SARATOGA COUNTY PLANNING BOARD
TOM L. LEWIS, CHAIRMAN
50 WEST HIGH ST, BALLSTON SPA, NY 12020
JASON KEMPER, DIRECTOR
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Meeting Minutes
January 15, 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, Mark Hammond and Connie Wood.

Members Absent: Ian Murray and Ed Vopelak

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

Guests: Gary Meier, Saratoga County DPW

Approval of Minutes:
MOTION: The minutes of the December 18, 2025, meeting were unanimously approved on a motion made by Mr. McPherson and seconded by Ms. Wood. **CARRIED.**

Recusals: none

Referrals
26-13JW Town of Waterford: *Norbut Solar Farm* - Area Variance, Special Use Permit & Site Plan Review
Located on Catallo Drive (NYS Erie Canal & Mohawk River). Tax Map No(s): 290.-1-21.2; -21.11; 21.22 & -21.27.

Mr. Williams presented an application for a consolidation of lands and a lot line adjustment where 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.

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

MOTION: A motion to make a no significant county-wide or intercommunity impact determination for Referral No. 26-13 was made by Mr. Hammond, seconded by Ms. Wood and unanimously approved. **CARRIED.**

25-165JK Town of Clifton Park: *21st Century Concrete Inc* - Site Plan Review
Located on US Rt 9. Tax Map No(s): 259.-2-44.

Mr. Kemper presented an application for 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.

The previous review letter dated 9.19.25 was summarized for the Board. The Town Designated Engineer agreed with the trip generation and sight distance methodology in a letter dated 9.4.25. Confirmed that any clearing occuring within the ROW will need to be included in the NYSDOT work permit.

The plant is now propoosed to connect to municipal sewer and water service. A summary was provided to the Board of the letters from concerned citizens, Friends of Clifton Park Open Space, Clifton Park Open Space and Trails Committee and other interest groups.

Board members agreed the comments raised by the SCPB have been addressed and that project posed No Significant County-Wide or Inter Community Impact.

26-01KL City of Saratoga Springs: *53 Putnam St.* - Site Plan Review
Located on Putnam St. (US Rt 9 and NYS Rt 9P and NYS Rt 50). Tax Map No(s): 165.60-1-58.

Ms. Lambert presented an application for 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.

The Saratoga County Planning Board reviewed a proposed 41,470 s.f. mixed use (5-story) building including 4,423-s.f. of commercial space and 32 residential units in the City's urban Core (T-6) District on a 0.31-acre parcel in December 2023. The Board expressed concern on the level of remediation that may need to occur for public park usage versus the remediation plan set forth for a 5 story building.

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

26-02JW Village of Ballston Spa: *Galway St. Cold Storage* - Site Plan Review
Located on Galway St. (NYS Rt 64 & Saratoga County Bld 5). Tax Map No(s): 216.32-1-66.

Mr. Williams presented an application for 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.

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

26-03JW Town of Wilton: *Dollar General* - Area Variance (Sign)
Located on US Rt 9 (Town of Greenfield). Tax Map No(s): 153.-1-15.113.

Mr. Williams presented an application for 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.

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

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

Located on Dunning St./CR-108. Tax Map No(s): 229.4-2-42.

Mr. Kemper presented an application for 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.

A summary was provided of the original review letter from May 2025 in regards to the Area Variance and the Request for Additional Information. Malta staff confirmed the area variance is no longer required with the recent code changes.

A traffic analysis report was provided on 12.19.25. The total trip threshold was not exceeded and therefore the applicants engineer indicated no further traffic analysis was required. Board members asked if the TDE had signed off on the traffic report. Mr. Kemper stated he doesn't believe so but will ask and include in review letter.

Saratoga County DPW provided a number of comments, related to the closed drainage, ashpalt or curing in the ROW, and the contruction entrance standards.

Board members were concerned with the proposed commercial building and its close proximity to the County ROW and potential impacts to sight distance. Board members expressed concerns relating to internal movements in the project, the long alleys, etc. Mr. Kemper explained they were all concerns with some not covered under GML 239 but could be included in review letter if the Board desired.

The Saratoga County Planning Board requested additional information on the application.

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

Located on Crescent Ave./CR-22 & Jefferson St. (Spa State Park). Tax Map No(s): 179.-5-8.

Ms. Lambert presented an application for the amended site plan of a previously approved 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.

The Saratoga County Planning Board expressed concern with the large reduction of the number of parking spaces and no bus stops at or near this location. With CDTA having moved to a FLEX service, the current bus stop locations are on Lincoln Avenue that are over a mile away from this proposal. There was a suggestion for more discussion with CDTA about a FLEX stop to service this community.

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

26-06JK Town of Clifton Park: *2108 US Rt 9 Storage Building* - Site Plan Review
Located on US Rt 9 and Wood Rd. (Village of Round Lake). Tax Map No(s): 250.-2-2.

Mr. Kemper presented an application where 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.

