



TOWN OF BALLSTON PLANNING BOARD AGENDA

August 30, 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 - Katz Outlet Road Minor Subdivision (PB 2022-015)

Outlet Road; SBL 239.-1-80

- Minor Subdivision application to divide the 14.58-acre parcel into three residential building lots with Town water and natural gas
- **Public Hearing scheduled**
- Document links:
 - [08-30-2023 Meeting - Katz Outlet Road](#)
 - [07-28-2023 Meeting - Katz Outlet Road](#)
 - [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](#)

2 - 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

- Multiple Lot Line Adjustments across five adjacent properties under the same ownership
- Document links:
 - [08-30-2023 Meeting - Goode Street & Orchard Terrace](#)
 - [07-26-2023 Meeting & Zoning Board Information - Goode Street & Orchard Terrace](#)
 - [03-29-2023 Meeting & Zoning Board Information - Goode Street & Orchard Terrace](#)
 - [01-25-2023 Planning Board Meeting Submission - Goode Street & Orchard Terrace](#)



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NEW BUSINESS

3 – 1024 Route 50 Site Plan and Special Use Permit (PB 2023-006)

SBL 239.17-3-1

- Site Plan and Special Use Permit application for the construction of a single-family home with in-law apartment and accessory structure; on-site septic system and municipal water supply
- Document link:
 - [08-30-2023 Meeting - 1024 Route 50](#)

4 – 1003 Route 50 Sketch Plan Conference (PB 2023-007)

SBL 248.-2-7, 248.-2-6

- Sketch Plan Conference for the construction of a 24-foot by 28-foot building on 1.533 acres for a landscape supply business/nursery with on-site septic system and municipal water supply, on-site trees, plantings, a man-made pond, and an area with material bins for contractors to pick up landscape materials
- Document link:
 - [08-30-2023 Meeting - 1003 Route 50](#)

5 – Dominic Drive Cold Storage Facility Conceptual Site Plan and Special Use Permit (PB 2023-008)

216.-2-38.1

- Conceptual Site Plan and Special Use Permit application for an 80,500 SF unheated self-storage facility on a 7-acre portion of a 48.39-acre parcel with paved access road, drive aisles, security gates, fencing, and a 1500 SF pole barn
- Document link:
 - [08-30-2023 Meeting - Dominic Drive](#)

6 – Cornerstone Condominiums Site Plan (PB 2023-009)

1477 Route 50; SBL 216.79-1-2, 228.23-1-1

- Site Plan application for the construction of 36 additional parking spaces to be constructed in 2 phases
- Document link:
 - [08-30-2023 Meeting - Cornerstone Condominiums 1477 Route 50](#)



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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.