



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS, CHAIRMAN
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Meeting Agenda Planning Department Conference Room October 17, 2024 (Revised) 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

23-29 Pine Mobile Home Park – Site Plan Review Town of Moreau

Location: US Rt 9

A proposal to expand a pre-existing, nonconforming MHP of 7.81 acres by utilizing two neighboring parcels of 4.19 acres.

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. The applicant has responded to SC DPW by shifting the Brookline Rd entrance approximately 40 feet further to the east of the initial proposed driveway location.

24-88 17 Synergy Drive Warehouse (formerly 28 Synergy Dr. Warehouse) – Site Plan Review Town of Clifton Park

Location: Synergy Park Dr. (US Rt 9 & Town of Halfmoon)

A proposed construction of a 50,000 s.f. warehouse/office building on a 5.67-acre portion of the 5.96-acre parcel in the Synergy Light Industrial Park and shared with the Town of Halfmoon.

24-160 17 Synergy Drive Warehouse (formerly 28 Synergy Dr. Warehouse) – Site Plan Review Town of Halfmoon

Location: Synergy Park Drive (US Rt 9 & Town of Clifton Park)

As the 5.96-acre site is bisected by the shared municipal line of the Towns of Clifton Park and Halfmoon, the Town of Halfmoon is showing loading dock improvements on their 0.29-acre portion of the site.

- 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. In a Sept 2024 traffic analysis, the conclusion was no significantly impact traffic operations along the adjacent roadway network and no traffic mitigation outside of the site driveway is required. The site driveway is depicted to have a full entrance lane and designated right and left exit lanes.
- 24-147 Rogge/ DMMH Corp Storage – Area Variance & Special Use Permit Review** **Town of Moreau**
- Location: US Rt 9
- A proposal to construct an 18,000 s.f. mixed use building that includes rental spaces for commercial/retail use in the front and storage with large overhead doors for indoor storage of larger sized vehicles, items. The area variance is to allow self storage within 300 ft of US Rte 9. Next to proposed Pines Mobile Home Park.
- 24-148 Milton West Communication Facility – Special Use Permit & Site Plan Review** **Town of Milton**
- Location: Rock City Rd/CR-49 & Geyser Rd/CR-43
- A proposed 124 ft (120 ft and 4 ft lightning rod) monopole communication tower with 9 antennae on a fenced in 50 ft x 50 ft compound of a 48.04-acre parcel off of Geyser Rd.
- 24-149 Route 9 Telecommunication Tower – Special Use Permit and Site Plan Review** **Town of Clifton Park**
- Location: US Rt 9 (I-87)
- A proposed 124 ft (120 ft and 4 ft lightning rod) monopole communication tower on a 5.91-acre parcel on Meyer Rd.
- 24-150 Hot Diggity Dog Dry Storage 5015 Rt 9N – Use Variance Review** **Town of Corinth**
- Location: NYS Rt 9N
- A proposal for a use variance to permit the existing unfinished metal structure to be used for a self-storage facility and construct an additional 45 ft x 100 ft single story self storage facility in the R-2 (Moderate Density Residential) zone.
- 24-151 Wesley Health Care Center/Woodlawn Oval PUD – PUD Amendment Review** **City of Saratoga Springs**
- Location: City-wide
- A proposed zoning map amendment to remove/rezone a parcel 0.79-acre parcel near the corner of Clement Ave and Clinton Street from the Woodlawn Oval PUD to Urban Residential-1 District.

- 24-152** **851 Route 9 (Zappone) – Zoning Amendment (Map Review)** **Town of Wilton**
- Location: Route 9/Town wide
- A proposed zoning map amendment to rezone a portion of two rear parcels from R-2 to RB-1 to reflect the zoning along US Rte 9 and to allow for a proposed self storage facility.
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- 24-153** **Zappone Self Storage – Area Variance Review** **Town of Wilton**
- Location: US Rt 9
- A proposed construction of 134 self storage units is in need of rear, side, and pavement setback requirements. The rear setback is 35 ft, where 50 feet is required. The side yard setback is 29 ft, where 50 is required. The pavement setback is 10 ft, where 50 ft is required.
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- 24-154** **Spa City Volleyball Club LLC – Site Plan Review** **Town of Clifton Park**
- Location: Pierce Rd (I-87)
- A change of tenancy from warehouse to a recreational facility to allow a volleyball club to utilize the space. A parking waiver for 63 spaces is requested where 120 is required.
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- 24-155** **Devoe Orchard Cell Tower – Site Plan Review** **Town of Halfmoon**
- Location: Plant Rd. (US Rt 9)
- A proposed construction of a 144 ft communication tower on a 0.81-acre parcel to be subdivided from a 38.11-acre parcel.
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- 24-156** **Dawson Sr. Center Berm – Site Plan Review** **Town of Halfmoon**
- Location: Pruyn Hill Rd/CR-1345
- The applicant proposes to construct a 6 ft high, 1,652.52ft long earthen berm with plantings to act as a buffer to the currently constructed townhomes on Pruyn Hill Rd.
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- 24-157** **Tabor Road Transfer Station Breakroom – Site Plan Review** **Town of Halfmoon**
- Location: Tabor Rd (Town of Clifton Park)
- The applicant is seeking approval to add a 44 ft x 12 ft job trailer to be used for a breakroom on the 7.51-acre parcel with existing industrial improvements.
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- 24-158** **Cannabis Central – Special Use Permit & Site Plan Review** **Town of Halfmoon**
- Location: Crescent Vischer Ferry Rd/NYS Rt 819/ 911P
- The applicant proposes a 137 s.f. addition for a drive thru window and the addition of a drive thru lane on an existing commercial building on a 1.36-acre parcel.
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- 24-159** **Chelsea Place – Site Plan Review** **Town of Halfmoon**
- Location: Chelsea Place (Town of Clifton Park)

