SARATOGA COUNTY PLANNING BOARD
TOM L. LEWIS, CHAIRMAN
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Meeting Agenda
Planning Department Conference Room
March 19, 2026 (Revised 3/18/2026)
4 pm

1. **Call to Order**

2. **Approval of Previous Meeting Minutes**

3. **REFERRALS**

26-59 **Regeneron Master Plan Review** **City of Saratoga Springs**

Location: Duplainville Rd./CR-46 & Adams Rd

A sketch site plan review for site improvements to redevelop the vacant Quad Graphics facility for use as a Regeneron pharmaceutical manufacturing faciltiy in the Industrial - General district.

25-192 **Miller Road Flex Space P2 – Site Plan Review** **Town of Clifton Park**

Location: NYS Rt 146
Proposed phase II of the Miller Road Flex Space facility is to develop an additional 13 buildings with an area of 6,000 s.f. each to be offered for lease to available tenants along with access to NYS Rt 146. The site has 13 existing buildings of flex space on the 43.59-acre site. A December 3, 2025 Traffic Evaluation for the site/use has been submitted for review.

26-40 **Marion Ave. Stewart's – Site Plan Review** **City of Saratoga Springs**

Location: Marion Ave./US Rt 9

A proposed 4,500 s.f. Stewart's shop with six gas pumps under canopy along with a 3,000 s.f. separate commercial building that will be for lease on a 2.3-acre site currently used as a Mobil gas station and carwash.

26-41 **67 West Ave, Saratoga Integrity Auto– Site Plan Review** **City of Saratoga Springs**

Location: West Ave. (NYS Rt 29)

A proposed car dealership to utilize a portion of an existing multi-tenant building on a 1.24-acre parcel. The car dealership will only have indoor display of vehicles.

26-42 **129 Circular Street – Special Use Permit Review** **City of Saratoga Springs**

Location: Circular St. (NYS Rt 29)

A proposal to convert a historic carriage house into a single-family residence on a 0.28-acre parcel within the city's UR-3 zoning district.

26-44 Scenic View Development LLC – PDD Amendment Town of Stillwater

A proposed amendment to the PDD to revise the proposed sewer connection from the eastern point to the Village of Stillwater to the southern area and connect with SCSD#1 infrastructure. The PDD consists of 48 apartment units in 12 buildings and 16 single-family homes on a 73-acre parcel.

26-45 359 Ballston Ave. – Area Variance Review City of Saratoga Springs

Location: Ballston Ave./NYS Rt 50
A proposed stand-alone 3,200 s.f. single-story structure to be added to the existing site of Saratoga Center for the Family has created the need for several area variances in the city's T-4 zoning district. The minimum building height allowed is 24ft where 12.5ft is requested. The maximum cumulative area of all buildings is 3,000 s.f. where with the existing building (portion that is one story- 800 s.f.) and proposed 3,200 s.f. building will have a total building area of 4,000 s.f. The minimum front to build zone requirement is 18 ft and 248 ft is requested and minimum build out percentage is 50% and 0% is offered.

26-46 Stock - Area Variance Review Town of Greenfield

Location: Lincoln Mountain Rd.
(Town of Corinth and Lincoln Mountain State Forest Land)
A proposed two-lot subdivision has created the need for the applicant to seek relief for the minimum required road frontage and lot area requirements for an existing 80.58-acre parcel in the Town's LDR zoning district. The minimum lot frontage requirement for a single-family use in the Town's LDR zone is 250 ft where 112 ft is being provided. The minimum lot size for a single-family home without municipal sewer is 6-acres where 5.54-acres is being provided.

26-47 Kings Isle East PDD Site Plan Amendment Town of Stillwater

Location: NYS Rt 67
An approved PDD under construction proposes to eliminate a planned second curb cut out to NYS Rt 67. The private roadway serving the apartment development will be improved with truck turnaround at its terminus end. Additionally, a maintenance garage is also proposed to be constructed.

