



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

Meeting Agenda **Planning Department Conference Room** **April 20, 2023** **4 pm**

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

- | | | |
|--------------|--|-----------------------------|
| 23-03 | Suburban Heating – Site Plan Review | Town of Ballston |
| | Location: NYS Rt 50 | |
| | Proposal for a construction of a 1,666 s.f. warehouse addition including new front parking area, new east side access driveway, and lot line adjustment to combine the two existing lots into a single parcel | |
| 23-65 | Town of Wilton – Adoption/Amendment of PDD legislation | Town of Wilton |
| | Location: US RT 9 | |
| | An amendment to LL#1 of 2022 to include the subdivision of land within the Mountain Ledge PUDD (in this instance, for the indoor recreation facility). | |
| 23-25 | D-BATS – Site Plan Review | Town of Wilton |
| | Location: US RT 9 | |
| | Site plan review (with subdivision to be reviewed concurrently) for the proposed construction of a 43,200 s.f. indoor recreation facility. | |
| 23-46 | Rt. 9 Autoworld – Area Variance | Town of Moreau |
| | Location: US RT 9 & NYS Rt 197 | |
| | A proposed commercial subdivision and a subsequent construction of an access road has created the need for the existing Autoworld building to seek two area variances. The first area variance is for the pre-existing condition of the front yard setback from US Rt 9 where the building is 48.5 ft from Rt. 9 where 50 ft is required. The second area variance stems from the construction of the proposed commercial access road creates the Autoworld as a corner lot and creates a 2 yard front setback line where 50 ft is required. | |
| 23-47 | Route 9 Splash Car Wash – Site Plan Review | Town of Clifton Park |
| | Location: US Rt 9 (I-87) | |
| | The proposed construction of a 6,250 s.f. single-bay car wash tunnel and appurtenant vacuum stations on a 2.15-acre parcel off of Rt. 9. | |

- 23-48 American Legion – Use Variance Town of Corinth**
 Location: Main Street (NYS owned property with a public building on it)
 A proposed LED electronic changeable sign is prohibited per the Town of Corinth's zoning code. The applicant is seeking a use variance in order to erect such a sign for the American Legion.
- 23-49 Town of Northumberland – Zoning Text Amendment Town of Northumberland**
 Location: Town-wide
 A proposal to amend local laws to regulate Solar Energy Facilities. The proposed regulations cover screening, lighting, height and bulk area requirements such as front yard setbacks and maximum percentage of coverage.
- 23-50 Village of Round Lake – Moratorium Village of Round Lake**
 Location: Village-wide
 A proposed 4-month moratorium on the process of special use permits for new proposed short-term rentals and bed & breakfast uses within the Village.
- 23-51 Cisar Brother Holdings PDD – PDD Legislation Town of Milton**
 Location: Stone Church Rd. (Saratoga County Airport)
 A proposed mixed residential PDD consisting of 100 units of townhomes, single family lots of varying size and open lands of an HOA on a 82.82-acre parcel that is bisected by Stone Church Road and adjacent to Saratoga County Airport.
- 23-52 Village of Round Lake – Zoning Map Amendment Village of Round Lake**
 Location: NYS RT 9
 The Village proposes to re-zone a proposed 39,771 s.f. portion of a 13.85-acre, Land Conservation (LCV) zoned parcel to a Residential (RV-1) zone designation.
- 23-53 21st Century Park Redevelopment – Site Plan Review Town of Clifton Park**
 Location: 21st Century Drive & NYS Rt 146
 A proposal of four light industrial buildings to be constructed on the existing 22.48-acre site that has two existing buildings. The proposed Building 1 will be a 45,000 s.f. and Building 2 will be 25,000 s.f. in the Northeast corner of the site and Building 3 & 4 will each be 20,000 s.f. and will be constructed in the Southwest corner of the site. All existing access roads and utilities to the site will remain the same.
- 23-54 Luther Forest Business Park Lot 1 – Site Plan Review Town of Stillwater**
 Location: Shenandoah Drive (Town of Malta, CR-73)
 A proposal to construct a building consisting of 40,500 s.f. warehouse with and 4,500 s.f. of office space on a 11.34-acre parcel. The site will be accessed off of the local Shenandoah Dr.
- 23-55 Luther Forest Business Park Lot 3 – Site Plan Review Town of Stillwater**
 Location: Shenandoah Drive (Town of Malta, CR-73)
 A proposed 141,000 s.f. warehouse building with 14,000 s.f. of incidental office space on a 9.54-acre parcel. The site will be accessed off of the local Shenandoah Dr.

