



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS, CHAIRMAN
50 WEST HIGH ST, BALLSTON SPA, NY 12020

JASON KEMPER, DIRECTOR
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Meeting Minutes March 28, 2024

The meeting held in Conference at the office of the Saratoga County Planning Department located at 50 West High Street in Ballston Spa was called to order at 4:00 pm.

MEMBERS PRESENT: Tom Lewis, Chairman, Devin Dal Pos, Donald McPherson, Ian Murray and Connie Wood.

MEMBERS ABSENT: Marcia E. Murray and Ed Vopelak

STAFF: Jason Kemper, Director; Kimberly Lambert, Senior Planner; Jeffrey Williams, Planner and Nisha Merchant, Secretary.

GUESTS: Gary Meier, Saratoga County DPW; George Conway, County Attorney; Charles Dumas, Attorney, Lemery Greisler, LLC; Raymond Apy, CEO, Saratoga Biochar Solutions; Bill Nikas, Attorney; Alex Portal, The Post Star; Wendy Liberatore, Daily Gazette.

APPROVAL OF MINUTES:

MOTION: The minutes of the February 15, 2024, meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mr. McPherson. **CARRIED.**

RECUSALS: Don McPherson 24-31 and 24-33; Ian Murray 24-34 and 24-35

REFERRALS

24-31JK Town of Moreau: *Town of Moreau - Moratorium*

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

Mr. McPherson recused himself from this referral.

Mr. Kemper presented an application for a proposed 9-month moratorium for temporarily prohibiting the issuance of permits or approvals allowing industrial uses and operations in Moreau's manufacturing and industrial zones including permits or approvals including the processing of any waste material that may release contaminants into the environment.

Mr. Kemper read page 1 of the proposed moratorium.

Chairman Lewis opened the floor to anyone who wished to speak on this referral.

Mr. Dumas, attorney from Lemery Greisler LLC, representing Saratoga Biochar Solutions, stated that he opposed the moratorium. Mr. Dumas stated that he felt that the moratorium was targeting Saratoga Biochar Solutions.

Mr. Apy, CEO of Saratoga Biochar Solutions, opposed the moratorium and stated that the moratorium was depriving the County of the benefits of the proposed construction of Saratoga Biochar.

Mr. Nikas, the attorney who wrote the Town of Moreau moratorium law, stated that he supported the moratorium.

Saratoga County Planning Board members agreed that they should treat this moratorium as they have treated all other moratoria.

Chairman Lewis stated that in general the SCPB does not second guess legislative bodies.

Mr. Dal Pos expressed concern that the language of the moratorium as submitted would preclude industrial waste haulers, commercial waste haulers and residents from renewing licenses or permits that expired according to Chapter 92.

Mr. Dal Pos stated that the Town should consider exempting those licenses and permits from the moratorium.

Mr. Dal Pos asked if there was a plan, schedule and budget to get the moratorium done in the 9 months as stated in the law. Mr. Dal Pos stated that the Town Board needs to consider and understand the ramifications of this review.

Mr. Dal Pos stated that the Town Board may want to revisit the language of the moratorium in regard to a waiver process.

Mr. Dal Pos stated that the Town Comprehensive Plan was updated in 2019 and he felt that the code should have been updated following that.

Ms. Wood asked whether the moratorium would affect farmers hauling manure.

Mr. Nikas agreed with Board members and stated additional clarification would likely be required in regard to the proposed moratorium language.

Discussion ensued among board members regarding the comments to be made.

MOTION: A motion to approve Referral No. 24-31 (Town of Moreau Moratorium) with the following comments:

- Language of the proposed moratorium be reviewed with respect to industrial waste and commercial waste hauler licenses and residents permit to confirm or clarify whether they are or are not affected by the proposed moratorium
- Board should consider what the plan, schedule and budget are to address the purpose for the moratorium
- Criteria should be developed for the waiver process

was made by Mr. Dal Pos, seconded by Mr. Murray and passed with a 4-0 vote with Mr. Dal Pos, Mr. Murray, Ms. Wood and Mr. Lewis voting in favor. **CARRIED.**

23-159JK Town of Clifton Park: *Sunshine Landscaping Warehouses* - Site Plan Review

Located on Tanner Road & NYS Rte 146. Tax Map No(s): 270.-2-3.11.