26-48 Forest and Foundry – Site Plan Review Town of Stillwater

Location: Shenendoah Drive (CR-78, Town of Malta)
A proposal of a multi-family development consisting of six, 3-story apartment buildings with a footprint of 5,900 s.f. and a total of 12-units each and forty-one, 2-story apartment buildings with a footprint of 6,800 s.f. and a total of 10-units each on a proposed 46.25-acre parcel (by consolidating four existing parcels). A total of 482 apartment units along with 10,000 s.f. clubhouse as well as outdoor amenities are proposed for the project.

26-49 943 Route 146 – Use Variance Town of Clifton Park

Location: NYS Rt 146
A former house converted into commercial office space is requesting to allow personal service use to be permitted in order to elevate the marketability for the

structure. A personal service use is not permitted in the Town's Business Non-Retail zoning district.

26-50 Hudson River Road Apartments – Use Variance Town of Halfmoon

Location: Hudson River Rd./US Rt 4 & NYS Rt 32 (Hudson River)
A proposal to add two 4-unit apartment buildings to a site with two other pre-existing, non-conforming multi-residential buildings. The applicant needs to seek a use variance in order to expand the pre-existing, non-conforming uses. The existing parking and driveway will remain and serve the proposed expansion.

26-51 GF Haven LLC – Site Plan Review Town of Halfmoon

Location: US Rt 9
A proposed 1,376 s.f. addition to an existing small office building to create a brunch and lunch restaurant. There is also a proposed 495 s.f. outdoor patio and re-striping of the parking area. The existing curb cut to US Rt 9 is to remain to serve the proposed restaurant.

26-52 Rybaltowski – Special Use Permit Review Town of Halfmoon

Location: Grooms Rd/CR 91
A proposed 3-lot subdivision of a 4.6-acre parcel to create Lot 1 as a 2.07-acre parcel with existing residential improvements, Lot 2 as a 0.96-acre parcel and Lot 3 as a 0.94-acre parcel. Lot 2 and 3 are proposed to be improved with two-family residential structures that require a special use permit to construct.

26-53 Burger King – Site Plan Review Town of Wilton

Location: NYS Rt 50
Proposed improvements to the existing restaurant that will include interior remodel, the addition of a second drive-through, re-striping the parking area, ADA site improvements and enhanced landscaping on the 1.42-acre site.

26-54 XAR Corporation - Site Plan Review Town of Clifton Park

Location: Wood Rd. (I-87)
A proposed 2-story 90 ft. x 60 ft flex space warehouse with a 2,500 s.f. second floor mezzanine on a 2.87-acre parcel that will include two overhead doors and 16-parking spaces.

26-55 Town of Clifton Park - Comprehensive Plan Update Town of Clifton Park

Location: Town-wide
A proposal to incorporate a March of 2026 Town of Clifton Park Agricultural and Farmland Protection Plan into the Town's Comprehensive Plan.

26-56 Town of Malta - Zoning Text and Map Amendments Town of Malta

Location: Town-wide
The Town of Malta continues to update their zoning laws with updates to Town-wide zoning, Form Base Code, Zoning Schedules, Definitions and map. The continuing amendment includes Solar Law appendices and Electronic signage nighttime brightness standards, revisions to US Rt 9 North Overlay Design Standards and Guidelines for a Commercial Corridor as well as US Rt 9 South and NYS Rt 67 West Commercial Corridor Design Standards & Guidelines.

26-57 **H2O Solutions – Site Plan Review** **Town of Malta**

Location: US Rt 9
A proposal to remove three existing storage sheds and replace them with the construction of a 2,400 s.f. accessory building. The existing parking lot and drive aisles will be improved to facilitate the new building as well as emergency vehicle access.

4. SUBDIVISIONS

26-A-10 **29 Myrtle Street - Subdivision Review** **City of Saratoga Springs**

Location: Myrtle St. (US Rt 9)
A proposed 4-lot subdivision by joining two existing parcels with a total area of ~ 31,360 s.f. or 0.72-acres. Lot 1 will be 0.15-acres, Lot 2 will be 0.16-acres, Lot 3 will be a 0.19-acres and Lot 4 will be 0.21-acres. All lots will be for single-family uses with frontage along Myrtle St.

