SARATOGA COUNTY PLANNING BOARD
TOM L. LEWIS, CHAIRMAN
50 WEST HIGH ST, BALLSTON SPA, NY 12020
JASON KEMPER, DIRECTOR
518.884.4705 (P) 518.884.4780 (F)

Meeting Minutes
April 16, 2026

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: Tom Lewis, Chairman, Devin Dal Pos, Donald McPherson, Ian Murray, Mark Hammond, Ed Vopelak and Connie Wood.

Members Absent: none

Staff: Jason Kemper, Director; Kimberly Lambert, Senior Planner; Jeffrey Williams, Planner and Nisha Merchant, Economic Development Specialist/Planner, Tiedre Horan, Confidential Secretary

Guests: Gary Meier, Saratoga County DPW; Andy Brick, Brick Law Firm; Ciara Hopkins, RIC Energy

Approval of Minutes:
MOTION: The minutes of the March 19, 2026, meeting were unanimously approved on a motion made by Mr. Hammond and seconded by Ms. Wood. **CARRIED.**

Recusals: Donald McPherson 26-41, 26-60, and 26-68

Referrals

26-56JK Town of Malta: *Town of Malta* - Zoning Text and Map Amendment
Located on Town-wide. Tax Map No(s): N/A.

Mr. Kemper stated that this application was withdrawn at the request of the Town.

26-66JK Town of Clifton Park: *Crescent Rd. QuickChek* - Site Plan Review
Located on Crescent Rd./CR-92. Tax Map No(s): 284.-1-9.1.

Mr. Kemper presented an application for a proposed redevelopment of the site to construct a 5,852 s.f. QuickChek convenient store with 6-canopy gas pumps and a separate 1,850 s.f. Dunkin Donuts shop with drive-through.

The Board evaluated the proposed layout and comments received from Saratoga County DPW. The Board expressed concerns focused on the potential impacts to County Road #92 (Crescent Road). The Board is requesting a traffic study be completed for the project that evaluates the queueing that occurs during peak hours in proximity to the project site (Crescent Road and McKenna Way).

The Saratoga County Planning Board requested additional information

26-72NM Town of Halfmoon: *Halfmoon Solar* - Special Use Permit and Site Plan Review
Located on Upper Newtown Rd./CR-86. Tax Map No(s): 274.-1-36.111.

Ms. Merchant presented an application for a proposed 3.0MW solar array on 23.93 acres of an existing 132.64-acre parcel off of CR-86. A single access road is proposed leading to equipment pads and the arrays with a pre-fabricated steel bridge for a stream crossing.

Ms. Hopkins represented the applicant.

Board members questioned the economic feasibility of the project and Ms. Hopkins responded that the project is viable even without state incentives.

Mr. McPherson asked if the project had been reviewed by the Fire Department. Ms. Hopkins stated that the project will be served by two different fire departments. They had received comments from one of the fire departments and they were waiting for comments from the other.

Mr. Dal Pos asked if there was any battery storage and Ms. Hopkins responded no.

Mr. Meier advised the applicant to contact DPW to discuss the requirements for obtaining a County DPW driveway permit.

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

26-41KL City of Saratoga Springs: *67 West Ave-Saratoga Integrity Auto* - Site Plan Review
Located on West Ave. (NYS Rt 29). Tax Map No(s): 165.-2-85.

Ms. Lambert presented an application for 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.

The Saratoga County Planning Board had requested additional information to allow both tenants' site plans to be reviewed concurrently and to assess any shared or overlapping impacts.

A site plan for Tenant 2 was submitted which included site improvements relating to Tenant 1. A revised Layout Plan Rev 2- Plan Updates April 2, 2026, and Delivery Turning Plan dated April 2, 2026, were submitted. At that time, Eating and Drinking Establishment was added to the site statistics for parking calculations, planning for a third use onsite. The Applicant's presentation material 67 West Ave Development dated 3/26/2026 was also submitted which verified the third use.

