



TOWN OF BALLSTON

PLANNING BOARD AGENDA

January 25, 2022

via Zoom Only

6:30 pm

Call To Order

Pledge Of Allegiance

Approval Of Previous Minutes

OLD BUSINESS

1. 35 Middleline Rd Minor Subdivision (PB 2021-013) - Public Hearing Scheduled

35 Middleline Rd; SBL 238.-2-45

Minor Subdivision-*Proposal to subdivide a 9.31-acre property into 3 residential lots*

Documents:

[2021.12.28 REVISED PLAN.PDF](#)

[2021.12.30 REVISED AG STATEMENT DEC 30, 2021.PDF](#)

[PUBLIC HEARING NOTICE 35 MIDDLELINE.PDF](#)

2. 206 Westside Dr Minor Subdivision (PB 2021-014) - Public Hearing Scheduled

206 Westside Dr; SBL 249.13-1-14

Minor Subdivision and Site Plan Review - *Proposal to demolish two existing dwellings and subdivide parcel into two lots.*

Documents:

[PUBLIC HEARING NOTICE 206 WESTSIDE.PDF](#)

3. Lakeside Meadows (7 & 12 Willem Way) LLA (PB 2021-015)

7 and 12 Willem Way; SBL 249.-2-69 and 68

Lot Line Adjustment - *Proposal to adjust common line in a manner that Lot 5E will*

have 112.77 feet of frontage along Willem Way.

4. Dispatch Building For Curtis Lumber (PB 2021-018) - Public Hearing Scheduled
885 Route 67; SBL 228.-3-69

Site Plan Review - *Proposal for replacement of existing dispatch building with new 8000 SF building with new breakroom.*

5. Middleline West & Middleline East Solar Array (PB 2020-010)
284 Middleline Road; SBL 227.-1-16.11

Site Plan Review and Special Use Permit Community Solar Installation (CSI) -
Project plan is to construct two solar arrays on two parcels (227.-1-16.11 and 227.-1-20). Project totals 91.9 acres and will be approx. 5 MW AC each.

NEW BUSINESS

1. 60 Middleline Rd CSI (PB 2021-011)
60 Middleline Road; SBL 238.-2-26.2

Site Plan Review and Special Use Permit for Community Solar Installation (CSI) -
Proposal of 5 MW AC CSI.

2. Active Solar - Randall Road Solar Farm (PB 2021-012)
Randall Road; SBL 226.-1-43.1

Site Plan Review and Special Use Permit for Community Solar Installation -
Proposal for construction of a 7.40 MW solar farm.

3. Bloomfield Solar CSI (PB 2021-017)
Mann and Garrett Road; SBL 215.-1-48.1

Site Plan Review and Special Use Permit for Community Solar Installation -
Proposal for the construction of 7.5 MW DC solar system along Garrett Rd.

Public Hearing Rules

#1 Five-minute limit. Warning at four-minute mark. If you have more to say, submit it in writing. All submissions will be read.

#2 No foul language, swearing, cursing.

#3 No insulting offensive remarks.

#4 Don't repeat already expressed comments.

#5 Don't expect a response to remarks tonight. No back and forth between public and applicant or board. All questions will be answered in time.