Mr. Kemper presented an application for a proposal to construct nine 6,000 s.f. warehouse buildings for Flex space on a 21.22-acre parcel with previously approved and constructed buildings off of Tanner Road.

Saratoga County Planning Board members expressed concern regarding the Miller Road/Rt. 146 intersection, Waite Road/Rt. 146, and Tanner Road/ Rt. 146 intersections that have been items of concern for all projects in the vicinity of this project.

Mr. Kemper stated that analysis performed in the area for other projects indicates a failing Level of Service for these intersections. The cumulative impacts of these projects will continue to degrade the LOS of this intersection.

The SCPB recommended these impacts should be thoroughly evaluated under SEQR prior to rendering a decision. The SCPB is requesting that a traffic study be completed to determine if the Tanner Road and Rt. 146 intersection is negatively impacted by this proposed project. In addition, it was noted that the proposed use of the project site is currently changing and should be taken into consideration during the analysis.

The SCPB requested additional information prior to rendering a decision.

24-04JK Town of Clifton Park: *King of Kings Church* - Site Plan Review

Located on Crescent Rd./CR-92. Tax Map No(s): 283.-2-20.

Mr. Kemper presented a revised application for 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.

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

24-22KL Town of Wilton: *Route 9 Mixed Use (631 Maple Av)* - Site Plan Review

Located on Maple Ave (US Rt 9/Town of Greenfield). Tax Map No(s): 140.-3-20, 140.-3-21, 140.-3-32.11 & 140.-3-24.1.

Ms. Lambert presented an application for a proposed mixed-use project consisting of one (1) 3-story, 17,800 s.f. footprint mixed-use building with first floor retail space and 32 apartment units on the second and third floors with a 2-story 5,000 s.f. footprint veterinary office to the north, 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 with 22,800 s.f. of retail space on a combined acreage of 15.78 acres. The project will have onsite parking.

Ms. Lambert stated that the Saratoga County Planning Board had requested additional information at the February 15, 2024 meeting regarding this project in order to complete the review. The requested documents were provided on March 7, 2024.

Ms. Lambert noted that the Town of Wilton Planning Board reviewed a newer version map on March 20, 2024 that had two parking lots removed from the southwest edge of the property. The "631 Maple Ave Mixed-Use Site Plan" rendering dated 3/8/2024 was received March 26, 2024 and that rendering was the reviewed site plan map for this meeting.

This project was reviewed in conjunction with 612 Maple Avenue Medical Building (**24-23**) as plans were provided to illustrate the connectivity between the two projects and overall impacts.

A NYSDOT work permit and curb cut permit will be needed regarding the access improvements to US Route 9.

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

24-23KL Town of Wilton: Maple Ave. Medical Building (612 Maple Av) - Site Plan Review

Located on Maple Ave(US Rt 9). Tax Map No(s): 140.17-1-9 & 140.18-1-13.

Ms. Lambert presented an application for a proposed two-story, 125,000 s.f. medical building on two parcels with a total area of 13.46-acres. The project will create 555 parking spaces.

Ms. Lambert stated that the Saratoga County Planning Board had requested additional information at the February 15, 2024 meeting and the requested documents were provided on March 7, 2024.

The Saratoga County Planning Board noted concerns that the unlinked green space did not unify the property to be counted as one lot for the percentage of green space for the project.

SCPB members expressed concern that this could set a precedent to allow any non-contiguous parcel, potentially on the other side of Town, to be used to satisfy a green space requirement.

Ms. Lambert stated that this project was reviewed in conjunction with 631 Maple Avenue Medical Building project as plans were provided to illustrate the connectivity between the two projects and overall impacts. Ms. Lambert noted that a NYSDOT work permit and curb cut permit will be needed regarding the access improvements to US Route 9.

Board members stated to approve with comments.

