



# 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 June 20, 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:** Devin Dal Pos, Ian Murray, Ed Vopelak and Connie Wood.

**Members Absent:** Tom Lewis, Chairman, Donald McPherson, Marcia E. Murray

**Staff:** Jason Kemper, Director; Kimberly Lambert, Senior Planner; Jeffrey Williams, Planner and Nisha Merchant, Economic Development Specialist/Planner.

**Guests:** Gary Meier, Saratoga County DPW

### **Approval of Minutes:**

**MOTION:** The minutes of the May 16, 2024, meeting were unanimously approved on a motion made by Ms. Wood and seconded by Mr. Murray. **CARRIED.**

**Recusals:** none

### **Referrals**

#### **23-173JW Town of Ballston: 1402 Route 50 - Special Use Permit & Site Plan Review**

Located on Brookline Rd./CR 60 and NYS Route 50. Tax Map No(s): 228.-1-41.

Mr. Williams presented an application for a proposed demolition and redevelopment of an 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.

The major concern raised by the Board focused around the traffic impacts and ingress/egress movements along NYS Rt. 50 and Brookline Road (CR #60). These potential traffic impacts pose a county-wide/inter-community impact that need to be evaluated.

Mr. William stated that the Saratoga County DPW, as a permitting agency for the proposed project, has requested a traffic study to assess the potential impacts of the proposed entrance onto Brookline Rd. Specifically, they are concerned about queue lengths at peak times and the potential disruption to traffic flow, including turning movements to and from the proposed Brookline Rd. access. Mr. Williams suggested that the applicant contact Saratoga County DPW to discuss the scope of the traffic study required.







**24-88JK Town of Clifton Park: 28 Synergy Dr. Warehouse - Site Plan Review**

Located on Synergy Park Dr. (US Rt 9 & Town of Halfmoon). Tax Map No(s): 265.-5-11.

Mr. Kemper presented an application for a proposed construction of a 50,000 s.f. warehouse/office building on a 5.96-acre parcel in the Synergy Light Industrial Park.

The Saratoga County Planning Board requested an update on the off-site improvements (permitting, design schedule, construction schedule, etc.) that were required as part of the original approval from 2012 prior to rendering a decision. In addition, Board members inquired as to whether or not the traffic study needs to be updated to account for any changes since the original approval.

The SCPB requested additional information.

**24-89JW Town of Ballston: Burnt Hills Veterinary - Site Plan Review**

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

Mr. Williams presented an application for 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. Mr. Williams stated that this particular solar array is classified as Type II- B within the Town's Solar Energy Installation regulations

Mr. Williams stated that the SCPB reviewed a use variance for this solar array on April 18, 2024. Mr. Williams stated that the Town Zoning Board granted the use variance in May 2024.

Since a roof-mounted solar array is not possible, the SCPB recommended that the Town consider some form of visual buffering to the ground-mounted solar array, especially to benefit nearby residential areas and for visibility on County Road 57. This buffering should be implemented using the best practicable means available, meaning the most effective and feasible methods should be used to minimize the visual impact of the solar array on its surroundings.

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

**24-90JW Town of Ballston: 13 Mill Rd. - Special Use Permit and Site Plan Review**

Located on Mill Rd. (Schauber Rd./CR-80, NYS 146A, & Town of Clifton Park). Tax Map No(s): 257.16-1-11.1.

Mr. Williams presented an application for 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.

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

**24-91KL Town of Wilton: 4289 Route 50 Use Change - Site Plan Review**

Located on NYS Rt. 50. Tax Map No(s): 141.-2-14.12.

Ms. Lambert presented an application for 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.

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

**24-92KL Town of Wilton: *The Brill Manor* - Special Use Permit Review**

Located on US Rt 9. Tax Map No(s): 140.-3-9.

Ms. Lambert presented an application for a proposed conversion of a residential dwelling into a "Tourist Home" on a 31-acre parcel off of US Rte 9.

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

**24-93KL Town of Wilton: *Coldbrook RV Park Expansion* - Site Plan Review**

Located on Gurn Springs Rd. (I-87). Tax Map No(s): 115.-2-97.

Ms. Lambert presented an application for 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.

The Saratoga County Planning Board reviewed the material that was submitted and suggested additional screening/buffering along the Gurn Springs edge near the front entrance.

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

**24-94JW Town of Halfmoon: *Next Generation Roofing* - Site Plan Review**

Located on US Rt 9. Tax Map No(s): 266.-1-45.11.

Mr. Williams presented an application for a proposal to add a second story to an existing, single story office building for the existing roofing business.

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

**24-95JW Town of Halfmoon: *Empire ADAS Fencing* - Site Plan Review**

Located on US Rt 9 (Town of Clifton Park). Tax Map No(s): 260.-1-32.

Mr. Williams presented an application for 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.

Mr. Williams stated that the provided site plan depicts the proposed decorative fence that is to be placed in front of the site encroaching onto the State's Right of Way of US Route 9. The SCPB requested a revised site plan showing the proposed decorative fence located on the applicant's property and not impacting the State's ROW.

The SCPB further noted that the proposed gates need to open into the site and not be allowed to swing out impacting the State's ROW.

