



SARATOGA COUNTY PLANNING BOARD

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

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Meeting Agenda Planning Department Conference Room June 20, 2024 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

23-173 1402 Route 50 – Special Use Permit & Site Plan Review Town of Ballston

Location: Brookline Rd./CR 60 and NYS Route 50

A proposed demolition and redevelopment of existing retail convenience store with gas into a 7,500 multi-tenant building, drive-thru, and also including a convenience store and a 10-pump gas canopy.

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.

24-78 1 Kaydeross Ave – Site Plan Review City of Saratoga Springs

Location: Kaydeross Ave & US Rte 9

A proposed demolition of all buildings, except the BBQ restaurant and build a 4,000 s.f. cannabis dispensary with modification to the parking areas, lighting, landscaping, and stormwater.

24-79 City of Saratoga Springs – UDO Amendment City of Saratoga Springs

Location: City-wide

A proposed amendment to the UDO to eliminate jail time under section "Penalties and Fines" and remove "and/or jail time of 30 days" and "imprisonment" from the language.

24-80 Churchill – Special Use Permit and Site Plan Review Town of Galway

Location: Hermance (Ag Dist #2)

After the sale of property and the applicant seeking a building permit to build a new house, it was discovered that one of the several existing outbuildings was being used as a seasonal cabin. The special use permit is to allow the continuation of the seasonal cabin as an accessory apartment with the accompanying site plan review. The seasonal cabin is to be

used by the previous owner as outlined in purchase of the property and will be terminated once the previous owner ceases to use the structure.

- 24-81** **Town of Clifton Park – Zoning Text Amendment** **Town of Clifton Park**
- Location: Town-wide
- A zoning text amendment to allow sales, leasing, manufacturing, and distribution of Zero-emission vehicles and electric vehicles in the B-4, B-4A, B-5, LI-1, and LI-2 zones. Allowing commercial recreation facilities in the B-5, LI-1, and LI-2 zones.
- 24-82** **Patterson Subdivision – Area Variance** **Town of Wilton**
- Location: Gurn Spring Rd (Town of Northumberland, Ag Dist #1)
- A proposed 2 lot subdivision has created the need for an area variance regarding frontage on the proposed lot, it provides 46.49 ft of frontage, where 250 ft is required in the Town's B-1 zone.
- 24-83** **Town of Corinth – Zoning Text/Map Amendment** **Town of Corinth**
- Location: Town-wide
- A zoning text amendment to permit LED signs on parcels with frontage on CR24, Main Street, and NYS Rte 9N, defining minimum yard setback in special lot regulations, defining principal buildings per lot, creating the position of zoning administrator, and defining the job duties of the zoning administrator and the Code Enforcement Officer. The powers and duties of the Planning Board are now included in the Land Use chapter. The Land Use map will change 86.-1-2.1 from Resource Management to zone R-2 (Moderate Density Residential) and 73.-2-56 from Resource Management to (RR) Rural Residential.
- 24-84** **122 Regent Street – Site Plan Review** **City of Saratoga Springs**
- Location: Regent St. (Union Ave./US Rt. 9P)
- A proposed adaptive re-use of an existing educational structure into residential dwelling units on a 0.54-acre parcel in the City's Urban Residential-4 (UR4) district. Project includes converting the existing building into 5 residential dwelling units and the construction of 4 accessory structures for storage and garage space only (non-residential).
- 24-85** **Woodward B&B – Special Use Permit Review** **Village of Schuylerville**
- Location: Church St. (US Rte 4, NYS 29, Champlain Canal)
- A proposed remodel of an existing structure in to a bed and breakfast.
- 24-86** **Windstone Farm – Special Use Permit Review** **Town of Malta**
- Location: Brownell Rd. (Ag. Dist. #2)
- A proposal to convert a residential home and barn into a two family residential dwelling on a 10.57-acre parcel.
- 24-87** **Route 9 Convenience Store – Site Plan Review** **Town of Clifton Park**
- Location: US Rt 9 (I-87)
- A proposed 4,500 s.f. convenience store with drive thru and gasoline and diesel canopies on a 2.15-acre parcel off of US Rte 9.