24-26KL Town of Moreau: Sweet - Area Variance

Located on Bluebird Rd (CR 27). Tax Map No(s): 50.62-2-24.1.

Ms. Lambert presented an application for a proposed two lot subdivision of an existing 38,700 s.f. lot into two 19,350 s.f. lots has created the need for area variance as 22,500 s.f. is conforming to the Town's R-1 zone. 14% (3,150 s.f.) is the requested relief for each proposed lot.

Ms. Lambert noted that adequate sight distance for the posted speed limit must be met at a shared driveway entrance or at each driveway entrance location.

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

24-27JK Town of Clifton Park: 1147 Route 146A Addition - Site Plan Review

Located on NYS 146A. Tax Map No(s): 257.16-1-9.

Mr. Kemper presented an application for a proposed 3,250 s.f. addition to an existing 360 s.f. residential structure to be utilized as an office use for a construction contractor business.

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

24-28KL Town of Wilton: *Town of Wilton* - Zoning Text and Map Amendments

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

Ms. Lambert presented an application for proposed Zoning and Code revisions as follows: Change existing boundaries for the H-1 zone and R-1 zone and proposed amendments to Zoning Schedule G, 129 Attachment 13:1, H-1 Zone, Zoning Schedule B, 129 Attachment 8:1, R-2 zone, Schedule A, 129 Attachment 7:1, 61-5 Residential Chickens, R-1 zone & code amendments, 129-146 Submission and Review Procedure ((D) 4a-6a), 109-21 E Conservation Design Standards & 109-31.

Ms. Lambert recommended approval.

24-34JW Town of Saratoga: *Town of Saratoga* - Zoning Text Amendment

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

Mr. Murray recused from this referral.

Mr. Williams presented an application for a proposed amendment to update the Town's zoning laws to revise fee structure for building permits, zoning applications, and planning board applications, add restaurant as allowable use by special use permit in the conservancy district, add roadside stands as allowable use in Rural District-2 and define well casing storage.

Mr. Williams noted that the Saratoga County Health Department is transitioning and becoming responsible for all the duties once performed by the NYS Department of Health.

Mr. Williams recommended approval.

24-35JW Town of Saratoga: *Town of Saratoga* - Moratorium

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

Mr. Murray recused from this referral.

Mr. Williams presented an application for a proposed 6-month moratorium on major solar collection systems.

The Saratoga County Planning Board members suggested that the Town Board further define when a Major Solar Collection System's project will be affected in the Town's review process and/or permitting process due to the proposed moratorium.

The SCPB also asked whether 6 months is an appropriate amount of time for the Town to perform a study and to establish land use regulations for the Major Solar Collection Systems. It was discussed

whether an extension clause should be incorporated in the moratorium language if more time is needed to complete the task.

MOTION: A motion to approve planning referrals 24-34 and 24-35 made by Mr. Lewis, seconded by Ms. Wood passed 4-0 with Mr. Dal Pos, Mr. McPherson, Ms. Wood and Mr. Lewis voting in favor. **CARRIED.**

Mr. McPherson left the meeting.

24-29JK Town of Clifton Park: *Chrysler, Dodge, Jeep, Ram of Clifton Park - Site Plan Review*
Located on US Rt 9. Tax Map No(s): 266.3-3-10.21.

Mr. Kemper presented an application for a proposed construction of two additions of 1,350 s.f. and 2,000 s.f. on the existing 32,250 s.f. building on a 7.62-acre of combined parcels.

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

24-30JK Town of Clifton Park: *Old Rt 146 Convenience Store - Site Plan Review*
Located on Fire Rd. (I-87). Tax Map No(s): 272.9-1-27; -28; -29.

Mr. Kemper presented an application for a proposed 5,000 s.f. convenience store with four gas pumps with canopy on combined acreage of 1.1-acres.

The Saratoga County Planning Board expressed concern about the significant excavation that may occur in close proximity to the I-187 right-of-way.

Mr. Kemper stated No significant county-wide or intercommunity impact.

24-32JW Town of Hadley: *Schipfer - Area Variance*
Located on Old Corinth Rd (Hudson R., Warren Co., Town of Luzerne). Tax Map No(s): 35.-1-12.

