



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

Meeting Agenda Planning Department Conference Room March 16, 2023 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

- | | | |
|--------------|---|---------------------------------|
| 23-02 | AstroChemical – Site Plan Review | Town of Ballston |
| | Location: Mill Rd (Schauber Rd (CR 80); Town of Clifton Park)
Construction of a 2-story 5900 s.f. office addition to an existing light industrial building. | |
| 23-26 | JAG I – Site Plan Review | Town of Wilton |
| | Location: NYS Rt 50
A proposed self-storage development on a 2.77-acre parcel consisting of an addition on an existing 2,100 s.f. storage building and the construction of five additional buildings totaling 33,590 s.f. | |
| 23-27 | Old School Pest Control – Site Plan Review | Town of Moreau |
| | Location: US Rt 9 & Bluebird Rd/CR-27
The applicant proposes a pest control business in an existing 1,100 s.f. on an existing .48-acres in the Town's commercial zone. | |
| 23-28 | Town of Moreau – Zoning Amendment/Map | Town of Moreau |
| | Location: Town-wide (US Rt 9 & I-87)
The Town proposes to amend the zoning district boundary between the R-2 and C-1 as it extends through the site adjacent to the Exit 17 southbound interchange. The result will be an increase of 3.69 acres in the R-2 zoning district. | |
| 23-29 | Pine Mobile Home Park – Special Use Permit Review | Town of Moreau |
| | Location: US Rt 9
A proposal to expand a pre-existing, nonconforming MHP of 7.81 acres by utilizing two neighboring parcels of 4.19 acres. | |
| 23-30 | 3368 South Broadway Hotel – Site Plan Review | City of Saratoga Springs |
| | Location: South Broadway/US Rt 9
A proposed 2,942 s.f. addition to an existing hotel to incorporate 17 new rooms in the Gateway Commercial-Rural District. | |

- 23-31 Liberty Affordable Housing, Inc. – Area Variance City of Saratoga Springs**
 Location: Crescent Rd/CR-22 & Jefferson St. (Spa State Park/Hemlock Trail & NYS Lands/Horsetrack)
 A proposed multi-family project consisting of 212 affordable units with associated site work on the 30.3-acre parcel within the parcel's newly created Urban Residential-4 District. An area variance for the height of the proposed buildings is being discussed. The height in the UR-4 District is 40 feet. The proposed building is 48 ft, requesting 8 ft of relief.
- 23-32 500 Union Ave. – Site Plan Review City of Saratoga Springs**
 Location: Union Rd/NYS 9P
 A proposal of redevelopment of the Longfellow's hotel, restaurant and conference center within the Interlaken PUD. The proposal consist of demolishing a portion of the building to increase the number of hotel rooms from 50 to 88 while decreasing restaurant and meeting space sizes.
- 23-33 Hutchins Road Development – Special Use Permit Review City of Saratoga Springs**
 Location: Hutchins Road (NYS Rt 50)
 A proposed multi-family residential project consisting of 16 dwelling units on a 5.54-acre parcel in the City's Gateway Commercial-Rural district
- 23-34 Stewart's Shop S. Broadway – Site Plan Review City of Saratoga Springs**
 Location: South Broadway/US Rt 9
 A proposed redevelopment of an existing Stewart's by removing all structures and replacing with a fuel pumps/canopy and a 2-story, 3,720 s.f. Stewart's Shop in the City's Neighborhood Center (T-5) district.
- 23-37 Triple Crown Development – Use Variance Town of Malta**
 Location: Cherry Choke Rd (I-87)
 A proposed self-storage facility on a 1.99-acre parcel in the Town's R-1 zoning district.
- 23-38 Racing City, LLC – Special Use Permit Town of Malta**
 Location:
 A proposal to store and maintain concrete pumps at an existing commercial building on a 10.23-acre parcel in the Town's C-7 zoning district.
- 23-39 NYSERDA – Site Plan Review Town of Malta**
 Location: Hermes Rd. (NYSERDA lands)
 A proposed construction a 12,000 s.f. addition to an existing 22,983 s.f. building by removing an existing cooling tower on the existing 0.88-acre parcel.
- 23-40 Stein – Special Use Permit & Site Plan Review Town of Malta**
 Location: NYS Rt 67 & East Line Rd/CR-82 (Town of Ballston)
 A proposed 139-unit apartment facility with supporting retail space on a 11.51-acre site by combining two existing parcels at the corner of East Line Rd and NYS Rt 67. The 139 units of apartments will be housed in a single, 62,654 s.f. building with 7,711 s.f. of commercial space. The existing historical house is to be relocated on site.

