



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS, CHAIRMAN
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Meeting Agenda Planning Department Conference Room September 21, 2023 (Revised 9/21/2023) 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

23-130 Riberdy Grove Solar – Special Use Permit & Site Plan Review Town of Waterford

Location: Flight Rock Rd. & private Riberdy Lane (Erie Canal, Mohawk River, Albany County, Town of Colonie and Town of Cohoes Alcathy's State Park, & Cohoes Company Head Gatehouse)

A proposal consisting of two 5 MW solar arrays utilizing approximately 27 acres and 28-acres on an existing 136-acre parcel in the R (Rural) and L-C (Land Conservation) Town zoning designations and fronting along the Mohawk River.

23-150 Wilton Mall Mixed-Use PUDD – PUDD Legislation Town of Wilton

Location: NYS Rt 50 & Loudon Road (City of Saratoga Springs, Loudon Road County Forest Land)

A proposed PDD to allow the development of 382 multifamily units consisting of 296 apartment units and 86 townhouse units on the eastern side of the Wilton Mall building. The proposed PUDD allows all uses and special uses listed in the underlying zone of Commercial (C-1) along with a defined educational institution use and the multi-family use as a designated area on the east side of the mall.

23-149 Reverie 73 NY LLC – Special Use Permit City of Saratoga Springs

Location: US Rt 9 & Kaydeross Ave. West

A proposed removal of a single-family home, in the rear of PJ's BBQ, and the construction of a 3,950 s.f. marijuana dispensary building on an existing 2-acre parcel at the corner of US Rt 9 & Kaydeross Ave. West. The project also proposes to construct 30 parking spaces for a total of 59 parking spaces while utilizing and modifying the site's four existing access points.

23-53 21st Century Park Redevelopment – Site Plan Review Town of Clifton Park

Location: 21st Century Drive & NYS Rt 146

A proposal of four light industrial buildings to be constructed on the existing 22.48-acre site that has two existing buildings. The proposed Building 1 will be a 45,000 s.f. and Building 2 will be 25,000 s.f. in the Northeast corner of the site and Building 3 & 4 will each be 20,000 s.f. and will be constructed in the Southwest corner of the site. All existing access roads and utilities to the site will remain the same.

- 23-138 Dawson Senior Center PDD – Site Plan Review** **Town of Halfmoon**
 Location: Farm to Market Rd/CR 109 & Pruyn Hill Rd/CR 1345, NYS Rt 146
 A proposed 124-unit senior apartment building and 34-units of townhomes with supporting road and utility infrastructure on a 23.51-acre parcel located at Southeast corner of Farm to Market Rd. and Pruyn Hill Rd. intersection.
- 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.
- 23-132 Chipotle -12 Ballston Ave – Area Variance** **City of Saratoga Springs**
 Location: Ballston Ave (NYS Rte 50) & Hamilton St.
 A proposed construction of a 2,344 s.f. restaurant on a 0.32-acre parcel, with 23 parking spaces provided has created the need for the applicant to seek an area variance for percentage of buildout along the road frontage. The required minimum buildout along the road frontage is 70% where the applicant has provided 34.7% for Ballston Ave. and 23 % for Hamilton St.
- 23-133 Stevens – Use Variance** **Town of Charlton**
 Location: Charlton Rd (CR 51), Ag. District #2
 A proposal to construct camp sites for guests and a bathhouse on an existing 24.73-acre parcel that is zoned Rural/Agricultural (R/A). Camp sites are not listed in the Town's R/A zone as a permitted use therefore the applicant is seeking a use variance from the Town's Zoning Board of Appeals.
- 23-134 Nott Rd Solar Array – Special Use Permit and Site Plan Review** **Town of Clifton Park**
 Location: Nott Rd. & Appleton Rd. (NYS RT 146)
 A proposal to construct two separate areas of 5MW solar arrays, each with their individual access road and equipment pad, on the 64.21-acre parcel. The total combined area of proposed solar arrays is 20.70-acres.
- 23-135 North Crest Village PDD – Amendment of PDD** **Town of Clifton Park**
 Location: NYS Rt 146 & Upper Newtown Rd/CR-86.
 A proposal to remove a clause from the North Crest Village PDD that creates a need to maintain a 10 ft. of free space on the sides and rear of all of the buildings. The Town has stated current NYS Building and Fire Code requirements are met without the restrictive language in the PDD.
- 23-136 Lambert – Area Variance and Special Use Permit** **Town of Wilton**
 Location: Ruggles Rd. (County Forest Land/Kalabus-Perry Trail)
 The applicant is seeking to house two horses, two donkeys and two goats on an 83.94-acre lot with pre-existing frontage of 70 l.f. in the Town's R-2 zone. The applicant is seeking relief for road frontage where 400 l.f. is required and 70 l.f. is provided. The keeping of farm animals is permitted through special use permit where the applicant's parcel has met the Town's minimum bulk requirements in order to do so.