The Saratoga County Planning Board requested a modification to the site plan.

**24-96JW Town of Saratoga: *Jackson* - Area Variance**

Located on Franklin Beach Rd. (NYS 9P). Tax Map No(s): 193.5-1-23.

Mr. Williams presented an application for a proposal to construct a garage with two-bedroom apartment, 3-season room, and deck on an existing 0.115-acre parcel that 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.

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

**24-97JK Town of Galway: *Town of Galway - Solar Moratorium***

Located on . Tax Map No(s): .

Mr. Kemper presented an application for a proposed moratorium to temporarily prohibit the creation and siting of large-scale solar power installations and solar energy systems (Tier 3 and 4) 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.

Mr. Kemper recommended approval.

**24-98JW Village of Corinth: *Laphatt Holdings, LLC - Area Variance***

Located on Main St. (Town of Corinth). Tax Map No(s): 73.52-1-44.

Mr. Williams presented an application for a proposed 24-unit multi-family project shared with the Village and Town of Corinth regarding the shared boundary line that 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.

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

**24-99JW Town of Ballston: *Backyard Sheds - Site Plan Review***

Located on NYS Rt. 50. Tax Map No(s): 257.14-1-40.

Mr. Williams presented an application for 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" customers to view the sheds. The site's remaining 1.66 acres to remain as greenspace.

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

**MOTION:** A motion to approve Planning Department recommendations for planning referrals as presented was made by Mr. Dal Pos, seconded by Mr. Murray and unanimously approved.  
**CARRIED.**

**SUBDIVISIONS**

**23-A-64JW Town of Ballston: *1402 Route 50 - Subdivision Review***

Located on Brookline Rd./CR 60 and NYS Route 50. Tax Map No(s): 228.-1-41.

Mr. Williams presented an application for 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.

The SCPB requested additional information for the related special use permit and site plan review of this parcel which may or may not affect the proposed subdivision. The Board will take up the proposed subdivision referral review at the time of the project's special use permit and site plan referral review.

**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. Previous concerns of encroachment of a shed on County property (Airport) have been corrected per 5/21/24 correspondence with Town of Milton CEO.

Mr. Williams stated that the applicant had corrected the encroachment of their shed and fence that was on the County's property.

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

**24-A-23JW Town of Stillwater: *Sabatino Subdivision* - Subdivision Review**

Located on Jolly Road (Ag. Dist#1). Tax Map No(s): 243.-1-12.1.

Mr. Williams presented an application for 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.

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

**24-A-24JW Town of Stillwater: *Everts Subdivision* - Subdivision Review**

Located on NYS Rte 32 (Ag. Dist#1). Tax Map No(s): 220.-1-14.11.

Mr. Williams presented an application for 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.

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

**24-A-25JW Town of Stillwater: *Werneberg Grocniak Rd Subdivision* - Subdivision Review**

Located on Grocniak Rd (Ag Dist #1). Tax Map No(s): 220.-1-38.11.

Mr. Williams presented an application for 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.

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



**24-A-26KL Town of Hadley: Sanders Subdivision - Subdivision Review**

Located on Harris Rd (Town of Corinth, Ag Dist #2). Tax Map No(s): 46.-1-41.

Ms. Lambert presented an application for 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.

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

**24-A-27JW Town of Waterford: Novick Subdivision - Subdivision Review**

Located on Fonda Rd (CR 97). Tax Map No(s): 285.-1-65.

Mr. Williams presented an application for 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.

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

**24-A-28JW Town of Milton: Hammond Subdivision - Subdivision Review**

Located on LeRoux Rd (Town of Greenfield, Ag Dist #2). Tax Map No(s): 163.-1-3.12.

Mr. Williams presented an application for a proposed 2-lot subdivision from an existing 17.12-acre parcel to create a 5.09-acre parcel for residential use with existing garage structures and shed with the remaining 12.8 acres with existing residential improvements and outbuildings.

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

**24-A-29JW Town of Hadley: Ghent Subdivision - Subdivision Review**

Located on Parker Rd & So. Shore Rd./CR-7. Tax Map No(s): 34.-2-36.1.

Mr. Williams presented an application for 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.

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

**24-A-30JW Town of Ballston: Katz Subdivision - Subdivision Review**

Located on NYS Rt 50. Tax Map No(s): 239.-1-88.1.

Mr. Williams presented an application for 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.

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

**MOTION:** A motion to approve Planning Department recommendations for planning subdivision as presented was made by Mr. Murray, seconded by Mr. Dal Pos and unanimously approved.  
**CARRIED.**

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**24-77MOUJW Town of Waterford: Novick - Area Variance**

Located on Fonda Rd./CR-97. Tax Map No(s): 285.-1-65.

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.

Comment: A County DPW driveway permit will be required for the vacant lot.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Waterford Zoning Board of Appeals, the referral for area Variance was reviewed on 5/31/2024 by Mr. Williams with concurrence from Don McPherson, Ian Murray & Devin Dal Pos 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 4:53 pm.

Respectfully Submitted,

Nisha Merchant  
Economic Development Specialist/Planner