



# TOWN OF BALLSTON PLANNING BOARD AGENDA

**April 26, 2023 at 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 - Wellnow Site Plan (PB 2022-008)

1508 Route 50; SBL 216.-1-35

- Site Plan Review for proposed 3,500 SF Health Care Facility with associated driveway and parking lot
- SEQRA Unlisted Action, closed
- **Public Hearing scheduled**
- Document link:
  - [04-26-2023 Meeting - Wellnow 1508 Route 50](#)
  - [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 agenda on the Town website)

### 2 – 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
- **Public Hearing scheduled**
- Document link:
  - [04-26-2023 Meeting - 87 Scotch Bush Road](#)
  - [03-29-2023 Meeting - 87 Scotch Bush Road](#)
  - [01-25-2023 Meeting - 87 Scotch Bush Road](#)



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### 3 – 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 and new east side access driveway.
- SEQRA Unlisted Action, completed at Zoning Board of Appeals
- **Public Hearing scheduled**
- Document link:
  - [04-26-2023 Meeting - Suburban Services 852 & 854 Saratoga Road](#)
  - [03-29-2023 Meeting - Suburban Services 852 & 854 Saratoga Road](#)
  - [07-27-2022 Meeting - Suburban Services 852 & 854 Saratoga Road](#)

### 4 – 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:
  - [04-26-2023 Meeting - Stem & Stone Farm 259 Scotch Bush Road](#)
  - [03-29-2023 Meeting - Stem & Stone Farm 259 Scotch Bush Road](#)

### 5 – 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, exempt from review
- **Public Hearing scheduled**
- Document link:
  - [04-26-2023 Meeting - 310 Charlton Road](#)
  - [03-29-2023 Meeting - 310 Charlton Road](#)

### 6 – 1417 Route 50 Site Plan Amendment (PB 2019-016)

SBL 228.-1-48.32, 228.-1-2.1, 228.-1-48.112

- Site Plan Amendment to existing site plan approval dated October 29, 2020
- SEQR Type 1 Action, open
- **Public Hearing scheduled**



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- Document Link:
  - [04-26-2023 Meeting -1417 Route 50](#)
  - [02-22-2023 Meeting -1417 Route 50](#)

## **NEW BUSINESS**

No new business.

## **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.