



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

Meeting Agenda Planning Department Conference Room September 15, 2022 4 pm

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

22-122 United Ag & Turf – Area Variance (Sign) Town of Clifton Park

Location: Ushers Road (I-87)

Due to the transition of two businesses into one, a proposal to increase the size of wall signage from 78 s.f. to 150 s.f. where 60 s.f. is the maximum allowed in the Town's LI-2 zone. The maximum height allowed for a wall sign is 20 ft where the proposal is to place the proposed sign at a 22 ft height.

22-123 Ravenswood – Area Variance (Sign) Town of Clifton Park

Location: NYS Rt 146 and 146A

A proposal to re-locate a freestanding sign off premises next to another existing freestanding sign has caused the need to seek three area variances. Per Town's code, there is no allowance for off premises signs, the maximum area for signage is 60 s.f. where the two freestanding signs have a total area 123 s.f. and no two freestanding signs are allowed less than 50 ft apart whereas the proposal will allow zero separation.

22-124 1739 RT 9 Medical Office – Area Variance Town of Clifton Park

Location: US RT 9

A proposed medical building has caused the need to seek area variances for side and rear yard building setback and front parking setback. The proposed side yard setbacks will be 23.8 ft & 24.8ft where 30 ft is the minimum allowed. The proposed rear yard will be 21.2 ft where 50 ft is the minimum allowed and the front parking is set to be 13.7 ft where 30 ft is the minimum allowed per Town Code.

22-126 City of Saratoga Springs – Zoning Amendment -Map City of Saratoga Springs

Location: Crescent Ave and Jefferson St.

A proposal to extend the UR-4 zoning from the adjacent neighborhood across from Jefferson Street to create a workforce housing development.

21-54 Town of Corinth – Legislative Zoning Amendment - Text Town of Corinth

Location: Town-wide

The Town of Corinth wishes to act upon and adopt its Local Law to establish regulations on Wireless Telecommunications Facilities.

- 22-100 BWPP Sand Brook LLC (Solar array) – Area Variance** **Town of Corinth**
 Location: Main Street (Village of Corinth)
 A proposed commercial solar array to be constructed on approximately 30 acres of a 113.5 acre site comprised of four separate parcels. The area variance is for side yard setback lines as the project wishes to keep the four involved parcels intact with the solar array area overlaying the parcel boundaries.
- 22-121 Town of Galway – Zoning Amendment -Map** **Town of Galway**
 Location: NYS Rt 29
 A proposal to rezone a 2.54-acre Agricultural/Residential (A/R) zoned parcel to a Commercial (C) zoned parcel. The A/R parcel is adjacent to a 1.58-acre Commercial zoned parcel owned by Stewart's Shop. The rezoning will allow Stewart's to purchase the 2.58-acre parcel and use it to expand their septic field.
- 22-125 Kings Isle PDD Ph. 6 – PDD Legislation** **Town of Stillwater**
 Location: NYS Rt 67
 A proposed PDD to extend twelve (12) 11-unit apartment buildings or 132 total units of the Kings Isle apartments onto an adjacent 55.9-acre parcel to the east.
- 22-127 Capital District Ventures – Use Variance** **City of Mechanicville**
 Location: Saratoga Avenue (NYS Rt 67)
 A proposal to convert a vacant light-industrial building into a single-family residence.
- 22-128 Schuyler LLC – Area Variance** **Town of Corinth**
 Location: NYS Rt 9N (Village of Corinth)
 A proposed residential subdivision with wetlands has caused proposed Lot 2,3,4,5, & 6 to seek relief from the conforming 100 ft of frontage along a public ROW.
- 22-129 Saratoga Winery – Area Variance** **Town of Milton**
 Location: NYS Rt 29
 A proposal to separate the existing home and the Saratoga Winery business has created the need to seek a side yard setback for the Winery at 48 ft where 50 ft is the minimum allowed. The proposed subdivision also created 22.5 ft side yard setback for two metal accessory buildings being separated.

4. SUBDIVISIONS

- 22-A-46 Ingersoll Road Conservation Subdivision – Subdivision Review** **Town of Wilton**
 Location: Ingersoll Road (NYS Rt 50)
 A proposed 35-lot conservation subdivision on a 73.37-acre parcel that is bisected by Ingersoll Road.

- 16-A-38 The Mill, LLC – Reaffirmation of a prior subdivision review. City of Saratoga Springs**
 Location: High Rock & Excelsior (NYS Rt 50)
 Reaffirmation of a previous subdivision review consisting of a subdivision of a 3.5-acre site into 2 commercial lots with existing uses.
- 21-A-87 Hank's Hollow – Subdivision Review Town of Halfmoon**
 Location: Staniak Road (Town of Stillwater & Zim Smith Trail)
 A proposed phasing plan for the 110-lot major subdivision. Phase I will be to construct 33 homes with supporting roads and infrastructure, Phase II will be to construct 31 home and the last phase will be to construct 45 homes.
- 22-A-30 MGH Estates – Subdivision Review Town of Edinburg**
 Location: White Birch Road (Town of Northhampton/Fulton County)
 A proposed seven lot subdivision that is bisected by the shared boundary Town of Northhampton/Fulton County and Town of Edinburg/Saratoga County. Of the seven lots involving Saratoga County, two lots will have their principal building within the county. Applicant has responded to previous comments by merging Lot 19 and Lot 1 to resolve the landlocked parcel issue and has provided wetland information on the subdivision plan.
- 22-A-45 Noradki – Subdivision Review Town of Halfmoon**
 Location: Tabor Road (Town of Clifton Park)
 A proposed subdivision of an existing +61-acre parcel on the North side of Tabor Road into two parcels. The proposal consists of creating a vacant 24.5-acre parcel and the remaining 36.5-acre parcel with existing residential improvements.
- 22-A-47 Rowland Street Subdivision – Subdivision Review Town of Milton**
 Location: Rowland Street (local road portion) (City of Saratoga Springs)
 A proposed 14-lot single family lot subdivision with a proposed mixed-use lot on a 15-acre parcel off of Rowland Street (local road portion).
- 22-A-48 11 Encore Drive – Subdivision Review Town of Milton**
 Location: Encore Dr (Rowland St Co Rd 47)
 A proposal to consolidate two parcels into one parcel which is reviewed by the Town as a subdivision review.

5. Other Business

6. Adjournment

Disclaimer: Saratoga County Planning Board agendas are subject to change. Please call the Saratoga County Planning Department at 518-884-4746 for more information.