



# Saratoga County Planning Board

Tom L. Lewis  
Chair

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Director

## Agenda – April 18, 2019

### REFERRALS

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**19-44      Montero Ground Mount Solar-Special Use Permit**

**Town of Greenfield**

Lake Desolation Road

Installation of a 6-2 KW ground mounted solar PV array.

**19-45      Dockendorf-Site Plan Review**

**Village of Victory**

Gates Avenue

1 Family structure, a small office, a 2400 SF storage, 1400 Sf storage, 700 SF storage, a 4-bay garage proposed future storage.

**19-46      Lake Local-Area Variance**

**City of Saratoga Springs**

Union Avenue

Area Variance for parking spaces within sideyard setbacks from a ROW which ownership is in question.

**19-48      Hickok-Area Variance and Special Use Permit**

**Town of Waterford**

Middletown Road

Construction of a duplex on a vacant parcel (SUP). Area Variance request with regards to lot width.

**19-49      1785 Route 9 Office Building-Area Variance**

**Town of Clifton Park**

US Route 9

Construction of a two-story, 40,000 SF medical office building. Variance for front parking required.

**19-50      Ingles Solar Farm-Special Use Permit and Site Plan Review**

**Town of Milton**

Murray Road

Installation of 7MS Solar Farm.

**19-51      Sunmark FCU-Special Use Permit**

**Town of Milton**

Trieble Avenue

Special Use Permit for drive-thru (Renewal of expired SUP).

<b>19-52</b>	<b>2 Sunflower Terrace-Area Variance</b>	<b>Town of Clifton Park</b>
	Sunflower Terrace Install a pool but cannot meet required setbacks.	
<b>19-53</b>	<b>Fountain Professional Park</b>	<b>Town of Clifton Park</b>
	NYS Route 146 Replace existing sign with digital sign which is not allowed in this zone.	
<b>19-55</b>	<b>Murphy-Area Variance</b>	<b>Village of Ballston Spa</b>
	East Grove Street Applicant wishes to replace an existing dwelling with new single family dwelling by requesting an area variance for front yard setback of 15ft (25 ft. req.)	
<b>19-56</b>	<b>Ellsworth Commons TH/Marini Homes-Project Plan Review</b>	<b>Town of Malta</b>
	US Route 9/Malta Applicant purchasing the remaining 22 TH lots of Ellsworth Commons. The proposed layout is in conformance with original approvals. Change of TH style.	
<b>19-57</b>	<b>City of Saratoga Springs Zoning Map Alignment-Zoning Map Alignment</b>	<b>City of Saratoga Springs</b>
	City of Saratoga Springs Review of Saratoga Springs' Unified Development Ordinance Zoning Map (proposed changes) Alignment with the City's Comprehensive Plan.	
<b>19-58</b>	<b>Scripter –Area Variance</b>	<b>Town of Clifton Park</b>
	Glenridge Road Area Variance on an existing 21,000 SF lot to place a septic field, whereas, 40,000 SF is required with no public utilities available.	
<b>19-60</b>	<b>Arian/Salam Duplex-Special Use Permit</b>	<b>Town of Halfmoon</b>
	Halfmoon Drive Construction of a two-family dwelling on a +/- 15-acre, R-1 zoned parcel.	
<b>19-61</b>	<b>Halfmoon Heights MHP/Community Center-Site Plan Review</b>	<b>Town of Halfmoon</b>
	Cemetery Road (Turf) Half-moon Heights MHP is located on 126-acres of land. The proposal is to construct a 2400 SF community building, patio, playground and parking lot on 0.95 acres of its land.	
<b>19-62</b>	<b>421 Flex Park/Parkford PDD Amendment</b>	<b>Town of Halfmoon</b>
	NYS Route 146 Addition of 0.79 acres along with its 295 LF of primary frontage along Route 146, to the existing 421 Flex Park/Parkford PDD (last amended in 2018).	
<b>19-63</b>	<b>JGS Recycling-Area Variance</b>	<b>Town of Halfmoon</b>
	Hudson River Road Construction of a 25 ft x 21 ft carport with a 30 ft front yard setback, setback of 50 ft is required per	

Town Code. The applicant is also asked to seek relief for pre-existing conditions of the site including, front yard setbacks, rear yard setback, lot area and lot width.

**19-64      Saratoga Golf and Polo-Site Plan Review      City of Saratoga Springs**

Church Street

A new golf and tennis pro shop, two platform tennis courts and a revised pool cabana with a warming room for the platform tennis, expanded parking area and landscape improvements.

**19-35      Cole's Collision-Area Variance      Town of Wilton**

Maple Avenue

Relief on completely screening the damaged car storage area from the road and adjacent properties, percentage of total of parking allowed in the front (33%) and rear (67%) of the facility and pavement setback requirement. (15' vs 5')

## **SUBDIVISIONS**

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**19-A-24      Kinowski & Fusco-Lot Line Adjustment      Town of Stillwater**

NYS Route 9P

Land conveyance between an existing 4.22 acre parcel to an existing 0.16 acre parcel to create a 1.36 acre parcel and a 3.02 acre parcel respectively.

**19-A-25      Zecca Major Subdivision      Town of Stillwater**

Kellog Road

Subdivision of an existing 1.48 acre lot to create two new, individual townhouse lots of 0.24 acres and 0.21 acres. The balance of 1.02 acres will remain vacant. Included is also a conveyance of 0.009 acres to the neighboring lot to mend a driveway encroachment.

**19-A-26      Rourke Minor Subdivision      Town of Stillwater**

County Route 146

Subdivision of an existing 79.23 acre lot to create a new 10 acre parcel along with the remaining 69.23 acre parcel. The new 10 acre lot is a proposed site for the Town's Police Station and the Malta/Stillwater EMS station.

**19-A-27      Urbanski/Sala Lot Line Adjustment      Town of Halfmoon**

Pruyn Hill Road

Lot line adjustment and conveyance between an existing 1.65 acre parcel and adjacent 0.75 acre parcel to convey rear lands and straighten the shared boundary line. The result will be a 1.41 acre parcel and a 0.98 acre parcel respectively.

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