



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 May 16, 2024 (Revised 5/14/2024) 4 pm

1. Call to Order

2. Approval of Previous Meeting Minutes

3. REFERRALS

23-45 1417 Saratoga Rd – Special Use Permit & Site Plan Review (Amendment) Town of Ballston

Location: Brookline Rd & NYS Rt 50

A proposed amendment to the site plan to remove a 3 commercial buildings and replace them with 2 mixed use buildings. The proposed mixed-use buildings will consist of a 15,000 s.f. building with 9,812 s.f. of first floor commercial space and 28 apartments on the second and third floors and a 12,600 s.f. building with 11,400 s.f. of first floor commercial space and 24 apartment units on the second and third floors. Also, 24 townhome units in six buildings will be constructed in the rear of the site. This is on an approximate 34.5-acre parcel.

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, drive-thru, and also including a convenience store and a 10-pump gas canopy.

24-20 Frank Warehouse – Area Variance Town of Halfmoon

Location: Hudson River Rd/US Rte 4/NYS 32

A proposed 2,200 s.f. addition in the front of the existing 13,200 s.f. warehouse has created the need of a front yard setback area variance where 70 ft is required and 37.5 ft is proposed.

24-66 Katz PUDD – Special Use Permit & Site Plan Review Town of Ballston

Location: NYS Rt 50 (Ag. Dist. #2)

The proposed PUDD consists of to creating 57-single family homes and 161-units of apartments, with supporting road and utility infrastructure and amenities, on a 89.11-acre parcel located off of NYS Rt 50.

- 24-67** **Town of Hadley – Zoning Law Text** **Town of Hadley**
- Location: Town-wide
- The purpose of this local law is to encourage sensible siting for solar generation facilities such that scenic viewsheds, overlays, and vistas are preserved and protected. This legislation will balance the potential impact on agriculture and neighbors when solar collectors may be installed near their property while preserving the rights of property owners to install solar generation facilities without excess regulation.
- 24-68** **Music – Special Use Permit** **Town of Moreau**
- Location: Mott Road (Ag. Dist #1, Town of Northumberland)
- A proposal to establish up to 10 recreational vehicle/camping/cabin sites on a 43-acre parcel off of Mott Road. The campsites will be supported by an onsite access drive, potable well, and septic system.
- 24-69** **Polysat Company Inc. – Special Use Permit & Site Plan Review** **City of Mechanicville**
- Location: South Central Ave/US Rte 4, South Railroad St & 1st Avenue
- The company utilizes 2 existing warehouse buildings within the City's General Commercial Zone. A special use permit is required to allow laboratory and material testing to be performed in the buildings. The site plan consists of extending water from 1st Avenue down to south of Railroad Street to allow the existing warehouse building to be sprinklered.
- 24-71** **32 Wishing Well Apartment – Special Use Permit & Site Plan Review** **Town of Clifton Park**
- Location: Wishing Well Lane (Ag. Dist. #2)
- A proposed 750 s.f. addition on an existing home on a 0.47-acre parcel to be utilized as an in-law apartment.
- 24-72** **Delmonico's Building Addition – Site Plan Review** **Town of Clifton Park**
- Location: Northside Dr & NYS 146
- A proposed 925 s.f. restaurant building addition along with 25 new parking spaces and a small patio area on 1.86 acres.
- 24-73** **Northwood Water Company – Special Use Permit & Site Plan Review** **Town of Malta**
- Location: Eastline Rd/CR 82 & NYS 67 (Town of Ballston & Zim Smith Trail)
- A proposal to install a 15' x 20' pump house on the subject parcel and approximately 1,800 LF of new watermain by horizontal directional drilling along East Line Road from the Zim Smith Trail, north to the intersection with Brownell Road, where the current water distribution piping exists.
- 24-74** **KFC of Malta Renovation – Project Plan Review** **Town of Malta**
- Location: Kendall Way (NYS Rte 67, US Rte 9)
- A proposal for a Form-Based Code project plan amendment to make exterior cosmetic renovations to their existing Kentucky Fried Chicken restaurant on Kendall Way.
- 24-75** **King PDD – Site Plan Review** **Town of Halfmoon**
- Location: Halfmoon Crossings (US Rte 9)

A proposed amendment to construct a second building (10,000 s.f.) and install a playground area for a proposed child care facility.

24-76 **Town of Halfmoon – Zoning Text Amendment** **Town of Halfmoon**
Location: Town-wide
To add "Public and private outdoor and indoor recreation, sports, athletic, gym and other similar uses" to the list of permitted uses in the C-1 Commercial, LI-C Light Industrial and W-1 Waterfront Mixed Use zoning districts of the Town.

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-19 **Katz PUDD – Subdivision Review** **Town of Ballston**
Location: NYS Rt 50 (Ag. Dist. #2)
A proposed subdivision of the 89.11-acre parcel to phase the apartment component of the development and to separate the single-family development for financing purposes of the project. Parcel 1 will be a 19.43-acre parcel with 10 apartment buildings. Parcel 2 will be a 23.69-acre parcel with six apartment buildings along with the clubhouse and pool. The remaining 45.99-acres will be further subdivided to provide 57 single-family lots with lot size ranges between 8,255 s.f. and 22,814 s.f. with supporting infrastructure and roadway.

24-A-20 **Arnold – Subdivision Review** **Town of Charlton**
Location: Sacandaga Rd (NYS 147 & Ag. Dist.#2)
For estate planning purposes, two lot line adjustments and a subdivision is proposed for the existing 175.10-acres of land off of NYS Rt 147. The first lot line adjustment will create a 2.83-acre parcel from an existing 0.98-acre parcel with existing residential improvements. The second lot line adjustment will create a 74.29-acre parcel from an existing 2.03-acre parcel with existing residential and farm outbuilding improvements. The remaining 97.98 acres will remain in the family Trust but will be separated into a 32.15-acre parcel and a 65.83-acre parcel, thus creating one additional parcel.

24-A-21 **68 Droms Rd: Kohler Homes – Subdivision Review** **Town of Clifton Park**
Location: Droms Rd (Grooms Rd/CR 91)
A proposed 24 lot conservation subdivision on 100.3+/- acres. 23 new building lots will be created on a proposed public road. The existing farm houses and barns will retain the remaining lands to be utilized as private deed restricted open space.

24-A-22 **Lock One Marina – Subdivision Review (LLA)** **Town of Halfmoon**
Location: Hudson River Rd/US Rte 4/NYS 32 (Hudson River)
A proposed lot line adjustment to convey 0.21-acres from 425 Hudson River Road to 461 Hudson River Road.

5. MOUs

24-70MOU

137 Maple Ave High Peaks Canna – Site Plan Review

City of Saratoga Springs

Location: Maple Ave. (NYS Rt 9/50)

A proposed cannabis dispensary to be operated out of an existing 1,980 s.f office building off of Maple Avenue. The proposed site has eight existing on-site parking spaces with an existing curb cut onto Maple Ave. Supplemental off-site employee parking and on-street parking provided. There are no proposed changes to the exterior of the existing site.

Concurrence: Ian Murray, Devin Dal Pos and Don McPherson

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.