The applicant proposes a 10,000 s.f. flex-building with mixed commercial uses on a 1.4-acre parcel. Twenty-one parking spaces provided with access to the local road to Chelsea Place.

24-161 MED Home Services – Area Variance Review Town of Malta

Location: US Rt 9

A proposed deck on the existing commercial building creates a need for a front setback area variance as the proposed deck is 43.5' and 50' is required. 6.5' relief is requested.

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-49 25 New Street – Subdivision Review City of Saratoga Springs

Location: New Street (NYS Rt 50)

A proposed redevelopment of 5.18-acre lot into a subdivision with 18 residential lots (36 units) , one open space lot and a maintenance garage parcel. Each lot will be serviced by a proposed dedicated city road. A parcel also owned by the applicant will provide an open space buffer

24-A-51 Devoe Orchard Cell Tower – Subdivision Review Town of Halfmoon

Location: Plant Rd. (US Rt 9)

A proposed subdivision of a 38.11-acre parcel to create lot 1 as a 37.3-acre parcel and lot 2 will be the 0.81-acre parcel for a proposed cell tower use.

5. MOUs

24-133MOU Boyea Carriage House – Use and Area Variance Review Village of Ballston Spa

Location: East High Street

The applicant proposes to re-construct a detached carriage house and replace it with a 1-unit dwelling structure using the same footprint as the original on a 0.15-acre lot with an existing 3-unit multifamily home. The use variance is for the proposed 1-unit dwelling to be constructed is considered a second residential building on the parcel where only one residential structure is permitted per lot. The area variance is for a sideyard setback of 0.3ft where 15 ft is the minimum allowed and for a rear yard setback of 1.7 ft where 25 ft

is the minimum required. The existing parcel is ~6,534 s.f (0.15-ac) with three existing apartment units in the main house and one additional apartment unit being proposed. Village code calls for 2,500 s.f. of lot area for each additional dwelling unit or a total of 7,500 s.f. Per the Village's Code Enforcement Officer ,the site is also not compliant with the required maximum of 30% building coverage. The site provides five parking spaces where two spaces per dwelling unit is required or a total of 8 parking spaces.

Concurrence: Devin Dal Pos & Ian Murray

24-146MOU Daigle – Special Use Permit Review Town of Moreau

Location: Selfridge Rd (County Forest Land)

A in-home-occupation to operate a welding shop from an accessory structure in the rear of their house off of Selfridge Rd. The property is within 500 feet of two county owned forested lands as the jurisdictional determinant of the GML-239m county referral review.

Concurrence: Ian Murray & Devin Dal Pos

24-A-47MOU Jabot Subdivision – Subdivision Review Town of Galway

Location: Sacandaga Rd./NYS Rt 147

A proposed two lot subdivision involving the creation of a 4.00-acre parcel from an existing 96.70-acre parcel fronting on NYS Rt 147.

Concurrence: Ian Murray & Devin Dal Pos\

24-A-48MOU Hanks Hollow & Fairway Meadows connection – Subdivision Review (amendment) Town of Halfmoon

Location: Timothy's Way and Seashore Way (Zim Smith Trail)

A proposed new road connection between Fairway Meadows residential subdivision and Hanks Hollow residential subdivision. The road connection will result in several minor lot line adjustments in the Fairway Meadows subdivision and a net loss of two residential lots in the Hanks Hollow subdivision. Additional grading and utility connections and an expanded storm water management area will accommodate the interconnection between the residential developments.

Concurrence: Devin Dal Pos & Don McPherson

24-A-50MOU 125 High Rock The Mill – Subdivision Review City of Saratoga Springs

Location: High Rock Ave. (NYS Rt 50)

A proposed 3-lot subdivision to separate two existing commercial buildings from a third building with two commercial uses and then further subdividing to separate the two commercial uses by creating a boundary line that traverses along the party wall of that building. The subdivision consists of creating a 1.281-acr parcel with a portion of a building with a church use, a 0.777-acre parcel with a portion of a building with a gym use, and a 1.773-acre parcel with two other commercial buildings. The site will establish

appropriate easements for access, parking and utilities and there are no physical changes proposed to the site at this time.

Concurrence: Devin Del Pos & Connie Wood

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.