While not a significant County-wide or intercommunity impact, the Board expressed concern regarding internal traffic circulation for three distinct uses. Specifically, there are significant concerns about the ability of emergency vehicles to adequately access the existing building, as well as the capacity for delivery trucks to safely navigate the site. The Board emphasized that the delivery operation involving trucks backing out the south side of the site onto West Avenue presented safety concerns. The proposed layout should be reevaluated to eliminate this maneuver and to ensure that delivery vehicles can enter, circulate within, and exit the site safely.

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

26-64KL City of Saratoga Springs: *67 West Ave-The Igloo* - Site Plan Review
Located on West Ave. (NYS Rt 29). Tax Map No(s): 165.-2-85.

Ms. Lambert presented an application for a site plan review for reuse of an existing building and site for a marijuana dispensary and two tenant spaces in the City's Neighborhood Center district.

The Saratoga County Planning Board had requested additional information from Tenant 1 to allow both tenants' site plans to be reviewed concurrently and to assess any shared or overlapping impacts.
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While not a significant County-wide or intercommunity impact, the Board expressed concern regarding internal traffic circulation for three distinct uses. Specifically, there are significant concerns about the ability of emergency vehicles to adequately access the existing building, as well as the capacity for delivery trucks to safely navigate the site. The Board emphasized that the delivery operation involving trucks backing out the south side of the site onto West Avenue presented safety concerns. The proposed layout should be reevaluated to eliminate this maneuver and to ensure that delivery vehicles can enter, circulate within, and exit the site safely.

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

26-60KL City of Saratoga Springs: *110-114 Nelson Ave.* - Site Plan Review
Located on Nelson Ave. (NYS Racetrack). Tax Map No(s): 166.77-4-17.1 & -17.2.

Ms. Lambert presented an application for a proposed project consisting of up to 11 single-family residences, a mixed-use building with associated site work in the JW Hemingway PUD.

In the February 18, 2025 Saratoga County Planning Board referral review of the PUD, comments were provided that suggested that NYRA's input may be important to ensure there are no conflicts or issues with the surrounding activities, especially if the project affects traffic or operations related to the racing season.

The SCPB noted there was not any correspondence from the New York Racing Association addressing any potential concerns as to the proximity to the horse barns on each side of the property. Engagement with the New York Racing Association and affected trainers may be considered to address potential conflicts and consider appropriate mitigation measures.

The SCPB commented that the commercial space did not include any parking component, which may be reconsidered as on-street parking is not readily available in this location. This could lead to logistical or accessibility issues, particularly for patrons or employees of the business.

The site statistics on the JW Hemingway PUD Site Plan Application dated February 25, 2026 showed the maximum building height in zone A as 55 ft. The bulk and area standards within the filed Local Law No. 4 of 2025 PUD language shows the maximum building height in Zone A and Zone B as 40 ft.

The most recent correspondence from the NYS Office of Parks, Recreation and Historic Preservation was dated December 10, 2024. An update of the JW Hemingway PUD Site Plan Application dated February

25, 2026 should be provided to that Office, so they can continue their review and address concerns that were outlined in that letter.

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

26-62JK Town of Clifton Park: *Tier II & III Moratorium* - Moratorium
Located on Town-wide. Tax Map No(s): N/A.

Mr. Kemper presented an application for a proposed 6-month moratorium on Tier II and III solar energy systems to review possible impacts of prime agriculture soils, cumulative capacity build-out and development pressure on agricultural community.

SCPB recommended setting specific benchmarks with regard to budgeting and subsequent code changes.

Mr. Kemper recommended approval.

26-63JW Village of Round Lake: *Village of Round Lake* - Zoning Text Amendment
Located on Village-wide. Tax Map No(s): N/A.

Mr. Williams presented an application for a proposed amendment to the Village zoning code to change the definition of "Accessory" and "Building Height" and to reflect the amendment in the Village's Bulk Regulations.

Mr. Williams recommended approval.

26-65JK Town of Clifton Park: *Northeast HVAC Solutions (Ferguson Group, LLC)* - Site Plan Review
Located on NYS Rt 146. Tax Map No(s): 271.-4-53.

Mr. Kemper presented an application for a proposed 2,400 s.f. building to be constructed on the existing business' site with an existing office building. The accessory building will consist of a 2-bay garage with space for an office and storage area. The addition will utilize an existing unused curb cut onto NYS Rt 146 while maintaining the current shared access to the site.

