



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS, CHAIRMAN
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Meeting Agenda Planning Department Conference Room February 15, 2024 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

- | | | |
|--------------|---|------------------------------|
| 22-82 | Woodhaven Land Partners – Site Plan Review | Town of Clifton Park |
| | Location: NYS Rte 146 & Waite Rd. | |
| | A proposal to construct a shovel ready office/light industrial park on a 90.4-acre parcel. The project includes one and two-story commercial buildings with a total of 100,000 s.f. and 230 parking spaces with access on Waite Rd. The applicant has provided traffic study information as requested by the SCPB June 2022 review. | |
| 24-11 | Interstate Towing – Site Plan Review | Town of Moreau |
| | Location: US Route 9 | |
| | A proposed vehicle towing business from a 1.16-acre parcel with existing 3 bay garage and secured fencing compound area. | |
| 24-12 | Stillwater Lofts – Site Plan Review | Village of Stillwater |
| | Location: US Route 4, NYS Route 32 (Hudson River) | |
| | A proposed conversion of a two story brick building into 4,500 s.f. of commercial space and 11 apartments with 28 off street parking spaces provided. | |
| 24-13 | 1003 Route 50 – Site Plan Review | Town of Ballston |
| | Location: NYS Route 50 & Middleline Rd (CR 59, Ag. Dist. #2) | |
| | A proposed construction of a 24 ft x 28ft building for a landscape supply/nursery business on a combined 1.53-acre parcel. | |
| 24-14 | Repair Resources LLC – Special Use Permit | Town of Charlton |
| | Location: Eastern Ave (NY-147 & Ag. Dist. #2) | |
| | A proposed agricultural equipment repair business at the applicant's residence. | |

- 24-16** **99 Wood Road Private Warehouse – Site Plan Review** **Town of Clifton Park**
- Location: Wood Rd (I-87)
- A proposed construction of a 4,000 s.f. private warehouse building. The building will be used for the storage and maintenance/repair of large trucks and paving equipment with a proposed curb cut off of Wood Road.
- 24-17** **Ushers Knob – Site Plan Review** **Town of Clifton Park**
- Location: Ushers via Easement (I-87)
- A proposal to construct a business park consisting of (10) 4,800 s.f. buildings for a total of 48,000 s.f. of leasable space. The proposed site will be accessed via utility/access easement from Ushers Rd through the lands of Country Club Acres.
- 24-18** **Dominic Dr Cold Storage – Special Use & Site Plan Review** **Town of Ballston**
- Location: Dominic Drive (NYS 67)
- A proposal to construct a unheated self storage facility on a 7-acre portion of the 48.39-acre parcel. Project consists of approximately 278 storage units in 9 buildings with access off of Dominic Drive.
- 24-22** **Route 9 Mixed Use (631 Maple Av) – Site Plan Review** **Town of Wilton**
- Location: US Rt 9 (Town of Greenfield)
- A proposed mixed-use project consisting of one (1) 3-story, 17,800 s.f. mixed-use building with first floor retail space and 32 apartment units on the second and third floors, two (2) 13,253 s.f., two-story apartment buildings (one with 20 units +amenity space & one with 24 units), and five (5) 7,534 s.f. apartment buildings with 12 apartment units each. The project has a proposed total of 136 residential units and 17,800 s.f. of retail space on a combined acreage of 15.78 acres. The project will consist of 419 parking spaces.
- 24-23** **Maple Ave. Medical Building (612 Maple Av) – Site Plan Review** **Town of Wilton**
- Location: US Rt 9
- A proposed two-story, 120,000 s.f. medical building on two parcels with a total area of 13.46-acres. The project will create 555 parking spaces.

4. SUBDIVISIONS

- 24-A-03** **Austin/Schulitz – Subdivision Review** **Town of Edinburg**
- Location: Dogwood Lane (North Shore Rd-CR 4)
- A proposal to merge a section of a 7.17-acre private drive network parcel with a 22.17-acre parcel in the rears.
- 24-A-04** **Route 9 Mixed Use LLA (631 Maple Av) – Subdivision Review (LLA)** **Town of Wilton**
- Location: US Rt 9 (Town of Greenfield)
- A proposal to convey 0.874-acres for a 48.94-acre parcel and convey 1.409-acres from a 9.45-acre lot to an existing 12.64-acre lot. The proposal also consists of consolidating a 0.687-acre lot into the 12.64-acre lot to create a 14.924-acre parcel of the proposed site of the mixed use project.

5. MOUs

24-10MOU

56 Marion Ave. – Special Use Permit

City of Saratoga Springs

Location: Marion Ave. & Excelsior Ave. (NYS Rt 50 & US Rt 9)

A proposal to convert an existing 3rd floor exercise room to a studio apartment in the existing multi-use building consisting of commercial space and 56 apartment units. The addition of the proposed apartment unit creates the need to amend the approved 2017 special use permit in order to increase the residential units. Existing parking will comply with the City's requirements and no changes to the site or increase to the building's footprint is proposed.

Concurrence: Pending

24-15MOU

591 Riverview Road, Residential Solar – Special Use Permit

Town of Clifton Park

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

A proposal to install (2) ground mounted solar arrays for residential use on a 5-acre parcel in the Town's R-1 Zone.

Concurrence: Pending

- 24-19MOU** **Roberts – Area Variance** **Village of Victory**
Location: Timothy Dr (Burgoyne St-CR 338 & Town of Saratoga & Village of Schuylerville)
A proposal to consolidate 4 vacant parcels into one has created the need for an area variance for lot width where 100 feet is required and 50 feet is provided.
Concurrence: Ian Murray & Devin Dal Pos
- 24-20MOU** **Frank Warehouse – Area Variance** **Town of Halfmoon**
Location: US Rte 4 & NYS Rte 32
A proposal to construct a 1,400 s.f. one story addition to the front of the existing 13,200 s.f. warehouse building that has encroached into the 70 ft minimum front yard setback. Applicant is looking for 17.1 ft of relief with a 52.9 ft setback provided.
Concurrence: Ian Murray, Devin Dal Pos and Don McPherson
- 24-21MOU** **American Battlefield Trust Line Agreement – Site Plan Review** **Village of Victory**
Location: Evans Street (Town of Saratoga)
A proposal to convey approximately 2.98 s.f. of a triangular portion of land from a 19.80-acre parcel to the adjacent 0.98 acre parcel to satisfy an encroachment within the driveway area of the residential parcel.
Concurrence: Devin Dal Pos and Don McPherson

6. Other Business

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.