



TOWN OF BALLSTON PLANNING BOARD AGENDA

September 27, 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 – 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 private water supply.
- **Public Hearing scheduled.**
- Document link:
 - [09-27-2023 Meeting - 1024 Route 50](#)
 - [08-30-2023 Meeting - 1024 Route 50](#)

2 – 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.
- **Public Hearing scheduled.**
- Document link:
 - [09-27-2023 Meeting - Cornerstone Condominiums 1477 Route 50](#)
 - [08-30-2023 Meeting - Cornerstone Condominiums 1477 Route 50](#)

3 – 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 a new pump canopy, multi-tenant building, drive-through, parking, utility connections, stormwater management, and lighting/landscaping.



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- Document link:
 - [09-27-2023 Meeting - 1402 Route 50](#)
 - [06-28-2023 Meeting - 1402 Route 50](#)
 - [05-31-2023 Meeting - 1402 Route 50](#)
 - [12-28-2022 Meeting - 1402 Route 50](#)

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

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

- Site Plan Review application for the construction of a 24-foot by 28-foot building 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:
 - [09-27-2023 Meeting - 1003 Route 50](#)
 - [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

- Site Plan Review and Special Use Permit application for an 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:
 - [09-27-2023 Meeting - Dominic Drive](#)
 - [08-30-2023 Meeting - Dominic Drive](#)

NEW BUSINESS

6 – 88 Connolly Road Site Plan (PB 2023-010)

SBL 239.14-1-2

- Site Plan Review application for the construction of a modular home. Front yard setback, lot area, and lot width area variances previously granted by the Zoning Board of Appeals.
- Document link:
 - [09-27-2023 Meeting - 88 Connolly Road](#)



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7 – 159 Lake Road Conceptual Site Plan (PB 2023-011)

SBL 239.-2-86

- Conceptual Site Plan Review application for the construction of a single-family home; onsite well and sanitary sewer.
- Document link:
 - [09-27-2023 Meeting - 159 Lake Road](#)

8 – 4 Dominic Drive Lot Line Adjustment (PB 2023-012)

Lot 4 Dominic Drive, SBL 216.-2-38.1

- Lot Line Adjustment application to annex 11,314 SF of land from Town of Ballston to Lands of Monaco, Lot 4 Dominic Drive.
- Document link:
 - [09-27-2023 Meeting - 4 Dominic Drive](#)

9 – Townley & Wheeler Funeral Home Sketch Plan (PB 2023-013)

Charles Street and Buell Avenue intersection; SBL 257.12-1-10, 257.12-1-9, 257.12-1-8

- Sketch Plan Conference for a proposed expansion of the Townley & Wheeler Funeral Home parking lot to provide 35 new spaces and include stormwater management practices.
- Document link:
 - [09-27-2023 Meeting - Townley & Wheeler Funeral Home Charles Street & Buell Avenue](#)

10 – Katz Super 50 Self-Storage Phase II Site Plan (PB 2023-014)

4 Super 50 Way; SBL 239.-1-40.12

- Site Plan application for the construction of thirteen self-storage units with paved access from Super 50 Way, on a 3.87-acre portion of the 11.15-acre parcel located in the Katz Corporate Park PUDD.
- Document link:
 - [09-27-2023 Meeting - Katz Super 50 Self Storage 4 Super 50 Way](#)

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.



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- 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.