



TOWN OF BALLSTON

PLANNING BOARD AGENDA

June 29, 2022

Town Hall Meeting Room

323 Charlton Road, Ballston Spa, NY 12020

6:30 pm

Call To Order

Pledge Of Allegiance

Approval Of Previous Minutes

OLD 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)
- **Public Hearing Continued**
- SEQRA Type 1 Action, open

Documents:

[96700-2022_06_02-BASIC SWPPP - COMPRESSED FILE.PDF](#)
[96700-2022_06_08-SPINNEY GROUP SOLAR FARM - COMPRESSED FILE.PDF](#)
[96700-2022_06_08-TRANSMITTAL.PDF](#)
[RESPONSE TO MJ REVIEW LETTER 6.6.22.PDF](#)
[60 MIDDLELINE RD SOLAR AG DATA STATMENT FORM FILLABLE.PDF](#)
[2022.05.09 COUNTY REFERRAL FORM 60 MIDDLELINE.PDF](#)
[60 MIDDLELINE RD SOLAR AG DATA STATMENT FORM FILLABLE.PDF](#)
[2022.05.09 COUNTY REFERRAL FORM 60 MIDDLELINE.PDF](#)

2. Bloomfield Solar CSI (PB 2021-017)

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

- Site Plan Review, Special Use Permit and Lot Line Adjustment for Community Solar Installation (CSI)
- **Public Hearing Scheduled**
- SEQRA Type 1 Action, open

3. 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 (CSI)
- **Public Hearing Continued**
- SEQRA Type 1 Action, closed

Documents:

DEPT. OF ARMY - ACTIVE SOLAR.PDF
NAN-2020-00591-UDE ACTIVE SOLAR RANDALL ROAD NWP LTR.PDF
NAN-2020-00591-UDE ACTIVE SOLAR RANDALL ROAD NWP
COMPLIANCE CERT FORM.PDF

4. 2A McCrea Hill Road Core Tech Site Plan Review (PB 2022-004)

SBL 228.-3-59.1

- Site Plan Review of a proposal for two manufacturing/office buildings on an existing vacant commercial lot.
- **Public Hearing Scheduled**
- SEQRA Unlisted Action, open

Documents:

220603 1121_LEAP_22-006_CORE TECH III_PERMIT SET -
COMPRESSED FILE.PDF
COMMENT REPOSENSE LETTER 6-1-22.PDF
CORE TECH SITE PLANS LOT B (6-1-22) - COMPRESSED FILE.PDF
FINAL STORM REPORT SCANNED 7.26.16 - COMPRESSED FILE.PDF
FINAL SWPPP REPORT SCANNED 7.26.16 - COMPRESSED FILE.PDF
2022.06.08 2A MCCREA HILL RD COUNTY REFERRAL FORM.PDF
PLANNING BOARD APPLICATION (REVISED 2A MCCREA HILL ROAD 6-
13-22).PDF
2022.06.08 2A MCCREA HILL RD COUNTY REFERRAL FORM.PDF
22-89JW (BALLSTON, CORE TECH).PDF
1078.060 2A MCCREA HILL ROAD REVIEW 06242022.PDF

5. Mangino Buick Entrance And Sign Site Plan (PB 2020-025)

1484 Route 50, 965 Route 67; SBL 228.-1-53, 228.-1-18

- Site Plan Review and Special Use Permit for additional site entrance and sign
- **Public Hearing Scheduled**
- SEQRA Unlisted Action, open

Documents:

