



TOWN OF BALLSTON PLANNING BOARD AGENDA

October 25, 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 – 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.
- **Public Hearing scheduled.**
- Document link:
 - [10-25-2023 Meeting - 88 Connolly Road](#)
 - [09-27-2023 Meeting - 88 Connolly Road](#)

2 – 159 Lake Road Site Plan (PB 2023-011)

SBL 239.-2-86

- Site Plan Review application for the construction of a single-family home; onsite well and sanitary sewer.
- **Public Hearing scheduled.**
- Document link:
 - [10-25-2023 Meeting - 159 Lake Road](#)
 - [09-27-2023 Meeting - 159 Lake Road](#)

3 – Wellnow Site Plan Modification (PB 2022-008)

1508 Route 50; SBL 216.-1-35

- Site Plan Modification Review for the installation of two (2) 32 SF freestanding signs for the Wellnow healthcare facility that was previously approved per resolution signed on May 2, 2023.
- Document links (includes links to documents for previously approved application):
 - [10-25-2023 Meeting - Wellnow 1508 Route 50](#)
 - [04-26-2023 Meeting - Wellnow 1508 Route 50](#)



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- [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)

4 – 1402 Route 50 Minor Subdivision, Site Plan and Special Use Permit (PB 2022-022)

SBL 228.-1-41

- Minor Subdivision, 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.
- Document link:
 - [10-25-2023 Meeting - 1402 Route 50](#)
 - [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](#)

5 – 1417 Route 50 Conceptual Site Plan Modification (PB 2019-016)

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

- Conceptual Site Plan Modification Review application to amend the commercial buildings previously approved per resolution signed on October 29, 2020.
- Document Link:
 - [10-25-2023 Meeting - 1417 Route 50](#)
 - [04-26-2023 Meeting - 1417 Route 50](#)
 - [02-22-2023 Meeting - 1417 Route 50](#)

NEW BUSINESS

6 - 137 Kingsley Road Site Plan (PB 2023-015)

SBL 257.00-5-24.111

- Minor Subdivision, Site Plan Review and Special Use Permit application for a three-lot subdivision to accommodate construction of a duplex on each of the two (2) one-acre lots fronting on Kingsley Road; public water and private septic systems.
- Document link:
 - [10-25-2023 Meeting - 137 Kingsley Road](#)



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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.