- 24-88** **28 Synergy Dr. Warehouse – Site Plan Review** **Town of Clifton Park**
Location: Synergy Park Dr. (US Rt 9 & Town of Halfmoon)
A proposed construction of a 50,000 s.f. warehouse/office building on a 5.96-acre parcel in the Synergy Light Industrial Park.
- 24-89** **Burnt Hills Veterinary – Site Plan Review** **Town of Ballston**
Location: Goode St./CR-57
A proposal to install 2229.89 kW ground mounted solar array for on-site consumption on the 3.85-acre Burnt Hills Veterinary Hospital parcel.
- 24-90** **13 Mill Rd. – Special Use Permit and Site Plan Review** **Town of Ballston**
Location: Mill Rd. (Schauber Rd./CR-80, NYS 146A, & Town of Clifton Park)
A proposed adaptive reuse of an existing 2 story, 6,336 s.f. barn structure into a restaurant and prospective office/retail use on a 1.30-acre parcel. The restaurant will utilize 4,800 s.f. first floor area, and the office/retail will utilize the second floor.
- 24-91** **4289 Route 50 Use Change – Site Plan Review** **Town of Wilton**
Location: NYS Rt. 50
A proposed change of tenancy for an existing 1 story 10,000 s.f. footprint building for the extraction, refinement, and packaging of cannabinoid products. No proposed changes to the existing site plan, formally used as Tech II Business Services.
- 24-92** **The Brill Manor – Special Use Permit Review** **Town of Wilton**
Location: US Rt 9
A proposed conversion of a residential dwelling into a "Tourist Home" on a 31-acre parcel off of US Rte 9.
- 24-93** **Coldbrook RV Park Expansion – Site Plan Review** **Town of Wilton**
Location: Gurn Springs Rd. (I-87)
A proposal to expand the existing seasonal RV Park with existing 277 RV sites with an additional 249 RV sites on a 97.52-acre parcel. The current owner acquired the business in 2018.
- 24-94** **Next Generation Roofing – Site Plan Review** **Town of Halfmoon**
Location: US Rt 9
A proposal to add a second story to an existing, single story office building for the existing roofing business.
- 24-95** **Empire ADAS Fencing – Site Plan Review** **Town of Halfmoon**
Location: US Rt 9 (Town of Clifton Park)
A proposal to place a 6 ft decorated metal fence with 2 gated access points in the front and a 6 foot chain link fence around the remaining perimeter of the 1.79-acre property.

- 24-96 Jackson – Area Variance Town of Saratoga**
 Location: Franklin Beach Rd. (NYS 9P)
 A proposal to construct a garage with two bedroom apartment, 3-season room, and deck on an existing 0.115-acre parcel has created the need for several area variances including pre-existing minimum lot area, lot width, and lot frontage along with front yard and side yard setbacks relief.
- 24-97 Town of Galway – Solar Moratorium Town of Galway**
 Location: Town-wide
 A proposed moratorium to temporarily prohibit the creation and siting of large-scale solar power installations and solar energy systems within the Town of Galway for a period of 6 months with up to (2) 90-day extensions as deemed appropriate by the Town Board.
- 24-98 Laphatt Holdings, LLC – Area Variance Village of Corinth**
 Location: Main St. (Town of Corinth)
 A proposed 24-unit multi-family project shared with the Village and Town of Corinth regarding the shared boundary line has created the need for several area variances for the Village. The area variances needed are for minimum side yard setback where 15 ft. is required and 0 is provided, for minimum lot area where 62,500 s.f. is required and 22,233 is provided and for minimum lot width where 100 ft. is required and 66 ft is provided.
- 24-99 Backyard Sheds – Site Plan Review Town of Ballston**
 Location: NYS Rt. 50
 A proposal to utilize 0.77-acres of a 2.43 acre site to set up a graveled display area of sheds for the retail business. The applicant states there will be four parking spaces provided for the "by-appointment" only to view the sheds. The site's remaining 1.66-acres to remain as greenspace.