- 23-56 Alliance 180 – Special Use Permit and Site Plan Review Town of Galway**
 Location: Jockey Street/CR-52 (Ag. Dist. #2)
 A proposal to utilize an existing home for a classroom and office for teaching veterans and first responders on horse training. There will be a maximum of 6 participants with no riding activities or overnight stays.
- 23-57 Northline Gas & Convenience Store – Special Use Permit and Site Plan Review Town of Milton**
 Location: Northline Rd/CR-45 & NYS Rt 50 (City of Saratoga Springs)
 A proposed convenience store and a 6 gas pump store to be built on a 9.05-acre parcel. The site is the former SunMark location and is proposing to utilize the existing curb cut on Rt 9 and Northline Rd with a proposed new access off to Northline Rd.
- 23-58 Next Generation Roofing – Site Plan Review Town of Halfmoon**
 Location: US Route 9
 Proposal to construct a new warehouse of 6000 SF and an office building of 1000 s.f. on a 1.8-acre vacant parcel in LI-C district. 33 parking spaces are proposed.
- 23-59 Pearl Landscaping – Special Use Permit and Site Plan Review Town of Halfmoon**
 Location: NYS Route 4 & 32
 Proposal to construct a new 6000 s.f. building and associated storage area (5,500 s.f.) behind the building on a 1.6-acre parcel. Special Use Permit is required in W-2 Waterfront commercial district.
- 23-62 Wellnow – Special Use Permit and Site Plan Review Town of Ballston**
 Location: NYS Rt 50 & 67
 Proposal for a construction of a 3,500 s.f. healthcare facility with associated driveway and parking lot on 1.12-acre parcel off of Rt. 50 and Rt 67
- 23-63 Boekeloo – Special Use Permit and Site Plan Review Town of Ballston**
 Location: Goode St (CR 57), Hop City Rd (CR 56), Charlton Rd (CR 51) (Ag District 2)
 Applicant proposes to convert an 14 x 24' accessory storage building into an accessory apartment within an accessory structure in the Rural district. Site improvements include electrical service, water and onsite septic.
- 23-64 Burnt Hills Fire District – Area Variance (Sign) Town of Ballston**
 Location: NYS Rt 50
 Applicant wishes to replace existing freestanding sign with an LED sign. Area variances for 4" height, 17.72 s.f. in area, LED sign in Burnt Hills Commercial district are required.
- 23-66 Town of Wilton – Transfer of Development Rights Town of Wilton**
 Location: Adjacent to State Forest Land
 Approval needed by Town Board for proposed transfer of development rights (density calculated at 29 R-2 lots on the Pickett parcel of 88 acres) into the Forest Grove conservation subdivision.

4. **SUBDIVISIONS**

- 23-A-15 D-BATS – Subdivision Review Town of Wilton**
Location: US RT 9
2-lot non-residential subdivision of a 15-acre lot in the existing Mountain Ledge PUDD to create 2 new lots of 10.7 and 4.3 acres.
- 23-A-16 Lopasic – Subdivision Review Town of Clifton Park**
Location: Riverview Rd. (Ag. Dist. #2)
A proposed two-lot subdivision of an existing 45.6-acre parcel to create a vacant 5.0-acre lot for a single-family use and the remaining 40.6-acre parcel with existing residential improvements.
- 23-A-20 Baltic Lake Motel – Subdivision Review Village of Round Lake**
Location: NYS Rt 9
A proposed subdivision to create a 39,771 s.f. lot from an existing 13.85-acre parcel that fronts along Rt 9 and Round Lake.
- 23-A-21 Lindsey – Subdivision Review Town of Clifton Park**
Location: Appleton Rd. (Ag. Dist. #2)
A proposed 2-lot subdivision of an existing 94.05-acre parcel by utilizing Appleton Rd, which bisects the parcel, as the dividing line. Results will be Lot 1 at 69.30 acres with approved solar arrays and Lot 2 being 24.80 acres with existing residential improvements.
- 23-A-22 Edison Club – Subdivision Review Town of Clifton Park**
Location: River View Rd./CR-91 & Route 146 (CR-88, NYS 914V (Glenridge Rd)
A proposed subdivision to separate the Edison Clubhouse from the remaining property. The result will be 3.51-acres for the clubhouse parcel with leaving 269.3-acres remaining.
- 23-A-23 Fox – Subdivision Review Village of Ballston Spa**
Location: West High St./NYS Rt 67 & Ballston Ave.
A proposed 2-lot subdivision of an existing 0.50-acre parcel by creating a 11,565 s.f. and 10,153 s.f. at the corner of West High St. and Ballston Ave. A proposed shared driveway will serve both lots from Ballston Ave.
- 23-A-24 Mohawk Fine Papers – Subdivision Review Town of Waterford**
Location: Mill Rd. (Mohawk R., Champlain Canal & Peebles Is.)
A proposed lot line adjustment between two parcels of 6.89-acres and a 20.54-acres. The proposed lot line will merge 3.41-acres of the 6.89-acre parcel to the 20.54-acre parcel resulting in a 23.95-acre parcel and a 3.48-acre parcel.
- 23-A-25 Route 9 Autoworld Subdivision – Subdivision Review Town of Moreau**
Location: US RT 9 & NYS Rt 197
A proposal to subdivide a 4.35-acre parcel into two lots of 2.04 & 2.30 acres with a proposed access road off of Rt 9.

