



# SARATOGA COUNTY PLANNING BOARD

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## Meeting Agenda (Revised 8/17/2023) Planning Department Conference Room August 17, 2023 4 pm

1. Call to Order
2. Approval of Previous Meeting Minutes
3. REFERRALS

- |               |   |                                 |
|---------------|---|---------------------------------|
| <b>23-120</b> | <b>Bass Pro Shop – Special Use Permit &amp; Site Plan Review</b>  | <b>Town of Clifton Park</b>     |
|               | Location: Clifton Park Center Rd. (Northway/I-87)   |                                 |
|               | A proposed redevelopment of the former 7.58-acre, car dealership site to construct a 76,976 s.f. Bass Pro retail building with associated and on-site parking, outdoor display areas, utilities and storm water management.   |                                 |
| <br>          |   |                                 |
| <b>22-66</b>  | <b>ES-TD Ventures LLC – Special Use Permit &amp; Site Plan Review</b>   | <b>Town of Malta</b>            |
|               | Location: US Rt 9   |                                 |
|               | A proposed site plan amendment in order to change the building footprints of the two commercial buildings. The original approval was for two buildings, both 2-story, with 10,275 s.f. footprints. The amendment to the site plan consists of one building being 2-story and having 10,220 s.f. footprint and the other being one-story with a 12,000 s.f. footprint. The amended site plan also shows the buildings being located closer to US RT 9 and with a change to the site's entrance layout. |                                 |
| <br>          |   |                                 |
| <b>23-118</b> | <b>City of Saratoga Springs – Zoning Text Amendment (UDO)</b>   | <b>City of Saratoga Springs</b> |
|               | Location: City-wide   |                                 |
|               | The city is performing updates to the City's Unified Development Ordinance (UDO) to revise errors and omissions to its document.  |                                 |
| <br>          |   |                                 |
| <b>23-119</b> | <b>Terpening – Area Variance</b>  | <b>Town of Waterford</b>        |
|               | Location: Knox Alley (Village of Waterford, Fonda Rd/CR-97)   |                                 |
|               | A proposed subdivision of a 1.07-acre parcel which is bisected by the Town and Village of Waterford's shared boundary has create the need of an area variance for a front yard setback requirement. The proposed house is to be placed at a 20 ft front yard setback where 40 ft is the minimum in the Town's zoning laws.  |                                 |

- 23-121 Village of Round Lake – Amendment of Zoning Ordinance Village of Round Lake**  
 Location: Village-wide  
 The Village proposes to amend the zoning ordinance to define short-term rental and update law to regulate short-term rental and bed and breakfast operations within the Village.
- 23-122 Paar Estates PDD – Site Plan Amendment Review Town of Halfmoon**  
 Location: Farm to Market Rd/CR 109 (NYS Rt 146)  
 A proposal to amend the approved site plan in order to replace the required residential buffer areas by replacing the fencing with an extra row of evergreens.
- 23-123 Fairways of Halfmoon – Special Use Permit and Site Plan Amendment Review Town of Halfmoon**  
 Location: Johnson Rd (Zim Smith Trail)  
 A proposal to amend an existing site plan to re-orient and reduce the size of a pavilion structure with addition of a concrete pad to provide golf cart parking and circulation.
- 23-124 Ciuffetelli – Area Variance Town of Wilton**  
 Location: Wilton Gansevoort Rd/CR-32  
 A proposed LLA has created the need for the applicant to seek relief for the required lot width. The proposed LLA involves conveyance of 0.85-acres from Lot 2 to Lot 1 to correct several encroachments. The resulting action will create a lot width of 215.86 ft for Lot 2 where 250 ft is the minimum allowed per Town's zoning laws.
- 23-125 Prime Storage – Area Variance (Sign) Town of Clifton Park**  
 Location: Crossings Blvd. (Northway/I-87)  
 The applicant has an existing sign area variance relief of 139 s.f. of signage, where 60 s.f. is the total sign area allowed in the Town TC5 zoning district. The proposal is to add an additional 2 signs with a total area of 112 s.f. creating the need to seek relief of 251 s.f. of signage.
- 23-126 Facial & Nail Spa – Use Variance Town of Clifton Park**  
 Location: US Rt 9  
 A proposal to operate a facial and nail spa in an existing 2,200 s.f. building within the Town's Light Industrial 2 (LI2) zoning district has spurred the need for a use variance as personal service establishments are not listed as a permitted use in the Town's LI2 zone. The 5.34-acre parcel has 12 parking spaces available and currently provides office space for a masonry restoration company and a gutter/roofing contractor.
- 23-127 Aschauer-Senior Apartments – Special Use Permit & Site Plan Review Town of Malta**  
 Location: US Rt 9 (NYS Rt 67 & Village of Round Lake)  
 A proposal to construct a 19,000 s.f., 3-story, 48-unit senior apartment building on a 6.31-acre parcel off of US Rt 9. The proposal consists of removing existing houses in order to place associated parking and the single curb cut onto Rt 9.

