

**Planning Board Meeting
June 27, 2018**

Present:

Peter Sheridan, Chairman
Fred Sievers
Lance Spallholz
Marybeth Murphy
Timothy Lesar, Alternate

Absent:

Doug Harple, Sr.
William Ryan, Alternate
Thomas Peterson, Planning Board Attorney

Agenda: June Monthly Meeting (Part II)

- Agnew Subdivision Public Hearing
- Open Discussion

Guests:

Matt Coldrick, Village Board
Paul Worobey
Jessica Worobey

At 7:00 PM, Mr. Sheridan called the meeting to order, reopening the June meeting and noting that Mr. Ryan, Mr. Harple, and Mr. Peterson were not at the meeting.

Agnew Subdivision Public Hearing

The Planning Board began the Public Hearing for the Agnew Subdivision by reviewing the updated SEAF. Mr. Bogardus had noted on the map where the easement would be. The topographical lines are not required on the map, but are helpful, so Mr. Bogardus included them.

Regarding the easement from the power company for the septic and leach field, the Worobey's engineer said it should not be an issue, but if it were, it could be moved. Whether or not it would be raised and/or if a pump-system would be needed, is still to be determined. It will be more appropriate to review the septic at site plan review. Mr. Spallholz stated that there would be an electric pole on each lot. Mr. Peterson is supposed to be researching the easement.

Mr. Sievers made a motion that this would be a minor subdivision of four or fewer lots, with no impact, and no roads would be needed to subdivide the property. Mr. Spallholz seconded the motion. There was no further discussion. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Murphy – aye, Mr. Spallholz – aye, Mr. Lesar – aye, and Mr. Sheridan – aye.

The Planning Board declared itself lead agency for SEQR at the June 13, 2018 meeting. Mr. Spallholz made a motion that the Planning Board accepts the SEAF as presented, making a negative declaration, and noted that there is no significant impact. Mr. Sievers seconded the motion. There was no further discussion. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Murphy – aye, Mr. Spallholz – aye, Mr. Lesar – aye, and Mr. Sheridan – aye.

Mr. Worobey stated that they updated the bike trail question and the signature page as previously requested, and replicated the rest of the answers from the previous version to remainder of the questions.

At 7:11 PM, Mr. Sheridan opened the meeting for public comments. Mr. Worobey mentioned that they would build a home on the new lot, so he will be seeing the Planning Board again for site plan review. Mr. and Mrs. Agnew will need to file a subdivision with Saratoga County. Mr. Sheridan will sign the map and Mr. Bogardus will file with the County. Mr. Coldrick wished the applicants luck with navigating the process.

Mr. Spallholz made the motion to close the hearing at 7:15 PM, which Ms. Murphy seconded. There was no further discussion, and the Planning Board unanimously approved the motion.

Mr. Sievers made a motion to approve the minor subdivision consistent with the sketch plans provided by Mr. David Bogardus of Northeast Land Survey & Development Consultants, P.C. for the property of Walter and Rhonda Agnew.

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Ms. Murphy seconded the motion. There was no further discussion. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Murphy – aye, Mr. Spallholz – aye, Mr. Lesar – aye, and Mr. Sheridan – aye.

The next step is site plan review, which would include house location, utilities, easement for the septic, and water supply. Mr. Spallholz asked if there was any special approval needed for the driveway to come to Goldfoot, which Mr. Sheridan affirmed no, saying that it was a village road. Mr. Spallholz also expressed concerns about runoff from the new driveway. Mr. Sheridan stated it was important for lighting not to disturb the neighbors. In the easement, the power company should sign off on the request and confirm where service would come from (above/below) ground.

The first steps of the site plan review would be a pre-submission conference. The applicants would need to submit the application in triplicate, paired with requisite information from the site plan checklist. The Planning Board would need to take action within 15 days of receipt.

Open Discussion

Belmonte called about a potential sale of Lot 63 of Griffin's Ridge. The prospective owner wants to fence the property line, but not cut the 20' buffer. Mr. Lesar said it might have been raised about shielding the property from the pedestrian traffic on the paper street into the development. The consensus of the Planning Board was unless there is a restriction on the HOA, the owners would be able to put up a fence around their yard including the buffer, so long as there is no cutting to the buffer. Ms. Murphy said the fence should be uniform instead of hodgepodge, the materials consistent with the neighborhood.

Mr. Gary Jones was coming in for site plan review on his subdivided property on Saratoga Avenue, but the house was 4,200 sq. ft. with a garage and an apartment above the garage. Mr. Sheridan indicated there would be an issue with the setbacks, and consideration of the driveway. He said the plan would have a cellar, which could have water issues.

In regards to 26 Albany Avenue, it has been 105 days since site plan approval and no easements have been approved. The neighbors told Mr. Sheridan no one had contacted them for easements. Mr. Peterson is going to contact the owners and give them a strict time limit to get easements and start construction, or the Village would consider the property abandoned.

Mr. Sheridan also had someone express interest in a 24-acre property adjacent to Mr. Sievers. Mr. Sievers said to refer them to the ACOE regarding wetlands. The property is zoned as residential, not commercial, and would be limited with green space, wetlands, etc.

There was a robust discussion about the pros and cons of zoning outlying larger properties as commercial vs. residential.

Mr. Sheridan made a motion to adjourn at 8:07 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary

Short Environmental Assessment Form

Part 1 - Project Information

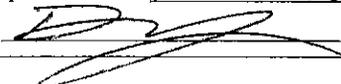
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
SUBDIVISION OF LAND OF WALTER AGNEW AND RHONDA AGNEW				
Name of Action or Project: SUB-DIVISION (MINOR)				
Project Location (describe, and attach a location map): TAX I.D. # 240.19-1-15.11				
Brief Description of Proposed Action: TWO LOT MINOR SUB-DIVISION TO CREATE ONE NEW BUILDING LOT FOR FAMILY MEMBERS				
Name of Applicant or Sponsor: PAUL WOROBEY AND JESSICA WOROBEY		Telephone: (518) 253-6917		
Address: 13-202 WATERS VIEW CIRCLE		E-Mail:		
City/PO: COHOES	State: NY	Zip Code: 12047		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.868 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.868 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <u>BORDERS BIKE TRAIL</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>ON-SITE SEPTIC</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>PAUL WOODBEY</u> Date: <u>JUNE 19TH, 2018</u></p> <p>Signature: </p>		