



# 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 November 21, 2024 4 pm

(REVISED Nov 21, 2024)

### 1. Call to Order

### 2. Approval of Previous Meeting Minutes

### 3. REFERRALS

**24-167                      Riberdy Grove Solar Transmission – Site Plan Review                      Town of Waterford  
(Amendment) & Special Use Permit**

Location: Flight Lock Rd (Mohawk R., Albany County, Town of Colonie and Town of Cohoes)

The amended site plan to remove the overhead transmission electrical lines in the northeast of the area of the property near the Barge Canal and propose an underground transmission line in the southwest area of the site extending approximately 3,000 l.f. to Columbus Rd

**24-162                      Peyser – Area Variance                      Town of Greenfield**

Location: Wilton Rd./CR-36

A proposed 4-lot subdivision of a 37.52-acre parcel is in need of three area variances for lot frontage. Required frontage is 250 feet where Lot 1 will have 100 ft., Lot 2 will have 73.89 ft. and Lot 4 will have 150'. Lot 3 is considered a permitted flaglot.

**24-163                      Town of Clifton Park – Zoning Amendment-Text                      Town of Clifton Park**

Location: Town-wide

A proposed amendment of Section 208-7 "Definitions, Community Residence" to add "a community residence may not be located within 1000 ft, property line to property line, from a childcare facility or from a town park, subject to provisions of NYS Mental Hygiene Law Section 41.34."

**24-164                      North Country Paws for Obedience LLC – Area Variance                      Town of Greenfield**

Location: NYS Rt 9N

A proposed dog obedience facility moving into an existing commercial building needs area variances for existing front yard and side yard setbacks where 75 ft. is required.

<b>24-165</b>	<b>Town of Milton – Zoning Amendment-Text</b>	<b>Town of Milton</b>
	Location: Town-wide	
	The addition of the allowance of LED lighting to the Streetlighting Wattage Standard in in § 180-39.4 & § 180-39.7 of Chapter 180-Zoning in the Town Code. The other changes consist of removing specific Design Standards in § 180-39.4 & § 180-39.7 and referencing those required design standards to be met in Chapter 152 of the Town Code.	
<b>24-166</b>	<b>Town of Charlton – Zoning Amendment-Text and Map; Subdivision Laws Amendment</b>	<b>Town of Charlton</b>
	Location: Town-wide	
	Proposed amendments to the Town's Zoning laws (text and map) and subdivision laws.	
<b>24-168</b>	<b>967 Route 67 – Site Plan Review &amp; Special Use Permit</b>	<b>Town of Ballston</b>
	Location: NYS Rt 67	
	A proposed construction of a one-story 8,500 sq. ft. indoor pickle ball facility on a .97-acre parcel on NYS Rt 67.	
<b>24-169</b>	<b>VIE Enterprises – Use Variance Review</b>	<b>Village of Ballston Spa</b>
	Location: West High Street/NYS Rt 67 (Town of Ballston)	
	A proposed use variance to allow two duplexes to be constructed in the R1 zoning district on prior approved 2-lot subdivision of 0.27 and 0.23 acres originally proposed for single-family use.	
<b>24-170</b>	<b>Ballston Property Holding Inc. – Special Use Permit</b>	<b>Village of Ballston Spa</b>
	Location: Milton Ave./NYS Rt 50	
	A proposed utility trailer sales at an existing auto repair/sale use on the corner of Ford St. and Rt 50 in the Village's CBD zoning district.	
<b>24-171</b>	<b>Abbott – Site Plan Review</b>	<b>Town of Hadley</b>
	Location: Rockwell St. (Town of Lake Luzerne & CR-40)	
	A proposed gift shop and apartment use in an existing building formerly used a laundromat and dog grooming shop.	
<b>24-173</b>	<b>TriCity Associate Duplex #1 – Special Use Permit</b>	<b>Town of Halfmoon</b>
	Location: Hudson River Rd/US Rt 4 & NYS Rt 32, Hudson R.)	
	A proposed duplex to be constructed on a 1.22-acre parcel	
<b>24-174</b>	<b>TriCity Associate Duplex #2 – Special Use Permit</b>	<b>Town of Halfmoon</b>
	Location: Hudson River Rd/US Rt 4 & NYS Rt 32, Hudson R.)	
	A proposed duplex to be constructed on a .99-acre parcel	

