



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS, CHAIRMAN
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Meeting Agenda Planning Department Conference Room November 16, 2023 4 pm

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

23-053 21st Century Park Redevelopment – Site Plan Review Town of Clifton Park

Location: 21st Century Drive & NYS Rt 146

A proposal for four light industrial buildings to be constructed on the existing 22.48-acre site that houses two existing buildings. Building 1 will have an area of 45,000 s.f. and Building 2 will be 25,000 s.f. in the Northeast corner of the site and Buildings 3 & 4 will each be of an area of 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.

23-131 78 Church St – Site Plan Review City of Saratoga Springs

Location: Church St (NYS 9N)

A proposed project involving the demolition of an existing retail building to make room for a 5-story multi-use, commercial/residential building. It will have 23 condominium units, +/- 1,600 sq ft of commercial space on the first floor. It is proposed to have onsite garage and surface parking spaces.

23-168 H.O.P.E. Animal Shelter – Special Use Permit & Site Plan Review Town of Stillwater

Location: Jack Halloran Rd (Ag. Dist #1)

A proposal to convert an existing house on a 5.01-acre parcel into a not-for-profit animal adoption facility. The existing house will be used for reception and office while housing up to 30 cats for adoption. The garage will be used to house up to 5 dogs looking to be adopted.

23-169 Town of Milton – Zoning Text Amendment Town of Milton

Location: Town-wide

A proposed amendment to the Town of Milton's Town Code to add "cannabis or marijuana dispensary" to the Definitions section and to establish standards within the Specific Standards for Certain Uses section of the Town's zoning ordinance.

- 23-170** **3 Synergy Park – Site Plan Review** **Town of Clifton Park**
Location: Synergy Park Drive (Kinns Rd./CR 109, and I-87)
A proposed construction of two office/warehouse buildings on an 8.9-acre parcel within Phase I of the Synergy Technology Park. A 30,000 s.f. building will be located on the westerly part of the site and a 10,000 s.f. building on the easterly end of the site sharing one curb cut onto Synergy Park Drive. This project's build-out will trigger the approved, off-site traffic mitigation improvements to the Kinns Road and US Rt 9 intersection.
- 23-171** **Fire Road Gas Station – Site Plan Review** **Town of Clifton Park**
Location: Fire Rd, NYS Rte 146, (Park and Ride, I-87)
A proposed redevelopment of a gas station into an 8,000 s.f. mixed use commercial building with a new 1,870 s.f. gas station canopy on a 0.99-acre parcel at the corner of Fire Rd and NYS Rt 146.
- 23-172** **JTD Holdings LLC – Site Plan Review** **Town of Clifton Park**
Location: Old Plank Rd. (I-87 and US Rte 9)
A proposal to construct 5 mixed-use commercial buildings on a 3.05-acre parcel. Of the five buildings, one will be 3,000 s.f. and the other four will be 5,000 s.f. one story, two-unit flex buildings with each unit having a garage.
- 23-173** **1402 Route 50 – Special Use Permit & Site Plan Review** **Town of Ballston**
Location: Brookline Rd./CR 60 and NYS Route 50
A proposed demolition and redevelopment of existing retail convenience store with gas into a 7,500 multi-tenant building including a convenience store and a 10-pump gas canopy.
- 23-174** **Wellnow – Site Plan Review** **Town of Ballston**
Location: NYS Rt 67, NYS Rt 50
A proposal to place two, 32 s.f. freestanding signs at each of the two entrances off of NYS Rt 67 and NYS Rt 50.
- 23-175** **Burnt Hills Animal Hospital – Area Variance** **Town of Ballston**
Location: Goode St./CR-57
A proposed 5,144 s.f. addition to the pre-existing, nonconforming use of the Burnt Hills Animal Hospital creates the need for relief to allow for the expansion of a non-conforming use
- 23-176** **Leafy Peaks – Site Plan Review** **Town of Waterford**
Location: Saratoga Avenue/NYS Rt 32
A proposed cannabis dispensary of 2060 s.f. of store space in the existing Hostig Plaza off of NYS Rt 32.