[00_COVER LETTER_A.PDF](#)
[02_SITE PLAN APPLICATION.PDF](#)
[03_2022-05-03 OWNER AUTHORIZATION.PDF](#)
[04_SITE PLAN REVIEW CHECKLIST.PDF](#)
[05_SPECIAL USE PERMIT CHECKLIST.PDF](#)
[06_SIGN APP.PDF](#)
[07_2022-06-03 SEAF.PDF](#)
[08_PROJECT NARRATIVE MANGINOS.PDF](#)
[09_INT 2013028742 - SBL 228-1-53.PDF](#)
[09_INT 2016036933 - SBL 228-1-18.PDF](#)
[10_SHPO REPORT - NO EFFECT.PDF](#)
[11_2022-01-20 NYSDEC ARTICLE 24 PERMIT.PDF](#)
[12_USACE PERMIT.PDF](#)
[13_EDP_STORMWATER_NARRATIVE.PDF](#)
[01 SITE PLANS_SITE ENTRANCE - COMPRESSED FILE.PDF](#)
[2022.06.08 1484 ROUTE 50 COUNTY REFERRAL FORM.PDF](#)
[22-90JW \(BALLSTON, MANGINO BUICK, GMC\).PDF](#)
[1078.061 MANGINOS 1484 ROUTE 50 REVIEW 06242022.PDF](#)

NEW BUSINESS

1. Mangino Buick Building Addition Sketch Plan (PB 2022-011)

1484 Route 50; SBL 228.-1-53

- Sketch Plan Conference for a 6,000 SF building addition
- SEQRA Unlisted Action, open - SEQRA is included with the Mangino Buick Entrance and Sign project

Documents:

[2022-06-08 SKETCH PLAN REQUEST.PDF](#)
[SITE PLAN_MANGINO GMC_BLDG ADDITION.PDF](#)

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 3500 SF Health Care Facility with associated driveway and parking lot
- SEQRA Unlisted Action, open

Documents:

60413-2021_04_07-DEEDS.PDF
60413-2021_04_07-LOT LINE ADJUSTMENT CHECKLIST.PDF
60413-2021_04_07-NARRATIVE.PDF
60413-2021_04_07-SEAF.PDF
60413-2021_04_07-SITE PLAN REVIEW CHECKLIST.PDF
60413-2021_04_07-SPECIAL USE PERMIT CHECKLIST.PDF
60413-2022_05_24-PB REQUEST LTR.PDF
60413-2022_05_25-PLANNING BOARD APP.PDF
60413-2022_06_07-OWNER AUTHORIZATION.PDF
60413-2022_06_07-WELLNOW SITE PLAN - COMPRESSED FILE.PDF
89401-2022_05_24 - PB MEETING.PDF
EXECUTED APPLICATION.PDF
1078.063 1508 ROUTE 50 WELL NOW REVIEW 06242022.PDF

3. Foreverly House Project Sketch Plan (PB 2022-009)

1214 Saratoga Road; SBL 239.-1-10.111

- Sketch Plan Conference for two proposed buildings, each with two residential units, and additional parking
- SEQRA Unlisted Action, open

Documents:

1_PLANNING BOARD APPLICATION COVER SHEET.PDF
2_SITE PLAN REVIEW CHECKLIST (PDF).PDF
3_PROJECT NARRATIVE_FOREVERLY HOUSE.PDF
4_OWNER AUTHORIZATION FORM_SIGNED.PDF
5_ARCHITECTURAL CONCEPTS_FOR REFERENCE.PDF
6_FOREVERLY HOUSE_CONCEPT PLAN_24X36.PDF
PB 2022-009 1214 SARATOGA ROAD 06242022.PDF

4. Insite Northeast Minor Subdivision (PB 2022-010)

28 Diamond Road; SBL 249.00-3-72.2

- Minor Subdivision to subdivide the parcel into three single-family residential lots
- SEQRA Unlisted Action, open

Documents:

DEED 1746 674.PDF
MINOR SUBDIVISION CHECKLIST.PDF
MINOR SUBDIVISION PLAN - 6-7-22 (SEALED).PDF
PLANNING BOARD APPLICATION (6-7-22).PDF
SHORT FORM EAF (6-7-22).PDF
TRANSMITTAL (6-7-22).PDF
PB 2022-010 28 DIAMOND RD MINOR SUB 06242022.PDF

Public Hearing Rules

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

#2 No foul language, swearing, cursing.

#3 No insulting offensive remarks.

#4 Please don't repeat already expressed comments.

#5 Don't expect a response to remarks tonight; there is no discussion between public and applicant or board. All questions will be answered in time.