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

Saratoga County Planning Board Meeting Minutes May 18, 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.

Members Present: Tom L. Lewis, Chairman, Ed Vopelak, Paul Loomis, Ian Murray, Connie Wood, Devin DalPos, Don McPherson.

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

Guests: Gary Meier, Saratoga County DPW

Recusals: Chairman Lewis recused himself from #17-A-22. Mr. McPherson from #17-88, #17-97, #17-107 and 17-A-23.

Approval of Minutes:

The minutes of the April 20, 2017 meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mr. McPherson.

REFERRALS:

16-162 City of Saratoga Springs City Council

Mr. Valentine presented an application for Text Zoning Amendment for Inclusionary Zoning. This amendment would require that residential developments of 10 or more units that 20% of the units for sale or rent be dedicated as affordable housing for moderate to low income families with a density bonus provision of 20% to the developer. This is the second time that the County Planning board has had this referral on the agenda. In September of 2016 the application was deemed incomplete due to outstanding SEQRA items and lack of a full statement provided to the county planning staff. After some discussion, Mr. Valentine recommended that additional information be requested again prior to the County Planning Board rendering any decision on the matter.

17-97 City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for a front yard setback variance for construction of a 2,400 SF training facility and 1,500 sf boat storage building for Skidmore College along Fish Creek and Staffords Bridge Road(CR#67). There are two lots comprising the site that total 15 acres located in the RR district. Due to the wetlands along the creek and associated buffers required by NYSDEC a variance of 60' is necessary. Mr. Valentine recommended approval with comments regarding Saratoga County's ROW.

17-105 City of Saratoga Springs Planning Board

Mr. Valentine presented an application for Site Plan Review for SKS Bottling proposing to build a 118,000 sf manufacturing facility along Geyser Road(CR#43). This development will be served by public water and sewer. Mr Valentine recommended approval with comment on offer of cession from application to city regarding the private road will become public once full build out is reached.

17-106 Town of Waterford Town Board

Ms. O'Neill presented an application for the adoption of the Town of Waterford's updated Comprehensive Plan. This process began in October 2015 and the Town received a grant from Hudson Valley Greenway of \$5,000 to assist with the process. The town's focus is on parks and recreation facilities, historic and cultural resources protection and promotion, waterfront revitalization and façade improvement programs. They also wish to incorporate conservation subdivision design into their subdivision regulations to promote the protection of open space. Ms. O'Neill recommended approval.

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

17-A-21 Town of Clifton Park Planning Board

Ms. O'Neill presented an application for a 4 lot subdivision of approximately 10 acres of land with two existing structures along NYS Rte. 146. The subdivision will have one existing building on the first two lots and the remaining 2 lots will be vacant for future development. There are no proposed changes to the existing access along NYS Rte. 146. Ms. O'Neill 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. Loomis and unanimously approved.

Adjournment

As there was no other business to come before the board, on a motion made by Mr. Vopelak and seconded by Mr. Murray the meeting was adjourned with all in favor.

Respectfully Submitted, Jaime L. O'Neill, planner