









seek proper permitting through the proper jurisdictional agency prior to any draining, filling, grading, removal of vegetation, or construction within any of the existing wetlands on the site.

Mr. Williams noted that the applicant will need a NYSDOT work permit if any improvements are proposed to the access drive off of NYS Rt 67.

**23-192KL City of Saratoga Springs: 53 Putnam Mixed Use - Site Plan Review**

Located on Broadway (U.S. Rte 9). Tax Map No(s): 165.60-1-58.

Ms. Lambert presented an application for 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.

The Saratoga County Planning Board expressed concerns regarding the walking distance between the residential building location and the leased off-site tenant proposed parking location at the Civic Center Parking Garage.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

**23-193JK Town of Edinburg: Town of Edinburg - Moratorium**

Located on Town-wide. Tax Map No(s): N/A.

Mr. Kemper stated that the Town wishes to enact a moratorium for 6 months to amend the Town's zoning code and establish new procedures for its reviews. Mr. Kemper stated that the ordinance will allow for two 3-month extensions.

Mr. Kemper recommended approval.

**23-194KL Town of Halfmoon: Hickok Garage - Area Variance**

Located on Crescent Vischer Ferry Road (NYS 911P). Tax Map No(s): 284.2-3-32.

Ms. Lambert presented an application for 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.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

**23-195KL City of Saratoga Springs: 395 Broadway - Site Plan Review**

Located on Division St & Broadway (U.S. Rte 9). Tax Map No(s): 165.59-1-88.

Ms. Lambert presented an application for a proposal to renovate an 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.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

**23-196JW Town of Ballston: *Katz Super50 Self Storage - Site Plan Review***

Located on Super50 Way (NYS Rte 50). Tax Map No(s): 239.-1-40.12.

Mr. Williams presented an application for 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.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

**23-197JW Town of Ballston: *Hop City Maple- Medick - Site Plan Review***

Located on Hop City Rd./CR 56, (Ag Dist #2). Tax Map No(s): 226.-1-21.11.

Mr. Williams presented an application for 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.

The Saratoga County Planning Board acknowledged that the applicant has been granted two curb cut permits onto County Road 56.

With the limited information provided on the proposed parking area adjacent to County Road 56, the Board requested assurance that none of the construction of the proposed parking area improvements are conducted or placed within the County R.O.W.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

**23-198JW Town of Ballston: *East Line Commons - Site Plan Review***

Located on East Line Rd./CR 82 (Town of Malta). Tax Map No(s): 228.-4-1.1.

Mr. Williams presented an application for a proposed construction of 21 townhouse units, within three separate buildings, on a 3.66-acre parcel. This proposal is Phase III of the 2007 Eastline Commons PUDD where a maximum of 21 townhome units are allowed.

Mr. Williams stated that the site will be accessed by a private drive leading to the East Line Rd.

The SCPB questioned whether the Town of Malta has been notified as per GML-239nn.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

**23-199JW Town of Ballston: *Town of Ballston -Vertical Bridge Cell Tower - Site Plan Review***

Located on Charlton Rd/CR-51 (Ag. Dist. #2). Tax Map No(s): 238.-1-56.

Mr. Williams presented an application for a proposed construction of a 150 ft tall telecommunication tower to be placed on a 100ft x 100ft leased area of the Town of Ballston Town Hall's 13.09-acre parcel. The proposed tower will be accessed by an existing driveway off of Charlton Rd.

Mr. Williams stated that the proposed cell tower will be placed on public lands owned by the Town of Ballston and that a need for cell phone coverage identified for the area. Mr. Williams stated that the Town performed a public review and held a comment period and forwarded the site plan to its planning board for local review.

The County Planning Board acknowledged that the existing access to County Road 51 will be utilized in order to access the cell tower's lease area and no further improvements to County Road's 51 access will be needed.

The SCPB questioned whether the collapse zone of the cell tower was discussed and reviewed to determine if any existing structures and/or neighboring properties would be affected if such an occurrence should happen.

Mr. Williams recommended approval.

**MOTION:** A motion to approve Planning Department recommendations for planning referrals as presented was made by Ms. Young, seconded by Mr. McPherson and unanimously approved.  
**CARRIED.**

### **SUBDIVISIONS**

#### **23-A-67JK Town of Edinburg: *Fitzgerald* - Subdivision Review**

Located on South Shore Rd./CR7. Tax Map No(s): 94.-1-47.1.

Mr. Kemper presented an application for: A proposal to subdivide a 4.3-acre parcel into a 2.4-acre parcel for a proposed house and a 2.9-acre parcel with existing residential improvements. Both lots are proposing to share the existing access drive to South Shore Rd (CR-7).

The SCPB Board members commented that the well location for Lot #1 should be illustrated on the plans prior to the Board rendering a decision.

Mr. Kemper stated No Significant County-wide or Intercommunity Impact.

#### **23-A-68JW Town of Charlton: *Case* - Subdivision Review**

Located on West Line Road (Ag Dist#2 & Town of Amsterdam, Montgomery County). Tax Map No(s): 223.-1-2.121.