- 23-41** **Town of Malta – Comprehensive Plan Update** **Town of Malta**
 Location: Town-wide.
 The Town is updating its Comprehensive Plan from its 2005 version. This DRAFT plan was excepted in February 2023 by the Town Board and readied for final approval.
- 23-43** **Village of Corinth – Zoning Map Amendment** **Village of Corinth**
 Location: Town-wide (Hudson R.)
 A proposal to correct the Village's zoning map by identifying an existing residential zoned 0.24-acre area as zoned Industrial along the Hudson R.
- 23-44** **Duemler – Area Variance** **Town of Ballston**
 Location: Orchard Terrace & Goode St/CR 57
 Lot line adjustment involving 5 parcels created various area variances for three parcels.
- 23-45** **1417 Saratoga Rd – Site Plan Review** **Town of Ballston**
 Location: Brookline Rd & NYS Rt 50
 Proposal of a mixed-use development including four commercial buildings (two 6,000 s.f. buildings, one 15,000 s.f. building and one 2,000 s.f. drive-thru restaurant, and two residential buildings (64 units total) on an approximate 34.5-acre parcel.

4. SUBDIVISIONS

- 23-A-10** **Mullen – Subdivision Review** **Town of Moreau**
 Location: Burt Rd. (Ag. Dist. #1)
 After a merge of two lots of 152.35 acres & 70.37 acres, the applicant proposes to subdivide into three lots of 5.06 acres, 5.07 acres and the residual of 212.57 acres.
- 23-A-11** **VonAhn – Subdivision Review** **Town of Stillwater**
 Location: Malta Bemis Heights/NYS Rt 423 (Ag. Dist. #1)
 A proposed 13.95-acre parcel to be subdivided to create a 11.2-acre parcel with an existing barn and a 2.75-acre parcel for a proposed single-family use.
- 23-A-12** **Lachtrupp – Subdivision Review** **Town of Charlton**
 Location: Sacandaga Rd/NYS Rt 147 (Ag. Dist. #2)
 A proposed 2-lot subdivision of an existing 10.43-acre parcel on NYS 147. Lot 1 will be a 7.42-acre parcel with existing residential improvements and Lot 2 will be a vacant 3.01-acre parcel for a proposed single-family use.
- 23-A-13** **Lot 31 & 32 Hillman Estates – Subdivision Review** **Village of Round Lake**
 Location: Village Circle North (Zim Smith Trail)
 A proposed lot line adjustment between Lot 31 and Lot 32 of Hillman Estates. An even swap of 136 s.f. in the front and rear shared corners for utility purposes.

23-A-14 **Ferguson & Foss – Subdivision Review** **Town of Greenfield**
Location: Middle Grove Rd/CR-21 & Lake Desolation Rd/CR-12
A proposed 3-lot subdivision of an existing 7.591-acre parcel with dual frontage on Middle Grove Rd and Lake Desolation Rd. Lot 1 will be a vacant 2.138-acre parcel with frontage on Lake Desolation Rd. Lot 2 will be a vacant 3.448-acre parcel with 82.91 ft of frontage on Lake Desolation Rd. Lot 3 will be a 2.005-acre parcel with existing commercial garage fronting on Middle Grove Rd.

5. MOUs

21-A-36MOU **Finkle – Subdivision Review** **Town of Charlton**
Location: Jockey Street (Ag. Dist. #2)
A proposal to subdivide an 18.11-acre parcel into three separate parcels. Lot 1 will be a two-acre lot for a proposed single-family home. Lot 2 will also be a 2.0-acre lot for a proposed single-family home and Lot 3 will be the remaining 14.11-acre lot with an existing homestead. All lots front along CR -52.

Concurrence: Devin Dal Pos and Ian Murray

23-35MOU **Tang – Area Variance** **Town of Halfmoon**
Location: Stone Quarry Rd (Guideborad Rd./CR-94)
A proposed subdivision of a 2.26-acre parcel with 151.59 ft of frontage and an existing duplex has created the need for an area variance in order to proceed. The proposed 2-lot subdivision will create a conforming 1.34-acre flaglot with 20 ft of frontage but causes the proposed 0.92-acres with the existing duplex to have 131.59 ft of frontage where 150 ft is required.

Concurrence:

23-36MOU **Sunoco Rt 9 – Amendment to Site Plan** **Town of Halfmoon**
Location: Rt 9 and Grooms Rd/CR-91
A proposed merchandise cage to be placed on the existing sidewalk of the gas station to store and sell high octane racing fuel.

Concurrence:

23-42MOU **Maple Ave. Pizza Shop – Area Variance** **Town of Wilton**
Location: US Rt 9.
A proposal to change an existing liquor store use to a pizzeria use on an existing 2.40-acre parcel with two other existing uses. This creates the need for an area variance. The Town requires all uses on a parcel to meet the minimum lot area requirement for each individual use. In this case, a mini-golf course, a esthetician cottage and a pizzeria would require a lot of 150,000 s.f. where 104,544 s.f. is provided.

Concurrence:

Location: NYS Rt 50

A proposed senior living apartments consisting of three buildings with each bld. having 130-unit, 1-bedroom apartments off on a 29.97-acre parcel requires an area variance for the proposed height of the proposed buildings. The maximum height allowed for occupied building space is 35 ft where the proposed height of the occupied space is 42 ft.

Concurrence: Devin Dal Pos and Cynthia Young

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.