



# 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](#)  
[22-89JW \(BALLSTON, CORE TECH\).PDF](#)  
[1078.060 2A MCCREA HILL ROAD REVIEW 06242022.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](#)  
[1078.061 MANGINOS 1484 ROUTE 50 REVIEW 06242022.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  
1078.063 1508 ROUTE 50 WELL NOW REVIEW 06242022.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  
PB 2022-009 1214 SARATOGA ROAD 06242022.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  
PB 2022-010 28 DIAMOND RD MINOR SUB 06242022.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.