



# TOWN OF BALLSTON PLANNING BOARD MEETING AGENDA

**January 10, 2024 at 6:30 pm**

Town Hall Meeting Room and Zoom Webinar for Viewing Only  
323 Charlton Road, Ballston Spa, NY 12020

[www.townofballstonny.org](http://www.townofballstonny.org)

## DOCUMENT LINKS:

- To download all new documents related to this agenda as one file, click the following link and choose the file with this meeting date: [2024 Planning Board Meeting Public Files](#)
- To download new and/or previously submitted documents for each agenda item, see the links below

## Call to Order

## Pledge of Allegiance

## Approval of Previous Minutes

## OLD BUSINESS

### 1 - 1402 Route 50 Minor Subdivision, Site Plan and Special Use Permit (PB 2022-022)

SBL 228.-1-41

- Minor Subdivision, Site Plan Review and Special Use Permit for the redevelopment of an existing gas station/convenience store to add a new pump canopy, multi-tenant building, drive-through, parking, utility connections, stormwater management, and lighting/landscaping.
- **Public Hearing continued.**
- Document link:
  - [01-10-2024 Meeting - 1402 Route 50](#)
  - [11-29-2023 Meeting - 1402 Route 50](#)
  - [10-25-2023 Meeting - 1402 Route 50](#)
  - [09-27-2023 Meeting - 1402 Route 50](#)
  - [06-28-2023 Meeting - 1402 Route 50](#)
  - [05-31-2023 Meeting - 1402 Route 50](#)
  - [12-28-2022 Meeting - 1402 Route 50](#)

### 2 – Eastline Commons PUDD Phase III Site Plan (PB 2023-005)

Eastline Road; SBL 228.-4-1.1

- Site Plan Review application for the construction of 21 townhouses on 3.66 acres within the Eastline Commons PUDD, including public water and sewer service with on-site stormwater management
- **Public Hearing scheduled.**
- Document links:
  - [01-10-2024 Meeting - Eastline Commons PUDD Phase III](#)
  - [11-29-2023 Meeting - Eastline Commons PUDD Phase III](#)
  - [07-26-2023 Meeting - Eastline Commons PUDD Phase III](#)



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### **3 – Dominic Drive Cold Storage Facility Site Plan and Special Use Permit (PB 2023-008)**

216.-2-38.1

- Site Plan Review and Special Use Permit application for an unheated self-storage facility on a 7-acre portion of a 48.39-acre parcel with paved access road, drive aisles, security gates, fencing, and a 1500 SF pole barn.
- Document link:
  - [01-10-2024 Meeting - Dominic Drive Cold Storage Facility](#)
  - [09-27-2023 Meeting - Dominic Drive Cold Storage Facility](#)
  - [08-30-2023 Meeting - Dominic Drive Cold Storage Facility](#)

### **4 - 137 Kingsley Road Advisory Recommendation (PB 2023-015 and ZBA 2023-017)**

SBL 257.00-5-24.111

- Request from the Zoning Board of Appeals for an advisory recommendation regarding the application for two area variances for lot width and flag lot frontage for the subdivision of an existing vacant lot into three (3) parcels.
- Document link:
  - [10-25-2023 Planning Board and 12-06-2023 Zoning Board Meeting Documents - 137 Kingsley Road](#)

## **NEW BUSINESS**

### **5 – 145 Goode Street Sketch Plan (PB 2023-022)**

SBL 248.17-3-4

- Sketch Plan Conference for a 5,758 SF addition to the Burnt Hills Veterinary Hospital, including a parking lot expansion with 17 new parking spaces and a new septic system. Area variance to extend the nonconforming use by 6,500 SF previously granted by the Zoning Board of Appeals.
- Document link:
  - [01-10-2024 Meeting - 145 Goode Street](#)

### **6 – 1219 Saratoga Road Minor Subdivision (PB 2023-020)**

SBL 239.00-1-57

- Minor Subdivision application for a two-lot subdivision of a 13.386-acre parcel.
- Document link:
  - [01-10-2024 Meeting - 1219 Saratoga Road](#)



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## **OLD BUSINESS – continued**

### **7 – Willow Road Minor Subdivision Sketch Plan (PB 2023-016)**

SBL 249.5-1-36.11

- Sketch Plan Conference for a minor subdivision of an approximately 11.8-acre parcel into four (4) single-family lots ranging from 2.1 acres to 4.6 acres. The proposed lots will be served by public sanitary sewer and individual on-site wells.
- **Public Hearing scheduled.**
- Document link:
  - [01-10-2024 Meeting - Willow Road](#)
  - [12-27-2023 Meeting - Willow Road](#)
  - [11-29-2023 Meeting - Willow Road](#)

### **8 – 340 Hop City Road Modified Site Plan (PB 2023-018)**

SBL 226.-1-21.11

- Application for a Modified Site Plan (Town Code §138-156) for the operation of a maple syrup farm, to include collection, processing and marketing of crops as part of the New York State Maple Producers Association which sponsors two maple weekend events per year.
- Document link:
  - [01-10-2024 Meeting - 340 Hop City Road](#)
  - [12-27-2023 Meeting - 340 Hop City Road](#)
  - [11-29-2023 Meeting - 340 Hop City Road](#)

## **Public Hearing Rules**

- 1) When speaking, please state your name and address for the record.
- 2) Only speak during your turn at the standing microphone. No side or group discussions.
- 3) One turn per person to speak to the Board. No donation or aggregation of time from others.
- 4) Three-minute time limit to speak with warning at two-minute mark. Submit additional comments in writing to the Planning Board.
- 5) Address comments to the Board, not to the applicant or audience. Speak slowly, loudly, and clearly into the microphone.
- 6) No foul language or swearing. No insulting, offensive, or threatening remarks or behavior.
- 7) There will be no discussion between the public and the applicant or the Board. There will be no response to your questions or comments during the hearing from either the applicant or the Board; they may be addressed during the meeting. All will be considered.