



## **SARATOGA COUNTY PLANNING BOARD**

**TOM L. LEWIS**  
**CHAIRMAN**

**JASON KEMPER**  
**DIRECTOR**

### **Meeting Agenda Planning Department Conference Room January 19, 2023 4 pm**

#### **1. Call to Order**

#### **2. Approval of Previous Meeting Minutes**

#### **3. REFERRALS**

**22-134      Burnt Hills Family Dental – Site Plan Review      Town of Ballston**

Location: Lake Hill Road/CR-58 and Goode Street/CR-57

A proposal to construct a 648 s.f. addition on an existing, non-conforming 926 s.f. dental office. The addition will provide a break-room, one examining room and an ADA compliant bathroom for the dental office. The existing driveway off of Goode St. is to be removed and curbing is to be installed to match surroundings.

**23-01      Cleveland – Special Use Permit & Site Plan Review      Town of Corinth**

Location: US Rt. 9N

A proposal to construct 18,700 s.f. of self-storage buildings consisting of 5 sets of buildings with a total of 136 storage units, of varying size, on a 1.55-acre parcel. A single, full access to NYS RT 9N is also proposed.

**23-03      Suburban Heating – Area Variance      Town of Ballston**

Location: NYS RT 50

After a lot consolidation to create a 3.39-acre parcel, a proposed 3,432 s.f. addition on an existing 4,494 s.f. building will create the need for an area variance for the maximum allowed coverage of impervious surface. The proposed addition and needed parking will create a 38.53% of lot coverage where 30% is the maximum allowed in the Town's Mixed Use Center South zone.

**23-04      Morris Ford Dealership – Area Variance (Sign)      Town of Ballston**

Location: NYS RT 50

A proposal to remove the existing "Morris" sign and replace it with a 78.8 s.f. "Morris", wall-mounted sign has created the need for an area variance. The maximum allowed sign area is 50 s.f. where a relief of 28.8 s.f. is sought.

**23-06      Upton Coffee Company – Site Plan Review      Village of Stillwater**

Location: US RT 4 & NYS RT 32 (Hudson River)

A proposed conversion of a former attorney's office into a coffee shop. The building has a barber shop and pizzeria along with seven residential apartments uses. The coffee shop is to operate from 7am to 1 pm.

#### **4. SUBDIVISIONS**

**23-A-01      O'Donnell – Subdivision Review      Town of Northumberland**

Location: West River Road/CR-29 & Mott Rd. (Hudson River, Ag. Dist. #1)

A proposed 5-lot conservation subdivision on a 25.79-acre parcel fronting along West River Rd/CR-29. Lot 1 has existing residential improvements with the other four lots left vacant for proposed single-family uses. The conservation easement protects 13.7-acres of the 25.79 acre site and includes a parking easement

**23-A-02      Haskell – Subdivision Review      Town of Edinburg**

Location: Sinclair Point Rd/CR-5

A proposed two lot subdivision from an existing 4.3-acre parcel. Lot 1 will be a 1.3-acre parcel with existing residential improvements fronting on Sinclair Pt. Rd. Lot 2 is to be a flaglot with an area ~3-acres for a proposed single-family use fronting along Great Sacandaga Lk.

#### **5. MOUs**

**22-159MOU      New Country Motor Car Group Inc. – Site Plan Review      Town of Halfmoon**

Location: NYS Rt 146 & Upper Newtown Rd/CR-86.

A proposal to construct a 2,218 s.f. addition to the front of an existing 25,780 s.f. repair building of the car dealership facility.

Concurrence: Ed Vopelak and Ian Murray

**23-05MOU      Rollin Smoke BBQ – Site Plan Review      Town of Halfmoon**

Location: US RT 9

A proposal to construct a 150 s.f. open roofed addition on the North side of the existing building to provide cover for an outdoor meat smoker.

Concurrence: Ed Vopelak and Ian Murray

**23-07MOU      Skidmore College – Site Plan Review      City of Saratoga Springs**

Location: Clinton St. and Broadway (Town of Greenfield)

A proposed 75,400 s.f. addition to house the college's health, wellness and fitness facility and tennis center. The plan also includes relocating eight of the nine outdoor tennis courts with LED lighting improvements.

Concurrence: Devin Dal Pos and Tom Lewis

#### **6. Other Business**

#### **7. Adjournment**

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