



SARATOGA COUNTY PLANNING BOARD

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Meeting Agenda *(Rev. 7/20/2023)* Planning Department Conference Room July 20, 2023 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

22-160 Town Auto – Site Plan Review (amendment) Town of Halfmoon

Location: NYS Rt 146 & Upper Newtown Rd/CR-86.

A proposal to add 7 additional display parking areas to the front of the office building and fronting along NYS Rt 149.

23-101 City of Saratoga Spings – Zoning Amendment-Text City of Saratoga Spings

Location: City-wide

The City wishes to amend the language in its Unified Development Ordinance regarding Homeless Shelters in order to set forth a 1,000 ft. buffer requirement from educational facilities-Primary and Secondary.

23-105 Camp Hudson Pines – Site Plan Review Town of Corinth

Location: NYS Rt 9N (Town Hadley, Hudson R)

A proposal to restructure existing camp sites to allow small RV trailer or glamping tents including improving the campground's septic systems.

23-106 Village of Ballston Spa – Comprehensive Plan Update Village of Ballston Spa

Location: Village-wide

Executive Summary: The Comprehensive Plan presents an overview of the current state of the village, what challenges it faces and a vision for the ideal state. The purpose of the plan is to lay out guidelines and goals for the village in a broad sense. It is the role of future decision makers to determine how resources will be used to accomplish those goals.

- 23-107 Monaco Parcel – Zoning Map Amendment** **Town of Milton**
 Location: Saratoga Ave. (Northline Rd/CR-45, NYS Rt 50 & City of Saratoga Springs)
 The applicant is petitioning the Town to rezone an existing 4.26-acre parcel from R-1 Residential to CMU Corridor Mixed Use. The CMU zone has just been adopted through recommendation of the Town's Rt 50 Corridor study and the CMU zone is contiguous to the applicant's target parcel.
- 23-108 Malta Development Company – Zoning Map Amendment** **Town of Milton**
 Location: Trieble Ave. (Saratoga County Airport)
 A proposal to rezone a 6-acre parcel that is currently zoned A Airport to TC Town Center. The land is contiguous to the applicant's land that is currently zoned TC.
- 23-112 The Galway Local – Special Use Permit & Site Plan Review** **Town of Galway**
 Location: NYS Rt 147 (Village of Galway)
 A proposal to re-open a former convenient store into a convenient store and café in the existing structure with two two-bedroom apartments and two one-bedroom apartments in a Rural Hamlet Zone.
- 23-113 Town of Galway – Area Variance, Special Use Permit & Site Plan Review** **Town of Galway**
 Location: Sacandaga Rd/NYS Rt 147 (Ag. Dist. #2)
 A proposal to construct a 6,902 s.f. community building (pole barn) to be placed on the 17.80-acre parcel of Docstader Recreation Field. Area variance for size of building: 3,500 sq feet floor area for nonresidential allowed.
- 23-114 Home Daycare – Area Variance** **Town of Milton**
 Location: Goode St. (Ag. Dist. #2)
 A proposed 750 s.f. addition to an existing day care facility has created the need for the applicant to seek an area variance for the front yard setback and side yard setback requirement per Town Code.
- 23-115 Dempsey – Special Use Permit** **Town of Saratoga**
 Location: NYS Rt 29 (Ag. Dist. #1)
 A proposal to operate a restaurant from the same location with a prior special use permit approval to operate a farm to table function intermittently. There are no proposed changes to the site that allows a maximum of 80 patrons with 40 parking spaces and existing curb cuts to NYS Rt. 29.
- 23-040 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.

4. SUBDIVISIONS

23-A-28 Bennett – Subdivision Review Town of Edinburg

Location: Sinclair Rd (CR 5)

A proposed 2-lot subdivision of an existing 26.95-acre parcel to create a new 3.54-acre parcel for new home and a 23.41-acre remaining parcel with existing single family improvements.

23-A-41 Skrinik – Subdivision Review Town of Saratoga

Location: CR-68

A proposed two lot subdivision of a 5.14-acre parcel to create an 80,000 s.f. lot for a proposed single-family structure and the remaining 3.31-acre parcel with existing residential improvements.

