518.884.4705 (P) 518.884.4780 (F)

# 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

50 WEST HIGH ST, BALLSTON SPA, NY 12020

**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.

#### 23-93 The Mill - Site Plan Review

Village of Round Lake

Location: English Rd and US RT 9 (Town of Clifton Park)

A proposed 4,300 s.f. building addition to the existing restaurant by removing the existing patio and bar area. Other minor improvements consist of alterations to existing sewer, water and drainage systems and associated parking and driving surface.

# 182 Excelsior Zoning Amendment - Amendment of Zoning

## 23-94 Ordinance

**City of Saratoga Springs** 

Location: City-wide

A proposal to designate 182 Excelsior Avenue as a city landmark performed by the City Council and reviewed by the City's Design Review Board under the provisions of the City's UDO ordinance. 182 Excelsior Avenue is known as the 1869 Henry Lawrence House and is currently used as apartments.

#### 23-95 Lia Nissan – Site Plan Review

Town of Malta

Location: US Rt 9 (I-87)

A proposed 1,767 s.f. addition to the existing dealership building to serve as the vehicle service entrance for customers. The addition will cause the net loss of 6 parking spaces.

## 23-96 River Pools - Area Variance (Sign)

**Town of Clifton Park** 

Location: NYS Route 146A

The maximum area for a wall sign in the Town's Hamlet Mixed Use area for commercial signs is 25 s.f. The applicant is proposing a 32 s.f. wall sign and seeking relief of 7 s.f. from the Town's requirements.

# 23-97 Mauran Church - Special Use Permit & Site Plan Review

Town of Northumberland

Location: NYS Rt 32 & Lansing St.

A proposal to convert a theatre use back into a church use in an existing church building on a 0.40-acre parcel in the hamlet of Gansevoort and off of NYS Rt 32.

#### 23-98 Bannon - Site Plan Review

**Town of Northumberland** 

Location: West River Road/CR-29 & Mott Rd. (Hudson River, Ag. Dist. #1, Washington County, Town of Fort Edward)

A proposed single-family home on an existing 5.01-acre parcel that abuts the Hudson R. is in need of meeting the Town's Shore Overlay Zone.

# 4. **SUBDIVISIONS**

#### 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. Applicant is looking for subdivision approval only by removing the proposed house and driveway from the plan. Applicant states access will be resolved before the building permit is issued. The Village does not have subdivision regulations.

#### 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

#### 23-100MOU YMCA of Saratoga - Site Plan Review

**Town of Wilton** 

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

The YMCA desires to create a level pad area by the infiltration basin for temporary tents to be placed during the summer for camp programs. The level pad would partially fill the infiltration basin.

Concurrence: Ian Murray & Devin Dal Pos

#### 23-A-38MOU Jones Rd. - Subdivision Review

**Town of Halfmoon** 

Location: Crescent Vischer Ferry Rd/NYS 819

A proposed lot line adjustment involving two parcels that are currently pre-existing, non-conforming due to lot area. Lot one is currently a vacant 0.09-acre parcel and Lot 2 is currently with single-family improvements with an area of 0.82-acres. A transfer of 0.29-acres from Lot 2 to Lot 1, the new lots will have an area of 0..38 for Lot 1 and will stay vacant and 0.53 for Lot 2 which will maintain its existing single-family home.

Concurrence: Cynthia Young and Devin Dal Pos

#### Park Place on the Peninsula (Halfmoon Village PDD) -

#### 23-A-39MOU Subdivision Review

**Town of Halfmoon** 

Location: Towpath Rd. (Mohawk R. & Erie Canal)

A proposed two-lot subdivision of the existing 36.47-acre project for financial purposes. Lot 1 will be 19.39 acres with 15 apartment buildings and Lot 2 will be a 17.07-acre parcel with 9 apartment buildings.

Concurrence: Devin Dal Pos & Ian Murray

## 6. Other Business

# a. Village of Round Lake Zoning Referral Waiver Agreement

## 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.