



# 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.*

Documents:

[PUBLIC HEARING NOTICE CURTIS LUMBER DISPATCH BLDG.PDF](#)

**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.*

Documents:

[THE SPINNEY GROUP - CSI APPLICATION 10-18-21.PDF](#)

**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.*

Documents:

[92602-2021\\_11\\_23-SITE PLAN APP.PDF](#)  
[92602\\_2021\\_11\\_23-NARRATIVE.PDF](#)  
[92602\\_2021\\_11\\_23-VISUAL IMPACT ASSESSMENT REPORT.PDF](#)  
[92602-2021\\_11\\_23 - SHPO SIGNOFF.PDF](#)  
[92602-2021\\_11\\_23-AG DATA STATEMENT.PDF](#)  
[92602-2021\\_11\\_23-AGRICULTURAL DATA STATMENT.PDF](#)  
[92602-2021\\_11\\_23-DECOM PLAN.PDF](#)  
[92602-2021\\_11\\_23-PLAN SET.PDF](#)  
[92602-2021\\_11\\_23-PROPERTY DEED.PDF](#)  
[92602-2021\\_11\\_23-STORMWATER LETTER.PDF](#)  
[92602-2021\\_11\\_23-SWPPP.PDF](#)  
[92602-2021\\_11\\_23-VISUAL IIMPACT ASSESSMENT FIGURES.PDF](#)  
[RANDALL RD FEAF.PDF](#)

**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.*

Documents:

01 2021-12-06 AGRICULTURE DATA STATEMENT.PDF  
02 SITE PLAN REVIEW CHECKLIST.PDF  
03 SPECIAL USE PERMIT CHECKLIST.PDF  
04 DEED.PDF  
05 APPLICATION FORM.PDF  
06 PROJECT NARRATIVE.PDF  
07 VISUAL ASSESSMENT.PDF  
08 SEQRA FEA.F.PDF  
09 2021-12-07 BLOOMFIELD SITE PLAN.PDF

**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.