SARATOGA COUNTY PLANNING BOARD
TOM L. LEWIS, CHAIRMAN
50 WEST HIGH ST, BALLSTON SPA, NY 12020
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Meeting Agenda
Planning Department Conference Room
January 15, 2026
4 pm

1. **Call to Order**

2. **Approval of Previous Meeting Minutes**

3. **REFERRALS**

26-13 **Norbut Solar Farm – Area Variance, Special Use Permit & Site Plan Review** — **Town of Waterford**

Location: Catallo Drive (NYS Erie Canal)

By consolidating lands and a lot line adjustment, the proposed solar array consists of placing two 5 MW solar arrays onto two adjoining properties that total 145.62-acres. The Town Code requires a 300 ft buffer between arrays but since the array is owned by the same entity, a request of a zero buffer between the two arrays is being asked.

25-165 **21st Century Concrete Inc – Site Plan Review** — **Town of Clifton Park**

Location: US Rt 9

A proposal to construct a ready-mix concrete production plant on a 19.40-acre site off of US Rt 9. Materials will be stored and mixed on site utilizing silos to load the concrete mixer trucks.

26-01 **53 Putnam St. – Site Plan Review** — **City of Saratoga Springs**

Location: Putnam St. (NYS Rt 9 and NYS Rt 9N)

A proposed temporary development of a park-like setting for a parcel with previous approval for multi-family structure on a 0.30-acre parcel. The temporary park will consist of a lawn area, bark mulched beds of ornamental trees and shrubs with two picnic tables.

26-02 **Galway St. Cold Storage – Site Plan Review** — **Village of Ballston Spa**

Location: Galway St. (NYS Rt 64 & Saratoga County Bld 5)

A proposed storage facility consisting of 5 buildings with total area of 9,950 s.f. and a total of 54-units of various size. The site will be a 0.71 acre parcel after a lot line adjustment with the neighboring parcel and the consolidation of two existing parcels. The access is provided off of Galway St with 7 street parking spaces being proposed.

26-03 **Dollar General – Area Variance (Sign)** **Town of Wilton**

Location: US Rt 9 (Town of Greenfield)

A proposed sign package for the General Dollar store consists of two wall signs with a total of 195 s.f. in area. The Town's zoning allows one wall sign and a total area of signage of 150 s.f. in the CR-1 zone.

26-04 **Northway Fellowship, Inc. – Site Plan Review** **Town of Malta**

Location: Dunning St./CR-108

A proposed 47 single family lots and one mixed use building consisting of 26 apartments, 3,000 s.f. restaurant and an additional 6,000 s.f. of commercial space on a 10.61 acre parcel off of CR-108.

26-05 **Liberty Affordable Housing, Inc. – Site Plan Amendment Review** **City of Saratoga Springs**

Location: Crescent Ave./CR-22 & Jefferson St. (Spa State Park)

Due to funding gaps for the proposed affordable housing project, the proposed amendment to the site plan consists of increasing the total number of units to 216 and increasing the AMI units to 10 from the original 212 approved units with 8 AMI units. The parking area will be reduced from 318 parking stalls to 206 parking stalls which increases the greenspace and overall safety of site.

26-06 **2108 US Rt 9 Storage Building – Site Plan Review** **Town of Clifton Park**

Location: US Rt 9 and Wood Rd. (Village of Round Lake)

The applicant proposes to construct two storage buildings of 4,000 s.f. and 2,400 s.f on a 1.53 acre parcel at the corner of US Rt 9 and Wood Rd.

26-07 **Knight – Area Variance** **Town of Edinburg**

Location: South Shore Rd./CR-7

A proposed removal and replacement of a 10 ft x 14 ft garage that is currently one foot from the CR-7 ROW.

26-08 **Town of Northumberland – Site Plan Review** **Town of Northumberland**

Location: NYS Rt 32

This proposal consists of constructing a 154 ft telecommunication tower within the newly created a TDD zone within a 100 ft by 100 ft leased area on a 10.93-acre property located off of NYS Rt 32.

26-09 **Lucky Dog Dispensary – Special Use Permit & Site Plan Review** **Town of Ballston**

Location: NYS Rt 67

A proposal to occupy 2,400 s.f. of the second floor of an existing 3,500 s.f. two-story building for a cannabis dispensary business. The first floor will be occupied by the existing business, the Howard Group. The current two, full access driveways for the site will be converted to a one-way system with a separate ingress and egress driveway that leads to 19 parking spaces.

26-10 **Cheema Petro LLC – Site Plan Amendment Review** **Town of Ballston**

Location: NYS Rt 50 and Brookline Rd/CR-60

The proposed placement of a single Fast EV charging station by utilizing one of the 31 provided parking spaces on the 0.93-acre site.

26-11 **LaCearis – Site Plan Review** **Town of Ballston**

Location: Lundy Lane (Ag. Dist. #2)

A proposal to construct a single-family home on a 0.89-acre parcel in the Town's Ballston Lake Waterfront zoning district.

26-12 **Boulder Point – Special Use Permit & Site Plan Review** **Town of Corinth**

Location: Palmer Ave/CR-24 (Village of Corinth, Warren Co. and Town of Queensbury)

A proposed 25 MWDC/35MW AC community solar facility to be constructed on a 216.29-acre parcel.

26-14 **Johnston – Special Use Permit Review** **Town of Galway**

Location: Bliss Rd (Ag Dist #2)

A proposed construction of an accessory apartment in an existing commercial building that was once a winery.

4. SUBDIVISIONS

25-A-64 **Bullard Lane Conservation Subdivision – Subdivision Review** **Town of Wilton**

Location: Bullard Lane (Saratoga County Forest Land)

A proposed 25 single-family lot conservation subdivision on a 72.73-acre parcel.

25-A-65 **Boulder Point – Subdivision Review** **Town of Corinth**

Location: County Road 24 (Village of Corinth, Warren County &

A proposed consolidation of five lots and their creation of new boundary lines to create two parcels. One parcel will be 63.35-acres and retained by international paper. The second lot will be a 152.94-acre parcel that will be utilized for a future solar array.

26-A-01 **Sayer – Subdivision Review** **Town of Providence**

Location: Fayville Rd./CR-13

A proposed two lot subdivision from an existing 54-acre parcel to create a 3.075-acre parcel with existing residential improvements and a 50.919-acre vacant parcel.

26-A-02 **Christovich & Monette (52 York Ave) – Subdivision Review** **City of Saratoga Springs**

Location: York Ave. (NYS Rt 29)

A proposed two lot subdivision to create two 0.125-acre parcels with one having existing residential improvements and the other open with an existing shed.

26-A-03 **Northway Fellowship, Inc. – Subdivision Review** **Town of Malta**

Location: Dunning St./CR-108

A proposed 49-lot subdivision consisting of 47 single-family lots, a mixed use building lot along with a lot to be dedicated to the Town of Malta.

26-A-04 **Gale-Todd LLA – Subdivision Review (LLA)** **Town of Edinburg**

Location: South Shore Rd./CR-7

A proposed lot line adjustment between neighboring properties to swap 0.25-acres of land in order to mend the rights to a retaining wall and to mend the encroachment of a 2nd floor overhang of a garage building.

5. **MOUs**

6. **Other Business**
   a. Planning Conference Update

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.