23-A-42 Cimino – Subdivision Review (LLA) Town of Edinburg

Location: Lakeland Rd and North Shore Rd/CR-4

A proposed lot line adjustment involving three existing parcels. The 0.23-acre Lands of Cimino will gain 0.04 acres from the Lands of Frey at the corner of Lakeland Rd and North Shore Rd. The 0.25 acres of Land of Cimino Jr. will gain 0.29 acres from Lands of Frey off of Lakeland Rd.

23-A-44 Geleta – Subdivision Review (LLA) Town of Halfmoon

Location: Farm to Market Rd. (CR 109)

A proposed lot line adjustment involving four parcels owned by family members. Lot 1 is a 104.69-acre parcel and will convey majority of its lands to the other three involved lots. Lot 1 will be a 2.50-acre parcel. Lot 2 is a 4.00-acre lot and will be a 39.28-acre lot. Lot 3 is a 5.00-acre lot and will be a 36.34-acre lot and Lot 4 is a 4.79-acre lot and will be a 40.35-acre lot. All four lots have existing residential improvements including existing driveways to Farm to Market Rd.

23-A-45 Jarosz – Subdivision Review Town of Ballston

Location: Scotch Bush Rd./CR-56 (Ag. Dist. #2)

A proposed two-lot subdivision of an existing 8.23-acre parcel to create a 4.21-acre, vacant parcel and a 4.11-acre parcel with existing residential improvements.

5. MOUs

23-102MOU Adams – Area Variance Town of Wilton

Location: Glenburnie Drive (Northway/I-87)

A proposed pool installation that will encroach 3 feet in the Town's 100 ft Northway Corridor Buffer.

Concurrence: Devin Dal Pos and Cynthia Young

- 23-103MOU Johnson – Special Use Permit Town of Charlton**
 Location: Charlton Rd./CR-51 (Ag. Dist. #2)
 A proposal to operate a dog training and boarding facility from an existing residential homestead located on a 20.28-acre parcel. There are no external site improvements being proposed.
 Concurrence: Devin Dal Pos & Tom Lewis
- 23-104MOU Sunmark Signage – Area Variance (Sign) Town of Wilton**
 Location: NYS Route 50 & Perry Road
 A proposed sign package for the SunMark Credit Union site consists of two wall signs and seven detached signs. The Town's sign ordinance allows for two wall signs and one detached sign per site in its Commercial (C-1) zone. A relief for 6 detached signs is requested.
 Concurrence: Cynthia Young and Devin Dal Pos
- 23-109MOU Sysco – Site Plan Review Town of Halfmoon**
 Location: US Rt 9
 A proposal to install a new backup generator for the existing fleet garage for Sysco Food's site.
 Concurrence: Devin Dal Pos & Cynthia Young
- 23-110MOU RISE Dispensary – Site Plan Review Town of Halfmoon**
 Location: US Rt 9
 A proposal to replace an existing 25 kW generator with a 60 kW generator on the rooftop of the existing J.S. Watkin's Plaza building.
 Concurrence: Don McPherson & Devin Dal Pos
- 23-A-43MOU Kondrat and Northeast LLC – Subdivision Review (LLA) Town of Charlton**
 Location: NYS Rt 67
 A proposed lot line adjustment involving two parcels with existing residential improvements off of NYS Rt 67. As owner of both adjoining parcels, a proposal to convey 5,222 s.f. from the 2.00-acre parcel to the 2.73-acre parcel in order to be able to maintain an existing pond, will create a 1.88-acre parcel and a 2.851-acre parcel respectfully. An area variance has already granted for the proposed 1.88-acre parcel as 2.00-acres is the minimum allowed in the Town's zoning requirements. The residential area variance waiver between the County planning board and the Town's zoning board of appeals was applied.
 Concurrence: Don McPherson & Ian Murray

6. Other Business

7. Adjournment

Disclaimer: Saratoga County Planning Board agendas are subject to change. Please call the Saratoga County Planning Department at 518-884-4705 for more information.