- 23-A-26 Tribley Residential PDD – Subdivision Review Town of Halfmoon**
 Location: Farm to Market Rd. (CR 109)
 Proposal to subdivide a 22.08-acre parcel into 38 single-family home lots.
- 23-A-27 Stanton – Subdivision Review w/ LLA Town of Edinburg**
 Location: North Shore Rd (CR 4)
 Lot line adjustment and conveyance of 1.23 acres.
- 23-A-29 Gould – Subdivision Review Town of Ballston**
 Location: Scotchbush Rd (CR 56)
 Proposal to subdivide a 3.27 acre lot into three single-family lots. One lot will be 1.34 acres that has an existing home, two new lots will be 1 acre each and have public water and onsite septic.
- 23-A-30 Kilmer – Subdivision Review Town of Greenfield**
 Location: Lake Desolation Rd (CR 12) (Abutting Daketown State Forest)
 Proposed is a 3-lot subdivision of a 69.24-acre lot into a 6.0-acre lot, a 6.03-acre lot and a remaining lot of 57.2 acres with an existing residence.

5. MOUs

- 23-13MOU Hickok Duplex – Special Use Permit Town of Halfmoon**
 Location: US Route 9
 Proposal to construct a duplex on the vacant parcels at 4 & 6 Lansing Lane. Applicant plans to consolidate two vacant lots into one 0.35-acre parcel and construct a new duplex.
 Concurrence: Ed Vopelak and Tom Lewis
- 23-60MOU Crescent Commons PDD Ph. I – Site Plan Review Town of Halfmoon**
 Location: US Route 9
 Proposal to begin Phase I site plan of the approved PDD, including expansion of the plaza's "main" building and immediate area with 28 apartment units, ATM, expansion of existing parking detached parking garage units.
 Concurrence: Ed Vopelak and Tom Lewis
- 23-61MOU King PDD – Site Plan Review Town of Halfmoon**
 Location: US Route 9
 Amendment of the previously approved site plan for a 21,250 s.f. retail use building on a 1.93-acre commercial lot at 5 Halfmoon Crossing Blvd. (Halfmoon Crossing PDD). As per submitted material, the revisions to the approved site plan result in creation of a small storage area, a relocation of the business' dumpster, revision to the parking lot layout and construction of a small retaining wall.
 Concurrence: Ed Vopelak and Tom Lewis

21-A-58MOU T & T and Bowman, LLC – Subdivision Review City of Saratoga Springs

Location: Bowman St. (Saratoga Race Track)

Review of a previously referred two-lot subdivision of an existing 0.344-acre parcel with existing improvements of a horse barn and related outbuildings which will be removed or razed.

Concurrence: Cynthia Young and Devin Dal Pos

23-A-17MOU MacKenzie – Subdivision Review Town of Waterford

Location: Fonda Rd/CR-97 (Village of Waterford & Erie Barge Canal)

A proposed two-lot subdivision of an existing 5.553-acre parcel into a 3.878-acre parcel with existing residential improvements and a 1.675-acre, vacant parcel.

Concurrence: Don McPherson & Cynthia Young & Ian Murray

23-A-18MOU Andersen – Subdivision Review Town of Charlton

Location: Finley Rd. (Ag. Dist. #2)

A proposed two-lot subdivision from an existing 5.07-acre parcel by creating a 2.90-acre parcel with an existing storage shed and proposed single-family use and a 2.17-acre parcel with existing residential improvements.

Concurrence: Cynthia Young and Don McPherson

23-A-19MOU Holbrook – Subdivision Review Town of Charlton

Location: NYS Rt 67 & Jockey St./CR-52 (Ag. Dist. #2)

A proposed three-lot subdivision from an existing 87.35-acre parcel by 5.34-acre parcel with existing residential improvements, a vacant, proposed single-family lot of 8.65 acres and the remaining 73.36-acre lot to be continued as farm fields.

Concurrence: Ian Murray & Don McPherson

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.