



# SARATOGA COUNTY PLANNING BOARD

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

JASON KEMPER, DIRECTOR  
518.884.4705 (P) 518.884.4780 (F)

## Meeting Agenda Planning Department Conference Room September 19, 2024 (REVISED 9/19/2024) 4 pm

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

**24-134**                      **201 North Line Rd – Special Use Permit**                      **Town of Milton**

Location: Northline Rd/CR-45 & NYS Rt 50

A proposed cannabis dispensary use to operate in conjunction of an existing retail cigar shop business within an existing 2,233 s.f. commercial building on the corner of NYS Rt 50 and Northline Rd/CR-45. The proposed dispensary and cigar shop will provide a total of 33 parking spaces and utilize the two existing curb cuts onto NYS Rt 50 and CR-45 respectfully.

**24-135**                      **Unitarian Universalist Congregation – Site Plan Review**                      **City of Saratoga Springs**

Location: Louden Road (Town of Wilton)

A proposed construction of a two-story, approximately 8,844 s.f. place of worship and associated site work on a 5-acre parcel in the City's Rural Residential Zone.

**24-136**                      **Town of Clifton Park – Zoning Amendment - Text**                      **Town of Clifton Park**

Location: Town-wide

A proposed revision to the Definitions and Town Code regulating the requirement of providing 110% clear zone for proposed communication towers in the event one fails.

**24-137**                      **Fire Rd. Gas Station – Site Plan Review (Amendment)**                      **Town of Clifton Park**

Location: Fire Rd & NYS Rt 146

A proposed amendment to the 2023 site plan review of a proposed 6,850 s.f. retail convenience store with gas sales by adding a drive thru bank service.

- 24-138 Cotton Solar 1, LLC – Special Use Permit & Site Plan Review** **Town of Clifton Park**
- Location: Sugar Hill Rd. (Ag. Dist. #2)
- A proposed 5MW Solar Array, including access driveway, equipment pads and stormwater controls, to be placed on 16-acres of the 102-acre parcel within the Town's Conservation Residential zoning district.
- 24-139 Martindale – Area Variance** **Town of Northumberland**
- Location: West River Rd./CR-29 (Ag. Dist. #1)
- A proposal to replace an existing mobile home on a 15.30-acre parcel with a new mobile home in the same location which is 5 ft from the property line. Per Town zoning, the required side yard setback is 10 ft where the applicant is seeking 5 ft of relief.
- 24-140 Savett – Use Variance** **Town of Northumberland**
- Location: West River Rd./CR-29 (Ag. Dist. #1)
- A proposed use variance to allow an existing apartment, above a detached garage, to be occupied as a secondary dwelling on the same parcel.
- 24-141 Lebowitz – Use Variance** **Town of Northumberland**
- Location: Well Lane (Ag. Dist. #1)
- A proposed use variance to allow an existing cabin to be occupied as a secondary dwelling on the same parcel.
- 24-142 Hayner Country Store – Site Plan Review** **Town of Halfmoon**
- Location: NYS Rt 236
- A proposed 1500 s.f. addition to the rear of the existing country store/ice cream parlor that is situated on a 6.13 acre parcel. Existing access to Rt 236 is to remain as well as the existing gravel parking area with landbanked parking provided.
- 24-144 976 Rt 67 – Area Variance** **Town of Ballston**
- Location: NYS Route 67 (NYS Rt 50)
- An existing 0.97-acre parcel with an existing residential dwelling is proposed to be developed into a one-story indoor pickleball facility and is required to have a minimum of 1 acre parcel for the Mixed Use Route 50/67 zoned parcel. Relief of 0.03-acres is being sought.
- 24-145 Cameron – Area Variance** **Town of Ballston**
- Location: Charlton Rd/CR-51
- A proposed Lot Line Adjustment to expand an existing 0.457-acre parcel to a 2.829-acre parcel in order to separate a dwelling with outbuildings from an existing mobile home park creates the need for an area variance as the Rural zoned parcel is allowed a minimum lot area of 5-acres per Town Code.

