



SARATOGA COUNTY PLANNING BOARD

**TOM L. LEWIS
CHAIRMAN**

**JASON KEMPER
DIRECTOR**

**Meeting Agenda
Planning Department Conference Room
and Zoom ([Link](#))
August 18, 2022
4 pm**

1. Call to Order
2. Approval of Previous Meeting Minutes
3. **REFERRALS**

21-54	Town of Corinth – Moratorium Extension	Town of Corinth
	Location: Town-wide The Town proposes a moratorium extension on the construction, establishment, installation, review or approval of any new Wireless Telecommunications Facilities. The original 6-month moratorium covered the dates of February 1 to September 1, 2021. Then after two additional extensions that brought the moratorium to September 2022, the town is now requesting to extend the moratorium for an additional three months or to December 2022.	
21-74	Town of Northumberland – Moratorium Extension	Town of Northumberland
	Location: Town-wide A proposal to extend the Moratorium for Certain Solar Energy Systems for another 6-months or to March 2023.	
22-101	Tribley Residential PDD – PDD Legislation	Town of Halfmoon
	Location: Farm to Market Road/CR-109 A proposed PDD to create 42 single-family homes on a 22.08-acre parcel with underlying zoning of Agriculture/Residential.	
22-110	Village of Round Lake – Zoning Amendment - Text	Village of Round Lake
	Location: Village-wide Proposed additional language to the definition of Cottage Zoning Planned Development District in the Village's Code in Chapter 180 -Zoning to provide clearer separability to the Village's Code Chapter 158 Subdivision of Land and Article VIII Cluster Development provisions.	
22-111	Liious Thinking, Inc. – Site Plan Review	Town of Wilton
	Location: Edie Road (NYS Rt 50) A proposed construction of a 5,180 s.f. warehouse on a 2.6-acre parcel including access drives, outdoor paved storage and fencing.	



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22-112	Community Emergency Corps Facility – Special Use Permit & Site Plan Review	Town of Milton
	Location: Geysler Road -Local (Geysler Rd/CR-43 and County Airport) A proposed 11,814 s.f., 4-bay EMS building with associated office space and living quarters. The proposed building will be constructed on a proposed 1.72-acre parcel and utilize an existing curb cut onto Geysler Road (local portion).	
22-113	National Grid Substation Expansion – Site Plan Review	Town of Waterford
	Location: Middletown Road/CR-96 (CR-97, RTs 4 & 32, Champlain Canal and Hudson R.) A proposal to remove an existing 550 s.f. substation building along with the existing apparatus and fencing and replace it with a 880 s.f. building and new apparatus and fencing.	
22-115	Tech Property Management, LLC – Special Use Permit & Site Plan Review	Town of Halfmoon
	Location: Hudson River Road/US Rt 4 & NYS 32 (Hudson R.) A proposal to construct a detached, 2,750 s.f. cold storage building on the existing 2.3-acre site with an existing 8,747 s.f. office/warehouse building.	
22-116	1605 Route 9/Tanski – Area Variance	Town of Halfmoon
	Location: US Rt 9 A proposal to convert an existing home into a commercial use, within the Town's C-1 zone, has caused the need to seek three variances due to pre-existing conditions. The required lot area is 35,000 s.f. where the preexisting lot area is 14,619 s.f., the required front yard setback is a minimum of 50 ft. with a pre-existing condition of 22.5 ft and the required lot width is 150 ft. or greater where the pre-existing lot width is 140 ft.	
22-117	2010 Rowley Road – Special Use Permit	Town of Malta
	Location: Rowley Rd./CR-61 A proposed conversion of an existing single-family home into a two-family home is permitted by special use permit in the Town's R-8 zone. The existing 3.9-acre lot is located off of Rowley Road/CR61 with an existing driveway access.	
22-118	Lia Auto Group – Site Plan Review	Town of Malta
	Location: US Rt 9 A proposed amendment to the existing stormwater basin to include a subsurface infiltration system and the relocation of the septic system will allow for the expansion of 55 parking stalls. There are also updates to the building's interior and exterior.	
22-119	Wellnow Healthcare Facility – Area Variance	Town of Ballston
	Location: NYS RT 50 & 67 A proposed lot line adjustment involving three parcels has created the need to seek three area variances for the proposed commercial lots. Lot 3 has a proposed area of 0.91-acres where the minimum area allowed in the mixed use Route 50/67 zone is 1.00-acres. Lot 1's proposed width is 141.55 ft. and the front setback is 159 ft. where the lot width minimum allowed per zone is 175 ft and the min/max front setback allowed is 20ft/70ft.	