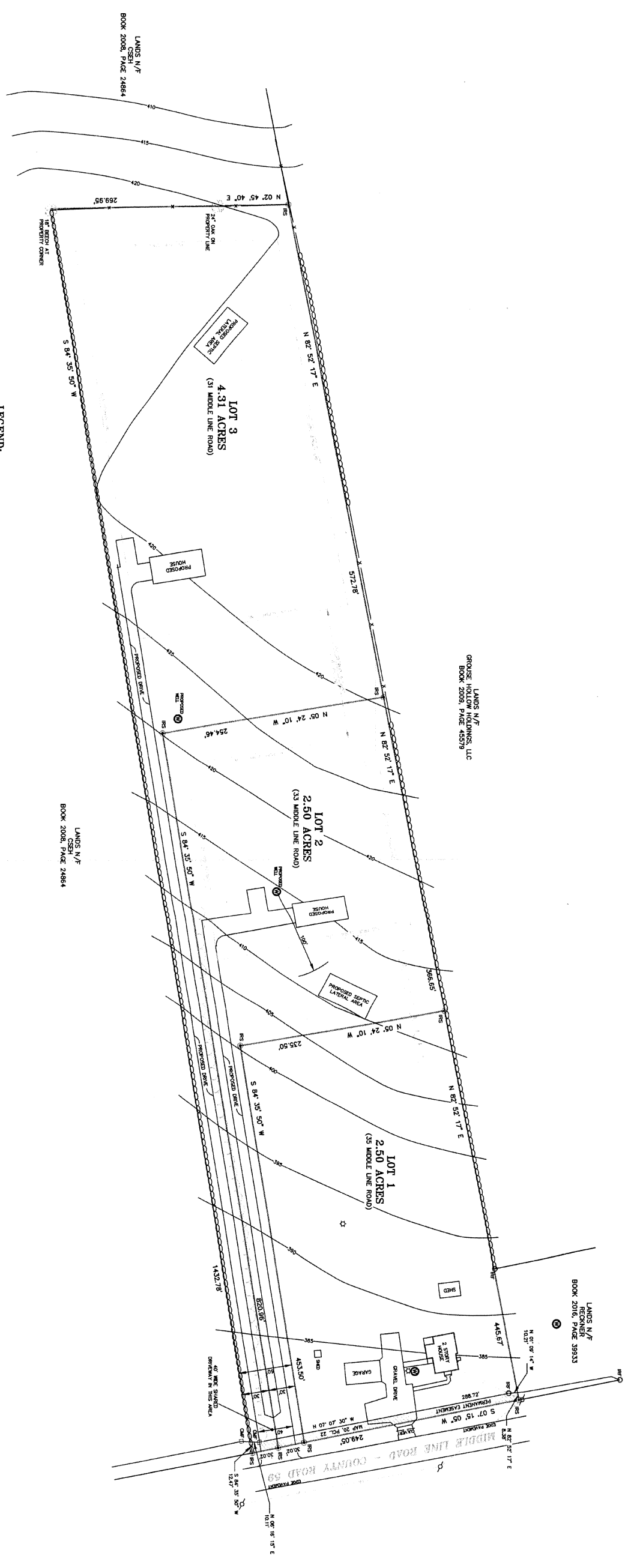
- NOTES:**
- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR THE REPORT AND STATEMENT OF FACTS IN ANY EASEMENT DOCUMENTS OR RESTRICTIONS OF RECORD OR ANY STATEMENT OF FACTS SUCH DOCUMENTS WOULD DISCLOSE.
 - 2) THE TOTAL ACREAGE OF THE SURVEYED PARCEL IS 9.31 ACRES, WHICH IS PROPOSED TO BE SUBDIVIDED INTO 3 RESIDENTIAL LOTS. LOT 1 WITH THE EXISTING HOUSE WOULD BE 2.50 ACRES, WITH A FRONTAGE OF 248.05 FEET REMAINING AFTER SUBDIVISION. LOTS 2 AND 3 WOULD BE PLATED LOTS WITH 50 FEET FRONTAGE EACH. LOTS 2 AND 3 WOULD BE PLATED LOTS WITH 50 FEET FRONTAGE EACH AND TRANSITION INTO INDIVIDUAL DRIVEWAYS. LOT 2 IS PROPOSED TO BE 2.50 ACRES AND LOT 3 IS PROPOSED TO BE 4.31 ACRES.
 - 3) THE ADDRESSES FOR THE PROPOSED LOTS MENTIONED ABOVE ARE TO BE:
 LOT 3 - 31 MIDDLE LINE ROAD
 LOT 2 - 33 MIDDLE LINE ROAD
 LOT 1 - 35 MIDDLE LINE ROAD
 - 4) THE ZONING FOR THE PROPOSED LOTS MENTIONED ABOVE IS RURAL AND THE USE IS TO BE RESIDENTIAL.

DEED REFERENCE:

L CHRISTOPHER GALLAGHAN, AS ADMINISTRATOR OF THE ESTATE OF MARGARET DEBERRY TO GLENN CARSON AND LINDA GROSS BY DEED DATED JANUARY 23 2002 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE JANUARY 28 2002 IN BOOK 1602, AT PAGE 695.