**23-128**                      **Ellsworth Commons – Area Variance (Sign)**                      **Town of Malta**

Location: US Rt 9

Due to economic distress, Ellsworth Commons is asking to replace two existing signs that creates the need to seek relief of nine different area variances between the two proposed signs. The proposed monument sign is to be double-sided, aluminum framed, internally lit with dimensions of 15 ft. x 8 ft. with an over all height of 18 ft. The proposed monument sign needs relief for six area variances that include Internal Illumination, Front Yard Setback, Sign Area for size of sign, Sign Structure Height, Sign Area Width, and Sign Type. The proposed directional sign is double-sided, internally lit, aluminum framed with a dimension of 4 ft x 4 ft with an over all height of 7 ft. This sign is seeking relief of three variances including Internal Illumination, Front Yard Setback and Sign Column Width.

**23-129**                      **Town of Wilton – Zoning Amendment-Text**                      **Town of Wilton**

Location: Town-wide

A proposal to amend the Town's Chapter 108 - Solar Energy Systems in the Town's Zoning Laws. The previous law was adopted in 2017 and is, currently being amended to advance and protect the public health, safety and welfare of the Town by creating regulations for the installation and use of solar energy generating and equipment.

#### **4. SUBDIVISIONS**

**23-A-47**                      **Terpening – Subdivision Review**                      **Town of Waterford**

Location: Knox Alley (Village of Waterford, Fonda Rd/CR-97)

A proposal to create a 15,006 s.f. lot from an existing 1.07-acre parcel. The property is bisected by the shared municipal boundary of the Town and Village of Waterford. The proposed 15,006 s.f. lot is earmarked for a single-family use where all of the residential improvements are to occur in the Town's jurisdiction and the proposed driveway will access Knox Alley in the Village of Waterford. The result will leave a 31,554 s.f. lot with an existing home.

**23-A-49**                      **Duemler – Subdivision Review (LLA)**                      **Town of Ballston**

Location: Orchard Terrace & Goode St/CR 57

A proposal consisting of five lot line adjustments involving five existing parcels.

#### **5. MOUs**

**23-111MOU**                      **Waterford Historical Museum – Site Plan Review**                      **Town of Waterford**

Location: Museum Lane (NYS Rt 32, Mohawk River

A proposal to construct a 20 ft. X 36 ft. storage building on the Southwest corner of the 0.46-acre Waterford Historical Museum site.

Concurrence: Ed Vopelak & Devin Dal Pos

**23-114MOU Home Daycare – Special Use Permit and Site Plan Review Town of Milton**  
Location: Goode Rd. (Ag. Dist. #2)  
A proposed 750 s.f. addition to an existing day care facility located on a 1-acre parcel off of Goode Road. The addition will create more kitchen and play area for the daycare operation.  
Concurrence: Devin Dal Pos & Ian Murray & Cynthia Young

**23-116MOU DeCrescente Distributing Co. – Site Plan Review Town of Stillwater**  
Location: NYS RT 4 & 32 (City of Mechanicville)  
A proposal to place a 1,495 s.f. canopy over the entrance of the existing distribution buildings and to construct a 111 s.f. addition to the buildign to add to the office use.  
Concurrence: Devin Dal Pos & Cynthia Young

**23-117MOU Reverie Dispensary – Special Use Permit City of Saratoga Springs**  
Location: Washington St./NYS Rt 29  
A proposal to operate a retail cannabis dispensary from a 2,200 s.f. store in an existing ~31,000 s.f. plaza building. There are no external site changes proposed with this proposed use including the two existing access driveways on NYS Rt 29. The plaza site offers 94 parking spaces shared with other tenants. NYS Office of Cannabis Management has approved the location.  
Concurrence: Devin Dal Pos & Cynthia Young

## 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.