Mr. Williams presented an application for a proposed subdivision that created the need from the required 50-foot setback to 28.2 feet, looking for 21.8-ft of relief.

Mr. Williams stated that this proposed area variance proceeded through the local Zoning Board of Appeals review and approval without the benefit of the required General Municipal Law-239l,m,n (GML-239l,m,n) county referral review.

Mr. Williams stated that in order to be compliant with GML-239l,m,n, the local zoning board of appeals will need to take the area variance review back into consideration in order to re-approve the area variance.

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

24-33KL City of Saratoga Springs: *Stewart's Shop - Area Variance*
Located on US Rt 9 (NYS Rt 50, Town of Wilton). Tax Map No(s): 166.5-4-5.

Ms. Lambert presented an application for a proposed redevelopment of the Mobil Gas station site and replacing it with a Stewart's Shop convenience store, tenant space, and a new car wash has created the need for three area variances. The required front yard setback is 40 ft, where 8 ft is proposed for the

Stewart's Shop and 25 ft for the gas canopy. Also, the relief for the rear yard setback for the canopy is requested as 10 ft is the minimum required with 0 ft proposed.

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

24-38JW Town of Ballston: *Townley & Wheeler Funeral Home* - Area Variance

Located on Midline Rd/NYS 146A. Tax Map No(s): 257.12-1-10.

Mr. Williams presented an application for the proposed construction of onsite parking that expands across three parcels for the existing funeral home has created the need for three area variances for lot coverage. The maximum lot coverage is 20%, where lot 1 is proposed to be 81% coverage, lot 2 is proposed to be 60% coverage, and lot 3 is proposed to be 62% lot coverage.

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

24-39JW Town of Ballston: *Lucas* - Area Variance

Located on NYS Rt 50. Tax Map No(s): 239.-1-57.

Mr. Williams presented an application for a proposed 2 lot subdivision on a split-zoned parcel creates the need for two related area variances. The proposed subdivision creates a 2-acre lot with existing residential improvements and a 11.39-acre, vacant lot as a flaglot with 60 ft of frontage. The creation of a flaglot is not allowed in the Town's Business zone and required frontage is 175 ft. The proposed flaglot will have stipulations composed that it will be developed for a residential use only.

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

24-42JW Town of Halfmoon: *Lock One Marina* - Area Variance

Located on Hudson River Rd./NYS 32 & US 4. Tax Map No(s): 286.-1-4.111.

Mr. Williams presented an application for a proposed lot line adjustment that creates the need for area variance due to reducing the lot area and lot width for a preexisting residential use. The minimum lot area is 35,000 s.f. where the LLA creates a 14,375 s.f. lot and also reducing the 150 ft of frontage to 131 ft.

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

24-46JK Town of Malta: *Quick-Serve Restaurant* - Area Variance

Located on US Rt 9. Tax Map No(s): 229.4-1-23.

Mr. Kemper presented an application for a proposed quick-serve restaurant with drive thru and associated parking is requesting an area variance for the required build to zone of the primary street of Kendall Way. The build to zone requirement is 70%, where the applicant is providing 20.5%. The relief requested is 49.5%.

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

24-47JK Town of Clifton Park: *Route 9 Telecommunication Tower* - Area Variance

Located on US Rt 9 (I-87). Tax Map No(s): 266.3-3-20.

Mr. Kemper presented an application for a proposed 124-foot (120 ft monopole and 4ft lightning rod), nine (9) antennas and related equipment to be mounted to the tower at a center-line height of 116 ft, cellular and utility equipment at grade in a proposed 40' x 60' fenced compound. The new tower will need one-hundred-ten-percent clear zone in case of tower failure. The proposed structure is 124 ft with the closest structure is within 80 ft of the tower.

