

GALWAY STREET COLD STORAGE

PROJECT NARRATIVE

October 10, 2025

INTRODUCTION

The proposed Galway Street Cold Storage project is located in the northeast quadrant of the intersection between Galway Street and Science Street in the Village of Ballston Spa, NY 12020. The project site consists of two parcels to undergo a lot line adjustment with tax map numbers 216.31-3-22, 216.31-3-18 totaling 0.83 acres.

The project proposes the construction of a cold storage facility. The cold storage facility will consist of (5) separate buildings, and will have a total storage area of 9,950 sf.

The applicant for the project is Spencer Tacy of 320 Saratoga Ave, Ballston, NY 12020.

EXISTING CONDITIONS

Existing Land Use and Zoning

The project site is located within the CBD Central Business District zone as defined by the Village of Ballston Spa zoning map. Cold storage is permitted use with a special use permit as defined by section 205 attachment 2 of the Village of Ballston Spa zoning code. The project area consists of 2 existing parcels having a total area of 0.83 acres that will undergo a lot line adjustment. The existing land use is vacant, with light woods and brush. An existing commercial business leases space on the corner of Science Street and Galway street in a single story building owned by the applicant.

Wetlands and Streams

There are no wetlands or streams on the project site.

Soils

According to maps from the Natural Resources Conservation Service (NRCS) of Saratoga County, the onsite soils are classified as follows:

Windsor loamy fine sand, undulating, OaB – (3-8% slopes): This is a very deep, gently sloping, well-drained soil formed in water sorted sand with a permeable lower subsoil and substratum. It is found on glacial outwash plains, beach ridges and lake plains. The permeability is rapid throughout the mineral soil and the available water capacity is low to moderate. Surface runoff is slow, and the soil has a slight erosion hazard. Depth to the water table is more than 6 feet, and depth to bedrock is greater than 60 inches. Hydrologic Soil Type A.

The project area is the site of a NYSDEC remediation program. The NYSDEC issued site number is 5-46-021. Site remediation and monitoring have been ongoing since 1977. The applicant and the NYSDEC are working closely together to ensure all requirements set forth in the site management plan are adhered

to during the planning and construction processes. Please refer to the attached Site Management Plan report
NYSDEC#5-46-021 by AECOM Environmental in the NYSDEC remediation database.

PROPOSED CONDITIONS

The proposed development consists of cold storage; the total square footage of cold storage is $\pm$ 9,950 square feet. The storage space will be broken down into 5 separate storage buildings, with (44) 10'x20' units, (3) 10x15' units and (7) 10'x10' units. Sizes of individual storage units are subject to change based upon local demand. Associated parking areas, and landscaping are also proposed as part of the project.

PARKING

The Village of Ballston Spa does not provide parking requirements for cold storage. The applicant is proposing to construct seven (7) curbed parallel parking stalls on the north side of Galway Street. These parallel stalls will have a sidewalk providing pedestrian access along the frontage of the parcel. Landscaping and green space is proposed between the parking stalls and the property line. This is intended to improve the visual appearance from Galway Street.

PROPOSED INFRASTRUCTURE

Preliminary Water and Sewer Plans

The proposed project does not require any water or sewer service.

Stormwater Management

Stormwater will be managed on-site via a subsurface management basin. Stormwater control practices will be designed and implemented in accordance with all NYSDEC technical standards and the Village of Ballston Spa requirements. The stormwater management system and appurtenances will be designed and constructed in accordance with all local, state and federal requirements and are proposed to be operated and maintained by the Owner.

SUMMARY

The proposed Galway Street Cold Storage will uphold the Villages' vision by working with existing land features, employing the zoning guidelines, and providing a needed development in the Village of Ballston Spa. The applicant and the applicant's engineer look forward to working with the Village of Ballston Spa to advance this redevelopment project.

