



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS, CHAIRMAN
50 WEST HIGH ST, BALLSTON SPA, NY 12020

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Meeting Agenda Planning Department Conference Room October 19, 2023 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

23-29 Pine Mobile Home Park – Site Plan Review Town of Moreau

Location: US Rt 9

A proposal to expand a pre-existing, nonconforming MHP of 7.81 acres by utilizing two neighboring parcels of 4.19 acres.

23-31 Liberty Affordable Housing, Inc. – Site Plan Review City of Saratoga Springs

Location: Crescent Ave./CR-22 & Jefferson St. (Spa State Park/Hemlock Trail & NYS Lands/Horsetrack)

A proposed multi-family project consisting of 212 affordable units with associated site work on the 30.3-acre parcel within the parcel's newly created Urban Residential-4 District.

23-57 Northline Gas & Convenience Store – Special Use Permit and Site Plan Review Town of Milton

Location: Northline Rd/CR-45 & NYS Rt 50 (City of Saratoga Springs)

A proposed convenience store and a 6 gas pumps under two canopies by retrofitting the former Sunmark Bank building and reconstructing the parking area. Applicant proposes to utilize existing accesses provided off of Northline Rd and NYS Rte 50. Site consists of 9.05 acres.

23-132 Chipotle -12 Ballston Ave – Site Plan Review City of Saratoga Springs

Location: Ballston Ave (NYS Rte 50) & Hamilton St.

This is a proposed demolition of an existing building and the construction of a 2,300 s.f. restaurant on a 0.32-acre parcel, with 23 parking spaces. Entrances used are existing on NYS Route 50 and Hamilton St.

- 23-145 Rt 146 Gas Station – Site Plan Review Town of Clifton Park**
 Location: NYS Rt 146
 The existing building, gas pumps, and canopies are to be removed. A new 2800 sf convenience store, gas islands, canopy will be built on a 0.61-acre parcel.
- 23-147 CT Solar Blue Barns – Special Use/Site Plan Review Town of Clifton Park**
 Location: Blue Barns Rd/CR-110 (Town of Ballston)
 A proposed construction of a 3.5 MW solar array on 53-acre property with an entrance on Blue Barns Road/CR-110. The proposed fenced in area of the solar array site will utilize approximately 18 acres.
- 23-151 Northway 8 Golf – Site Plan Review Town of Halfmoon**
 Location: Progress Lane (Vischer Ferry Rd/NYS 819, I-87 & Town of Clifton Park)
 A proposed 10 ft X 32 ft addition for a climate controlled fitting room for the retail golf shop.
- 23-152 Town of Malta – Zoning Amendment-Map Town of Malta**
 Location: Town-wide
 The Town of Malta adopted its amended Comprehensive Plan in July of 2023. In the Neighborhood 3 zoning district, one of the recommendations from the Comprehensive Plan is to expand the current C-2 Commercial and C-9 Gateway district lines to the West to be parcel specific and to reduce the number of split zoned parcels in this area. There is a total of 11 parcels that will be affected by this proposed map change. This change will add 28 acres to the C-2 district and 3 acres to the C-9 district.
- 23-153 Arsenault – Area Variance Town of Edinburg**
 Location: North Shore Rd/CR-4
 A Lot line adjustment and the conveyance of a private road and lands has created a number of area variances for the existing lots.
- 23-154 Cimino – Area Variance Town of Edinburg**
 Location: Lakeland Rd and North Shore Rd/CR-4
 A proposed lot line adjustment involving three existing parcels increased the size of 2 existing non-conforming lots, except the enlarged lots will not meet the required lot area requirements for the Town's Lakefront Residential Zoning District. 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.
- 23-155 The Charlton School – Site Plan Review Town of Charlton**
 Location: Lake Hill Rd/CR 53, (Ag District #2, Town of Glenville, Schenectady County)
 The proposed Phase 1A development consisting of the construction of 4 new dormitory buildings, a maintenance garage, reconfiguration and improvements of access roadway and pedestrian walkways on the 20-acre campus area of the 267-acre parcel located off of Lake Hill Rd/CR-53

- 23-156** **151-153 Nelson Subdivision – Area Variances** **City of Saratoga Springs**
Location: Nelson Rd, White Street, North Lane, US 9P, Saratoga Race Course
The proposed 3-lot subdivision has created the need for several area variances for each of the lots in the City's UR-3 zoning district.
- 23-157** **Sharon Bloomfield – Area Variances** **Town of Corinth**
Location: NYS Route 9N
A proposed two lot subdivision to separate commercial and multiple residential uses on a 2.17-acre parcel has created the applicant to seek relief for two area variances. Lot 1 proposed multiple resident lot will be 35, 640 s.f. where 40,000 s.f. is needed. The boundary line to create Lot 2 has created a sideyard setback for an existing residence of 9.6 ft where 10 ft is needed.
- 23-158** **Brown – Special Use Permit** **Town of Saratoga**
Location: NYS Route 29
A proposed cannabis dispensary on a 0.29-acre parcel with 18 parking spaces off of NYS Route 29.
- 23-159** **Sunshine Landscaping Warehouses – Site Plan Review** **Town of Clifton Park**
Location: Tanner Road & NYS Rte 146
A proposal to construct nine 6,000 s.f. warehouse buildings for Flex space on a 21.22-acre parcel with previously approved and constructed buildings off of Tanner Road.
- 23-160** **Woodin Rd Duplex Units – Special Use Permit** **Town of Clifton Park**
Location: Woodin Rd (I-87 & Ushers Rd/NYS 911T)
A special use permit is needed for duplexes in the R-1 zone. The consolidation of two parcels into a single lot and construct a duplex unit on each of the two existing and 1 consolidated lot.
- 23-161** **Parkway Music Expansion – Site Plan Review** **Town of Clifton Park**
Location: US Route 9 & Biette Rd (Town of Halfmoon)
A proposed two story building addition of a 1,218 s.f. footprint on the existing two story 6,572 s.f. footprint of the existing building.
- 23-162** **Bobrick Building – Site Plan Review** **Town of Clifton Park**
Location: Commerce Dr (I-87)
A proposed 1,300 s.f. building addition on the rear of the existing 96,970 s.f. manufacturing distribution building.
- 23-163** **One Four Six Marketplace LLC – PDD Legislation** **Town of Halfmoon**
Location: NYS Rt 146, Old Rt 146 & Cemetery Rd.
A proposed PDD for a multi-use retail and residential development on a 21.85-acre parcel consisting of 10 buildings with a total building footprint of 151,000 s.f. situated with

