



TOWN OF BALLSTON

PLANNING BOARD AGENDA

May 25, 2022

Town Hall Meeting Room

323 Charlton Road, Ballston Spa, NY 12020

6:30 pm

Call To Order

Pledge Of Allegiance

Approval Of Previous Minutes

OLD BUSINESS

1. Middleline West & Middleline East Solar Array (PB 2021-010)

284 Middleline Road; SBL 227.-1-16.11

- Site Plan Review, Special Use Permit and Lot Line Adjustment for Community Solar Installation (CSI)
- **Public Hearing continued**
- SEQRA Type 1 Action, open

Documents:

[MIDDLELINE SOLAR RESPONSE LETTER TO TOWN OF BALLSTON
PLANNING BOARD 5-3-22.PDF](#)
[MIDDLELINE SOLAR 05.03.2022.PDF](#)

2. 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)
- **Public Hearing Scheduled**

- SEQRA Type 1 Action, open

Documents:

[COVER LETTER TO PB 5-4-22.PDF](#)
[SPINNEY GROUP SP-1_5-3-22\(1\).PDF](#)

3. Bloomfield Solar CSI (PB 2021-017)

Mann and Garrett Road; SBL 215.-1-48.1

- Site Plan Review, Special Use Permit and Lot Line Adjustment for Community Solar Installation (CSI)
- SEQRA Type 1 Action, open

Documents:

[2022-05-04 BLOOMFIELD COVER LETTER.PDF](#)
[2022-05-04 BLOOMFIELD SITE PLANS.PDF](#)

4. 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 (CSI)
- **Public Hearing Scheduled**
- SEQRA Type 1 Action, open

5. 30 Hickory Grove Lane Site Plan Review (PB 2022-003)

SBL 249.10-2-21

- Site Plan Review for a single-family dwelling and detached garage within the Ballston Lake Waterfront Zoning District
- **Public Hearing Scheduled**
- SEQRA Type II Action - No action required

Documents:

[5-3-22 S1 PROPOSED PLOT PLAN-LAYOUT2.PDF](#)
[5-3-22 S2 EROSION SEDIMENT CONTROL-LAYOUT2.PDF](#)
[5-3-22 S3 LANDSCAPE PLAN-LAYOUT2.PDF](#)
[5-3-22 S4 GRADING PLAN-LAYOUT2.PDF](#)
[WELL REPORT 30 HICKORY GROVE LN..PDF](#)

NEW BUSINESS

1. 2A McCrea Hill Road Core Tech Site Plan Review (PB 2022-004)

SBL 228.-3-59.1

- Site Plan Review of a proposal for two manufacturing/office buildings on an existing vacant commercial lot.

- SEQRA Unlisted Action, open

Documents:

[PLANNING BOARD APPLICATION.PDF](#)
[CORE TECH LOT B SITE PLANS \(4-27-22\).PDF](#)
[WARRANTY DEED COUNTY CLERK RECORDING RECEIPT - CTIP](#)
[PURCHASE OF LOT B 2021.PDF](#)
[220419 1917_LEAP_22-006_CORE TECH III_PERMIT SET.PDF](#)
[PARKING WAIVER.PDF](#)
[PROJECT NARRATIVE.PDF](#)
[SHORT EAF.PDF](#)

2. 276 Lake Rd Lot Line Adjustment (PB 2022-005)

272 and 276 Lake Rd; SBL 239.-2-3.21, 239.-2-85

- Lot Line Adjustment to reverse the lot line adjustment approved on September 26, 2018
- SEQRA Type II Action - No action required

Documents:

[BUSONE APPLICATION FOR LOT LINE ADJ..PDF](#)
[BUSONE DEEDS.PDF](#)
[MAP LLA 2-MODEL.PDF](#)

3. Mangino Buick Entrance And Building (PB 2022-006)

1484 Route 50, 965 Route 67; SBL 228.-1-53, 228.-1-18

- Site Plan Review for additional site entrance and sign, and approx. 6000 SF building addition
- Special Use Permit
- SEQRA Unlisted Action, open

Documents:

[00_2022-05-04 TDE RESPONSE COVER LETTER.PDF](#)
[01_2022-05-04 MANGINO SITE PLANS.PDF](#)
[02_2022-05-04 PB APPLICATION.PDF](#)
[03_2022-05-03 OWNER AUTHORIZATION.PDF](#)
[04_SITE PLAN REVIEW CHECKLIST.PDF](#)
[05_SPECIAL USE PERMIT CHECKLIST.PDF](#)
[06_2022-05-03 SEAF.PDF](#)
[07_2022-05-04 PROJECT NARRATIVE MANGINOS.PDF](#)
[08_INT 2013028742 - SBL 228-1-53.PDF](#)
[08_INT 2016036933 - SBL 228-1-18.PDF](#)
[09_SHPO REPORT - NO EFFECT.PDF](#)
[10_2022-01-20 NYSDEC ARTICLE 24 PERMIT.PDF](#)
[11_2022-05-04 STORMWATER NARRATIVE.PDF](#)

4. 39 Midline Rd Minor Subdivision (PB 2022-007)

SBL 257.8-1-38

- Minor Subdivision to divide the parcel into two lots; one will continue to front along Midline Road, the other will front along Buell Avenue
- **Public Hearing Scheduled**
- SEQRA Unlisted Action, open

Documents:

[39 MIDLINE ROAD - PLANNING BOARD APPLICATION COVERSHEET.PDF](#)
[39 MIDLINE ROAD - SEQR SHORT FORM.PDF](#)
[39 MIDLINE ROAD - SIGNED AUTHORIZATION.PDF](#)
[39 MIDLINE ROAD MINOR SUBDIVISION CHECKLIST.PDF](#)
[DEED 257.8-1-38 \(39 MIDLINE RD\) \(INST NO. 2009042248\).PDF](#)
[MAP 39 MIDLINE ROAD MINOR SUBDIVISION.PDF](#)

Public Hearing Rules

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

#2 No foul language, swearing, cursing.

#3 No insulting offensive remarks.

#4 Please don't repeat already expressed comments.

#5 Don't expect a response to remarks tonight; there is no discussion between public and applicant or board. All questions will be answered in time.