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

26-67JW Town of Stillwater: *R.M. Dalrymple Co. Inc.* - Special Use Permit & Site Plan Review
Located on Grace Moore Road & Lake Road/CR-76. Tax Map No(s): 231.-1-37.1; & -70; & -86; & -87; &-89.

Mr. Williams presented an application for a proposal to construct a 16,400 s.f. commercial building with access to CR-76, to provide sewer connections to three existing single-family homes and commercial site and a residential driveway out to CR-76.

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

26-68KL City of Saratoga Springs: *64 Washington St.* - Special Use Permit

Located on Washington St and Congress St. (NYS Rt 29). Tax Map No(s): 165.67-1-58.

Ms. Lambert presented an application for a proposed 25-unit, multi-family dwelling in the City's Transect-6 zoning district that is in need of a special use permit.

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

26-69JW Town of Milton: *Ballston Carpet & Tile* - Special Use Permit and Site Plan Review
Located on NYS Rt 50. Tax Map No(s): 203.11-1-31.111; &203.11-1-32; & 203.15-1-2; & -3.1; & -3.2.

Mr. Williams presented an application for a proposed construction of a 1-story, 18,000 s.f. retail and storage building by consolidating five existing parcels to create a 1.91-acre site. The improvements include the new building and maintaining the existing 10,694 s.f. commercial building with defining the driveway access from NYS Rt 50 leading to 45 parking spaces.

The Saratoga County Planning Board acknowledges that the materials submitted on April 2, 2026, for the GML-239m county referral review are conceptual in nature. The Board requests submission of a more detailed plan that clearly delineates the stream corridor, particularly as it relates to the Town's stream corridor overlay district and details on the internal traffic circulation, particularly for emergency vehicles and delivery vehicles.

The Saratoga County Planning Board requested additional information.

26-70NM Town of Halfmoon: *Walmart* - Site Plan Review
Located on US Rt 9. Tax Map No(s): 248.-2-56.1.

Ms. Merchant presented an application for a proposed generator to be installed at the rear of the existing Walmart store.

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

26-71NM Town of Halfmoon: *AT&T Co-Location* - Site Plan Review
Located on Elizabeth Ext. (Zim Smith County Trail). Tax Map No(s): 261.-1-6.11.

Ms. Merchant presented an application for a proposed upgrade to existing equipment located at a 170-ft elevation of an existing 180-ft tall monopole telecommunication tower.

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

26-73KL Town of Wilton: *New Country Motor Car Group* - Site Plan Review
Located on NYS Rt 50 & I-87 (City of Saratoga Springs). Tax Map No(s): 153.-3-84.11.

Ms. Lambert presented an application for a proposed renovation of the portion of the site that includes a proposed 20,919 s.f. addition to the existing Toyota sales building to create a 34,300 s.f Toyota sale area, customer service area and showroom. Exterior upgrades include parking improvements, internal circulation improvements and landscaping.

The SCPB noted besides the expected driveway access improvements and utility work, parking lot areas that are located within the State Right of Way will also need to be coordinated with NYS DOT.

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

26-75JW Town of Clifton Park: *Bella Lucia Pizzeria* - Area Variance (Sign) Review
Located on NYS Rt 146. Tax Map No(s): 270.-2-24.1.

Mr. Williams presented an application for the applicant is proposing a 60 s.f. wall sign where the Town's Neighborhood Business zoning district allows a maximum signage of 32 s.f. The area variance seeks relief of 28 s.f. of wall signage.

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

26-76JW Town of Clifton Park: *3 Daggett Mixed Use Building* - Area Variance Review
Located on Daggett Dr. (NYS Rt 146). Tax Map No(s): 269.-3-2.22.

Mr. Williams presented an application for a proposed commercial office and multifamily development on a 0.94-acre parcel exceeds the Town's permitted commercial density by 1,880 s.f., its multifamily density by 1,410 s.f. and the total parcel's potential density by over 75% per Town Code.

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

26-77KL City of Saratoga Springs: *1 Ballston Ave. Citizens* - Area Variance (Sign) Review
Located on Ballston Ave./NYS Rt 50. Tax Map No(s): 165.75-1-18.