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

MOTION: A motion to approve Planning Department recommendations for planning referrals above as presented was made by Mr. Murray, seconded by Ms. Wood and passed 4-0 vote with Mr. Dal Pos, Mr. Murray, Ms. Wood and Mr. Lewis voting in favor. **CARRIED.**

SUBDIVISIONS

24-A-04KL Town of Wilton: *Route 9 Mixed Use LLA (631 Maple Av)* - Subdivision Review (LLA)

Located on US Rt 9 (Town of Greenfield). Tax Map No(s): 140.-3-20, 140.-3-21, 140.-3-32.11 & 140.-3-24.1.

Ms. Lambert presented an application for 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.

Ms. Lambert stated that the Saratoga County Planning Board had requested additional information, and the requested documents were provided on March 7, 2024.

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

24-A-06JW Town of Milton: *Chandler* - Subdivision Review

Located on Middleline Rd (CR 59). Tax Map No(s): 189.-1-10.

Mr. Williams presented an application for a proposed 4-lot subdivision on an existing 50.61-acre parcel off of Middleline Rd.

Mr. Williams noted that a Saratoga County DPW driveway will be required when the proposed lots are to be improved.

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

24-A-07JW Town of Milton: *614 Acland Blvd* - Subdivision Review

Located on Acland Blvd. (Sar. Co. Airport). Tax Map No(s): 177.13-5-29.

Mr. Williams presented an application for a proposed 2-lot subdivision on an existing 2.80-acre parcel with an existing home to create a 1.89-acre parcel and a 0.91-acre parcel.

Mr. Williams stated that the provided subdivision plan titled, "Subdivision of Lot 614 Rowlands Hollow West II" illustrates an encroachment of a shed, pool equipment and fencing on Lands of Saratoga County Airport.

All encroachments on County property must be corrected to the satisfaction of Saratoga County DPW before the Saratoga County Planning Board can render a decision on this proposed GML-239n subdivision review referral.

The SCPB requested additional information as noted above.

24-A-08JW Town of Hadley: *Schipfer* - Subdivision Review

Located on Old Corinth Rd (Hudson R., Warren Co., Town of Luzerne). Tax Map No(s): 35.-1-12.

Mr. Williams presented an application for a proposed subdivision of a 128.8-acre parcel to 2 lots with lot 1- 0.36-acre parcel and lot 2 is 128.44-acre parcel.

Mr. Williams stated that unfortunately, this proposed subdivision proceeded through the local Planning Board's review and approval without the benefit of the required General Municipal Law-239l,m,n (GML-239l,m,n) county referral review.

Mr. Williams stated that in order to be compliant with GML-239l,m,n, the local planning board will need to take the subdivision review back into consideration in order to re-approve the subdivision and attain a post-dated local approval to this March 28, 2024 County GML-239n referral decision in order to file the subdivision plat with the Saratoga County Clerk's office.

With regards to the local review, the Saratoga County Planning Board acknowledged that the landowner of the subject property has granted allowance for the Saratoga County Snowmobile Trail system to traverse the property and provide a regionally important, inter-county snowmobile trail connection to the Warren County Snowmobile Trail system. The county appreciated the accommodating nature of the landowner and hoped that this trail connection can remain in the future, if feasible.

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

24-A-09JW Town of Ballston: *Eaton* - Subdivision Review

Located on Willow Rd. (Ag. Dist. #2). Tax Map No(s): 249.5-1-36.11.

Mr. Williams presented an application for a proposed 4 lot subdivision of an 11.8-acre parcel for single family uses. The proposed lots will have areas of 2.1-acres, 2.7-acres, 2.5-acres, and 4.6-acres.

Mr. Williams stated that this proposed subdivision proceeded through the local Planning Board's review and approval without the benefit of the required General Municipal Law-239l,m,n (GML-239l,m,n) county referral review.

Mr. Williams noted that in order to be compliant with GML-239l,m,n, the local planning board will need to take the subdivision review back into consideration in order to re-approve the subdivision in order to file the subdivision plat with the Saratoga County Clerk's office.

During the Saratoga County Planning Board's referral review, a June 14, 2018 Final Notice of Intent correspondence from NYS Dept. of Agriculture and Markets (NYSDAM) was found that relieved the County's concern of the lands within Saratoga County Agricultural District #2, with four proposed residential lots, connecting to the existing public sewer. The June 14, 2018 NYSDAM letter showed no evidence of any lateral restriction for new, non-agricultural type uses connecting to the municipal sewer due to the State Department's construction standards were to be followed and that minimal agricultural lands will be affected by the proposed action.

