# Meeting Agenda Planning Department Conference Room January 18, 2024 (Revised 1/18/2024) 4 pm

- 1. Call to Order
- 2. Approval of Previous Meeting Minutes

# 3. REFERRALS

23-183 Tree House Brewing Company – Site Plan Review

**City of Saratoga Springs** 

Location: US Rt 9

A proposed construction of a 22,800 s.f. facility for the primary purpose of micro-production of alcohol and an eating and drinking establishment with indoor and outdoor seating. Outdoor areas include three pavilions, hardscape areas, walking paths, picnic tables, landscape features, fire pits, and small gathering areas. A "Beer-to-Go" area for pickup of online orders would be provided at the front of the building. The project would include 368 vehicle and 56 bicycle parking spaces.

## 24-01 Knollwood Hollow PDD - PDD Amendment

**Town of Milton** 

Location: Geyser Rd./CR-43, Greenfield Ave./CR-50 (Saratoga Co. Airport)

A proposal to remove Section VII subsection I from Local Law 2 of 2004-Knollwood Hollow PDD - that prohibits basements to be utilized for occupancy as habitable floor area.

# 24-02 Waterford Wine & Spirits – Site Plan Review

**Town of Waterford** 

Location: Saratoga Avenue/NYS Rt 32 (NYS Champlain Canal)

A proposed liquor store in a 2000 s.f. of store space formerly used by NAPA in the existing Hostig Plaza off of NYS Rt 32.

## 24-03 986 Hatlee Rd – Special Use Permit

**Town of Clifton Park** 

Location: Hatlee Rd. (Town of Ballston & Ag. Dist. #2)

A proposed select timber harvest on two parcels with a combined area of ~60 acres.

## 24-04 King of Kings Church – Site Plan Review

**Town of Clifton Park** 

Location: Crescent Rd./CR-92

A proposed 650 sf building addition to the existing church with improvements to the site's access from Crescent Rd, stormwater treatment, internal traffic circulation and the reconfiguration and addition of 9 parking spaces.

## 24-05 87 Hubbs Road – Use Variance

**Town of Clifton Park** 

Location: Hubbs Road (Town of Ballston & Ag. Dist. #2)

A proposal to convert a barn structure to a law office in the Town's conservation residential zoning district.

# 24-06 Clifton Park Beverage Center – Area Variance (Sign)

**Town of Clifton Park** 

Location: NYS Rt 146, Vischer Ferry Rd/CR-90 (NYS Rt 146A)

Per Town Code, the allowable wall sign area for a 7,426 sf building is 37 sf of signage. The applicant is proposing a 68 sf (8.1 ft x 8.3 ft) sign and seeking 31 sf of sign area relief from the Town's zoning.

## 24-07 1769 US Rt 9 – Use Variance

**Town of Clifton Park** 

Location: NYS Rt 9

A proposal to convert a vacated business structure to a single-family home (dwelling) in the Town's Highway Business /Restricted Retail Zoning District (B4A).

#### 24-08 683 Riverview Rd. – Use Variance

**Town of Clifton Park** 

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

The applicant wishes to operate an auto repair shop on their 2.66-acre property by converting a barn that is in the rear of the parcel and in the Town's Conservation Residential Zoning District.

# 4. **SUBDIVISIONS**

No subdivision submitted.

## 5. MOUs

#### 24-A-01MOU Burns Cruthers Rd – Subdivision Review

**Town of Galway** 

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

A proposal to create a 13.59-acre parcel from an existing 120.88-acre parcel for a single-family use. The result will leave 107.30-acre remaining along with the newly created 13.59-acre lot.

Concurrence: Don McPherson & Ian Murray

#### 24-A-02MOU Burns Old Mills Rd – Subdivision Review

**Town of Galway** 

Location: Old Mill Road. (Ag. Dist. #2)

A proposal to create a 6.00-acre parcel for single-family use from an existing 32.50-acre parcel. The result will leave 26.50-acre parcel in the rears that is to be merged with the adjoining 107-acre parcel, owned by the same, with frontage on Cruthers Road.

Concurrence: Devin Dal Pos & Don McPherson

# 24-09MOU Hickok Garage - Site Plan Review

**Town of Halfmoon** 

Location: Firehouse Rd. (Crescent Vischer Ferry Rd/NYS 819)

A proposal to increase the footprint of the existing automotive repair garage by constructing a a 6 ft x 30 ft addition to the side of the building and to add a 10 ft by 10 ft office to the front of the building. The proposed expansion also has an undisclosed area that will be enclosed to square off the existing building in order to replace the existing flat roof with a truss roof.

Concurrence: Devin Dal Pos & Don McPherson

## 6. Other Business

# 7. Adjournment

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