Ms. Lambert presented an application for an Area Variance request for three wall signs for the Citizens Bank proposal of replacing three existing wall signs with new signs that have lettering height of 24 in. where 18 in. is the maximum allowed in the City's T-4 zone.

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

26-78JK Town of Malta: *Hannaford* - Site Plan Review
Located on Round Lake Rd./CR-80. Tax Map No(s): 250.-1-42.51.

Mr. Kemper presented an application for a proposal to construct a 904.5 s.f. refrigeration/freezer equipment and mechanical room off of the West side of the existing grocery building and a freestanding recycle collection building at the North end of the existing parking area.

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

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

SUBDIVISIONS

26-A-20JK Town of Clifton Park: *Coburg Village* - Subdivision Review
Located on Vischer Ferry Rd/CR-90 & Grooms Rd/CR-90. Tax Map No(s): 276.-2-54.

Mr. Kemper presented an application for a proposed 2-lot subdivision to subdivide an existing 8.29-acre parcel with existing commercial improvements (tavern and multi-family) to create a 7.23-acre parcel with the multi-family use and a 1.06-acre parcel with the tavern use.

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

26-A-21JK Town of Clifton Park: *18 Robinson St.* - Subdivision Review
Located on Robinson St. (Ag. Dist. #2). Tax Map No(s): 282.14-1-6.1.

Mr. Kemper presented an application for a proposed 2-lot subdivision of an existing 7.70-acre parcel with existing residential improvements and outbuildings to create a 1.70-acre parcel for a proposed single-family use and maintain the existing improvements on a 5.00-acre parcel.

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

26-A-22JW Town of Stillwater: *Maher* - Subdivision Review (LLA)
Located on Putnam Rd. (Town of Saratoga). Tax Map No(s): 206.-1-40.

Mr. Williams presented an application for a proposal to convey 81.43-acres to the neighboring 19.46-acre parcel to the North and within the Town of Saratoga's jurisdiction while maintaining a 5.00-acre parcel with existing residential improvements.

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

26-A-23NM Town of Halfmoon: *Geleta* - Subdivision Review (LLA)
Located on Farm to Market Rd/CR-109. Tax Map No(s): 266.-2-113 & -105.

Ms. Merchant presented an application for a proposed lot line adjustment to convey 1.68 acres from an existing 36.34-acre property to the adjoining 3.66-acre parcel. Both involved parcels have existing residential improvements and will result in properties being 34.66 acres and 5.34 acres respectively.

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

26-A-24KL Town of Wilton: *Wilton Service Center* - Subdivision Review
Located on Ballard Rd/CR-33 & Traver Rd (I-87). Tax Map No(s): 115.14-1-18; 115.-1-21; &-22.

Ms. Lambert presented an application for a proposed lot line adjustment to re-configure the boundaries of three parcels in order to place existing uses within their own parcel. An existing 0.34-acre parcel with an existing single-family home will be expanded to a 1.82-acre parcel with the house with frontage of Traver Rd. A 16.22-ac parcel with an existing propane sales use and overnight truck parking area to a 5.74-acre parcel housing the propane sale area. Lastly, an existing 6.05 acre parcel with a restaurant and truck repair shop and service will be a 15.05-acre parcel with the same uses and expanded to cover the existing truck rest area parking.

Ms. Lambert 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. McPherson and unanimously approved. **CARRIED.**

MOUS

26-58MOUJW Town of Wilton: *BJ's Gas Signage* - Area Variance (Sign)

Located on NYS Route 50 (City of Saratoga Springs). Tax Map No(s): 153.-3-86.111.
A proposal consisting of placing 10 additional attached signs to the BJ's Gas site and relief of two existing detached signs are seeking relief to the Town's code that allows one attached sign and one detached sign per commercial site. A 1993 area variance allowed two attached signs with a total area of 392 s.f. but did not address the two attached signs at the time. Therefore, the current proposal of 10 additional attached signs and one of the existing two attached signs along with the added 152.3 s.f. of signage is being requested for relief to the Town's sign ordinance.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton Zoning Board of Appeals, the referral for Area Variance (Sign) was reviewed on 3/25/2026 by Mr. Williams with concurrence from Devin Dal Pos & Don McPherson that the action posed No Significant County-wide or Intercommunity Impact.