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22-90	Mangino Buick, GMC – Site Plan Review	Town of Ballston
	Location: NYS Rt 50 & NYS Rt 67 A proposal to construct a 7,870 s.f. addition on the Northeast of the existing 24,670 s.f. car dealership/service building.	
22-95	Stone Self-Storage – Special Use Permit & Site Plan Review	Town of Moreau
	Location: US Rt 9 A proposed 26,500 s.f. of self-storage units on a 3-acre parcel off of US Rt 9. The existing 6,000 s.f. building in front will be used for office space. The existing commercial curb cut is to remain.	
22-120	Gill Subdivision – Area Variance	Town of Edinburg
	Location: Shields Rd. (adjoining Saratoga County park parcel) A proposed two lot subdivision has brought about the need to seek an area variance for one of the proposed lots. The minimum lot area for the Town's Rural Use is 8.5-acres. Lot 2 is proposed to be 8.05-acres with need of relief of 0.45-acres. Lot 1 will be 8.55 acres.	

4. SUBDIVISIONS

19-A-57	Brookwood Farms – Subdivision Review	Town of Halfmoon
	Location: Brookwood Road (Middletown Rd/CR-94, Fonda Rd/CR-97 & Town of Waterford) A proposed amendment to an approved 17-lot residential subdivision by allowing the applicant to begin construction of the interior infrastructure prior to gaining formal, needed public ROW access within a National Grid easement.	
22-A-36	Clark/Schaffer – Subdivision Review	Town of Edinburg
	Location: South Shore Road/CR-7 A proposed 2-lot subdivision of an existing 4.729-acre parcel into a 1.675-acre parcel, with an existing camp and a vacant 3.054-acre parcel.	
22-A-39	Community Emergency Corps Facility – Subdivision Review	Town of Milton
	Location: Geyser Road- Loca (Geyser Rd/CR-43 and County Airport) A proposed two-lot subdivision of a 21.82-acre parcel in order to create a 1.72-acre parcel for a proposed EMS off of Geyser Road (local portion). The remaining 20.10-acre parcel will remain part of the existing Town Complex & Burgess Kimball Memorial Park.	
22-A-41	Welch – Subdivision Review	Town of Corinth
	Location: Fenton Road (Town of Lake Luzerne and Hudson R.) A proposed two lot subdivision of an existing 100.8-acre parcel to be split in half. Lot 1 and Lot 2 will both have an area of 50.4-acres each with access to Fenton Road via dedicated strips of land (i.e. flaglot) leading to the public ROW.	
22-A-42	Noradki – Subdivision Review	Town of Halfmoon
	Location: Tabor Road (Town of Clifton Park) A proposed subdivision of an existing 92.54-acre parcel that is bisected by Tabor Road. The proposal consist of separating the Southern portion of the parcel on Tabor Road to create a 31.54-acre parcel leaving +61-acres on the Northern side of Tabor Road.	



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22-A-43	Hubbard - Subdivision Review	Town of Ballston
	Location: Diamond Rd & Anchor Rd (Lake Hill Rd/CR80 & Ag. Dist. #2) A proposed three-lot subdivision of a 6.97-acre parcel off of Diamond Road. Lot 1 will be a 2.55-acre vacant parcel, Lot 2 will be a 2.01-acre, vacant parcel and Lot 3 will be a 2.41-acre parcel with existing homestead.	
22-A-44	Quest Holdings - Subdivision Review	Town of Edinburg
	Location: Sinclair Rd/CR-5 A proposed "land swap" lot line adjustment to convey 0.24-acres from Marco to Questholdings to correct a building encroachment and a 0.24-acres conveyance from Quest Holdings to Marco in the rears of the two parcels.	

5. Other Business

6. Adjournment

Disclaimer: Saratoga County Planning Board agendas are subject to change. Please call the Saratoga County Planning Department at 518-884-4705 for more information.