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

26-07JK Town of Edinburg: *Knight* - Area Variance
Located on South Shore Rd./CR-7. Tax Map No(s): 81.10-1-22.

Mr. Kemper presented an application for a proposed removal and replacement of a 10 ft x 14 ft garage that is currently one foot from the CR-7 ROW.

Board members expressed concerns with the potential cumulative impacts of future applicants seeking the same reprieve on ROW setbacks for the County roads surrounding the Great Sacandaga Lake. Board members agreed that variances could pose a significant county impact. The Board is requesting that the survey map be updated to show the setback limits and grading within or near the County ROW.

The Saratoga County Planning Board requested additional information.

26-08JW Town of Northumberland: *Cellco/Verizon telecommunication tower* - Site Plan Review
Located on NYS Rt 32. Tax Map No(s): 117.-1-31.

Mr. Williams presented an application for a proposal consisting of constructing a 154 ft telecommunication tower within the newly created a TDD zone within a 50 ft by 50 ft leased area on a 10.93-acre property located off of NYS Rt 32.

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

26-09NM Town of Ballston: *Lucky Dog Dispensary* - Special Use Permit & Site Plan Review
Located on NYS Rt 67. Tax Map No(s): 216.-2-17.

Ms. Merchant presented an application for 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.

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

26-10NM Town of Ballston: *Cheema Petro LLC* - Site Plan Amendment Review
Located on NYS Rt 50 and Brookline Rd/CR-60. Tax Map No(s): 228.-3-9.2.

Ms. Merchant presented an application for 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.

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

26-11NM Town of Ballston: *LaCearis* - Site Plan Review
Located on Lundy Lane (Ag. Dist. #2). Tax Map No(s): 249.13-2-23.

Ms. Merchant presented an application for a proposal to construct a single-family home on a 0.89-acre parcel in the Town's Ballston Lake Waterfront zoning district.

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

26-12KL Town of Corinth: *Boulder Point* - Site Plan Review
Located on Palmer Ave/CR-24 (Village of Corinth, Warren Co. and Town of Queensbury). Tax Map No(s): 74.-2-11; -11.1; --74 & -.6.12.

Ms. Lambert presented an application for a proposed 25 MWDC/35MW AC community solar facility to be constructed on a subdivided portion of the 216.29-acre combined parcels (152.94-acres).

The Saratoga County Planning Board commented that fire/emergency services should review the submitted plans and the Emergency Access Plan.

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

26-14NM Town of Galway: *Johnston* - Special Use Permit Review
Located on Bliss Rd (Ag Dist #2). Tax Map No(s): 200.-1-68.1.

Ms. Merchant presented an application for a proposed construction of an accessory apartment in an existing commercial building that was once a winery.

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

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

SUBDIVISIONS

25-A-64KL Town of Wilton: *Bullard Lane Conservation Subdivision* - Subdivision Review
Located on Bullard Lane (Saratoga County Forest Land). Tax Map No(s): 141.-2-5.2.

Ms. Lambert presented an application for a proposed 25 single-family lot conservation subdivision on a 72.73-acre parcel. Saratoga County should be contacted for any potential updated trail connections County Forestland.

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

25-A-65KL Town of Corinth: *Boulder Point* - Subdivision Review
Located on County Road 24 (Village of Corinth, Warren County &. Tax Map No(s): 74.-2-6.11; -6.12; -7.2; -5; -11.1.

Ms. Lambert presented an application for 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.

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

26-A-01JK Town of Providence: *Sayer* - Subdivision Review
Located on Fayville Rd./CR-13. Tax Map No(s): 146.-1-110.

Mr. Kemper presented an application for 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.

Mr. Kemper stated that although it is a large parcel, there are a large amount of wetlands on the parcel. Application does not indicate a new dwelling will be constructed.

Board members agreed No Significant County Wide or Inter Community Impact.

26-A-02NM City of Saratoga Springs: *Christovich & Monette (52 York Ave)* - Subdivision Review
Located on York Ave. (NYS Rt 29). Tax Map No(s): 166.45-3-61.

Ms. Merchant presented an application for 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.

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

26-A-03JK Town of Malta: *Northway Fellowship, Inc.* - Subdivision Review
Located on Dunning St./CR-108. Tax Map No(s): 229.4-2-42.

Mr. Kemper presented an application for 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.

The Saratoga County Planning Board requested additional information.

26-A-04JK Town of Edinburg: *Gale-Todd LLA* - Subdivision Review (LLA)
Located on South Shore Rd./CR-7. Tax Map No(s): 106.-3-2.2 & -2.3.

Mr. Kemper presented an application for 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.

Mr. Kemper 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. Hammond and unanimously approved. **CARRIED.**

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.

OTHER BUSINESS

Planning Conference Update: Chairman Lewis provided an update about registrations and final selections for moderators were made.

Adjournment

The meeting was adjourned at 5:12 pm.

Respectfully Submitted,
Nisha Merchant