



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 Agenda Planning Department Conference Room August 15, 2024 (Revised 8/15/2024) 4 pm

1. Call to Order
2. Approval of Previous Meeting Minutes
3. REFERRALS

24-118	Saratoga Hospital – PUD Amendment Review	City of Saratoga Springs
	Location: Church St (NYS 9N) A consideration of a zoning text amendment to transfer a portion of the remaining development area in Zone A to Zone B to provide for a new 60,000 s.f. medical office building in the Saratoga Hospital PUD. The amended PUD is to allow child daycare use for employees of the hospital and parking garages in Zone E in the future, if needed.	
23-173	1402 Route 50 – Special Use Permit & Site Plan Review	Town of Ballston
	Location: Brookline Rd./CR 60 and NYS Route 50 A proposed demolition and redevelopment of existing retail convenience store with gas into a 7,500 multi-tenant building. The applicant revised plans by removing the restaurant and drive-thru from consideration and exchanging with retail space. The applicant stated that there are no further plans for additional development of the approximately 5-acre parcel.	
24-108	Heflin (NYS Route 67) – Site Plan Review	Town of Malta
	Location: NYS Rt 67 (Zim Smith Trail) A proposed construction of 33-unit multi-family development consisting of three apartment buildings on 8.11-acre parcel off of NYS Route 67 and adjacent to Zim Smith Trail.	
24-113	Dance Lab – Site Plan Amendment Review	Town of Wilton
	Location: US Rte 9 A proposed expansion of the parking lot to reflect the overall site layout for 4.78-acre parcel.	

- 24-114** **Village of Round Lake – Zoning Text Amendment Review** **Village of Round Lake**
Location: Village-wide
A proposal to amend Section 180-13, RV-1 Residential Zoning of the Village Code.
- 24-115** **Saratoga Polo Farm, LLC – Special Use Permit and Site Plan Review** **Town of Stillwater**
Location: Brickhouse Rd (Ag Dist#1)
A proposed facility that includes a polo school, horse training, pasture lands, and horse turn out areas with associated barn and future private home on a 32.17-acre parcel.
- 24-116** **Kloss LLA – Area Variance Review** **Town of Wilton**
Location: Corinth Mountain Rd/CR-33
A proposed LLA creates the need for Lot #2 for a south side yard setback. The required setback is 100 ft, with 14 ft proposed, seeking 86 ft of relief. The proposed LLA is to mend an encroachment of the boundary line through a barn.
- 24-117** **Laphatt Holdings, LLC – Area Variance Review** **Town of Corinth**
Location: Main St. (Village of Corinth)
A proposed development of a five 4-unit apartment buildings has a created a need of area variances for relief of side yard setback requirements where 20 ft is required and 0 ft is provided due to a shared municipal boundary between the Village and Town.
- 24-119** **Town of Moreau Solar Law – Zoning Text Amendment Review** **Town of Moreau**
Location: Town-wide
A proposed Local Law to incorporate into the Town's Zoning Chapter 149 to regulate Solar Energy Systems.
- 24-120** **Pet Lodge – Area Variance Review** **City of Saratoga Springs**
Location: US Rt 9 (Saratoga Spa State Park)
A proposed roofed structure over an existing dog voiding area has created a need to seek side yard variances as the City's minimum interior side yard setback is 20 ft and 7 ft is being provided and the minimum total of both side yards needs to be 50 ft where 35 ft is provided.
- 24-121** **Ladd Auto Garage – Use Variance Review** **Town of Corinth**
Location: Wilton Mountain Rd (CR-24)
A proposal to operate an Auto Repair Shop out of a newly constructed three-bay garage in the Town's RR zoning district. The 1.34-acre parcel is improved with a single-family residence and the garage with access to the local Wilton Mountain Rd.

