued regarding NYS DOT approval for access, NYS DOH and NYS DEC approvals for well and septic design.

17-01 Village of Ballston Spa Zoning Board of Appeals

Mr. Valentine presented an application for Use and Area Variances for a multi family dwelling in an R-1 zoning district and an area variance for parking and retaining wall setbacks along Malta Ave. Mr. Valentine discussed concerns with respect to the location of Gordon Creek and the required 100' setback from centerline. Mr. Valentine deemed the application incomplete at this time, no action was taken.

17-03 Town of Charlton Planning Board

Ms. O'Neill presented an application for Special Use Permit and Site Plan Review of a 3,375 SF proposed Stewart's Shop located on the South East quadrant of the intersection of NYS Rtes. 147 and 67 on approximately 3.18 acres. This shop would replace the current shop operating on the Northwest side of the intersection. Discussion was held regarding the towns current review status and the letter the Town's engineer had sent to Stewart's Shops to address. This proposal does not pose any County issues, however comments regarding NYS DOH and DEC approvals for well and septic as well as NYS DOT approval for access along NYS Rte. 67 still need to be obtained by the applicant. There was also discussion held regarding the impacts of this new location with respect to the existing historic church. Ms. O'Neill recommended No Significant County Wide or Inter Community Impact with comments referenced above.

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

No Subdivisions were received this month.

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