



# TOWN OF BALLSTON PLANNING BOARD AGENDA

**March 29, 2023**  
**6:30 pm**

Town Hall Meeting Room  
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: [2023 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 – Bloomfield Solar CSI Special Use Permit Extension (PB 2021-017)

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

- Special Use Permit Extension request for the construction of the Bloomfield Solar project. Planning Board review is required when one year has passed since the permit was granted and a building permit has not been obtained
- Document link:
  - [03-29-2023 Meeting - Bloomfield Solar CSI](#)

### 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 3,500 SF Health Care Facility with associated driveway and parking lot
- SEQRA Unlisted Action, closed
- Document link:
  - [03-29-2023 Meeting - Wellnow 1508 Route 50](#)
  - [12-28-2022 Meeting - Wellnow 1508 Route 50](#)
  - [08-31-2022 Meeting - Wellnow 1508 Route 50](#)
  - [06-29-2022 Meeting - Wellnow 1508 Route 50](#) (link to the agenda on the Town website)



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## 3 - Astro Chemical Company Site Plan (PB 2022-016)

3 Mill Road Extension; SBL 257.16-1-13

- Site Plan Review for a proposed 5,900 SF office addition to an existing light industrial building
- SEQRA Unlisted Action, completed at Zoning Board of Appeals
- **Public Hearing Scheduled**
- Document link:
  - [03-29-2023 Meeting - Astro Chemical 3 Mill Road Extension](#)
  - [02-22-2023 Meeting - Astro Chemical 3 Mill Road Extension](#)
  - [10-26-2023 Meeting - Astro Chemical 3 Mill Road Extension](#)

## 4 – Katz Outlet Road Sketch Plan (PB 2022-015)

Outlet Road; SBL 239.-1-80

- Sketch Plan Conference for a Minor Subdivision to divide the 14.58-acre parcel into three residential building lots with Town water and natural gas
- SEQRA Unlisted Action, open
- Document link:
  - [03-29-2023 Meeting - Katz Outlet Road](#)
  - [01-25-2023 Information & Meeting Minutes - Katz Outlet Road](#)
  - [09-28-2022 Planning Board Meeting Submission -Katz - Outlet Road](#)

## 5 – 87 Scotch Bush Road Minor Subdivision (PB 2023-001)

SBL 256.-1-6

- Minor Subdivision to divide the 3.314-acre parcel into three residential building lots, one with existing home and remaining two to have public water and private septic systems
- SEQRA Unlisted Action, open
- Document link:
  - [03-29-2023 Meeting - 87 Scotch Bush Road](#)
  - [01-25-2023 Meeting - 87 Scotch Bush Road](#)



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## 6 – Suburban Services Group Site Plan (PB 2022-013)

852 and 854 Saratoga Road; SBL 257.-3-30, 257.-3-26.1

- Site Plan Review for proposed 1,666 SF warehouse addition including new front parking area, new east side access driveway, and lot line adjustment to combine the two existing lots into a single parcel
- SEQRA Unlisted Action, completed at Zoning Board of Appeals
- Document link:
  - [03-29-2023 Meeting - Suburban Services 852 & 854 Saratoga Road](#)
  - [07-27-2022 Meeting - Suburban Services 852 & 854 Saratoga Road](#)

## 7 – Goode Street & Orchard Terrace Lot Line Adjustments (PB 2022-021)

145 Goode Street, 149 Goode Street, 153 Goode Street, 4 Orchard Terrace, 6 Orchard Terrace  
SBL 248.17-3-4, 248.-1-51.1, 248.-1-89.111, 248.17-3-2, 248.17-3-3

- To discuss request of the Zoning Board of Appeals
- Document link:
  - [03-29-2023 Meeting & Zoning Board Information - Goode Street & Orchard Terrace](#)
  - [01-25-2023 Planning Board Meeting Submission - Goode Street & Orchard Terrace](#)

## NEW BUSINESS

## 8 – Stem & Stone Farm, LLC Modified Site Plan (PB 2023-003)

259 Scotch Bush Road; SBL 247.-1-21.111

- Modified Site Plan (Town Code §138-156) for an agritourism business focused on a you-pick flower operation and including a farmer's market, market stand, photography sessions, and workshops
- SEQR Unlisted Action, open
- Document link:
  - [03-29-2023 Meeting - Stem & Stone Farm 259 Scotch Bush Rd](#)

## 9 – 310 Charlton Road Site Plan and Special Use Permit (PB 2023-004)

SBL 238.-1-11.11

- Site Plan Review and Special Use Permit for the conversion of an accessory storage building to a livable space for the owner, including electrical service, water, and wastewater treatment system
- SEQR Type 2 Action
- Document link:
  - [03-29-2023 Meeting - 310 Charlton Road](#)



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## Public Hearing Rules

- 1) Five-minute limit with warning at four-minute mark. Submit additional comments in writing. All submissions will be read.
- 2) No foul language, swearing, or cursing. No insulting, offensive, or threatening remarks.
- 3) Don't repeat comments that have already been expressed.
- 4) There is no discussion between the public and the applicant or Board. There will be no response to your comments at the meeting, but all questions will be answered in time.