



Planning Board Agenda

December 9, 2025 – 7:00 pm

The Planning Board's Agenda is subject to change and certain items may be postponed NOTE: During a Public Hearing, each speaker shall state his name and address prior to addressing the Board and shall be granted the floor for up to three minutes. The Board will complete its deliberation of the project under review at midnight. All remaining items will be placed first on the next agenda.

I. Minutes Approval - 11/25/2025

II. Public Hearing

#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops) SUP & Site Plan

SBL: 272.-1-49.1

Proposed boat and ATV Storage Lot Serving the Bass Pro Shops store., 412 Clifton Park Center Rd,

Zoned: TC1 - Highway Zone, Status: Preliminary

Applicant: Bass Pro Shops Consultant: RAA Design – R. Myers

Last Seen On: 10/28/2025

[Site Plan](#)

#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)

SBL: 264.-3-5.1

Proposed 5 MW Cooley solar project. This is a preliminary plan submission, Mac Elroy Rd, Zoned: CR - Conservation Residential, Status: Preliminary

Applicant: DG Cooley, LLC Consultant: Madison Energy Infrastructure - B. Chan

Last Seen On: 09/09/2025

[Site Plan](#)

#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street

SBL: 264.-3-94.1

Proposed 4 lot residential subdivision, 924 Main St, Zoned: R1 – Residential

Status: Revised Preliminary

Applicant: Country Club Golf LLC Consultant: Environmental Design Partnership – J. Dannible

Last Seen On: 06/24/2025

[Subdivision Plan](#)

III. Old Business - none

IV. New Business

#2025-050 824 Main Street Flex Space Site Plan

SBL: 264.-3-24.1

Proposed Flex Space, 824 Main St, Zoned: B3 - Neighborhood Business

Status: Concept

Applicant: J. P. Miciotta, Consultant: ABD Engineers – J. Hitchcock, Jr

[Site Plan](#)

#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)

SBL: 250.-2-49

Proposed 2 story warehouse with second floor mezzanine, 103/105 Wood Rd

Zoned: L2 - Light Industrial 2 Status: Concept

Applicant: N/A, Consultant: Empire Engineering, PLLC – C. Longo

[Site Plan](#)

V. Discussion – 1 year approval extension for project #2024-015 Route 9 Convenience Store w/Fuel

VI. Public Privilege - Any member of the public may speak for up to three (3) minutes on matters currently before the Planning Board as open projects. Comments should be relevant to the Planning Board's jurisdiction under Subdivision, Site Plan, and Special Use Permit regulations. This opportunity is intended to allow the public to provide input or raise concerns related to active applications under review.

Next PB Meeting: January 13th