



# 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:

1078.046 PB 2021-010 MIDDLE LINE EAST AND WEST SOLAR  
PLANTING REVIEW 04292022 1.PDF  
1078.046 PB 2021-010 MIDDLE LINE EAST AND WEST SOLAR REVIEW  
05202022.PDF  
22-56JW (BALLSTON, MIDDLELINE WEST AND EAST SOLAR  
ARRAY).PDF  
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](#)  
[1078.047 PB 2021-011 60 MIDDLE LINE CSI 05202022.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](#)  
[1078.049 PB 2021-017 BLOOMFIELD CSI PLANTING REVIEW 04292022.PDF](#)  
[1078.049 PB 2021-017 BLOOMFIELD CSI 05202022.PDF](#)  
[22-57JW \(BALLSTON, BLOOMFIELD SOLAR\).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

Documents:

[1078.048 PB 2021-012 ACTIVE RANDALL CSI 05202022.PDF](#)  
[22-63JW \(BALLSTON, RANDALL ROAD SOLAR I\).PDF](#)

**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  
PB 2022-003 30 HICKORY GROVE REVIEW 05202022.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  
PARKING WAIVER.PDF  
PROJECT NARRATIVE.PDF  
SHORT EAF.PDF  
220419 1917\_LEAP\_22-006\_CORE TECH III\_PERMIT SET -  
COMPRESSED FILE SIZE.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  
PB 2022-005 276 LAKE ROAD 05202022.PDF

### 3. **Mangino Buick Entrance And Building (PB 2020-025)**

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  
NAN-2021-01458-UDE PTR PROPERTIES LLC NWP LTR.PDF  
NAN-2021-01458-UDE PTR PROPERTIES NWP COMPLIANCE CERT.  
FORM.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  
PB 2022-007 39 MIDLINE ROAD 05202022.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.