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

24-A-10KL Town of Wilton: Adirondack Property Ventures, LLC - Subdivision Review

Located on NYS Rt 50. Tax Map No(s): 141.-2-26.

Ms. Lambert presented an application for: The project proposes a conservation subdivision that includes the existing owner retaining 18.00± acres of land for the existing commercial development and the subdivision of the remaining 19.00± acres for the creation of 9 new single-family lots. The project currently includes approximately 7.25 acres of open space that is proposed for dedication to the Town of Wilton with proposed road interconnecting previously approved residential subdivisions.

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

MOTION: A motion to approve Planning Department recommendations for planning subdivision as presented was made by Ms. Wood, seconded by Mr. Dal Pos and passed with a 4-0 vote with Mr. Dal Pos, Mr. Murray, Ms. Wood and Mr. Lewis voting in favor. **CARRIED.**

MOUS

24-24MOUJW Town of Wilton: Halford - Special Use Permit

Located on Pettis Road (Town of Northumberland). Tax Map No(s): 116.-1-16.

A proposal to allow a second residential dwelling on a 66-acre parcel with an existing manufactured home located on it.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton , the referral for Special Use Permit was reviewed on 2/20/2024 by Mr. Williams with concurrence from Ian Murray & Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

24-25MOUJW City of Saratoga Springs: 137 Maple Ave. - Special Use Permit

Located on Maple Ave. (NYS Rt 9/50). Tax Map No(s): 165.44-2-34.

A proposed cannabis dispensary to be operated out of an existing 1,980 s.f office building off of Maple Avenue. The proposed site has eight existing off-street parking spaces with an existing curb cut onto Maple Ave. Supplemental off-site employee parking and on-street parking provided. There are no proposed changes to the exterior of the existing site.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the City of Saratoga Springs , the referral for Special Use Permit was reviewed on 2/28/2024 by Mr. Williams with concurrence from Don McPherson & Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

24-36MOUJW Town of Ballston: *Burnt Hills Veterinary Hospital - Site Plan Review*

Located on Goode St/CR-57. Tax Map No(s): 248.17-3-4.

A proposed 6,192 s.f. addition to the existing 7,958 s.f. animal hospital with 17 additional spaces, advanced stormwater design, and new onsite wastewater treatment.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Ballston Planning Board, the referral for Site Plan Review was reviewed on 3/21/2024 by Mr. Williams with concurrence from Ian Murray & Ed Vopelak that the action posed No Significant County-wide or Intercommunity Impact.

24-37MOUJW Town of Ballston: *Colin's Detail Garage - Special Use Permit & Site Plan Review*

Located on NYS Rt 50. Tax Map No(s): 257.-3-13.

A proposed removal of existing garage structure and replace it with a 40 x 50 s.f. pole barn to be used by the automotive detailing garage on a 1.17-acre parcel.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Ballston Planning Board, the referral for Special Use Permit & Site Plan Review was reviewed on 3/21/2024 by Mr. Williams with concurrence from Ian Murray & Ed Vopelak that the action posed No Significant County-wide or Intercommunity Impact.

24-41MOUJW Town of Halfmoon: *Dunn Storage & Processing Facility - Special Use Permit & Site Plan Review*

Located on Hudson River Rd./NYS 32 & US 4. Tax Map No(s): 286.-1-62 & -63.

A proposal to remove the existing barn to build a 3,197-s.f. office building, and a 2,112-s.f. warehouse building and seek approval to use existing parcel for outdoor storage on a combined 12.2-acre site.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Halfmoon Planning Board, the referral for Special Use Permit & Site Plan Review was reviewed on 3/21/2024 by Mr. Williams with concurrence from Ian Murray & Ed Vopelak that the action posed No Significant County-wide or Intercommunity Impact.

