



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

Meeting Agenda Planning Department Conference Room November 17, 2022 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

21-70 The Summit of Halfmoon – Site Plan Review (Amendment) Town of Halfmoon

Location: Private internal road off US Rt 9 and Sitterly Road

Amendments proposed to the previously reviewed/approved site plan for a 147,200-s.f. senior living facility within the Boyajjian PDD. Site layout remains consistent, with proposed additions of a dog park, community gardens, recreation patios and a bocce ball court. Four parking spaces have been added (total of 192 spaces), as have electric charging stations, a generator pad added, site lighting modified, and the maintenance garage is increased to 1,500 s.f.

22-144 O'Connor – Use Variance Village of Ballston Spa

Location: East High Street (Town of Ballston, NYS RT 50 &67)

A proposed use variance to allow a second residential use on a single parcel by renovating an existing garage in the rear of the parcel as an in-law residential unit.

22-145 Bridgewater Solar – Special Use Permit and Site Plan Review Town of Halfmoon

Location: LLA to divide and convey acreage of two tax parcels located between the Champlain Canal on the east and D&H Railroad on the west. Access further to the east (to Hudson River Road (US Rt 4 & NYS 32) achieved by subdivision and conveyance.

After a proposed lot line adjustment, a proposal to construct a 24.2-acres of solar arrays on a 28.2-acre parcel.

22-146 Town of Northumberland – Zoning Amendment - Text Town of Northumberland

Location: Town-wide

The Town wishes to incorporate a statement of Penalties for Violations in their Article XIII, Paragraph (D)(1) of the Zoning Ordinance.

22-147 Cardona's Saratoga LLC – Area Variances City of Saratoga Springs

Location: Washington Street/NYS Rt 29 & Birch Street

T-4 variances required for frontage build-out (50% req vs 0), min bldg height of 24' vs. existing 1-flr of 18'-8", and max allowed 1-story area of 3,000 s.f. vs 4,350 s.f. proposed for addition to the rear of the existing specialty market and deli (formerly Roma's).

- 22-148** **City of Saratoga Springs – Legislative Zoning Amendment -Map** **City of Saratoga Springs**
Location: Amendment specific to property at the NE quad of Jefferson Street and Crescent Avenue (CR# 22)
The City wishes to amend their Comprehensive Plan to designate the subject parcel, at the corner of Crescent Avenue and Jefferson Street, as CRN-2 and to consider the amendment in conjunction with the proposed request to re-zone with representation on the City's Comprehensive Plan Map.
- 22-150** **GLPJ Real Estate LLC – Special Use Permit & Site Plan Review** **Town of Northumberland**
Location: Wilton-Gansevoort Road/CR-32 (NYS Rt 32 & Rt 50, Ag. Dist. #1)
A proposal to convert an existing bed & breakfast into a boarding house. By the Town's definition, a boarding house allows 3 but no more than 6 rooms offered for rent and by special use permit must be owner-occupied.
- 22-151** **Levy – Use Variance** **Town of Clifton Park**
Location: Grooms Road/CR-91
A 1984 use variance was granted by the Town's ZBA to allow a three-family dwelling at 489 Grooms Road with the stipulation that the property must be owner-occupied. The applicant is now seeking to remove the owner-occupied stipulation for the property.
- 22-152** **Foreverly House – Site Plan Review** **Town of Ballston**
Location: NYS Rt 50 (Ag. Dist. #2)
A proposed construction of two duplex buildings to be constructed on a 3.86-acre parcel that has an existing building for a Veteran's Boarding House use. The proposed duplex buildings will be exclusively for single-mom veterans. There are four additional parking spaces being provided with the existing single curb cut to NYS Rt 50 remaining.
- 22-153** **Timberlake – Area Variance** **City of Saratoga Springs**
Location: Kirby Road and Glenwood Road within referable distance from Washington St. (NYS Rt 29).
A two-lot subdivision creates the need for an area variance. The proposed subdivision of an existing 0.46-acre parcel (~20,038 s.f.) into two parcels of approximately 10,000 s.f. each when 12,500 s.f. in the minimum lot area allowed per city's zoning. One parcel has existing residential improvement while the other is proposed for a single-family use.
- 22-154** **3257 Route 9 – Area Variance (Sign)** **City of Saratoga Springs**
Location: US Rt 9
A proposed sign area variance to replace an existing freestanding tenant sign with an 8 ft high 28.3 s.f. of the same when the zone allows a maximum area of a sign to be no greater than 12 s.f.

4. SUBDIVISIONS

22-A-51 Cedar Bluff – Subdivision Review Town of Saratoga

Location: Cedar Bluff Road (CR# 71), Wright Road and Trombley Road.