26-A-11 **Lexington and Bemis Heights - Subdivision Review** **City of Saratoga Springs**

Location: Lexington Rd & Bemis Heights Rd. (I-87)
A proposed modification to a 21.78-acre, Phase III portion of an existing major residential subdivision, Independence Square, that previously had approvals for 39 single-family homes. The current proposal consists of creating 13 single family lots with two large estate lots. 12 of the 13 lots to be served by a single access road with the other lot fronting along the existing local roadway.

26-A-12 **Smith Santo - Subdivision Review** **Town of Charlton**

Location: Sweetman Rd/CR-55 (NYS Rt 67, Ag. Dist. #2)
A proposed 2-lot subdivision from an existing 58.68-acre parcel to create a 9.45-acre parcel with proposed single-family home and barn and a vacant 49.23-acre parcel.

26-A-13 **Gabe - Subdivision Review** **Town of Saratoga**

Location: Haas Rd. (Ag. Dist. #1)
A proposed 2-lot subdivision of a 23.94-acre parcel will create two equal parcels of 11.97-acres each with frontage on the local Haas Rd. Both parcels will be for single-family uses.

26-A-14 **Saratoga Lake Townhomes - Subdivision Review** **Town of Stillwater**

Location: NYS Rt 9P
A proposed lot line adjustment of three existing parcels to be followed by a subdivision to create one additional lot. The three current lots are improved with two-family dwellings and the proposed lot is also to be used for a two-family home.

26-A-15 **Coulombe - Subdivision Review (LLA)** **Town of Halfmoon**

Location: Sunset Boulevard & Devitt Road (Town of Waterford)
A proposed lot line adjustment between two adjoining rear lands where 5 Sunset Boulevard is to convey 1.14-acres with an existing barn to 62 Devitt Rd. 5 Sunset Blvd. will be a 0.95-acre parcel with existing residential improvements and 62 Devitt Rd. will become a 2.78-acre parcel with two existing duplexes (one duplex in the Town of Halfmoon and the other in the Town of Waterford).

26-A-16 **Rybaltowski - Subdivision Review** **Town of Halfmoon**

Location: Grooms Rd/CR 91
A proposed 3-lot subdivision of a 4.6-acre parcel to create Lot 1 as a 2.07-acre parcel with existing residential improvements, Lot 2 as a 0.96-acre parcel and Lot 3 as a 0.94-acre parcel. Lot 2 and 3 are proposed to be improved with two-family residential structures.

26-A-17 **St. Joseph's French Catholic Church - Subdivision Review** **Town of Waterford**

Location: Middletown Rd/CR-96 (CR-97 & Village of Waterford)
A proposed lot line adjustment and a subdivision to expand one existing residential lot and separate a house from a 40.7-acre parcel used by the church as a cemetery. The existing residential lot has an area of 0.27-acre and will be expanded to 0.39-acres by adjusting the parcel boundary line. The existing home on the 40.7-acre lot will be subdivided off to create a 0.40-acre lot. The remaining 39.9-acres will be maintained by the church.

26-A-18 **Spencer - Subdivision Review** **Town of Northumberland**

Location: Colebrook Rd. and Brampton Lane (Ag. Dist. #1 and Lands of NYS)
A proposed five lot subdivision by consolidating three existing parcels with a total area of 67.77-acres and subdividing into five residential lots. All five lots will be considered a flag lot with two lots each utilizing the minimal frontage to access local roads of Brampton Lane and Colebrook Rd. The first lot will have an area of 11.24-acres and maintain its own minimal frontage and driveway out to Colebrook Rd. Lot 2 will be 9.13-acres and Lot 3 will be 15.73-acres and share the minimal frontage on Colebrook Rd with separate driveways. Lot 4 will be 6.58-acres and Lot 5 will be 19.54-acres and share the minimal frontage out to Brampton Lane with separate driveways.

5. MOUs

26-A-09MOU **Stewarts Pond Family SD - Subdivision Review** **Town of Hadley**

Location: South Shore Rd./CR-7
A proposed two-lot subdivision from an existing 60-acre parcel off of South Shore Rd/CR-7. The proposed subdivision will create a 3.01-acre flag lot for a single-family use leaving the remaining 57-acres unchanged.

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.