



# SARATOGA COUNTY PLANNING BOARD

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## Meeting Agenda Planning Department Conference Room December 21, 2023 (Revised 12/21/2023) 4 pm

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

**23-24 Rt 50 Sr. Community- Messinger – Site Plan Review Town of Wilton**

Location: NYS Rte 50

A proposed 55+ Senior housing apartment complex involving the construction of two 38,500-s.f. 4 story apartment buildings on a 29.97-ac parcel with a total of 390, one bedroom units. The proposal includes a boulevard entrance off of NYS Rt 50, an emergency access from NYS Rt 50, a total of 485, surface and subsurface parking spaces with an attached clubhouse/indoor swimming pool and outdoor recreational amenities.

**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.

**23-185 NYS RT 29 Multi-Family – Area Variance City of Saratoga Springs**

Location: Station Lane & NYS Rte 29

A proposal to construct 344 multifamily units, 40-units of row house design, and a 110 bedroom hotel in the NC/T-5 District has created the need for an area variance. The area variance consists of the UDO requiring a 70% minimum buildout along public right of way. The request is 0% as the NYS Rt 29 road elevation creates a grade too steep to meet this requirement..

- 23-186**                      **Town of Corinth – Zoning Amendment-Map & Text**                      **Town of Corinth**
- Location: Town-wide
- A proposal to amend the Town Land Use Code and Zoning Map by eliminating split zoned parcels and designating those parcels with one zone, removing one residential district (Mixed Residential), adding an overlay district t#2 for solar uses, and to identify NYS owned parcels, designated as a new "Wild Forest" district. The text changes of the Land Use Code clarify definitions and words and phrases used in the regulations, and adds the regulations of keeping of animals (hens, ducks, turkeys, rabbits).
- 23-187**                      **Doubleday Ave. Mixed Use Development – Special Use Permit & Site Plan Review**                      **Town of Milton**
- Location: NYS Route 50
- A proposal to construct two commercial buildings with a total area of 13,000 s.f. and construct two, 4-story multi-family buildings with a total of 54-units on two parcels with a combined area of 10.54-acres. The project proposes two curb cuts onto NYS Rt 50 leading to a total of 202 parking spaces for the site.
- 23-188**                      **67 West Avenue – Special Use Permit**                      **City of Saratoga Springs**
- Location: West Avenue (NYS Rte 29)
- A proposal to use a portion of an existing warehouse for a vehicle dealership with indoor display of cars for sale only. Existing driveway will be utilized and no exterior improvements are proposed.
- 23-189**                      **City of Saratoga Springs – Zoning Amendment-Map**                      **City of Saratoga Springs**
- Location: Beekman St (NYS Rte 29)
- A proposal to extend the Beekman St Arts District (Zoning AC) on 1 side of the street from Grande to Washington St along Beekman St. Zoning UR-3.
- 23-191**                      **Jordan Commercial Equipment Storage – Special Use Permit**                      **Town of Charlton**
- Location: NYS Rte 67 (Ag. Dist #2)
- A proposed lease for a landscape company to operate from a 2.35-acre parcel in NYS Rte 67, zoned Agriculture, for equipment parking and storage. A "Special Exceptions" permit (SUP) as the Town's Code has no provisions for commercial type zoning.
- 23-192**                      **53 Putnam Mixed Use – Site Plan Review**                      **City of Saratoga Springs**
- Location: Broadway (U.S. Rte 9)
- A proposed mixed use building including 4,423- s.f. of commercial space and 32 residential units in the City's Urban Core (T-6) District on a 0.31-acre parcel (across from the Library).

