



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

Meeting Agenda **Planning Department Conference Room** **October 20, 2022** **4 pm**

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

22-95 Stone Self Storage – Special Use Permit Town of Moreau

Location: US Rt 9

A proposal of site development for 26,000 s.f. of self-storage units on a 3-acre parcel in the commercial corridor of US Rt 9. The existing 6,000 s.f. building in front will be used for office space. The current site's existing commercial curb cut is to remain.

22-131 Wilton Road Solar, LLC – Special Use Permit & Site Plan Review Town of Wilton

Location: Wilton/Gansevoort Rd/CR-32

A proposal to place a solar array on ~29.8-acres of a 65.58-acre parcel off of Wilton/Gansevoort Rd.

22-132 Town of Milton – Zoning Text Amendment Town of Milton

Location: Town-wide

A proposal to add language to the Town's Chapter 180-Zoning, Article VII, Section 180-42 to regulate livestock buildings and manure storage on parcels less than 2-acres within the Town's R-2 zoning district.

22-133 Town of Milton – Legislative Comprehensive Plan & Zoning Amendment Text & Map Town of Milton

Location: Town-wide (NYS Rt 50, Northline Rd/CR-45, City of Saratoga Springs, Town of Malta & Village of Ballston Spa)

The Town wishes to incorporate the study and its findings from the recent Route 50 corridor study to amend their comprehensive plan and zoning ordinance. Amendments include: replacing a past corridor study in their comp. plan with the current adopted NYS Route 50 Corridor Study, changing Commercial Transition (CT) zoning district to Corridor Mixed Use (CMU) district, adding Design and Maintenance Standards within the CMU district, amending District Schedule of Use Regulations and District Schedule of Area and Bulk regulations and identifying the CMU district on Town's zoning map.

- 22-134** **Burnt Hills Family Dental – Area Variance** **Town of Ballston**
 Location: Lake Hill Road/CR-58 and Goode Street/CR-57
 A proposal to construct a 648 s.f. addition on a dental office on a pre-existing non-conforming lot size has created the need to seek relief for area variances for lot area and side yard setback requirements. The pre-existing lot area is 0.82-acres where one acre is the minimum required and the proposed addition creates a 11.8 ft. side yard setback where 20 ft. is the minimum required.
- 22-135** **Prime Group Holdings, LLC – Special Use Permit & Site Plan Review** **Town of Milton**
 Location: Geysers Road/CR-43 (Greenfield Ave/CR-50, Rowland St./CR-47, Saratoga County Airport)
 A proposed private 14,940 s.f. airplane hanger to be constructed on Saratoga County Airport property within the proximity of the Greenfield Avenue and Geysers Road intersection. The proposed access is gained by modifying the West Airport Access Road and using the existing curb cut to Geysers Road.
- 22-136** **KPM Restoration – Site Plan Review** **Town of Malta**
 Location: Knabner Road (US Rt 9)
 A proposed construction of an 8,000 s.f. warehouse addition to the existing 9,500 s.f. office/warehouse building located on a 1.99-acre parcel.
- 22-137** **The Lofts at Saratoga Blvd. Phase III – Project Plan Review** **Town of Malta**
 Location: US Rt 9
 A review for consistency of the Town's Form Base Code on the proposed construction of a single-apartment building, with 40 apartment units, to be added to the existing apartment complex consisting of 278 apartment units on a 2.13-acre parcel.
- 22-138** **North Country Commons – Use Variance (Sign)** **Town of Clifton Park**
 Location: NYS Rt 146 & Visscher Ferry Rd/CR-90
 A proposal to replace an existing free-standing pylon sign, for the existing plaza, with a new pylon sign that is animated with a reader board.
- 22-140** **Eagle Crest Golf Club Inc. – Site Plan Review** **Town of Clifton Park**
 Location: NYS Rt 146A
 A proposal to construct a 1,870 s.f. building adjacent to a patio with a future breezeway connecting to the existing clubhouse.
- 22-141** **Glasser – Special Use Permit** **Town of Greenfield**
 Location: NYS Rt 9N
 A proposal to demolish an existing garage and replace it with a garage and an in-law apartment on a 12.63-acre parcel.

22-142 City of Saratoga Springs – Zoning Text Amendment City of Saratoga Springs

Location: City-wide

City wishes to amend its Unified Development Ordinance to address required notice, demolition in the Inner district, architectural review in Inner district, and review of city projects.

22-143 Capital District Ventures – Use Variance City of Mechanicville

Location: William Street (NYS Rt 67 & US Rt 4)

A proposal to construct 24-units or more of apartments units within the City's Light Industrial zoning district.

4. SUBDIVISIONS

No subdivision reviews

5. MOUs

22-A-50MOU Preddice/Schmidt – Subdivision Review Town of Charlton

Location: Sweetman Road/CR-55 (Ag.Dist.#2)

A proposed lot line adjustment consisting of conveying a 0.80-acre portion of a 58.74-acre property to an existing 0.99-acre property creating a 1.79-acre parcel with existing residential improvements along Sweetman Road.

Concurrence: Devin Dal Pos and Ian Murray

22-103MOU Verizon Wireless Smith Bridge – Special Use Permit and Site Plan Review Town of Wilton

Location: US Rt 9

A proposed ~130 ft telecommunication tower with a 4 ft lightning rod to be constructed on the Wilton Fire Station's 3.21-acre parcel.

Comment: Area and Use variance reviewed in July 2022.

Concurrence: Tom Lewis and Don McPherson

22-A-49MOU Kloss – Subdivision Review Town of Wilton

Location: Corinth Mountain Road/CR-101 & Woodard Road

A proposal consisting of three boundary line adjustments and a two lot subdivision involving a vacant, 36.718-acre parcel in the vicinity of Corinth Mountain Road and Woodard Road intersection.

Comment: Area Variance reviewed in March 2021 (#21-29)

Concurrence: Tom Lewis and Devin Dal Pos

6. Other Business

7. 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.