A proposal to develop a 105+-acre site into a conservation subdivision consisting of 32 single-family lots (31 new lots and an existing farm lot). The site is bisected by CR# 71 with 20 lots on the east side and served by a single town road and 12 lots on the west side (with eight of those lots served by a cul de sac off of Trombley Road remaining four lots fronting along CR# 71).

22-A-56 Bridgewater Solar LLC – Subdivision Review (Lot Line Adjustment) Town of Halfmoon

Location: Hudson River Road (US Rt 4 & NYS 32) and the former Champlain Canal

A proposed lot line adjustment to convey 18.67-acres from an adjoining 45.46-acre parcel to an existing 35.13-acre parcel to create a 54.28-acre parcel for a solar array project. A second lot line adjustment will convey 0.46-acres of a 6.63-acre parcel to create a 20-ft. wide parcel that will be conveyed to the 54.28-acre parcel as a flag lot and to provide frontage to Hudson River Road for the proposed solar array project.

22-A-59 DCG 5 Maxwell – Subdivision Review Town of Clifton Park

Location: Maxwell Rd (NYS Rt 146)

A proposed two lot subdivision and lot line adjustment involving an existing 13.24-acre parcel. The lot line adjustment involves conveying 24,000 s.f. of land to an existing 1.56 acre commercial parcel and then subdividing off a 1.65-acre parcel from an existing 13.24-acre parcel with an existing office building. The result is an 11.04-acre parcel for the office building site with compliant parking and a 1.65-acre parcel that will be redeveloped in the future.

5. MOUs

21-122MOU Perry Crossing – Site Plan Review (Amendment) Town of Wilton

Location: NYS Rt 50 & Perry Road

Site plan amendment w/change in approved tenant - bank to take place of a tire retail use on the 1.46-acre four-lot commercial site. All proposed access points remain as originally designed with a change to the internal site circulation due to the drive-thru lane for the proposed bank.

Concurrence: Don McPherson and Devin Dal Pos

22-144MOU O'Connor – Area Variance Village of Ballston Spa

Location: East High Street (NYS Rt50, NYS Rt 67) and municipal boundary w/town of Ballston

The proposal consists of creating an in-law apartment by renovating an existing detached garage structure into a dwelling unit in the rears of the parcel. The Village Code calls for 10,000 s.f. for each dwelling unit where the existing size of the parcel is 10,000 s.f. The applicant is seeking 10,000 s.f. of relief. No other improvements are proposed for the site.

Concurrence: Ian Murray & Don McPherson

22-149MOU T-Mobile – Site Plan Review Town of Halfmoon

Location: Clamsteam Road (I-87)

A proposal to change out antennae equipment on an existing tower with no proposed changes to the site.

Concurrence: Don McPherson and Ian Murray

22-A-52MOU Greene – Subdivision Review Town of Halfmoon

Location: Fellows Road and Upper Newtown Road/CR-86.

A proposed two lot subdivision of an existing 2.26-acre parcel on the corner of Upper Newtown Road and Fellows Road. Lot 1 will be a 0.96-acre parcel with frontage along Fellows Road. Lot 2 is proposed as a 1.30-acre parcel with minimum frontage (flaglot) along Upper Newtown Road. Both proposed lots are to use a shared access driveway off of Fellows Road.

Concurrence: Devin Dal Pos and Don McPherson

22-A-53MOU Crescent Commons Lot Line Adjustment – Subdivision Review Town of Halfmoon

Location: US Rt 9 and Gordon Lane (NYS Rt 236)

A proposed lot line adjustment within the Crescent Commons PDD to convey 0.11-acres from an existing 0.40-acre mobile home parcel to the 1.39-acre commercial parcel at the US Rt 9 and NYS Rt 236 intersection.

Concurrence: Cynthia Young & Don McPherson

22-A-57MOU Finkle – Sudivision Review Village of Round Lake

Location: New York Avenue (State Route 911U and Round Lake Bypass)

A proposed two lot subdivision of an existing 1.934-acre parcel into a 1.013-ac parcel with an existing residential structure and a 0.781-acre parcel with existing outbuildings and a 0.137-acre portion of property across from New York Avenue.

Concurrence: Don McPherson & Devin Dal Pos

22-A-58MOU Tanzer – Subdivision Review (LLA) Town of Providence

Location: Fayville Road/CR-19

A proposed transfer of 0.07-acres of land from an existing 3.52 acre parcel to its neighbor's 3.56-acre parcel that fronts Fayville Road.

Concurrence: Don McPherson & Tom Lewis

6. Other Business – Annual Planning and Zoning Conference Discussion

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.