

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

Saratoga County Planning Board
Meeting Minutes
September 16, 2021

The September 16, 2021 Saratoga Planning Board meeting had been cancelled due to the lack of quorum. The Referrals and Subdivisions submitted will be handled under our Memorandum of Understanding that we have with each municipality.

Referrals

21-21MV City of Saratoga Springs Planning Board.

An application for a Site Plan Review for the City of Saratoga Springs in the name of Just Cats. A proposed 11,487 s.f. mixed use building consisting of 7 apartment units on the second floor and three commercial tenants, including a veterinary clinic, on the main floor. The location of this property is Driscoll Road and South Broadway (US RT 9). There was No Significant County Wide or Inter Community Impact.

21-111MV Town of Wilton Planning Board.

An application for an Area Variance for the Town of Wilton in the name of Provost Office. A proposal to convert an existing home into a business office on a 1.87-acre parcel in the Town's CR-1 zone. The applicant is seeking relief on lot frontage, side-yard setback, side-yard setback for paved areas and required buffer between district and uses (to abutting res.). The location of this property is located at Maple Avenue (US Route 9). There was No Significant County Wide or Inter Community Impact.

21-114MV Town of Wilton Planning Board

An application for an Area Variance - Signage in the name of Saratoga Hospital. The applicant proposes to place a 30" x 108" sign on the existing Wilton Medical Arts facility. Despite a 2008 area variance granted for signage for a different occupant of the building, the current proposed sign has created a need for an additional area variance for signage that will cover the whole parcel (site). The zone allows for one detached sign and one attached sign with a maximum area of 250 s.f. The applicant needs relief for 9 of 10 attached signs and 2 of 3 detached signs that have a combined area of 626.65 s.f. The location of this referral is on NYS Rt 50. There was No Significant County Wide or Inter Community Impact.

21-115MV City of Saratoga Springs Planning Board

An application of a Site Plan Review in the name of Shelters of Saratoga. A proposed addition to the existing home used for Shelters of Saratoga in order to provide additional rooms and bathrooms. The location of this referral is on Walworth Street (NYS Rt 29).). There was No Significant County Wide or Inter Community Impact.

21-116MV City of Saratoga Springs Planning Board

An application for Site Plan Review in the name of 269 Broadway LLC. A proposed six-story, mixed-use building with underground parking. The location of this referral is on Broadway (NYS RT 50) and Hamilton Street. There was No Significant County Wide or Inter Community Impact.

21-117JW Town of Halfmoon Planning Board

An application for a Site Plan Review in the name of Hoffman Carwash. A proposed 5,810 s.f. Carwash facility on a current 1.77 acre vacant commercial site that is located on Rt 9 across from Sitterly Road. There was No Significant County Wide or Inter Community Impact.

21-118JW Town of Halfmoon Planning Board

An application for Special Use Permit & Site Plan in the name of Tech Electric. After a proposed subdivision, the applicant proposes to construct two 4,000 s.f. warehouse buildings on a 5.79 acre parcel. The location is on Hudson River Road - US Rt 4 & NYS Rt 32. . There was No Significant County Wide or Inter Community Impact.

21-119JW Town of Halfmoon Planning Board

An application for use Variance in the name of Lamar Advertising. A proposed replacement of two, pre-existing, off-premises, 12 ft. x 25 ft., single-faced billboards with a digital interface each. The proposed digital billboards will scroll a new message every 10 seconds when the Town's ordinance calls for 20 second message changes. The location of this is on US Rt 9. There was No Significant County Wide or Inter Community Impact.

21-120JK Town of Malta

An application for an Area Variance in the name of Arnoff Global Logistics. A proposed 120,000 s.f. storage warehouse building with a 12 on 1 peaked roof at a height of 43 ft. 4 in. for a moving and Storage Company has caused the need to seek an area variance relief of 6 ft for the total height of the proposed building. There was No Significant County Wide or Inter Community Impact.

21-121JW Villiage of Ballston Spa

An application for an Area Variance in the name of Christ Church. A proposal to replace an existing freestanding sign at the corner of Church Avenue and West High Street with a digital message board. Located at West High St. and

Church Ave. - NYS Rt 50. (Town of Milton). No Significant County Wide or Inter Community Impact.

21-122MV Town of Wilton

An application of a Site Plan Review in the name of Perry Crossing. After a proposed 4-lot commercial subdivision, lots 1-3 are to be developed for a 2,033 s.f. bank, a 6,113 s.f. tire shop and a 6,889 s.f. auto parts store respectfully. The three proposed commercial sites will provide interconnection accessibility between themselves and with the adjacent Shops of Wilton site while providing full access curb cuts onto NYS Rt 50 and Perry Road each. Located at NYS Rt 50 and Perry Road. No Significant County Wide or Inter Community Impact.

