



TOWN OF BALLSTON PLANNING BOARD AGENDA

May 31, 2023 at 6:30 pm

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

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 – 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
- **Public Hearing scheduled**
- Document link:
 - [05-31-2023 Meeting - Stem & Stone Farm 259 Scotch Bush Road](#)
 - [04-26-2023 Meeting - Stem & Stone Farm 259 Scotch Bush Road](#)
 - [03-29-2023 Meeting - Stem & Stone Farm 259 Scotch Bush Road](#)

2 – 1402 Route 50 Site Plan and Special Use Permit (PB 2022-022)

SBL 228.-1-41

- Site Plan Review and Special Use Permit for the redevelopment of an existing gas station/convenience store to add new pump canopy, multi-tenant building, drive-through, parking, utility connections, stormwater management, and lighting/landscaping.
- SEQR Unlisted Action, open
- Document link:
 - [05-31-2023 Meeting - 1402 Route 50](#)
 - [12-28-2022 Meeting - 1402 Route 50](#)



TOWN OF BALLSTON PLANNING BOARD AGENDA

May 31, 2023 at 6:30 pm

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

www.townofballstonny.org

NEW BUSINESS

No new business.

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.