



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

Meeting Agenda (revised) **Planning Department Conference Room** **February 16, 2023** **4 pm**

1. Call to Order

2. Approval of Previous Meeting Minutes

a. July 2022 and September 2022 minutes

Referrals 22-100MV (Town of Corinth)

The name of the applicant on the referral forms submitted by the Town for the Area Variance and Site Plan Review was listed incorrectly as BWPP Sand Brook, LLC. The correct applicant is BWPP Heath Brook, LLC. The minutes of the July 2022 and September 2022 meeting need to be amended.

b. January 19, 2023 minutes

3. REFERRALS

22-137 The Lofts at Saratoga Blvd. Phase III – Project Plan Review Town of Malta

Location: US Rt 9

The Town has asked the board to take up consideration to the provided updated traffic summary and internal traffic circulation for 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.

23-09 Wilton Mall Mixed-Use PUDD – PUDD Legislation Town of Wilton

Location: NYS Rt 50 (City of Saratoga Springs, County Forest Land and NYSDEC Land)

Proposed PUDD legislation to allow the construction of four apartment buildings with a total of 296 units and 86 rental townhouse units by removing the former Bon Ton building of the Wilton Mall.

23-10 Agro-Chemical – Site Plan Review City of Saratoga Springs

Location: Freedom Way (Duplainville Rd/CR-46)

In May of 2021, the SCPB performed a site plan review for a proposed 1.5 story, 16,050 s.f. addition to the existing 33,817 s.f. manufacturing facility. The 2021 addition was never built. The applicant now proposes to construct the 2021 approved 16,050 s.f. addition plus an 8,100 s.f. addition for a total of a 24,150 s.f. addition.

23-11 Munter Land Holdings, LLC – Site Plan Review City of Saratoga Springs

Location: Duplainville Rd./CR-46

A proposed 45,480 s.f. flex commercial warehouse with office space and a 25,000 s.f. cold storage accessory building to be constructed on a vacant 22-acre parcel at the terminal end of CR-46.

- Village of South Glens Falls**
- 23-12 SPS Enterprises, LLC – Site Plan Review**
- Location: US Rt 9
- A proposed cannabis retail store on a vacant 1.15-acre lot in the village. The proposed site is to share the access driveway with the existing O'Reilly Auto Parts store off of US Rt 9.
- 23-13 Hickock Duplex – Area and Use Variance** **Town of Halfmoon**
- Location: Lansing Lane (US Rte 9)
- Applicant is proposing a duplex in a C-1 zone which needs a use variance. The area variance involves the combining of 2 lots for a combined area of 15,246 s.f. where 25,000 s.f. minimum is required. Also, lot width is 115 l.f., where 150 l.f. is required.
- 23-14 Town of Halfmoon – Amendment to Zoning Law** **Town of Halfmoon**
- Location: Town-wide
- The Town wishes to enact legislation to regulate the raising of chickens. The law allows a certain number of egg laying hens as related to the size of the parcel.
- 23-15 Dawson Senior Center PDD – PDD Legislation** **Town of Halfmoon**
- Location: NYS Rte 146 and Pruyn Rd/CR 1345
- Proposed PDD that consists of 124-unit, 3 story senior housing facility and the construction of (17) 2-unit townhouses on a 23.51 acre parcel. This parcel is fronting both Rte 146 and Pruyn Hill Rd with access provided off of Pruyn Hill Rd.
- 23-16 4205 Route 50 – Area Variance** **Town of Wilton**
- Location: NYS Rte 50
- Proposed 14,200 s.f. retail building and 7,000 s.f. daycare facility on a 4 acre parcel in the Town's RB-1 zone creates a need for an area variance. Maximum size of bldg. is 10,000 s.f. in the RB-1 zone.
- 23-17 Mohawk Chevrolet Recon Center – Site Plan Review** **Town of Malta**
- Location: State Farm Place (NYS Rte 67)
- This is a proposed 18,927 s.f. Automotive Reconditioning Center with associated parking and vehicle inventory storage on a 3.41 acre parcel.
- 23-19 Sanctuary Salon – Project Plan Review** **Town of Malta**
- Location: US Rte 9 and Dunning St (CR 108)
- Form based code review of renovating former Stewart's Shop into a beauty salon. Existing curb cuts will remain.
- 23-20 Arnoff Global Logistics Ph. 6 – Site Plan Review** **Town of Malta**
- Location: Stonebreak Rd/CR-77.
- A proposed 110,164 s.f. warehouse building to be constructed on a 39.81 ac. parcel off of Stonebreak Rd./CR-77. This will be the site's fifth building and the existing eastern access to Stonebreak Rd is to be relocated 150 ft.

