



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

Meeting Agenda **Planning Department Conference Room** **May 18, 2023** **4 pm**

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

- | | | |
|--------------|--|---------------------------------|
| 21-15 | Moore's Tree Service & Company, LLC – Special Use Permit | Town of Halfmoon |
| | Location: NYS Rt 4 & 32 (Saratoga County Sewer District #1) | |
| | A proposal to add a portable sawmill to the rear portion of an existing 3,450 sq. ft. building situated on a 0.69-acre parcel with an existing tree service company. | |
| 23-02 | AstroChemical – Area Variance | Town of Ballston |
| | Location: Mill Rd. (Schauber Rd/CR 80; Town of Clifton Park) | |
| | Proposed construction of a 2-story 5900 s.f. office addition presents a need for a variance on the proposed lot coverage percentage allowed. The maximum lot coverage allowed in the Town's Mixed Use South zoning district is 30% where the proposed building addition will create 38% coverage of buildings on the 3.73-acre site. | |
| 23-17 | Mohawk Chevrolet Recon Center – Site Plan Amendment Review | Town of Malta |
| | Location: State Farm Place (NYS Rte 67) | |
| | In February 2023 a review was performed for a 18,297 .f. building on a 3.41 acre parcel to be utilized for the car dealership's automotive detailing facility. The applicant is proposing a 15,092 s.f. building with associated parking and two curb cuts onto the local State Farm Place Rd. | |
| 23-22 | Rexford Square Self Storage Expansion – Site Plan Review | Town of Clifton Park |
| | Location: NYS Rt 146 & Upper Newtown Rd/CR-86. | |
| | A proposed addition of (14) 20ft. X 30 ft. self-storage units to a site with four existing self-storage buildings on 6.47-acres. | |
| 23-31 | Liberty Affordable Housing, Inc. – Site Plan Review | City of Saratoga Springs |
| | Location: Crescent Ave./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. | |

- 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.
- 23-59 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.
- 23-70 1774 Route 9 – Site Plan Review Town of Clifton Park**
 Location: US Rt 9
 A proposal to add 19 additional parking spaces, of which 18 will be in the rear of the building, to bring the total number of parking spaces to 42.
- 23-73 Town of Stillwater – Zoning Local Law adoption Town of Stillwater**
 Location: Town-wide
 The Town is proposing to create a Transfer of Development Rights (TDR) ordinance within their local laws of zoning. The TDR's objective is to promote higher density growth in identified areas in town, to reduce sprawl, to improve economic efficiencies with the Town's infrastructure and to conserve agricultural and open space lands within the Town of Stillwater.
- 23-74 Roberts – Area Variance Town of Corinth**
 Location: Mosher Rd/CR-10 and West Mountain Rd.
 A proposed lot line between two lots has created the need for an area variance. One lot is currently compliant (min. 40,000 s.f.) with required lot area and the other is not. After the lot line adjustment and the exchange 29,769 s.f. of property, the compliant lot will become non-compliant with an area of 16,000 s.f. and the other lot becomes compliant with 40,143 s.f.
- 23-76 Town of Wilton – Zoning Map Amendment Town of Wilton**
 Location: US Rt 9
 The Town is considering to discontinue Commercial Residential 2 zoning on US Rt 9 along with a portion of Residential 3 zoning and replace them with Residential Business 1 zoning to reflect existing and current requested land uses.
- 23-77 118 Woodlawn – Special Use Permit & Site Plan Review City of Saratoga Springs**
 Location: Van Dam St. & Woodlawn Ave. (NYS Rt 9 & NYS Rt 50)
 A proposal to reinvent a former house of worship into a private social club. The building is located on the corner of Van Dam St. and Woodlawn Ave. and is situated on 0.14-acre portion of a 0.37-acre parcel with the remaining part of the parcel across the street, for parking, on Woodlawn Ave.

- 23-79 Turfs-R-Us Lawncare – Site Plan Review Town of Moreau**
 Location: US Rt 9 and Reservoir Rd.
 A proposed lawncare equipment storage site at the corner of US Rt 9 and Reservoir Rd. The applicant proposes to utilize an existing garage to store equipment and park truck and two trailers on the 0.71-acre, C-1 zoned parcel.
- 23-80 Jones Road Subdivision – Area variance Town of Halfmoon**
 Location: Jones Road (Crescent Vischer Ferry Rd/NYS Highway 819)
 A proposed lot line adjustment involving two parcels with non-conforming lot areas has created the need for three area variances. Lot 1 is a 0.06-acre lot and will receive lands from Lot 2 to make a 0.38-acre lot and Lot 2 will go from 0.79 acres to 0.53 acres. 0.80 acres is conforming in the Town's C-1 zoning district. The existing house on Lot 2 will also request a front-yard setback variance as it is 46.7 ft. where 50 ft is conforming.
- 23-81 Santy – Area Variance Village of Round Lake**
 Location: Lake Ave. (Zim Smith Trail)
 A proposed addition on an existing home has created the need to seek relief for a rear yard setback and lot coverage. The proposed one-story addition of a 12 ft X 24 ft will create a rear yard set back of 3.7 ft where 30 ft in the minimum required per RV-2 zoning in the Village. The maximum allowed lot coverage in the Village's RV-2 zone is 20% or in this case 660 s.f. The proposed 288 s.f. addition on the pre-existing 1600 s.f. housing structure will create the need for 1288 s.f. of relief on the Village's lot coverage.
- 23-82 NLH Properties – Special Use Permit Town of Saratoga**
 Location: NYS Rt 29 (Ag. Dist. #1)
 A proposed mixed use operation involving two existing residential structures, one to be improved, and a horse farm operation with the proposal of a 3,500 s.f. workshop garage with 18 parking spaces on a 26.98-acre parcel.
- 23-83 Keystone Novelties – Site Plan Review Town of Malta**
 Location: US Rt 9 & Taddeo Rd.
 A temporary fireworks retail tent, from June 22 to July 7 2023, on the corner Rt 9 and Taddeo Rd.
- 23-84 Heflin – Area Variance Town of Malta**
 Location: NYS Rt 67 (Zim Smith Trail)
 A proposed three apartment building (33-units total) is creating the need for three area variances. One is the required front yard setback where the proposed setback is 226.9 ft where 500 ft is minimum required. The second and third variance requests is due to a needed stream crossing where 0.064-acres of 15% slope will be disturbed and impacts 0.34-acres of the Town's 100 ft stream buffer. The town does not allow any impacts to the slope in excess of 15% or its stream buffer.
- 23-85 Catskill Hudson Bank – Area Variance (Sign) Town of Malta**
 Location: US Rt 9
 A proposal to install an internally lit, double-column freestanding sign that is 10.9 ft from Rt 9 in the Town's FBC DX-3 zone. The Town's DX-3 zone only allows externally lit signs.