- 24-175**                    **Al Arqam Center of Saratoga – Site Plan Review**                    **Town of Halfmoon**
- Location: Guideboard Rd/CR-94
- A proposed construction of a 9300 sq. ft addition to an existing 2500 sq. ft. building with 94 new parking spaces for a place of worship facility.
- 24-176**                    **Town of Wilton – Moratorium**                    **Town of Wilton**
- Location: Town-wide
- A proposed 6-month moratorium on cannabis manufacturing, cultivation and distribution on order to establish standards to govern state-licensed facilities.
- 24-177**                    **Jacobie Parkside Farms PUD – PDD Legislation**                    **Town of Moreau**
- Location: Gansevoort Rd/NYS 32 & Moreau Rec Rd
- A proposed PUD consisting of 181 dwelling units of various types and ownerships including single family, duplex, Townhome, and apartments.
- 24-178**                    **Town of Moreau – Zoning Amendment Text**                    **Town of Moreau**
- Location: Town-wide
- A proposed revision of zoning regulations to the Town's M-1, M-1A, M-2 zoning districts' uses and to establish supplemental regulations.
- 24-179**                    **Aschauer Sr. Apartments Phase II – Site Plan Amendment Review & Special Use Permit**                    **Town of Malta**
- Location: US Rt 9
- A proposed amendment to the original site plan that allowed for a 19,000 sq. ft. 40-unit senior apartment building by proposing a second 19,000 sq. ft. 40-unit senior apartment building on the 6.31-acre parcel.
- 24-180**                    **Parker Truck Repair – Site Plan Review**                    **Town of Malta**
- Location: US Rt 9
- A proposed 3,850 sq. ft. 3-bay one-story service shop with parking on a 0.88-acre parcel off of US Rt. 9
- 24-181**                    **Malta Verizon Route 9 Cellular Booster – Legislative action -Malta Code Ch. 151 -Telecommunication Tower**                    **Town of Malta**
- Location: US Rt 9
- A proposed "micro cell" to be placed on the top of an existing power pole located on US Rt 9 north of Old Post Rd in the Town of Malta. The "micro cell" will be a 24 inch antennae on top of the 36 ft tall power pole with supporting apparatus attached to the pole.

#### 4. SUBDIVISIONS

**24-A-53 Stallard – Subdivision Review Town of Saratoga**

Location: Louden Rd & NYS Rt 29

A proposed 4-lot subdivision of a 9.5-acre parcel on the corner of Louden Rd and NYS Rt 29.

**24-A-54 Lands of Taras – Subdivision Review Town of Saratoga**

Location: Coveville Rd./CR-69

A proposed 2-lot subdivision of a 29.76-acre parcel to create a 7.02-acre lot for a single-family use and a 22.74-acre lot with existing improvements.

**24-A-55 Davis – Subdivision Review Town of Stillwater**

Location: Deans Corner Rd/CR-70 (Ag. Dist. #1)

A proposed 2-lot subdivision of a 11.93-acre parcel to create a 9.43-acre and a 2-acre lot. The subdivision is to separate two existing residential dwellings.

**24-A-57 Lucas – Subdivision Review Town of Ballston**

Location: NYS Rt 50

A proposed 2-lot subdivision of a 13.39-acre parcel to create a 2-acre parcel with existing residential improvements and a 11.39-acre vacant parcel.

**24-A-58 800 Saratoga Road – Subdivision Review Town of Ballston**

Location: NYS Rt 50

A proposed 2-lot subdivision of a 2.51-acre parcel with existing commercial development to create a 1.0-acre parcel for a proposed single-family use and 1.51-acre parcel with existing commercial buildings

**24-A-59 Cisar Brothers Holding Co. – Subdivision Review Town of Milton**

Location: Stone Church Rd (Saratoga County Airport)

A proposed 34-lot major subdivision on a 83-acre parcel consisting of 33 single-family lots on the east side of Stone Church Rd leaving the residual 57+ acres vacant on the west side of Stone Church Rd.

#### 5. MOUs

**24-172MOU Mandy Springs – Site Plan Review (Amendment) Town of Wilton**

Location: US Rt 9

Applicant is proposing to amend the site plan by merging the adjacent 3.80-acre parcel to the south with an existing pet cemetery to its 2.38-acre and 0.88 acre site. The

amendment consist of expanding the southern parking lot by xxx spaces, the addition of a 20ft x 30 ft pavillion, a 24 ft x 30 ft metal building for plow truck storage, an outdoor display area and expansion of the original greenhouse by 240 s.f and 720 s.f. on the northwest side and south side respectfully. The two existing curb cuts on US Rt 9 are to remain.

Concurrence:

**24-134MOU      201 North Line Rd – Special Use Permit      Town of Milton**

Location: Northline Rd/CR-45 & NYS Rt 50

A proposed cannabis dispensary use to operate in conjunction of an existing retail cigar shop business within an existing 2,233 s.f. commercial building on the corner of NYS Rt 50 and Northline Rd/CR-45. The proposed dispensary and cigar shop will provide a total of 33 parking spaces and utilize the two existing curb cuts onto NYS Rt 50 and CR-45 respectfully. The applicant has responded favorably to the Saratoga County Dept. of Public Works' concern of the current full access drive on CR-45 by proposing to place a raised curb cut at the entrance and creating a right in/right out only access.

Concurrence: Don McPherson & Devin Dal Pos

**24-A-51MOU      Dropper – Subdivision Review      Town of Galway**

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

A proposed two-lot subdivision of an existing 147-acre parcel to create a 3.04-acre parcel for a residential use off of the local McConchie Rd.

Concurrence: Devin Dal Pos & Connie Wood

**24-A-52MOU      Famiano – Subdivision Review      Town of Greenfield**

Location: Canty Rd. (NYS Rt 9N)

A proposed 2-lot subdivision from an existing 6.93-acre parcel to create Lot 1 as a 4.42-acre lot with existing residential and outbuilding improvements and a 2.51-acre, flaglot for a proposed single-family use off of the local Canty Road.

Concurrence: Don McPherson & Devin Dal Pos

**24-A-56MOU      Mulberry Estates Ph II Merge – Subdivision Review      Town of Wilton**

Location: Indigo Way (US Rt 9)

A proposal to merge Lot 28 and Lot 30 of the Mulberry Estates subdivision to make one buildable lot of 0.504-acres.

Concurrence: Devin Dal Pos & Connie Wood

## 6. Other Business

- 2025 Meeting and Submittal Dates

## 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.