













Mr. Williams presented an application for applicant is seeking a special use permit to operate a retail and service of snow plows. Mr. Williams stated that the applicant is also seeking two area variances - side yard setback and square footage of building.

Mr. Williams noted that a New York State Department of Transportation (NYSDOT) work permit is required for any proposed improvements for the access to the site on NYS Rt 67.

The SCPB recognized that the Town of Charlton views NYS Rt 67 as a rural agricultural gateway into Saratoga County and that this vision is reflected in the town's land use policies, which aim to maintain the rural character and functionality of this corridor and throughout the town.

SCPB members suggested that the applicant include sufficient visual screening for any exterior storage of implements so that the outdoor storage/display area is not visible from the road or neighboring properties, preserving the rural aesthetics. The display area for products must be within the required setback from the road to ensure displays do not encroach on roadways or adjacent properties.

The SCPB noted that adequate parking must be provided along with foundation plantings around the building to complement its design and integrate it into the surrounding environment.

The SCPB noted that the building's exterior siding must be compatible with the rural character of the area.

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. Murray, seconded by Mr. Dal Pos 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.

As noted above, the SCPB is reviewing this subdivision along with the special use permit and site plan for this site. The SCPB members stated that they will hold off on any discussion related to the proposed subdivision review until identified intercommunity impacts from the the GML-239m special use permit and site plan referral review is resolved.

#### **24-A-35JW Town of Stillwater: VonAhn Subdivision - Subdivision Review**

Located on McDermott Rd (CR-75 & Ag Dist#1). Tax Map No(s): 242.-1-106.1.

Mr. Williams presented an application for a proposed 2 lot subdivision from a 22.22-acre parcel to create an 8.32-acre parcel and a 13.90-acre parcel.

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

**24-A-36KL Town of Wilton: *Kloss LLA - Subdivision (LLA) Review***

Located on Corinth Mountain Rd/CR-33. Tax Map No(s): 101.-1-65.2, 101.-1-65.111, 101.-1-114.

Ms. Lambert presented an application for a proposed 2 lot line adjustments between 3 Lots. The LLAs consist of Lot 2 receiving 0.108-acres from Lands of McConkey to adjust a proposed driveway location and Lot 2 is conveying 0.106-acres to Lot 1 to alleviate encroachment of a barn. Ms. Lambert reiterated the corrections as stated earlier in the meeting that were needed.

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

**24-A-38JK Town of Clifton Park: *Miller Rd 3-Lot Subdivision - Subdivision Review***

Located on Miller Rd. (Grooms Rd/CR-91 & Ag. Dist. #2 -no farm operation). Tax Map No(s): 276.-2-33.

Mr. Kemper presented an application for a proposed 3-lot subdivision from an existing 5.169-acre parcel fronting on Miller Rd. The proposed lots will have an area of 1.087 acres, 2.219 acres and 1.863 acres respectfully and all are proposed for single-family use.

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

**24-A-39JK Town of Clifton Park: *229 Riverview Rd 2-lot Subdivision - Subdivision Review***

Located on Riverview Rd. (Ag. Dist. #2). Tax Map No(s): 288.-1-39.

Mr. Kemper presented an application for a proposed 2-lot subdivision from an existing 13.16-acre parcel fronting on Riverview Rd. The proposed subdivision will create a 6.82-acre parcel with existing residential improvements and a 6.34-acre parcel with a proposed single-family use.

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

**24-A-40NM Town of Halfmoon: *Olesen - Subdivision Review***

Located on NYS Rt 146 (CR-109). Tax Map No(s): 267.-2-17.13.

Ms. Merchant presented an application for a proposed 2-lot subdivision from an existing 9.05-acre parcel to create a 1.5-acre parcel and a 7.55-acre parcel. The 1.5-acre parcel is indicating a proposed auto repair shop use and the 7.55-acre parcel to remain vacant at this time.

Saratoga County Planning Board members questioned whether or not Proposed Lot 2 should be recognized with regard to the ingress/egress easement from the adjacent Lands of Olesen.

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

**24-A-41JW Town of Halfmoon: *One-Four-Six Marketplace PDD - Subdivision Review***

Located on NYS Rt 146. Tax Map No(s): numerous.

Mr. Williams presented an application for a proposal to consolidate 22 parcels and then create 5 building lots along with lands set aside for public Right-of-Way for the proposed development. The building lots will have an area of 2.9-acres, 6.0-acres, 6.5-acres, 3.5-acres and 0.81-acres that conforms to the proposed multi-use PDD.



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 Ms. Wood, seconded by Mr. Murray and unanimously approved.  
**CARRIED.**

### **MOUS**

#### **24-111MOUJW Town of Galway: *Dropper* - Special Use Permit Review**

Located on McConchie Rd (Ag. Dist. #2). Tax Map No(s): 212.-1-20.

A proposal to place a double-wide manufactured home on a 1.9-acre parcel that has an existing single-family residence. A special use permit is needed in order to place two primary residences on a single parcel per Town code.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Galway Planning Board, the referral for Special Use Permit Review was reviewed on 7/19/2024 by Mr. Williams with concurrence from Devin Dal Pos & Ian Murray that the action posed No Significant County-wide or Intercommunity Impact.

#### **24-112MOUJW Town of Moreau: *Phair* - Special Use Permit Review**

Located on Reservoir Rd. (US Rt 9). Tax Map No(s): 63.2-1-23.1.

A proposal to construct a 300 s.f. addition to an existing home in the Town's Commercial zoning district.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Moreau , the referral for Special Use Permit Review was reviewed on 7/19/2024 by Mr. Williams with concurrence from Devin Dal Pos & Ian Murray that the action posed No Significant County-wide or Intercommunity Impact.

#### **24-A-34MOUJW Town of Wilton: *Forest Grove Ph. 3* - Subdivision Review**

Located on Putnam Rd and Jones Rd. (I-87-Northway). Tax Map No(s): 141.-1-35.11.

A proposed final approval of Phase 3 of the Forest Grove residential development. Phase 3 consists of 190 residential units of the total development's 420 residential units including the extension of roadway and utilities.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton , the referral for Subdivision Review was reviewed on 7/23/2024 by Mr. Williams with concurrence from Don McPherson & Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

#### **24-A-37MOUJW Town of Greenfield: *Alford Subdivision* - Subdivision Review**

Located on Howe Road (Ag. Dist. #2). Tax Map No(s): 99.-1-31.

A proposed 2-lot subdivision to create a 6.02 acre lot from an existing 48.13-acre parcel. The proposed 6 acre lot is to be utilized for a single-family use.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Greenfield , the referral for Subdivision Review was reviewed on 7/30/2024 by Mr. Williams with concurrence from Devin Dal Pos & Ian Murray 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 5:08 pm.

Respectfully Submitted,  
Nisha Merchant  
Economic Development Specialist/Planner