- 23-177 Chrysler Dodge Ram of Clifton Park – Area Variance Town of Clifton Park**
 Location: Us Rt. 9 (I-87)
 The creation of a survey in order to propose the construction of two additions on the existing auto sales building brought about the need for two area variances caused by prior improvements to the site. The applicant is seeking relief for a parking setback requirement where no parking within 30 ft. is allowed if the adjacent district is different. The current parking area is 14 ft from the district boundary line. The second variance is relief on required greenspace for the site where 35% is required and 29% is provided.
- 23-178 Unitarian Universalist Congregation – Special Use Permit City of Saratoga Springs**
 Location: Loudon Rd.
 A proposed construction of a two-story, 8,844 s.f. place of worship on a 5-acre parcel in the City's Rural Residential Zone is allowed by special use permit.
- 23-179 Country Dollar Plaza – Area Variance Town of Halfmoon**
 Location: NYS Rt 236 & Guideboard Rd/CR-94
 With a pending site plan to construct a 6 ft overhang covering a proposed sidewalk and the addition of three tenant spaces on the side of the existing Country Dollar Plaza, an area variance is needed in order to place the sidewalk and overhang. The pre-existing 36.5 ft front yard set back (50 ft conforming) on the side of NYS Rt 236 will be reduced to 30.5 ft. with the area variance request and the placement of the overhang.
- 23-181 Wilson's Bread – Special Use Permit Town of Wilton**
 Location: NYS Rt 50
 A proposal to convert a former 5,000 s.f. retail motorcycle shop into a bakery on the 4.48-acre site off of NYS Rt 50. All existing site improvements, including parking driveway access and stormwater management area is to remain.
- 23-182 Haney's Automotive – Area Variance & Site Plan Review City of Mechanicville**
 Location: South Central Ave. (US Rt 4 & NYS Rt 32)
 A proposal to re-construct and expand an automotive repair shop that was lost to fire on a 0.10-acre parcel off South Central Ave (US Rt 4 & NYS Rt 32). The applicant wishes to remove the fire damaged 1,200 sf repair shop and replace it with a 2,052 s.f. building. The applicant will be seeking an area variance for the existing lot area, a side yard setback and a rear yard setback. The proposed construction appears to create the proposed parking in front of the building to be within the limits of the South Central Ave. ROW. The applicant also owns a parcel in close proximity of the site for the utilization of overflow parking up to 25 cars.
- 23-183 Tree House Brewing Company – Special Use Permit City of Saratoga Springs**
 Location: US Rt 9
 The proposed construction of a 22,860 s.f. micro-brewery/restaurant is in need of a special use permit review for the outdoor dining component of the facility's operation.

4. SUBDIVISIONS

- 23-A-59 Hatfield – Subdivision Review Town of Stillwater**
- Location: Colonial Rd. (Village of Stillwater, Ag. Dist #1)
- A proposed three lot subdivision of a 27.31-acre parcel off of Colonial Road. A 14.1-acre parcel will be retained by the owner and a 5.59-acre and a 6.91-acre parcel will be created for single family uses.
- 23-A-60 Sargent/Meilunas – Subdivision Review Town of Charlton**
- Location: Old NYS Route 67, Rocky Ridge Rd, NYS Route 67 (Ag. Dist. #2)
- A proposed three lot subdivision of a 25.35-acre parcel. Lot A will be a 16.26-acre parcel with existing residential improvements. Lot B is proposed as a 3.95-acre parcel. Lot C is a 5.17-acre proposed parcel. Both proposed Lots B and C are for residential uses for family members.
- 23-A-61 Macica – Subdivision Review Town of Northumberland**
- Location: Grange Hall Rd & Goff Rd. (Ag. Dist. #1)
- A proposed subdivision of a 17.48-acre parcel to create a 7.48-acre parcel and a 10-acre parcel. The proposed 10-acre parcel will be used for a single family use.
- 23-A-62 Wells – Subdivision Review Town of Northumberland**
- Location: West River Rd./CR 29, (Hudson River, Ag. Dist. #1)
- A proposed Lot Line Adjustment of an existing 157.64-acre parcel and an 86.47-acre parcel to create Lot 1 as a 59-acre parcel with existing house and outbuildings and Lot 2 will become a 183.80-acre parcel slated to be used for agricultural purposes.
- 23-A-63 Codie Development LLC – Subdivision Review Town of Clifton Park**
- Location: US Rte 9 (Town of Halfmoon)
- A proposed subdivision of an existing 8.08-acre parcel into 2 commercial lots. Lot A will be a 5.01-acre vacant wooded lands and Lot B will be the residual 2.98-acre of land with an existing warehouse office building.
- 23-A-64 1402 Route 50 – Subdivision Review Town of Ballston**
- Location: Brookline Rd./CR 60 and NYS Route 50
- A proposed two lot subdivision of a 6.04-acre parcel on the corner of Brookline Rd (CR 60) and NYS Route 50. The proposed subdivision will separate an existing retail gas station/convenience store on a 4.58-acre parcel and existing residential dwelling on a 1.65-acre parcel.
- 23-A-65 Byrnes – Subdivision Review Town of Corinth**
- Location: NYS Rt 9N (Hudson River, Town of Queensbury, Warren County)
- A proposed subdivision of a 311-acre parcel to create a 9.8-acre parcel with existing single-family residence and several manufactured homes and a vacant 301-acre lot.

5. MOUs

23-180MOU Dance Lab – Site Plan Review (Amendment)

Town of Wilton

Location: US Rt 9

In May 2022 a site plan was performed for the construction of a 4,550 s.f. building on a 4.78-acre parcel that was to extend the municipal force main sewer to serve the site. The applicant now proposes to install a private septic system in lieu of the municipal sewer.

Concurrence: Ian Murray & Devin Dal Pos

23-A-66MOU Forest Grove PH 2 A & B – Subdivision Review (Phasing)

Town of Wilton

Location: Jones Road (I-87)

The proposed approval of Phase 2 A&B of the Forest Grove residential development to continue the extension of the supporting infrastructure and the construction of an additional 116 residential units per the development's original master plan.

Concurrence: Devin Dal Pos & Don McPherson

6. Other Business

- a. **MOU Agreement - Town of Edinburg Planning Board**
- b. **2024 Meeting and Submittal Dates**

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.