

the moratorium to September 2022. The Solar Moratorium was reviewed by the SCPB in April 2021 and the first extension in August 2021. Mr. Kemper recommended approval.

22-12JW Town of Moreau Town Board

Mr. Williams presented an application for Legislative Zoning Map & Text Amendment in the name of Town of Moreau. A proposed zoning adjustment for six existing parcels fronting along Rt 9 between Jacobie Rd and Merritt Rd that currently has split zoning of C-3 and R-1. The proposed amendment will create C-3 zoning totally for all six targeted lots. Located on US RT 9. Mr. Williams recommended Approval.

22-13JW City of Saratoga Springs Zoning Board

Mr. Williams presented an application for the City of Saratoga Springs a Use Variance in the name of 212 Lake Use Variance. A proposed early childhood private school to be operated out of the former Waldorf School building that is in the City's UR-3 zone. Located on Lake Avenue/US Rt 29 (East Side Recreation Park). Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-14JW Town of Greenfield Zoning Board of Appeals

Mr. Williams presented an application for the Town of Greenfield a Area Variance and Special Use Permit in the name of 355 Grange Road LLC. A proposed construction of (2) 8-unit apartment buildings with (4) four-stall parking carports on a 6.21-acre parcel. The Town's MDR-1 zone allows multifamily uses through special use permit with the allowance of 1.5 dwelling units per acres. This project proposes 16 dwelling units which, per Town Code, 24 acres would be needed to conform. Located on Grange Road (Town of Corinth owned property). Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-15JW Town of Galway Planning Board

Mr. Williams presented an application for the Town of Galway and Special Use Permit & Site Plan in the name of Route 29 Farm Market. A proposed farm market building (~1,740 S.F) with 14 parking spaces on a 24.68-acre parcel. Located on NYS Rt 29 (Jockey Street/CR-52, Ag. Dist. #2). A NYS work & curb cut permit will be required. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-16JW Town of Ballston Planning Board

Mr. Williams presented an application for The Town of Ballston a Special Use Permit in the name of 9 Stablegate Drive. A proposal to raise 6 chickens with a coop on a 1.3-acre parcel. Located on Stablegate Dr. (Ag. Dist. #2). Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-17JW Town of Halfmoon Zoning Board of Appeals

Mr. Williams presented an application for the Town of Halfmoon an Area Variance in the name of Landry Single-Family Home. A proposal to re-instate a residential use for an existing residential structure in the Town's Commercial zone. Located on NYS Rt 236. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-18JW Town of Halfmoon Town Board

Mr. Williams presented an application for the Town of Halfmoon and Legislative Text & Map Amendment. Proposed "general housekeeping" amendments to the Town's zoning ordinance to correctly define, identify and administer the Town's zoning laws. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-20JW Town of Clifton Park Zoning Board of Appeals

Mr. Williams presented an application for the Town of Clifton Park an Area Variance (Sign) in the name of Blue Spruce Landscape. A proposal to place a 67"x 179" monument sign on the front property boundary where a 15 ft. setback is required. Located on NYS Rt 146A. The Planning Board discussed the need to ensure the sign is not placed in the State R.O.W. and that the proposed sign does not impede sight when exiting the site onto NYS Rt 146A nor conceal cars that are exiting the site for vehicles traveling for East on NYS Rt 146A. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-21JK Town of Malta Planning Board

Mr. Kemper presented an application for the Town of Malta a Project Plan Review in the name of Stewart's. A proposal to re-develop a former Sunoco gas station into a 3,975 s.f. Stewart's Shop with 8 gas pump positions under canopy and maintaining the existing curb cuts to Rt 9 and Hemphill Place. Located on US RT 9 & Hemphill Place. Mr. Kemper recommended No Significant County Wide or Inter Community Impact. Recusal Tom Lewis 22-21.

22-22JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for the Town of Malta an Area Variance in the name of 742 Malta Avenue Extension. A proposed construction of a 2,160 s.f. pole barn has created the need to seek relief for the required front yard and rear yard setbacks off Malta Ave. Ext. The front yard setback is proposed to be 17.5 ft. where 50 ft. is required, and the rear yard setback is proposed to be 15 ft. where 30 ft. is required. Located on Malta Ave. Ext. The property has a wide frontage and narrow in depth. Proposed to utilize an existing curb apron onto Malta Ave. Ext and placed over a previous pad for a barn. Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for planning referrals as presented was made by Mr. Dal Pos and a 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

22-A-02JW Town of Wilton Planning Board

Mr. Williams presented an application for the Town of Wilton a Subdivision Review in the name of Pine Bluff Road Conservation Subdivision. A proposed 19-lot residential conservation subdivision on a 44.07-acre parcel on the corner of Edie Road and Scout Road. Located on Edie Road, Scout Road (Northway/I-87). Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-A-07JW Town of Moreau Planning Board

Mr. Williams presented an application for the Town Moreau Planning Board a Subdivision Review in the name of Cerrone Builders. A proposed four-lot subdivision for an existing 8.78-acre parcel that has dual frontage between South Road and US Rt 9. The proposed lots will have an area of 2.93-acres, 2.23-acres, 1.99-acres, and 1.64-acres with all accessing onto South Road. Located on South Road and US Rt 9. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-A-08JW Town of Charlton Planning Board

Mr. Williams presented an application for the Town of Charlton a Subdivision Review in the name of Bagdan. A proposal to subdivide an existing 209-acre parcel into two lots by utilizing NYS Rt 67 as the boundary line. The North side of Rt 67 will be 101.2.2-acre parcel with existing residential and farmstead improvements and the South side of Rt 67 will be a 108.23-acre parcel for a proposed residential home that will access onto DeGraff Road. Located on NYS Rt 67 and DeGraff Road (Ag. Dist. #2). Mr. Williams recommended No Significant County Wide or Inter Community Impact.

22-A-09 Town of Malta Planning Board

Mr. Kemper presented an application for the Town of Malta a Subdivision Review in the name of Mountain View Meadows. A proposed conservation subdivision on a 119.76-acre parcel, off Eastline Road, to create 119-lot single-family cluster, development. Located on Eastline Road (Town of Ballston, Ag. Dist. #2). Saratoga County Planning Board members and staff commented on some of the details related to the proposed subdivision. First, the proposed roadway connection to an existing subdivision will allow for reduced curb cuts on Eastline Road (CR #86) in addition to providing an important connection (automobile and pedestrian) to an existing subdivision. Secondly, the incorporation of active farmland into a proposed large cluster subdivision is the first of this nature to be reviewed by the Saratoga County Planning Board. The County Planning Board and staff commend the Town of Malta for these efforts. We would ask that you keep Saratoga County updated on this process if this project is approved by the Board. In addition, the applicant will need to contact Saratoga County DPW for signoff and approval of the proposed curb cut location Eastline Road (CR#86). Mr. Kemper recommended a No Significant County-wide or Intercommunity Impact.

22-A-10JW Town of Saratoga Planning Board

Mr. Williams presented an application for the Town of Saratoga a Subdivision Review in the name of Kearns. A proposed subdivision by creating a 10-acre lot off an existing 44-acre lot in order to construct a single-family residence. Located on NYS Rt 32 (Town of Stillwater & Ag. Dist. #1). A NYSDOT curb cut permit will be required to provide access from NYS Rt 32 for the new single-family residence. Mr. Williams recommended No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for planning subdivision as presented was made by Mr. McPherson and a motion was seconded by Mr. Murray and unanimously approved.

Adjournment

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

Respectfully Submitted,
Bobbi Wood, Secretary