24-43MOUJW Town of Halfmoon: *Hoffman Car Wash - Site Plan Review*

Located on US Rt 9. Tax Map No(s): 272.-2-73.

A proposal to modify the existing car wash site with the addition of two new automatic pay stations.

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 3/19/2024 by Mr. Williams with concurrence from Devin Dal Pos & Don McPherson that the action posed No Significant County-wide or Intercommunity Impact.

24-44MOUJW Town of Halfmoon: *Caputos Pizzeria of Clifton Park - Site Plan Review*

Located on US Rt 9. Tax Map No(s): 272.-2-69.

A proposal to relocate the walk-in freezer to the rear of the Watkins Plaza.

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 3/21/2024 by Mr. Williams with concurrence from Don McPherson & Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

24-45MOUJK Town of Malta: *The Lofts* - Project Plan Review

Located on US Rt 9. Tax Map No(s): 229.-3-38.

A proposed project plan amendment to the existing 5,500 s.f. clubhouse building includes a 1,000 s.f. addition to the north and a 969 s.f. covered patio addition to the east.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Malta Planning Board, the referral for Project Plan Review was reviewed on 3/21/2024 by Mr. Kemper with concurrence from Ian Murray & Ed Vopelak that the action posed No Significant County-wide or Intercommunity Impact.

24-48MOUJW Town of Milton: *Camp Stomping Ground* - Site Plan Review

Located on Boyhaven Rd. (Middle Grove Rd./CR-21 & Town of Greenfield). Tax Map No(s): 162.-1-14.11 & 175.-2-77.

A proposal to add an additional bathhouse and septic area along with four additional cabins for the existing 69.44-acre campground off of Boyhaven Rd.

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

24-49MOUJW Town of Moreau: *Vandixhorn* - Special Use Permit

Located on West River Rd./CR-29 (Hudson R.). Tax Map No(s): 78.-1-32.21.

The applicant wishes to operate an in home occupation at his residence on a 6.6-acre parcel. The applicant offers life coaching to a maximum of 2 clients per session. The existing driveway has adequate room for off-street parking.

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 Special Use Permit was reviewed on by Mr. Williams with concurrence from Ian Murray & Ed Vopelak that the action posed No Significant County-wide or Intercommunity Impact.

24-A-05MOUJW Town of Stillwater: *Zecca* - Subdivision Review

Located on Kellogg Rd. (Village of Stillwater). Tax Map No(s): 253.26-3-40 & -32.11.

A proposal to continue the townhome development by constructing a townhome on the last parcel of 0.586-acres located on Kellogg Road and then subdividing along the party wall of the townhome. The result will be a 0.40-acre townhome parcel and 0.18-acre townhome parcel.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Stillwater , the referral for Subdivision Review was reviewed on 2/21/2024 by Mr. Williams with concurrence from Devin Dal Pos & Ian Murray that the action posed No Significant County-wide or Intercommunity Impact.

24-A-11MOUJW Town of Wilton: *Ingersoll* - Subdivision Review (LLA)

Located on Ingersoll Rd. (NYS Rt 50). Tax Map No(s): 154.-1-3.1.

A proposed lot line shifts between Lots 9-12 of the approved conservation subdivision in order to move proposed trail location closer to NYS Route 50. This change will position the trail between Lots 8 and 9.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton Planning Board, the referral for Subdivision Review (LLA) was reviewed on 3/14/2024 by Mr. Williams with concurrence from Devin Dal Pos & Ian Murray that the action posed No Significant County-wide or Intercommunity Impact.

24-A-12MOUJW Village of Ballston Spa: *Whittredge* - Subdivision Review

Located on Fairground Ave. (Saratoga County Fairgrounds). Tax Map No(s): 216.23-1-51.
A proposed flaglot of 14,291 s.f. from an existing 1.465-acre parcel for a single-family use.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Village of Ballston Spa , the referral for Subdivision Review was reviewed on by Mr. Williams with concurrence from Ian Murray & Ed Vopelak 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.

ADJOURNMENT

The meeting was adjourned at 5:45 pm.

Respectfully Submitted,
Nisha Merchant, Secretary