21-123MV Town of Moreau

An application of a Site Plan Review in the name of Hoffman's Car Wash. A proposed 6,400-s.f. car wash on a 1.65-acre site at the signalized intersection. 2-lot subdivision for commercial use was previously reviewed for this location. Located at US Rt 9 & Reynolds Road - NYS 197. No Significant County Wide or Inter Community Impact.

21-124MV Town of Moreau

An application of a Site Plan Review in the name of Allen Fresh Market. The proposed construction of a 4,800 s.f. convenience store with fueling stations on an existing 3.16-acre parcel w/an existing gas station which is to be razed. Located at Rugg Road (Ag. Dist. #1). No Significant County Wide or Inter Community Impact.

21-125JW Town of Northumberland

A Site Plan Review in the name of Schuyler Hose Co. Inc. A proposed 4,608 s.f. fire department substation to be constructed on a 99-year lease of 3 acres from the existing 196.2 acre parcel. Located at Rugg Road (Ag. Dist. #1). No Significant County Wide or Inter Community Impact.

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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

21-A-56JW Town of Northumberland

A Subdivision Review in the name of Shaw. A proposal to subdivide an existing 11.21 acre parcel into two lots. Lot 1 will be a 5.04 acre parcel and Lot 2 will be a 6.17 acre "flaglot" off of Kobor Road. Located at Kobor Road (Ag. Dist. #1). No Significant County Wide or Inter Community Impact.

21-A-57JW Town of Greenfield

A Subdivision Review in the name of Woodland's Edge. A proposed 14-lot residential subdivision on 62.9 acres. A proposed single access cul de sac will serve the 14 proposed lots off of Grange Road. Located at Grange Road (Middle Grove Road/CR-21). No Significant County Wide or Inter Community Impact.

21-A-58MV City of Saratoga Springs

A Subdivision Review in the name of T & T Bowman LLC. A proposed two-lot subdivision of an existing 0.344-acre parcel with existing on-site improvements (a horse barn and related outbuildings). The proposed subdivision will split the lot in half creating two 7,500-s.f. lots, meeting the min. lot size in the City's UR-2 Zoning District. Existing buildings are to be removed. Located at Bowman Street (Saratoga Race Track). No Significant County Wide or Inter Community Impact.

21-A-59JW Town of Halfmoon

An application for a Subdivision Review in the name of Tech Electric. A proposed two lot subdivision of an existing 8.09 acre "flaglot" parcel. Lot 1 will be 2.30 acres with an existing 3,000 s.f. Tech Electric bld. Lot 2 will be a 5.79 acre parcel with two proposed 4,000 s.f. warehouses to be constructed. Located at Hudson River Road - US Rt 4 & NYS Rt 32. No Significant County Wide or Inter Community Impact.

21-A-60MV Town of Wilton

An application of a Subdivision Review in the name of Perry Crossing. A proposed 4-lot commercial subdivision at the NYS RT 50 and Perry Road intersection. Lot 1 will be a 47,071 s.f. parcel, Lot 2 will be a 52,897 s.f. parcel, Lot 3 will be a 61,138 s.f. parcel and Lot 4 will be a 64,529 s.f. parcel. Located at NYS Rt 50 & Perry Road.). No Significant County Wide or Inter Community Impact.

21-A-61MV Town of Moreau

An application of a Subdivision Review in the name of Denno. A proposed 4-lot subdivision from an existing 5.09 acre parcel on Reynolds Road. Lot will range from .55 acres to 2.49 acres and will all share one driveway access onto NYS Rt 197. Located at Reynolds Road - NYS 197. No Significant County Wide or Inter Community Impact.

21-A-62MV Town of Greenfield

An application of a Subdivision Review in the name of Gyarmathy. A proposed three lot subdivision to create three single-family building lots from an existing 11.37 acre mobile home park. Lot a will be a 0.48 acre parcel, Lot B will be 0.46 acres and Lot C will be 0.46 acres. All proposed lots will front along County Road 19. Located at North Creek Road -CR-19 and Plank Road. No Significant County Wide or Inter Community Impact.

Adjournment

The September 16, 2021 Saratoga Planning Board meeting had been cancelled due to the lack of quorum. The Referrals and Subdivisions submitted will be handled under our Memorandum of Understanding that we have with each municipality.

Respectfully Submitted,
Bobbi Wood, Secretary

