



# TOWN OF BALLSTON

## PLANNING BOARD AGENDA

**June 29, 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  
60 MIDDLELINE RD SOLAR AG DATA STATMENT FORM FILLABLE.PDF  
2022.05.09 COUNTY REFERRAL FORM 60 MIDDLELINE.PDF  
60 MIDDLELINE RD SOLAR AG DATA STATMENT FORM FILLABLE.PDF  
2022.05.09 COUNTY REFERRAL FORM 60 MIDDLELINE.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, closed

Documents:

[DEPT. OF ARMY - ACTIVE SOLAR.PDF](#)

**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 REPOSE 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](#)  
[2022.06.08 2A MCCREA HILL RD COUNTY REFERRAL FORM.PDF](#)  
[PLANNING BOARD APPLICATION \(REVISED 2A MCCREA HILL ROAD 6-13-22\).PDF](#)  
[2022.06.08 2A MCCREA HILL RD COUNTY REFERRAL FORM.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  
2022.06.08 1484 ROUTE 50 COUNTY REFERRAL FORM.PDF

**NEW BUSINESS**

**1. 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
- SEQRA Unlisted Action, open - SEQRA is included with the Mangino Buick Entrance and Sign project

Documents:

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

**2. 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 Unlisted Action, open

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

**3. 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
- SEQRA Unlisted Action, open

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

**4. 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 Unlisted Action, open

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

**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.