



# 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. 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 Continued**
- SEQRA Type 1 Action, open

Documents:

[96700-2022\\_06\\_02-BASIC SWPPP - COMPRESSED FILE.PDF](#)  
[96700-2022\\_06\\_08-SPINNEY GROUP SOLAR FARM - COMPRESSED FILE.PDF](#)  
[96700-2022\\_06\\_08-TRANSMITTAL.PDF](#)  
[RESPONSE TO MJ REVIEW LETTER 6.6.22.PDF](#)

**2. 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)
- **Public Hearing Scheduled**
- SEQRA Type 1 Action, open

**3. 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 Continued**
- SEQRA Type 1 Action, open

**4. 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.
- **Public Hearing Scheduled**
- SEQRA Unlisted Action, open

Documents:

220603 1121\_LEAP\_22-006\_CORE TECH III\_PERMIT SET - COMPRESSED FILE.PDF  
 COMMENT REPOSENSE LETTER 6-1-22.PDF  
 CORE TECH SITE PLANS LOT B (6-1-22) - COMPRESSED FILE.PDF  
 FINAL STORM REPORT SCANNED 7.26.16 - COMPRESSED FILE.PDF  
 FINAL SWPPP REPORT SCANNED 7.26.16 - COMPRESSED FILE.PDF

**5. Mangino Buick Entrance And Sign Site Plan (PB 2020-025)**

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

- Site Plan Review and Special Use Permit for additional site entrance and sign
- **Public Hearing Scheduled**
- SEQRA Unlisted Action, open

Documents:

00\_COVER LETTER\_A.PDF  
 02\_SITE PLAN APPLICATION.PDF  
 03\_2022-05-03 OWNER AUTHORIZATION.PDF  
 04\_SITE PLAN REVIEW CHECKLIST.PDF  
 05\_SPECIAL USE PERMIT CHECKLIST.PDF  
 06\_SIGN APP.PDF  
 07\_2022-06-03 SEAF.PDF  
 08\_PROJECT NARRATIVE MANGINOS.PDF  
 09\_INT 2013028742 - SBL 228-1-53.PDF

09\_INT 2016036933 - SBL 228-1-18.PDF  
10\_SHPO REPORT - NO EFFECT.PDF  
11\_2022-01-20 NYSDEC ARTICLE 24 PERMIT.PDF  
12\_USACE PERMIT.PDF  
13\_EDP\_STORMWATER\_NARRATIVE.PDF  
01 SITE PLANS\_SITE ENTRANCE - COMPRESSED FILE.PDF

## NEW BUSINESS

### 1. *Wellnow Site Plan (PB 2022-008)*

1508 Route 50, 1502 Route 50, 975 Route 67; SBL 216-1-35, 216-1-36, 216-1-37

- Site Plan Review, Special Use Permit, and Lot Line Adjustment for proposed 3500 SF Health Care Facility with associated driveway and parking lot
- SEQRA

#### Documents:

60413-2021\_04\_07-DEEDS.PDF  
60413-2021\_04\_07-LOT LINE ADJUSTMENT CHECKLIST.PDF  
60413-2021\_04\_07-NARRATIVE.PDF  
60413-2021\_04\_07-SEAF.PDF  
60413-2021\_04\_07-SITE PLAN REVIEW CHECKLIST.PDF  
60413-2021\_04\_07-SPECIAL USE PERMIT CHECKLIST.PDF  
60413-2022\_05\_24-PB REQUEST LTR.PDF  
60413-2022\_05\_25-PLANNING BOARD APP.PDF  
60413-2022\_06\_07-OWNER AUTHORIZATION.PDF  
60413-2022\_06\_07-WELLNOW SITE PLAN - COMPRESSED FILE.PDF  
89401-2022\_05\_24 - PB MEETING.PDF  
EXECUTED APPLICATION.PDF

### 2. *Foreverly House Project Sketch Plan (PB 2022-009)*

1214 Saratoga Road; SBL 239.-1-10.111

- Sketch Plan Conference for two proposed buildings, each with two residential units, and additional parking

#### Documents:

1\_PLANNING BOARD APPLICATION COVER SHEET.PDF  
2\_SITE PLAN REVIEW CHECKLIST (PDF).PDF  
3\_PROJECT NARRATIVE\_FOREVERLY HOUSE.PDF  
4\_OWNER AUTHORIZATION FORM\_SIGNED.PDF  
5\_ARCHITECTURAL CONCEPTS\_FOR REFERENCE.PDF  
6\_FOREVERLY HOUSE\_CONCEPT PLAN\_24X36.PDF

### 3. *Insite Northeast Minor Subdivision (PB 2022-010)*

28 Diamond Road; SBL 249.00-3-72.2

- Minor Subdivision to subdivide the parcel into three single-family residential lots
- SEQRA

Documents:

DEED 1746 674.PDF  
MINOR SUBDIVISION CHECKLIST.PDF  
MINOR SUBDIVISION PLAN - 6-7-22 (SEALED).PDF  
PLANNING BOARD APPLICATION (6-7-22).PDF  
SHORT FORM EAF (6-7-22).PDF  
TRANSMITTAL (6-7-22).PDF

**4. Mangino Buick Building Addition Sketch Plan (PB 2022-011)**

1484 Route 50; SBL 228.-1-53

- Sketch Plan Conference for a 6,000 SF building addition.

Documents:

2022-06-08 SKETCH PLAN REQUEST.PDF  
SITE PLAN\_MANGINO GMC\_BLDG ADDITION.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.