Meeting Agenda Planning Department Conference Room April 18, 2024 (Revised 4/18/2024) 4 pm

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

3. REFERRALS

24-50 Boat N RV Condos, LLC – Area Variance

Town of Saratoga

Location: NYS Rte 9P

A proposed 48,356 s.f. (2) building expansion of existing storage facility for boat, RV, and motor vehicle storage on a proposed merge parcel creates the need for a rear setback variance. Required setback is 50 ft, where 36.33 ft is proposed, seeking 13.67 ft of relief.

24-51 Saratoga Pointe PDD – PDD Amendment

Town of Stillwater

Location: NYS Rte 9P

A proposed boundary change to the existing 81-acre PDD by removing a 0.62-acre parcel currently zoned PDD and merging to another parcel with existing residential improvements currently zoned Residential Resort District.

24-52 Quaker Springs Solar – Use Variance

Town of Wilton

Location: Jones Rd & Perry Rd (I-87)

A proposed use variance to allow large commercial solar array such as the Town's Tier 3 solar arrays are not permitted in the residential zones.

24-53 Town of Ballston – Zoning Amendment Text

Town of Ballston

Location: Town-wide

Amending chapter 138 of the Town of Ballston zoning code to provide enhanced clarity and ensure consistency within the code to the goals identified in the 2022 comprehensive plan.

Leaf and Fog Dispensary – Special Use Permit and Site Plan

24-54 Review Town of Milton

Location: NYS Route 50

A proposed cannabis dispensary in an existing 4,800 s.f. retail building with two other storefronts off of NYS Route 50.

24-55 Burnt Hills Veterinary – Use Variance

Town of Ballston

Location: Goode St (CR57)

A proposed ground mounted solar array identified as a Type II-B solar array per Town code is not permitted in the Town's Hamlet Residential Zone.

24-56 Delix Development LLC – Area Variance

Town of Ballston

Location: Kingsley Rd & NYS Rte 50 (Ag#2, Town of Glenville, Schenectady County)

A proposed 3-lot subdivision with a proposed flag lot with 20 ft of frontage for Lot 3 off of NYS Rte 50 has created the need for 2 area variances. Flag lots are not permitted in non-residential zones and the required width is 60 ft, where 40 ft is proposed.

24-57 87 Hubbs Road – Site Plan Review

Town of Clifton Park

Location: Hubbs Rd (Town of Ballston)

A proposed conversion of a 1200 s.f. barn into a professional office on a 77-acre parcel.

24-58 Site One Landscape Supply – Site Plan Amendment

Town of Clifton Park

Location: 21st Century Park Drive & Tanner Rd (NYS 146)

A proposed site plan amendment for external changes to lay down and stocking areas of an approved 2018 site plan for a landscaping company. Updates include a new curb cut to 21st Century Park Drive.

24-59 Quick-Serve Restaurant – Special Use Permit & Project Review

Town of Malta

Location: Kendall Way (US Rte 9)

A form based code project consisting of the construction of 2,650 s.f. restaurant with drive-thru on 1.02-acres that requires project review and a special use permit.

24-60 Fairfield Inn & Suites – Project Review

Town of Malta

Location: Saratoga Village Blvd (I-87)

A proposed 390 s.f. addition for an exercise room at the existing Fairfield Inn & Suites.

24-61 Chipotle – Special Use Permit & Project Review

Town of Malta

Location: Kelch Way (NYS 67, I-87)

A proposed 2,325 s.f. Chipotle restaurant with a mobile pickup window on a vacant portion of a 2.82-acre parcel. A new egress curb cut is proposed on Kelch Drive.

24-62 Hudson River Road Self Storage – Special Use Permit & Site Plan

Town of Halfmoon

Location: Hudson River Road/NYS32 US 4

A proposal to convert a 4,800 s.f. pavilion into a self storage facility.

24-63 Sanding and Handyman Solutions LLC – Site Plan Review

Town of Moreau

Location: Nolan Rd (CR27, US Rte 9)

A proposal to utilize an existing building for a remodeling and restoration business with space for 20 work vehicles and two trailers.

24-64 Katz Mixed Use PUDD – PUDD amendment

Town of Ballston

Location: NYS Rt 50

A proposed PUDD amendment of an existing PUDD to create a 57-single family homes and 161-units of apartments, with supporting road and utility infrastructure, on a 89-acre parcel located off of NYS Rt 50

Village of South Glens Falls Board of Trustees - Local Law

24-65 Amendment Text

Village of South Glens Falls

Location: Village-wide

A proposed local law amendment of the existing Chapter 123 Disposal of Solid or Liquid Waste to create local law Chapter 123 Importation, Disposal and/or Processing of Solid Waste Prohibited in the Village of South Glens Falls.

4. **SUBDIVISIONS**

24-A-14 Mott Orchard – Subdivision Review

Town of Halfmoon

Location: Farm to Market Rd (CR109)

A reapproval of a 91 lot residential subdivision on 96.1-acres for single family use.

24-A-15 Commanda – Subdivision Review

Town of Northumberland

Location: West River Road (CR29, NYS Rte 32), (Ag#1)

A proposed two lot minor subdivision of an existing 91.6-acre parcel to create a 10-acre parcel for single family use and leaving 81.6 acres for the existing farmstead.

24-A-16 Schuyler LLC – Subdivision Review

Town of Corinth

Location: Dayton Dr & NYS Rte 9N (Ag#2, Village of Corinth)

A proposed 4 lot subdivision on a 53.41-acre parcel to create a 6.07-acre, 8.06-acre, and 11.6-acre parcels for residential use leaving 27.68-acre residual.

24-A-17 Quick-Serve Restaurant – Subdivision Review

Town of Malta

Location: Kendall Way (US Rte 9)

A 3 lot subdivision on a 4.63-acre parcel to create a 1.02-acre parcel with proposed restaurant and drive-thru. Lot 2 will be a 1.26-acre vacant lot and Lot 3 will be 2.35-acre that contains an existing bank.

24-A-18 Proctor and Eggleston – Subdivision Review

Town of Halfmoon

Location: Firehouse Rd (NYS 911P)

A proposed lot line adjustment to convey 26,431 s.f. of property from 2.12-acre parcel to a 2.33-acre parcel resulting in a 1.51-acre parcel and a 2.94-acre parcel. All involved parcels have existing residential improvements.

5. MOUs

24-16MOU 99 Wood Road Private Warehouse – Special Use Permit

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. A special use permit is required for the maintenance and repair use.

Concurrence: Don McPherson & Connie Wood

24-A-13MOU White Road – Subdivision Review

Town of Milton

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

A proposed two-lot subdivision of an existing 15.17-acre parcel into a 5.01-acre parcel with existing residential improvements and a 10.16-acre parcel for a single-family use. The applicant has obtained a NYSDEC wetland disturbance permit for the construction of the house and driveway.

Concurrence: Ian Murray & Don McPherson & Connie Wood

6. Other Business

a. Memorandum of Understanding - Town of Hadley Planning Board

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.