



TOWN OF BALLSTON PLANNING BOARD

REGULAR MEETING AGENDA (Updated 1/25/2022)

January 26, 2022

via Zoom Only

6:30 pm

Call To Order

Pledge Of Allegiance

Approval Of Previous Minutes

OLD BUSINESS

- 1. 35 Middleline Rd Minor Subdivision (PB 2021-013) - Public Hearing Scheduled**
35 Middleline Rd; SBL 238.-2-45

Minor Subdivision-Proposal to subdivide a 9.31-acre property into 3 residential lots

Documents:

[2021.12.28 REVISED PLAN.PDF](#)
[2021.12.30 REVISED AG STATEMENT DEC 30, 2021.PDF](#)
[PUBLIC HEARING NOTICE 35 MIDDLELINE.PDF](#)
[2022.01.22 COUNTY PB RESPONSE 35 MIDDLELINE.PDF](#)

- 2. 206 Westside Dr Minor Subdivision (PB 2021-014) - Public Hearing Scheduled**
206 Westside Dr; SBL 249.13-1-14

Minor Subdivision and Site Plan Review - Proposal to demolish two existing dwellings and subdivide parcel into two lots.

Documents:

[PUBLIC HEARING NOTICE 206 WESTSIDE.PDF](#)

- 3. Lakeside Meadows (7 & 12 Willem Way) LLA (PB 2021-015)**
7 and 12 Willem Way; SBL 249.-2-69 and 68

Lot Line Adjustment - *Proposal to adjust common line in a manner that Lot 5E will have 112.77 feet of frontage along Willem Way.*

Documents:

[VOLPE 7 AND 12 WILLEM LLA APPL.PDF](#)
[LOT LINE ADJUST-MODEL.PDF](#)
[2021.12.27 MJ REVIEW PB 2021-015 LAKESIDE MEADOWS LLA.PDF](#)
[2022.01.04 BLDG INSPECTOR DETERMINATION LETTER.PDF](#)

4. Dispatch Building For Curtis Lumber (PB 2021-018) - Public Hearing Scheduled

885 Route 67; SBL 228.-3-69

Site Plan Review - *Proposal for replacement of existing dispatch building with new 8000 SF building with new breakroom.*

Documents:

[PUBLIC HEARING NOTICE CURTIS LUMBER DISPATCH BLDG.PDF](#)
[2022.01.21 COUNTY PB RESPONSE CURTIS LUMBER.PDF](#)

5. Middleline West & Middleline East Solar Array (PB 2020-010)

284 Middleline Road; SBL 227.-1-16.11

Site Plan Review and Special Use Permit Community Solar Installation (CSI) - *Project plan is to construct two solar arrays on two parcels (227.-1-16.11 and 227.-1-20). Project totals 91.9 acres and will be approx. 5 MW AC each.*

Documents:

[2022.01.21 RESPONSE LETTER TO TOWN PLANNING BOARD.PDF](#)
[2022.01.21 REVISED SWPPP 284 MIDDLELINE SOLAR.PDF](#)

NEW 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) - *Proposal of 5 MW AC CSI.*

Documents:

[THE SPINNEY GROUP - CSI APPLICATION 10-18-21.PDF](#)
[2022.01.24 MJ REVIEW LTR PB 2021-011 60 MIDDLE LINE.PDF](#)

2. 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 - *Proposal for construction of a 7.40 MW solar farm.*

Documents:

[92602-2021_11_23-SITE PLAN APP.PDF](#)
[92602_2021_11_23-NARRATIVE.PDF](#)

92602-2021_11_23-VISUAL IMPACT ASSESSMENT REPORT.PDF
92602-2021_11_23 - SHPO SIGNOFF.PDF
92602-2021_11_23-AG DATA STATEMENT.PDF
92602-2021_11_23-AGRICULTURAL DATA STATEMENT.PDF
92602-2021_11_23-DECOM PLAN.PDF
92602-2021_11_23-PLAN SET.PDF
92602-2021_11_23-PROPERTY DEED.PDF
92602-2021_11_23-STORMWATER LETTER.PDF
92602-2021_11_23-SWPPP.PDF
92602-2021_11_23-VISUAL IIMPACT ASSESSMENT FIGURES.PDF
RANDALL RD FEA.F.PDF
2022.01.24 MJ REVIEW LTR PB 2021-012 ACTIVE RANDALL CSI.PDF

3. Bloomfield Solar CSI (PB 2021-017)

Mann and Garrett Road; SBL 215.-1-48.1

Site Plan Review and Special Use Permit for Community Solar Installation -
Proposal for the construction of 7.5 MW DC solar system along Garrett Rd.

Documents:

01 2021-12-06 AGRICULTURE DATA STATEMENT.PDF
02 SITE PLAN REVIEW CHECKLIST.PDF
03 SPECIAL USE PERMIT CHECKLIST.PDF
04 DEED.PDF
05 APPLICATION FORM.PDF
06 PROJECT NARRATIVE.PDF
07 VISUAL ASSESSMENT.PDF
08 SEQRA FEA.F.PDF
09 2021-12-07 BLOOMFIELD SITE PLAN.PDF
2022.01.24 MJ REVIEW LTR PB 2021-017 BLOOMFIELD CSI.PDF

Public Hearing Rules

#1 Five-minute limit. Warning at four-minute mark. If you have more to say, submit it in writing. All submissions will be read.

#2 No foul language, swearing, cursing.

#3 No insulting offensive remarks.

#4 Don't repeat already expressed comments.

#5 Don't expect a response to remarks tonight. No back and forth between public and applicant or board. All questions will be answered in time.