- 23-137 Main Street Barber Shop – Special Use Permit** **Town of Halfmoon**
 Location: Johnson Rd. (Pruyn Hill Rd./CR-1345)
 The applicant proposes to operate a barbershop in 330 s.f. of an attached garage of their home on Johnson Rd.
- 23-139 Hank Hollow parking lot – Site Plan Review** **Town of Halfmoon**
 Location: Staniak Rd and Seashore Way (Zim Smith Trail)
 A proposal to pave the gravel parking area for the sales office trailer associated with the Hank Hollow residential development. The parking area will provide six lined parking stalls including one handicap accessible space.
- 23-140 Stewart's/Tesla – Site Plan Review** **Town of Wilton**
 Location: Ballard Rd./CR-33 & Traver Rd.
 A proposed installation of two Super Chargers with a total of eight charging posts for Tesla electric vehicles on the west side of the existing parking lot of the Stewart's Shop at the corner of Traver and Ballard Rd.
- 23-141 Sargent/Meulunus – Area Variance** **Town of Charlton**
 Location: NYS Rt 67 & Rocky Ridge Road (Ag. Dist. #2)
 A proposed three lot subdivision has created the need for an area variance for road frontage for proposed lot C where 173.52 l.f. is provided where 200 l.f. is required.
- 23-142 Popolizio – Special Use Permit & Site Plan Review** **Town of Ballston**
 Location: NYS Rt 50
 A proposed construction of a home with an accessory in-law apartment is permitted in the Town's Rural and Rural Highway Transition zone by special use permit and site plan review.
- 23-143 Cornerstone Condominiums – Site Plan Review (amendment)** **Town of Ballston**
 Location: NYS Rt 50
 A proposal to add 36 parking spaces to an existing condominium complex (circa 2007) off of Rt. 50 in two phases. Phase I will construct 15 additional parking spaces and Phase II will create another 21 parking spaces.
- 23-144 Karner Blue Preserve Subdivision – Special Use Permit** **Town of Wilton**
 Location: Ballard Rd./CR-33
 A proposed re-development of a former approved 30-lot single-family subdivision into 18 twin townhome lots (36 units) and one single family lot. Duplexes are allowed in the Town's R-2 zone by special use permit.