frontage along NYS Rte 146, Old Route 146, and Cemetery Rd. The proposed PDD proposes design changes in the traffic circulation in the area with new Town roads from Old Route 146 through the project site with an improved Old Rt 146/RT 146 intersection.

23-164 Sunmark Shed – Site Plan Review Town of Wilton

Location: NYS Rte 50

A proposal to install a shed in lieu of a dumpster enclosure.

23-165 CRBRA Freestanding Sign – Area Variance (Sign) Town of Clifton Park

Location: US Rte 9, I-87

A proposal to place a 4ft x 4ft freestanding sign on the entrance of the site at Old Plank Rd with a 1 ft. front yard setback where 15 ft. is the minimum requirement.

23-166 O'Reilly Auto Parts – Site Plan Review Village of Ballston Spa

Location: NYS Rt 50

A proposal for O'Reilly's Auto Parts store to improve the former NAPA site with new parking schematic, fence buffering and enhanced greenspace.

23-167 Burke – Site Plan Review (Amendment) 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 results in the Lands of Burke removing an approved commercial pad from the property thus an amendment to its former approved site plan.

4. SUBDIVISIONS

21-A-90 Boni – Subdivision Review Town of Clifton Park

Location: Woodale Drive (Northway-I-87)

A proposed subdivision of an existing 28.6-acre parcel into 19 lots with access onto Wood Dale Drive. The 18 lots will be for 9 duplex buildings and fronting on a new proposed town road ending into a cul de sac.

23-A-02 Haskell – Subdivision Review Town of Edinburg

Location: Sinclair Point Rd/CR-5

A proposed two lot subdivision from an existing 4.5-acre parcel. Lot 1 will be a 1.3-acre parcel with existing residential improvements fronting on Sinclair Pt. Rd. Lot 2 is to be a constructed behind Lot 1 with an area of 3.2 acres for a proposed single-family use fronting along Great Sacandaga Lake.

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.

23-A-55 Rainville – Subdivision Review Town of Malta
Location: Ruhle Rd, (Zim Smith Trail)
A proposed 2 lot subdivision and Lot Line Adjustment on a 5.72-acre parcel to create a 2.73-acre residential parcel and a 3.25-acre residential parcel with a shared driveway. Lot line adjustment consists of conveying 0.10-acre portion to neighboring property.

23-A-56 Synergy Phase 3 – Subdivision Review Town of Clifton Park
Location: I-87, US Rte 9, Town of Halfmoon
A proposal to resubdivide lands of the Synergy Light Industrial Park. The proposal consists of creating 3 new lots, revise pre-existing lots 6, 7, 8 of the previously approved Synergy II project, and revise the parcel West of the project site.

23-A-57 Heflin – Subdivision Review Town of Charlton
Location: Cook Rd & NYS Rt 67 (Ag District #2)
A proposed subdivision of the 41.825-acre Lot 1 of the previous approved lot line adjustments reviewed in 2022. The proposal will create Lot 1 as a 20.218-acre parcel with existing residential improvements and outbuildings. Lot 2 will be a 5.507-acre parcel, Lot 3 will be a 10.00-acre parcel and Lot 4 will be a 6.100-acre parcel. The three vacant lots are proposed for residential use.

23-A-58 Woods/LaViolette – Subdivision Review (LLA) Town of Edinburg
Location: Brookside Lane (South Shore Rd/CR-7)
A proposed conveyance of 16,280 s.f. of land from a 27.88-acre parcel to a 1.00-acre parcel with existing residential improvements.

5. MOUs

23-A-46MOU Sheridan-Dugmore – Subdivision Review Village of Round Lake
Location: Goldfoot Rd (Zim Smith Trail)
A proposed two-lot subdivision of a 0.34-acre lot that has two residential dwelling situated upon it. The proposed subdivision is to separate the two dwellings by creating a 0.29-acre parcel and a 0.05-acre parcel with existing access to the local Goldfoot Road. According to the Village, the proposed subdivision will create the two lots as originally configured.

Concurrence: Cynthia Young & Devin Dal Pos

6. Other Business

Village of Ballston Spa Planning Board MOU Agreement

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.