Mr. Williams presented an application for a proposed 4-lot subdivision from a 45.513-acre parcel to create 5.02-acre, 5.02-acre, and a 5.34-acre parcels for proposed single family uses, leaving a 30.15-acre parcel with existing residential improvements.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

#### **23-A-69JW Town of Halfmoon: *Codie Development* - Subdivision Review**

Located on US Rt 9 (Town of Clifton Park). Tax Map No(s): 266.-1-25.

Mr. Williams presented an application for a proposed two-lot subdivision of a lot that is bisected by the shared boundary of the Town of Clifton Park and the Town of Halfmoon. The Town of Halfmoon's portion will result in Lot A will be 0.4-acre, and Lot B will be 0.04-acre parcel with frontage along US Rt 9.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

**23-A-70KL Town of Corinth: Bloomfield - Subdivision Review**

Located on NYS Rte 9N. Tax Map No(s): 73.49-1-15 & 73.49-1-7.2.

Ms. Lambert presented an application for a proposed two lot subdivision to separate a commercial use and multiple residential uses on a 2.17-acre parcel. Lot 1 will be the multiple resident lot with an area of 35,640 s.f. Lot 2 will be a 59,871 s.f lot with the existing commercial use. Both proposed lots and their uses will share an existing common drive out to NYS RT 9N.

Ms. Lambert stated that the SCPB had previously reviewed an area variance request on October 19, 2023 and agreed that there was no significant county-wide or intercommunity impact posed by the variances requested.

Ms. Lambert stated No Significant County-wide or Intercommunity Impact.

**23-A-71JW Village of Waterford: DeMento - Subdivision Review**

Located on Broad St & Fourth St (NYS 33, Town of Waterford). Tax Map No(s): 291.71-5-4.

Mr. Williams presented an application for a proposal to subdivide an 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.

Mr. Williams noted that the Village of Waterford’s planning board had reviewed and approved this proposed subdivision in early December 2023.

Mr. Williams stated that subsequently during the procedure for filing of the map with the county clerk, it was discovered that this subdivision met the requirements for a GML-239l,m,n county referral due to the subject parcel being within 500 ft of NYS Rt 32, State owned recreational lands and the Town of Waterford’s shared boundary with the Village. A GML-239l,m,n referral was received by the county on December 15, 2023.

Mr. Williams noted that the proposed subdivision created two separate lots from an existing 8,011 s.f. lot with three existing structures. The result of the subdivision created Lot 1 as a 5,908 s.f. parcel with two existing structures and created Lot 2 as a 2.908 s.f. parcel with one existing structure.

The Board expressed concerns that the proposed subdivision may create a non-conforming lot due to the proposed area of Lot 2 being less than 4,000 s.f. and that further review by the Village’s ZBA to grant relief for the area discrepancy may be necessary.

Mr. Williams stated No Significant County-wide or Intercommunity Impact.

**MOTION:** A motion to approve Planning Department recommendations for planning subdivision as presented was made by Mr. Dal Pos, seconded by Mr. Vopelak and unanimously approved.  
**CARRIED.**

**MOUS**

**23-179MOUJW Town of Halfmoon: Country Dollar Plaza - Site Plan Review**

Located on NYS Rt 236 & Guideboard Rd/CR-94. Tax Map No(s): 278.4-1-86.

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.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Halfmoon Zoning Board of Appeals, the referral for Site Plan Review was reviewed on 12/7/2023 by Mr. Williams with concurrence from Devin Dal Pos & Cynthia Young that the action posed No Significant County-wide or Intercommunity Impact.

**23-184MOUJW Town of Wilton: *Corrigan* - Special Use Permit Review**

Located on Jones Rd & Old Deer Camp Road (Northway/I-87). Tax Map No(s): 153.11-3-1.

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.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton Zoning Board of Appeals, the referral for Special Use Permit Review was reviewed on 11/29/2023 by Mr. Williams with concurrence from Ian Murray, Devin Dal Pos & Don McPherson that the action posed No Significant County-wide or Intercommunity Impact.

**23-190MOUJW Town of Halfmoon: *Tanksi Commercial Building* - Site Plan Review**

Located on NYS Rt 149 (NYS Rt 236 & CR-94 Upper Newtown Rd). Tax Map No(s): 273.-1-4.

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.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Halfmoon Planning Board, the referral for Site Plan Review was reviewed on 12/7/2023 by Mr. Williams with concurrence from Ian Murray & Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

**23-200MOUJW Town of Moreau: *Gilligan* - Area Variance**

Located on Old Saratoga Road (Moreau State Park lands). Tax Map No(s): 89.-1-3.2.

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.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Moreau Zoning Board of Appeals, the referral for Area Variance was reviewed on 12/26/2023 by Mr. Williams with concurrence from Ian Murray & Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

**DISCLAIMER:** Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law Section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

### **Other Business**

Planning Conference Update: Planning Board members volunteered to be Moderators and chose the sessions that they will facilitate.

### **Adjournment**

The meeting was adjourned at 5:10 pm.

Respectfully Submitted,  
Nisha Merchant, Secretary