5. MOUs

19-33MOU Mandy Springs – Site Plan Amendment Review Town of Wilton

Location: US Rt 9

Project review performed by NYSDOT determined two accesses driveways for the proposed site was not feasible and asked for the applicant to amend the site plan. The applicant responded by providing one access of Rt 9 with an internal connector road to reach both sides of the proposed building and providing emergency access through the neighboring property to the North of the site.

Concurrence: Devin Dal Pos & Don McPherson

23-67MOU Babson – Area Variance Town of Wilton

Location: Ruggles Rd.(King Rd/CR-39)

In order to subdivide an existing 3.42 acre parcel into two equal areas, the applicant will need to gain relief for minimum lot area for both proposed lots. The minimum lot allowed in the Town's R-2 zone district is 80,000 s.f. where each proposed lot will have an area of 74,487.6 s.f.

Concurrence: Cynthia Young & Tom Lewis

23-68MOU The Exchange – Area Variance Town of Clifton Park

Location: Main Steet/CR-82

The Town's Neighborhood Business zoning district allows restaurant signs to be placed a maximum of 15 ft from the front boundary line, due to building location 265.-1-54 and lot constraints, the applicant is proposing a 10 ft front yard setback for their sign.

Concurrence: Devin Dal Pos & Ian Murray

23-69MOU 0 Clark Avenue – Area Variance Village of Round Lake

Location: Clark Rd (St Route 911U & Zim Smith Trail)

The applicant proposes to construct a single-family home and is in need of two area variances. The required frontage within the Village's RV2 zone is 70 ft and the required area is 7,000 s.f. where the provided frontage is 60 ft and the lot area is 6,000 s.f.

Concurrence: Devin Dal Pos & Don McPherson

23-71MOU 71 Rowlands St. – Special Use Permit & Site Plan Review Town of Milton

Location: Rowland St./CR-47 & John St. (Village of Ballston Spa)

A proposal to renovate a 5,000 s.f. portion of an existing 15,547 s.f. building to operate a classrooms for children with special needs. There are no exterior improvements proposed at the site for this time and the Village of Ballston Spa's planning board has agreed for the Town of Milton's planning board to take lead on the required local reviews.

Concurrence: Cynthia Young & Devin Dal Pos

23-72MOU Shea – Special Use Permit Town of Charlton

Location: Maple Ave. (Charlton Rd./CR-51, Lake Hill Rd./CR-51 & Ag. Dist. #2)

A proposal to open an antique/home good retail store by utilizing a 463 s.f. room in an existing home that is situated on a 20.24 -acre parcel within the Town's Residential Agriculture zoning district.

Concurrence: Devin Dal Pos & Tom Lewis

23-75MOU Sullivan – Area Variance Village of Victory

Location: Pearl St. (NYS Rt 32 & Village of Schuylerville)

A proposal to demolish an existing garage and replacing it with a garage within the same footprint creates a need for an area variance for a sideyard setback of 1 ft. where 20 ft. is required.

Concurrence: Don McPherson & Tom Lewis

23-78MOU Haru Japanese Steakhouse – Site Plan Review Town of Wilton

Location: Old Gick Road (Northway-I-87)

A proposed tenant fit-up of the former Golden Coral Restaurant building into a Japanese Steakhouse restaurant with the proposed addition of an 18 ft x 56 ft, outdoor, roofed, dining patio on the west side of the existing building.

Concurrence: Cynthia Young & Tom Lewis

23-A-31MOU 228 Lapp Rd. – Subdivision Review Town of Clifton Park

Location: Lapp Rd & Maurice Lane (Sar. County Pump Station Lot)

A 2-lot subdivision consisting of subdividing a 62,479 s.f. lot, with existing residential improvements, at the corner of Maurice Lane and Lapp Rd. The subdivision will create a 42,479 s.f. lot for the existing residence and a 20,000 s.f. vacant lot for a proposed single-family use. Public water and sewer is available.

Concurrence: Devin Dal Pos & 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.