4. SUBDIVISIONS

- 23-A-64 1402 Route 50 – Subdivision Review Town of Ballston**
 Location: Brookline Rd./CR 60 and NYS Route 50
 A proposed two lot subdivision of a 6.04-acre parcel on the corner of Brookline Rd (CR 60) and NYS Route 50. The proposed subdivision will separate an existing retail gas station/convenience store on a 4.58-acre parcel and existing residential dwelling on a 1.65-acre parcel.
- 24-A-07 614 Acland Blvd – Subdivision Review Town of Milton**
 Location: Acland Blvd. (Sar. Co. Airport)
 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. Previous concerns of encroachment of a shed on County property (Airport) have been corrected per 5/21/24 correspondence with Town of Milton CEO.

- 24-A-23 Sabatino Subdivision – Subdivision Review Town of Stillwater**
 Location: Jolly Road (Ag. Dist#1)
 A proposed 2 lot subdivision from an existing 4.03-acre parcel to create a 2.03-acre parcel with existing residential improvements and a 2.0-acre vacant parcel for proposed residential use.
- 24-A-24 Everts Subdivision – Subdivision Review Town of Stillwater**
 Location: NYS Rte 32 (Ag. Dist#1)
 A proposed 2-lot subdivision of an existing 21.16-acre parcel to create a 2.01-acre vacant parcel and leaving the remaining 19.15 acres as is with existing residential improvements.
- 24-A-25 Werneberg Grocziak Rd Subdivision – Subdivision Review Town of Stillwater**
 Location: Grocziak Rd (Ag Dist #1)
 A proposed 2-lot subdivision of an existing 98.92-acre parcel to create a 2.00-acre parcel and leaving the remaining 96.92 acres as vacant.
- 24-A-26 Sanders Subdivision – Subdivision Review Town of Hadley**
 Location: Harris Rd (Town of Corinth, Ag Dist #2)
 A proposed 2-lot subdivision of an existing 61.40-acre parcel to create a 26.8-acre parcel and leaving the remaining 34.6 acres improved by a residence with a shared boundary of the Towns of Corinth and Hadley.
- 24-A-27 Novick Subdivision – Subdivision Review Town of Waterford**
 Location: Fonda Rd (CR 97)
 A proposed 3-lot subdivision from an existing 2.80-acre parcel to create lot 1 as 1.88-acre with existing pole barn, a 0.42-acre parcel with existing residential improvements, and a 0.50-acre parcel proposed residential use.
- 24-A-28 Hammond Subdivision – Subdivision Review Town of Milton**
 Location: LeRoux Rd (Town of Greenfield, Ag Dist #2)
 A proposed 2-lot subdivision from an existing 17.12-acre parcel to create a 5.09-acre parcel for residential use with an existing garage structures and shed with the remaining 12.8 acres with existing residential improvements and outbuildings.
- 24-A-29 Ghent Subdivision – Subdivision Review Town of Hadley**
 Location: Parker Rd & So. Shore Rd./CR-7
 A proposed subdivision of a 59.12-acre parcel into a 4.50-acre parcel with existing residential improvements and a 54.62-acre parcel with a wood frame building tennis court.
- 24-A-30 Katz Subdivision – Subdivision Review Town of Ballston**
 Location: NYS Rt 50
 A proposed 2-lot subdivision of a 3.70-acre parcel into a 2.70-acre parcel with existing commercial improvements and a vacant 1.00-acre parcel fronting on Outlet Road.

5. MOUs

24-77MOU

Novick – Area Variance

Town of Waterford

Location: Fonda Rd./CR-97

A proposed three-lot subdivision of a 2.79-acre parcel has created a need for an area variance for frontage on proposed Lot 1 of the three-lot subdivision. The required frontage in the Town's R-100 zoning district is 100 l.f. The proposed Lot 1 of the proposed subdivision provides 99.76 l.f. A requested relief of 2 and 7/8 of an inch.

Concurrence: Don McPherson, Ian Murray & Devin Dal Pos

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.