



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS, CHAIRMAN
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Meeting Agenda Planning Department Conference Room July 18, 2024 4 pm

(Revised 7/18/2024)

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

24-52 Quaker Springs Solar – Use Variance Town of Wilton

Location: Jones Rd & Perry Rd (I-87)

A proposed use variance to allow large commercial solar array such as the Town's Tier 3 solar arrays are not permitted in the residential zones.

24-105 Adirondack Trust – Area Variance (Sign) Town of Malta

Location: US Route 9

A proposed sign to be mounted on timber columns above the entrance to the proposed modified building does not meet the qualifications on any signage type in the Town's Form Base Code. The proposed sign closely matches "Wall Sign" type in the code.

24-106 Adirondack Trust – Project Plan Review Town of Malta

Location: US Route 9

The proposed modification to the existing building and drive-thru which includes the reduction of the number of parking spaces and installing new raised curb areas, removing entrance canopy, and drive -thru canopy and clock tower.

24-107 Dunning Street Apartments – Project Plan Review Town of Malta

Location: Dunning Street/CR-108 (US Route 9)

A proposed development of the existing Malta Presbyterian Church site with a new three story 44-unit apartment building with renovation to the Church on a 2.67-acre parcel.

- 24-108 Heflin (NYS Route 67) – Site Plan Review Town of Malta**
- Location: NYS Rt 67 (Zim Smith Trail)
- A proposed construction of 33-unit multi-family development consisting of three apartment buildings on 8.11-acre parcel off of NYS Route 67 and adjacent to Zim Smith Trail.
- 24-40 Murray Car Lot – Site Plan Review Town of Halfmoon**
- Location: NYS Rt 146 & Fellows Rd (NYS 236)
- A proposed used car sales lot on a 1.5-acre parcel with existing wood frame building and 2 existing curb cuts on Fellows Rd and NYS Rt 146. There are 38 proposed display parking spaces, 5 customer parking, and 2 accessible parking spaces.
- 24-101 Mill Town Centre – Site Plan Review Town of Milton**
- Location: Trieble Rd & Rowland St.-local road (Saratoga County Airport)
- A proposed mixed-use development on a 31.74-acre parcel in the town's Town Center zoning district. The permitted proposed development consists of 507 apartment units and 50,000 s.f. of commercial space in three commercial buildings, five mixed-use buildings and ten apartment buildings. There will also be associated infrastructure, parking and green areas incorporated within the development with two curb cuts onto Rowland Street (Town controlled portion) and a cross-connection to lands to the South with existing commercial uses.
- 24-102 Prestige Petroleum (Route 9 Convenience Store) – Area Variance Town of Clifton Park**
- Location: NYS Rte 9
- A proposed convenience store with gas pumps under canopy are in need of an area variance as gas pump canopies are required to be at a minimum of 50 ft from the property line according to Town Code. The proposed canopy has a 33.1 ft setback from one of the side boundary lines and is requesting 16.9 ft of relief.
- 24-104 Bedore – Area Variance Town of Ballston**
- Location: NYS Route 50
- A proposed two-lot subdivision has created a need for a front yard setback relief and percentage of lot coverage relief. The proposed subdivision is to allow a residential home to be built behind a multi-commercial building site. The town's code in the Burnt Hills Commercial zoning district allows structures to be built at a maximum of 70 ft from the front property line. The proposed house is to be placed 187 ft from the front property line. The town code also requires a maximum site coverage of 30% where Lot 1 (Plaza) will be 53.2% of coverage and Lot 2 (Proposed single family residential dwelling) will be 32.7%.

24-109 Hickok Subdivision – Special Use Permit Review Town of Halfmoon

Location: Firehouse Rd & Vischer Ferry Rd (NYS 911P)

A proposed two lot subdivision to create a 1.51-acre lot and a 1.14-acre lot that are to be improved with duplex residential structures on each lot which needs a special use permit in the R-1 Zone.

4. SUBDIVISIONS

24-A-33 Philly Subdivision – Subdivision Review Town of Malta

Location: US Route 9

A proposed lot consolidation, lot line adjustment and subdivision of 8 lots to create 4 lots. One lot will be for a proposed ROW to be dedicated to the town and will serve previously approved Charlie’s Stay and Play.

24-A-32 Woodcock (LLA) – Subdivision Review (LLA) Town of Northumberland

Location: US Rte 4 (NYS 32)

A proposed lot line adjustment involving four parcels of which three parcels will convey a portion of land to the Lands of Woodcock. The proposed lot line adjustments will mend several encroachments and straighten out skewed boundary lines. The Lands of Woodcock will have an area of 0.525-acres after the proposed LLA action approved.

24-A-34 Hickok Subdivision – Subdivision Review Town of Halfmoon

Location: Firehouse Rd & Vischer Ferry Rd (NYS 819)

A proposed two lot subdivision of a 2.65-acre parcel to create Lot 1 with 1.51-acres and Lot 2 with 1.14-acres. Both lots are proposed to be improved with one duplex each and a proposed shared driveway out to Firehouse Rd.

5. MOUs

24-100MOU Verizon Telecommunication Tower – Use & Area Variance Town of Wilton

Location: NYS Rt 50 and West Rd.

A proposed 154 ft. telecommunication tower to be placed in the rear of a 18.06-acre parcel in the Town's R-2 zoning district needs a use and area variance to proceed with the site plan review. The Town's R-2 zone does not allow telecommunication towers to be places as a principle or special permit use. The area variance is asking for relief of 54 ft.to the Town's required setback of 150% of the proposed tower's height. The tower is to be placed at 171 ft from its western boundary where 231 ft is the required setback.

Concurrence: Devin Dal Pos & Ian Murray

24-100MOU Verizon Telecommunication Tower – Site Plan Review Town of Wilton

Location: NYS Rt 50 and West Rd.

A proposed 154 ft. telecommunication tower, within a 50 ft x 50 ft compound, to be placed in the rear of a 18.06-acre parcel off of NYS Rt 50 in the Town's R-2 zoning district.

Concurrence: Devin Dal Pos & Ed Vopelak

24-103MOU 1 Driscoll Rd (Just Cats) – Special Use Permit City of Saratoga Springs

Location: Driscoll Rd (NYS Rte 9)

A proposed modification to a previously approved mixed use building that consisted of the small animal clinic/commercial on the first floor and residential units on the second floor. The proposal now is requesting to remove a portion of the commercial space on the first floor and replace with residential units.

Concurrence: Devin Dal Pos & Don McPherson

24-110MOU West Pitney Meadows – Special Use Permit City of Saratoga Springs

Location: West Ave. (Ag. Dist. #2)

A proposed one-time special event to awareness of the active farm's impact to the community. The event will be held from 6PM to 10PM and predicts of 380 attendees. The farm has ample room for parking and will be regulated by parking attendants.

Concurrence: Connie Wood & Marcia Murray

24-A-31MOU Grattidge LLA – Subdivision Review (LLA) Town of Charlton

Location: Jockey St./CR-52 and Maple Ave.

A proposal to adjust four existing parcels with a total area of 56.75-acres by performing lot line adjustments and conveyances of land for family estate planning purposes that results in three parcels with the same total area.

Concurrence: Devin Dal Pos & 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.