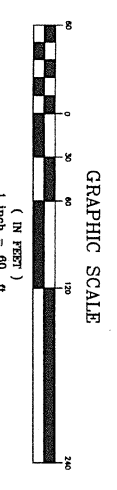
MAP REFERENCE:

LOT LINE ADJUSTMENT LANDS OF BRIAN T. FEENEY & SHERI D. CSEH, PREPARED BY GILBERT G. VANGULDER, L.S., DATED NOVEMBER 14, 2007 AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE JUNE 26, 2008 AS MAP NO. F-347.



LEGEND:

⊗	INS	IRON ROD TO BE SET
○	OPR	IRON ROD FOUND
□	CON	CONCRETE MARKER FOUND
○	UTL	UTILITY POLE
○	OWI	OPENHOLE UTILITY MARK
⊙	LPP	LAMP POST
○	EW	EXISTING WALL
○	SM	STONE WALL
○	WF	WIRE FENCE
—	TL	TREE LINE - DOG WOODS
—	SC	SCALED CONTOUR ELEVATION



CORNERSTONE SURVEYING & MAPPING
 189 NORTH LAKE AVENUE (518) 326-2595
 1301, NY 12180

HERMAN PULCHER, L.S.
 NY LIC. NO. 090277

NO.	DATE	REASON

KNOWN AS 35 MIDDLE LINE ROAD
 TAX MAP NO 238-2-45
 SARATOGA COUNTY
 DATE: OCTOBER 26, 2021
 SCALE: 1" = 60'

SUBDIVISION PLAT
 LANDS OF GROSS
 TOWN OF BALSTON
 STATE OF NEW YORK
 SCALE: 1" = 60'
 SHEET: 1 OF 1

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Glenn & Maria Gross
Mailing address: 35 Middleline Rd.
Ballston Spa, NY 12020

B. Description of the proposed project: Minor subdivision of 35 Middleline Rd into 3 parcels. Property is listed as rural and will be used as residential. Parcel 3 to be known as 31 Middleline Rd. as a flag lot at 4.31 acres. Parcel 2 to be known as 33 Middleline Rd. as a flag lot at 2.5 acres and parcel 1 already known as 35 Middleline Rd. at 2.5 acres

C. Project site address: 35 Middleline Rd. Town: Ballston

D. Project site tax map number: 238-2-45

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 9.31 acres

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
Grouse Hollow Holdings, LLC Book 2009, Page 45579.
Cseh Book 2008, Page 24864. both within 500 feet boundary

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Glenn & Maria Gross Owner
Name and Title of Person Completing Form

11-29-21
Date

**TOWN PLANNING BOARD
TOWN OF BALLSTON
SARATOGA COUNTY – NEW YORK**

NOTICE IS HEREBY GIVEN THAT the Town Planning Board of the Town of Ballston, Saratoga County, New York will meet and conduct a Public Hearing remotely by conference call and other similar service, where the public will have the ability to view or listen to such proceeding on the 26th day of January, 2022, at 6:30 p.m., for the purpose of hearing all persons upon approval, modification or disapproval of a certain subdivision application in the Town of Ballston, County of Saratoga, known as Subdivision Plat Lands of Gross Known as 35 Middle Line Road, SBL 238.-2-45 situate at or about 35 Middleline Road, Town of Ballston, County of Saratoga and State of New York, to be divided into lots. Said hearing may be adjourned from time to time as necessary.

IMPORTANT NOTICE The meeting will be conducted by video conference in accordance with applicable Executive Orders. The public may view and participate live using the following internet link <https://us06web.zoom.us/j/91520046050> or calling 646-558-8656 or 301-715-8592 or 312-626-6799 or 346-248-7799 or 669-900-9128; Webinar ID: 915 2004 6050.

All interested persons will be given an opportunity to be heard on the video/audio platform (Zoom) or by directing written comments prior to 5 p.m. on January 25, 2022 by email to nmerchant@townofballstonny.org or by mail to Town of Ballston Planning Board, 323 Charlton Road, Ballston Spa, New York 12020.

DATED: January 18, 2022.
Ballston, New York.

TOWN OF BALLSTON PLANNING BOARD
John Van Vorst, Chairman

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SARATOGA COUNTY – NEW YORK**

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