- 23-145 Rt 146 Gas Station – Area Variance** **Town of Clifton Park**
 Location: NYS Rt 146
 A re-development of an existing auto repair garage & gas station has created the need for the applicant to seek eight area variances. The requested variances involve a pre-existing lot area, parking setbacks, gas canopy setbacks, rear yard setback and greenspace.
- 23-146 Liptak – Special Use Permit** **Village of Schuylerville**
 Location: Ferry St./NYS RT 29
 A proposed construction of a residential home in the Village's Commercial/Business zone is allowed by special use permit
- 23-147 CT Solar Blue Barns – Area Variance** **Town of Clifton Park**
 Location: Blue Barns Rd/CR-110 (Town of Ballston)
 A proposed construction of a 3MW solar array and the desire not to impact existing environmental sensitive resources has created the need to seek an area variance for a side yard setback of the solar array. The required setback for solar arrays is 100 ft. where the applicant proposes a 39 ft set back.
- 23-148 BJ's Gas Station – Site Plan Review** **Town of Wilton**
 Location: NYS Rt 50 & Loudon Road (City of Saratoga Springs, Loudon Road County Forest Land)
 A proposal to place six fuel dispensers with underground tanks and gas canopy on the Eastern side of the existing BJ's retail building. The internal traffic flow will be one-way with an entrance at the rear of the building and providing an exit to the mall site's drive and an exit to BJ's parking area.

4. SUBDIVISIONS

- 23-A-01 O'Donnell – Subdivision Review** **Town of Northumberland**
 Location: West River Road/CR-29 & Mott Rd. (Hudson River, Ag. Dist. #1, Town of Moreau)
 A proposed 5-lot conservation subdivision on a 25.79-acre parcel fronting along West River Rd/CR-29. Lot 1 has existing residential improvements on NYS Historic Register. The other four proposed lots are for single-family use with area ranges of 5.12-acre to 5.32 acres. The proposed development fronts along County Road 29 and the Hudson River.
- 23-A-34 Forest Grove – Subdivision Review** **Town of Wilton**
 Location: Jones Rd (Northway/I-87 and County Forest Land)
 In May of 2023, the county planning board reviewed the TDR legislation from the Town Board and the increased density and amended subdivision plan for the Forest Grove Conservation subdivision. The increased density from three separate TDR parcels brings the total units up to 421 on 667-acres of land with 70% of open space.

23-A-36 Sugar Hill Road – Subdivision Review **Town of Clifton Park**

Location: Riverview Rd. (Ag. Dist. #2 & NYS Lands-Mohawk R.)

A proposed 3-lot subdivision from an existing 129.8-acre parcel. The applicant proposes create a 10.39-acre lot for a proposed single-family use, a 10.01-acre lot to remain farm fields while leaving the remaining 109.40-acres as a farmstead.

23-A-50 Vincent – Subdivision Review **Town of Stillwater**

Location: Ag District #1 & Saratoga National Historical Park

A proposal to subdivide a 24-acre parcel into 3 lots. Two lots are to be 11.025-acres and one lot at 2-acres.

23-A-51 Urbanski – Subdivision Review **Town of Stillwater**

Location: NYS 9P

A proposed subdivision of a 1.55-acre parcel into 2 parcels. Lot 2A will be 0.730-acre parcel. Lot 2B will be a 0.817-acre parcel. Both parcels are slated for single family use off of NYS Route 9P and Saratoga Lake.

23-A-52 Dawson Senior Center PDD – Subdivision Review **Town of Halfmoon**

Location: Farm to Market Rd/CR 109 & Pruyn Hill Rd/CR 1345, NYS Rt 146

A proposed PDD consisting of a 124-unit senior apartment building and 34-units of townhomes on a 23.51-acre parcel located at the Farm to Market and Pruyn Hill intersection. The senior apartment complex will be on a 10.83-acre parcel and the 17 great townhome lots will have an area range of 15,636 s.f. to 1.49-acres. All proposed lots will be served by a proposed town road that traverses between Farm to Market Road and Pruyn Hill Road.

~~**23-A-53 Burke – Subdivision Review (LLA)**~~ ~~**Town of Wilton**~~

~~Location: US RT 9~~

~~A proposed lot line adjustment involving the annexation of 2.29-acres of rear property from the 4.76-acre property of Burke to lands of Prime Saratoga LLC. The result will be a 2.47-acre parcel for Burke and a 4.20-acre parcel for Prime Saratoga LLC lands.~~

5. Other Business

- a. MOU Agreement with Village of Schuylerville Planning Board

6. 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.