26-59MOUJW Town of Wilton: *Saratoga Regional Health Center Signage* - Area Variance (Sign)

Located on US Rt 9. Tax Map No(s): 140.17-1-9.
The applicant is proposing to place 4 attached signs on the façade of the healthcare building where only one is permitted. The applicant also proposes to install 8 detached signs where only one detached sign is permitted. The applicant is seeking relief of 3 attached signs and 7 detached signs and a total square footage of all signage for 133.90 s.f.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton Zoning Board of Appeals, the referral for Area Variance (Sign) was reviewed on 3/23/2026 by Mr. Williams with concurrence from Devin Dal Pos & Don McPherson that the action posed No Significant County-wide or Intercommunity Impact.

26-74MOUJW Town of Wilton: *Hoffman Carwash* - Site Plan Review

Located on Lowes Dr. (NYS Rt 50). Tax Map No(s): 153.-3-37.35.
A proposal to upgrade the existing vacuums with new updated vacuum models and to modify a six space parking area by placing an enclosed vacuum mechanical building on two spaces. The existing internal traffic circulation will be maintained.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton Planning Board, the referral for Site Plan Review was reviewed on 4/6/2026 by Mr. Williams with concurrence from Mark Hammond & Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

26-79MOUJW Town of Wilton: *Wilton Service Center* - Area Variance Review

Located on Ballard Rd/CR-33, Traver Rd & i-87. Tax Map No(s): 115.14-1-18; 115.-1-21; & -22.
A proposed commercial lot line adjustment involving three existing parcels has created the need for area variance relief. The first area variance is for Scotty's Restaurant near Exit 16. The required pavement setback is 15 ft. where 0 ft is provided. (This is an existing condition not created by the proposed LLA). The second and third area variances are for rear yard setbacks to a detached garage and house on Traver Rd. The required rear yard setback is 50 ft where 44.5 ft and 45 ft are provided respectively. (The need for rear yard area variances was caused by the proposed LLA). The fourth and last area variance is for the rear pavement setback for the existing propane gas distribution building

where 15 ft is required and 0 is provided. (The need for pavement setback variance was caused by the proposed LLA).

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton Zoning Board of Appeals, the referral for Area Variance Review was reviewed on 4/8/2026 by Mr. Williams with concurrence from Ian Murray & Mark Hammond that the action posed No Significant County-wide or Intercommunity Impact.

26-80MOUJW Town of Wilton: *12 Hillside Ave.* - Area Variance Review

Located on Hillside Ave. (Town of Greenfield). Tax Map No(s): 153.13-2-22.
A proposed two-lot subdivision to separate two single family dwellings and outbuildings has created the need for four front yard setback area variances for the two existing homes and the existing garage and car port. The Town's R-1 zone requires 50 ft front yard setbacks for all four buildings, the first house has a 11.80 ft front yard setback, the second house has a 46.9 ft setback, the garage is 21.20 ft an the care port is 36 ft. All four area variances are for pre-existing conditions.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Wilton Zoning Board of Appeals, the referral for Area Variance Review was reviewed on 4/8/2026 by Mr. Williams with concurrence from Ian Murray & Devin Dal Pos that the action posed No Significant County-wide or Intercommunity Impact.

26-A-19MOUJW Town of Clifton Park: *Hospitality Syracuse LLC* - Subdivision Review

Located on NYS Rt 146. Tax Map No(s): 272.-1-27.11.
A proposed two lot commercial subdivision from an existing 1.49-acre parcel to create a 0.81-acre parcel for the Taco Bell restaurant and a 0.68-arce parcel for a proposed 500 s.f. coffee kiosk.

In accordance with the Memorandum of Understanding (MOU) between the Saratoga County Planning Board and the Town of Clifton Park Planning Board, the referral for Subdivision Review was reviewed on 3/26/2026 by Mr. Williams with concurrence from Connie Wood & 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 4:55 p.m.

Respectfully Submitted,
Tiedre Horan