4. SUBDIVISIONS

- 23-A-03 Ward Subdivision – Subdivision Review Town of Charlton**
Location: Maple Ave. & NYS Rt 67 (Ag. Dist. #2)
After several minor subdivisions throughout the years, the applicant is proposing to create three lots out of the remaining 31.86-acres. Lot 1A-1.1 will be a 5.56-acre parcel with existing farmstead improvements, Lot 1A-1.2 will be 8.80-acre parcel with frontage along Maple Ave. Lot 1A-1.3 will be 17.65-acre parcel with conforming frontage along NYS Rt 67 and frontage along Maple Ave.
- 23-A-04 Munter Land Holdings, LLC – Subdivision Review City of Saratoga Springs**
Location: Duplainville Rd./CR-46
A proposed two-lot subdivision of a vacant 36.18-acre, industrial zoned parcel to create a 22.02-acre and a 14.16 acre parcel. The 22.02-acre parcel is under consideration for the development of commercial warehouse flex space.
- 23-A-05 TDNI Properties – Subdivision Review Town of Stillwater**
Location: Cold Springs Road & Lake Rd/CR-76
Three residential lots will be created from two existing parcels of 13.43-acres, zoned Saratoga Glen PDD and 9.53-acres, zoned LDR. The proposed residential lots will be as follows: Lot 1-1.76-acres, split zoned LDR/PDD, Lot 2- 1.42-acres, split zoned LDR/PDD and Lot 3 -1.08-acres, zoned LDR with frontage along the local Cold Springs Road. The residual area of the two parcels totaling 18.70-acres will be dedicated to the Town for parkland and open space with frontage along CR-76. The use of single-family homes is listed as a permitted use with the Town's LDR zone and in the Saratoga Glen PDD.
- 23-A-06 Dooley Subdivision – Subdivision Review Town of Malta**
Location: NYS Rte 9P
A proposed two-lot subdivision of a 7.54 ac parcel into a 4.54-acre parcel with existing residential improvements and a vacant 3.0-acre parcel for a proposed residential use.
- 23-A-07 Messinger – Subdivision Review Town of Wilton**
Location: NYS Rt 50
A proposed subdivision of a 36.96-acre parcel into a 29.98-acre parcel (under consideration for Rt 50 Sr. Apartments) on the East side of Rt 50 and a 6.98-acre vacant parcel on the West side of Rt 50.
- 23-A-08 Biss – Subdivision Review Town of Wilton**
Location: NYS Rt 50
A proposed conservation subdivision consisting of 30 residential lots in the rear lands of the Biss farmstead off of Rt 50. The proposed access to the proposed subdivision is to come off of Cannon Royal Dr. of the Grande Highlands Subdivision (leading to Edie Rd.).
- 23-A-09 Raucci – Subdivision Review Town of Edinburg**
Location: Sinclair Point Rd/CR-5
A proposal to subdivide a 18.6-acre parcel into six single-family residential lots and 8 townhome-style single family lots totaling 14 lots.

5. MOUs

23-02MOU AstroChemical – Area Variance Town of Ballston

Location: Mill Road Ext. (Town of Clifton Park)

A proposal to construct a 3,400 s.f. addition on a pre-existing, non-conforming building footprint of 32,500 s.f. has created the need for an area variance for maximum building size. Current zoning allows for a maximum building size of a 2,000 s.f. in the Town's Mixed Use Center Ballston Lake zone or a maximum of 5,000 s.f. with agreement to the Town's PDR program.

Concurrence: Ian Murray and Cynthia Young

23-08MOU Quaker Springs Solar – Area Variance Town of Wilton

Location: Jones Road (Northway-I87)

A proposed solar array project is in need of setback for an access road and total height of the solar panel relief in order to proceed as proposed. The proposed access road is 8 ft from the property line where 15 ft is the minimum allowed and the proposed height of the solar panels will be 20 ft where 13 ft tall is the maximum allowed per the Town's zoning requirements.

Concurrence: Devin Dal Pos and Tom Lewis

23-18MOU Signature One Realty – Area Variance (Sign) Town of Malta

Location: US Rte 9

Proposed 20 s.f. sign to be 2 ft off of the property line where 10 ft is required.

Concurrence: Ian Murray and Devin Dal Pos

23-27MOU Rood & Riddle – Site Plan Review City of Saratoga Springs

Location: Henning Road (NYS Rt 9P & I-87)

A proposed 900 sf. addition to an existing equine hospital.

Concurrence: Ian Murray and Tom Lewis

23-28MOU Airosmith Development – Site Plan Review City of Saratoga Springs

Location: West Ave. (NYS RT 50)

A proposed construction of a 2,000 sf., 5-bay garage for storage to an existing office on a .52-acre parcel in the City's Urban Neighborhood T-4 district.

Concurrence: Ian Murray and Tom Lewis

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.