- 24-122** **Town of Moreau – Zoning Amendment - Map Review** **Town of Moreau**
- Location: Selfridge Road (County Reforestland)
- A proposal to re-zone two parcels, 7.82-acres & 1.44-ac respectfully, from R-2 residential to R-5 agricultural in order to allow the keeping of horses. Both lots have existing residential improvements.
-
- 24-123** **453-457 Broadway – Site Plan Review** **City of Saratoga Springs**
- Location: Broadway/US Rt 9/NYS Rt 50 (NYS Rt 9N & NYS Rt 29)
- A proposal to redevelop existing mixed-use buildings into an additional 15 apartment units while keeping the commercial spaces on the ground level. 453 Broadway will add three additional stories. The rear of 457 Broadway will have an addition of 4 levels. The second and third level will each have 5 new apartment units along with the two existing apartment units and the fourth level will be 5 new apartments. Parking will be 8 spaces at ground level in the rear of the building.
-
- 24-124** **Riverview Rd Convenient Store & Liquor – Site Plan Review** **Town of Clifton Park**
- Location: Riverview Rd/CR-91 & NYS Rt 146 (CR-88)
- A proposal to construct a 5,400 s.f. commercial building with a 2,950 s.f. convenience store and a 2,450 s.f. liquor store. The convenience store will have a four-pump gasoline under canopy and a single access to Riverview Rd.
-
- 24-125** **Town of Northumberland – Comprehensive Plan Update** **Town of Northumberland**
- Location: Town-wide
- The Town is updating their comprehensive plan to achieve its goal of preserving its agricultural character, fostering a strong farming economy and preserving open space and viewsheds while managing growth and its infrastructure.
-
- 24-126** **Flinton – Special Use Permit Review** **Town of Galway**
- Location: Crane Road (Ag. Dist. #2)
- A proposed commercial use of an existing private shooting range to be used by S&K Prevention Inc. as an off-site facility for NYS mandated training of certain clients.
-
- 24-127** **Prestige Petroleum Gas Station – Area Variance Review** **Town of Halfmoon**
- Location: NYS Rt 146
- A proposed convenience store with gas canopy proposes to place its canopy 47 ft from the front parcel boundary where 70 ft is the minimum front yard setback per Town Code. The area variance is seeking 23 ft of relief.
-
- 24-128** **578 Randall Rd. – Site Plan Review** **Town of Ballston**
- Location: Randall Rd (Ag. Dist. #2)
- A proposal to place a roof mounted solar system on the roof of an existing pole barn on the 55.97-acre parcel.

24-129 Smith – Special Use Permit and Area Variance Town of Charlton

Location: NYS 67 (CR 51)

Applicant is seeking a special use permit to operate a retail and service of snow plows. Applicant is also seeking two area variances - side yard setback and square footage of building.

4. SUBDIVISIONS

23-A-64 1402 Route 50 – Subdivision Review Town of Ballston

Location: Brookline Rd./CR 60 and NYS Route 50

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.

24-A-35 VonAhn Subdivision – Subdivision Review Town of Stillwater

Location: McDermott Rd (CR-75 & Ag Dist#1)

A proposed 2 lot subdivision from a 22.22-acre parcel to create an 8.32-acre parcel and a 13.90-acre parcel.

24-A-36 Kloss LLA – Subdivision (LLA) Review Town of Wilton

Location: Corinth Mountain Rd/CR-33

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.

24-A-38 Miller Rd 3-Lot Subdivision – Subdivision Review Town of Clifton Park

Location: Miller Rd. (Grooms Rd/CR-91 & Ag. Dist. #2 -no farm operation)

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.

24-A-39 229 Riverview Rd 2-lot Subdivision – Subdivision Review Town of Clifton Park

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

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.

24-A-40 Olesen – Subdivision Review Town of Halfmoon

Location: NYS Rt 146 (CR-109)

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.

24-A-41 One-Four-Six Marketplace PDD – Subdivision Review Town of Halfmoon

Location: NYS Rt 146

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.

5. MOUs

24-111MOU Dropper – Special Use Permit Review Town of Galway

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

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.

Concurrence: Devin Dal Pos & Ian Murray

24-112MOU Phair – Special Use Permit Review Town of Moreau

Location: Reservoir Rd. (US Rt 9)

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

Concurrence: Devin Dal Pos & Ian Murray

24-A-34MOU Forest Grove Ph. 3 – Subdivision Review Town of Wilton

Location: Putnam Rd and Jones Rd. (I-87-Northway)

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.

Concurrence: Don McPherson & Devin Dal Pos

24-A-37MOU Alford Subdivision – Subdivision Review Town of Greenfield

Location: Howe Road (Ag. Dist. #2)

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.

Concurrence: Devin Dal Pos & Ian Murray

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.