



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS, CHAIRMAN
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Meeting Agenda Planning Department Conference Room June 15, 2023 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

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. The Town has responded to the May County PB's response letter and has submitted their response to Ag & Markets comments.

22-105 South Shore Marina PDD – PDD Legislation Town of Malta

Location: NYS RT 9P and Plains Rd

A proposed mixed use PDD involving four parcels off of NYS Rt 9P with a total area 9.51-acres. The proposed mixed use PDD consists of 85 total units (apartment and condo) within four buildings located across the three of the parcels. A proposed maximum of 10,000 s.f. of commercial use on the first floor of the principal (largest) condominium building and additional commercial building.

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. A response from the design engineer and traffic engineer from the County PB's May response letter.

23-90 Masonic Lodge – Special Use Permit and Site Plan Review Town of Milton

Location: Columbia Ave. (Village of Ballston Spa & Malta Ave.)

A proposal to relocate the Masonic Lodge fraternity into an existing building (old train station) on a 1.18-acre parcel off of Columbia Ave. extension.

23-A-35 Acland Blvd. TRA-TOM – Subdivision Review Town of Milton

Location: Acland Rd. (Saratoga County Airport)

A proposal to create three residential lots and a vacant lot from an existing 7.55-acre parcel. The three residential lots will have areas of 1.45 acres, 1.36 acres and 0.85 acres, respectively. The remaining lands of 3.10-acres will remain vacant with wetlands and a 30-ft utility easement present.

23-A-37 Ellms Family – Subdivision Review (LLA's) Town of Charlton

Location: Charlton Rd./CR-52 (Ag. Dist. \$2

A proposal to perform three lot line adjustments on two parcels with residential improvements and one in a farm operation. 488 Charlton Rd. with an existing home will go from 8.91-acres to 3.56-acres, 478 Charlton Rd. with existing residential improvements will go from 2.04-acres to 2.46-acres and 468 Charlton Rd. with an existing farm operation will go from 47.00-acres to 52.00-acres.

23-A-40 Jersen-Hermes Rd – Subdivision Review Town of Malta

Location: Hermes Rd. (NYSERDA lands, County Roads-73, 77, 78 & 108)

A proposed two-lot subdivision of an existing 259.92-acre NYSERDA property into a 24.32-acre parcel and leaving the residual acreage at 235.60-acres. There is no indication of proposed uses for either proposed parcel.

5. MOUs

23-91MOU John Deere – Area Variance (Sign) Town of Clifton Park

Location: Ushers Rd (NYS I-87)

There is an existing and conforming 56 s.f. (allowing 67 s.f.) wall sign on the existing John Deere Dealership off of Ushers Road. The applicant is asking for two additional wall signs, where two wall signs are permitted with a total area of 93.s.f. The applicant is requesting relief of one extra wall sign and 26 s.f. of additional signage.

Concurrence: Devin Dal Pos & Don McPherson

23-92MOU Sweet – Area Variance City of Saratoga Springs

Location: Marvin Street (NYS Rt 9N)

A request to place a second principal building on an existing 13,903 s.f. lot with an existing home has created the need for two area variances. The first is the second principal building where one is allowed and the second area variance is for lot width where 120 ft is required and 95 ft is provided.

Concurrence: Cynthia Young & Devin Dal Pos

23-99MOU American Tower – Site Plan Review Town of Halfmoon

Location: Elizabeth St. Ext.

A proposed construction of a concrete pad to place a generator and electrical infrastructure within an existing telecommunication's fenced in compound.

Concurrence: Devin Dal Pos & Ian Murray