**4. SUBDIVISIONS**

**24-A-42                      Reilly – Subdivision Review                      Town of Milton**

Location: Finley Road (Town of Charlton, Town of Ballston, Ag. Dist. #2)

A proposed two lot subdivision from an existing 41.561-acre parcel to create a 7.256-acre parcel with residential and outbuilding improvements and a vacant 34.305-acre parcel.

**24-A-43                      Scarpinato – Subdivision Review                      City of Saratoga Springs**

Location: Kaydeross Ave East & Crescent Ave/CR 22

A proposed 3 lot conservation subdivision from an existing 13.35-acre parcel in the City's Rural Residential District. Lot 1 will be 11.720 acres with existing residential improvements and conservation easement areas, Lot 2 will be 0.811-acres for a proposed residential use, Lot 3 will be 0.837-acres for a proposed residential use on a private driveway via easement connecting to a public road and one private road in adjacent proposed subdivision. Proposed residences will be served by public water and onsite waste water systems.

**24-A-44                      Connors & Pogoda – Subdivision Review (LLA)                      Town of Halfmoon**

Location: Siena Dr. (Groom Rd/CR-91)

A proposed lot line adjustment between 9 Siena Dr. and 15 Siena Dr. to convey 382 s.f. of property 15 Siena Dr. to 9 Siena Dr to remedy an encroachment of a shed. The result will be 29,427 s.f. for 9 Siena Dr. and 23,867 s.f. for 15 Siena Dr.

**24-A-46                      Moran – Subdivision Review                      Town of Stillwater**

Location: Meehan Rd (Ag. Dist. #2)

A proposed 2 lot subdivision from an existing 8.66-acre parcel to create a 2.06-acre parcel with existing residential improvements and a 6.60-acre vacant parcel for a proposed residential use.

**5. MOUs**

**24-130MOU                      Malta Center (Ellsworth) – Area Variance (Sign)                      Town of Malta**

Location: US Route 9

Proposed two area variances to construct a new multi-tenant sign for the multi-use site. The requested variance is for Sign Structure Height and Sign Area.

Concurrence: Connie Wood & Ed Vopelak

**24-131MOU                      Parker Truck Repair – Area Variance                      Town of Malta**

Location: US Route 9

A proposed area variance request to construct a 3,750 s.f., three-bay truck repair and service shop with a provided 25 ft. front yard setback whereas 50 ft. front yard setback is required. The applicant is seeking relief of 25 ft. from the Town's code.

Concurrence: Connie Wood & Ed Vopelak

**24-132MOU Frank Warehouse – Site Plan Review Town of Halfmoon**

Location: Hudson River Rd./NYS 32 & US 4 (Hudson R.)

A proposed 2,200 s.f. addition to the front of the existing 13,200 s.f. warehouse to provide more storage space

Concurrence: Devin Dal Pos & Ed Vopelak

**24-143MOU Rock Precision Automotive – Site Plan Review Town of Halfmoon**

Location: NYS Rt 146 (Upper Newtown Rd/CR-86)

A re-approval of a 2021 site plan for expanded parking and the placement of a 10ft x 24ft maintenance shed on a 1.09 acre parcel with an existing automotive repair shop. The proposed expanded parking area will provide 42 parking spaces and utilize the existing curb cut on NYS Rt 146.

Concurrence: Connie Wood & Don McPherson

**24-A-45MOU Ingersoll Subdivision – Subdivision Review (Amendment) Town of Wilton**

Location: Ingersoll Rd (NYS Rt 50)

An amendment to the subdivision for re-configuration of the roadway; eliminates cul-de-sac and provides a future connection to the proposed Northridge Subdivision (Adk Property Ventures)

Concurrence: Devin Dal Pos & Tom Lewis

**6. Other Business**

**7. Adjournment**

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