



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
22-88JW (BALLSTON, 60 MIDDLELINE CSI).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](#)
[22-89JW \(BALLSTON, CORE TECH\).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
22-90JW (BALLSTON, MANGINO BUICK, GMC).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.