- 23-193**                      **Town of Edinburg – Moratorium**    **Town of Edinburg**
- Location: Town-wide
- The Town wishes to enact a moratorium for 6 months to amend the Town's zoning code and establish new procedures for its reviews.
- 23-194**                      **Hickok Garage – Area Variance**    **Town of Halfmoon**
- Location: Crescent Vischer Ferry Road (NYS 911P)
- A proposal to expand a preexisting non-conforming commercial building in the Town's R-1 zone. A proposal to add a 6 ft addition to the front of the existing 6 ft x 30 ft car garage structure along with the addition of a 10ft x 10ft waiting room for customers.
- 23-195**                      **395 Broadway – Site Plan Review**    **City of Saratoga Springs**
- Location: Division St & Broadway (U.S. Rte 9)
- A proposal to renovate existing two story building to construct two additional stories above the corporate offices of Prime Group Holdings. Site improvements will include civic space on Broadway and Division streets, parking lot security, ADA Accessibility, landscaping, and utilities.
- 23-196**                      **Katz Super50 Self Storage – Site Plan Review**    **Town of Ballston**
- Location: Super50 Way (NYS Rte 50)
- A proposal to expand the existing self-storage use (8 existing buildings) by constructing ten, 1-story self storage buildings and one, 2-story self-storage building as an extension of the original Super 50 Self Storage on a 11.30-acre parcel. The parcel will be served by an existing drive that will be further constructed to a cul de sac.
- 23-197**                      **Hop City Maple- Medick – Site Plan Review**    **Town of Ballston**
- Location: Hop City Rd./CR 56, (Ag Dist #2)
- A proposed "modified" site plan for a maple syrup farm to include collection, processing, and marketing of crops. This also includes 35 parking spaces with existing entrance and exit drives onto County Road 56.
- 23-198**                      **East Line Commons – Site Plan Review**    **Town of Ballston**
- Location: East Line Rd./CR 82 (Town of Malta)
- A proposed construction of 21 townhouse units, within three separate buildings, on a 3.66-ac parcel. This proposal is Phase III of the 2007 Eastline Commons PUDD where a maximum of 21 townhome units are allowed.



**23-A-71**

**DeMento – Subdivision Review**

**Village of Waterford**

Location: Broad St & Fourth St (NYS 33, Town of Waterford)

The applicant proposes to subdivide a 8,811 s.f. parcel into a 5,908 s.f. parcel with two buildings on it and a 2,903 s.f. parcel with an existing garage structure.

**5. MOUs**

**23-179MOU**

**Country Dollar Plaza – Site Plan Review**

**Town of Halfmoon**

Location: NYS Rt 236 & Guideboard Rd/CR-94

A site plan review in order 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. The site has received relief for the required front yard setback along NYS Rt 236. There are no additional parking spaces required and the existing access to NYS Rt 236 and County Road 94 are to remain the same.

Concurrence: Devin Dal Pos & Cynthia Young

**23-184MOU**

**Corrigan – Special Use Permit Review**

**Town of Wilton**

Location: Jones Rd & Old Deer Camp Road (Northway/I-87)

A proposal to operate an in-home occupation (office) from a 210 s.f. accessory structure on a 1.44-acre parcel with an existing residence. The proposed in-home office use will have no signage nor any customers visiting the site.

Concurrence: Ian Murray, Devin Dal Pos & Don McPherson

**23-190MOU**

**Tanksi Commercial Building – Site Plan Review**

**Town of Halfmoon**

Location: NYS Rt 149 (NYS Rt 236 & CR-94 Upper Newtown Rd)

A re-approval of a site plan for a 3,000 s.f., two-story office building with a single driveway off of NYS Rt 146.

Concurrence: Ian Murray & Devin Dal Pos

**23-200MOU**

**Gilligan – Area Variance**

**Town of Moreau**

Location: Old Saratoga Road (Moreau State Park lands)

A proposed two-lot subdivision in order to separate an existing residential home by creating a proposed 1.50-acre lot with 251.29 ft of lot width from the rest of what is to be a proposed 48.67-acre vacant parcel. The minimum lot size and width for residential use in the Town's R-4 is a 3-acres and 250 l.f. The applicant wishes to construct a new home on the proposed 48.67-acre lot.

Concurrence:

**6. Other Business**

- a. Planning Conference Update: Moderator Choices

**7. Adjournment**

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