



# TOWN OF BALLSTON PLANNING BOARD MEETING AGENDA

**November 29, 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](http://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 continued.**
- Document link:
  - [11-29-2023 Meeting - 88 Connolly Road](#)
  - [10-25-2023 Meeting - 88 Connolly Road](#)
  - [09-27-2023 Meeting - 88 Connolly Road](#)

### 2 – 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 per resolution signed on May 2, 2023.
- **Public Hearing scheduled.**
- Document links (includes links to documents for previously approved application):
  - [11-29-2023 Meeting - Wellnow 1508 Route 50](#)
  - [10-25-2023 Meeting - Wellnow 1508 Route 50](#)
  - [04-26-2023 Meeting - Wellnow 1508 Route 50](#)
  - [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)



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### **3 – 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.
- **Public Hearing scheduled.**
- Document link:
  - [11-29-2023 Meeting - 1402 Route 50](#)
  - [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](#)

### **4 – Katz Route 50 Mixed Use PUDD Advisory Recommendation for Application to Amend (PB 2013-043)**

SBL 239.-1-1

- Applicant is seeking a Planning Board Advisory Recommendation to the Town Board regarding their Application to Amend the Katz Route 50 Mixed Use Planned Unit Development District (PUDD).
- Document link:
  - [11-29-2023 Meeting - Katz Route 50 PUDD](#)

### **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:
  - [11-29-2023 Meeting - 1417 Route 50](#)
  - [10-25-2023 Meeting - 1417 Route 50](#)
  - [04-26-2023 Meeting - 1417 Route 50](#)
  - [02-22-2023 Meeting - 1417 Route 50](#)



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### 6 – Eastline Commons PUDD Phase III Site Plan (PB 2023-005)

Eastline Road; SBL 228.-4-1.1

- Site Plan Review application for the construction of 21 townhouses on 3.66 acres within the Eastline Commons PUDD, including public water and sewer service with on-site stormwater management
- Document links:
  - [11-29-2023 Meeting - Eastline Commons PUDD Phase III](#)
  - [07-26-2023 Meeting - Eastline Commons PUDD Phase III](#)

### 7 – 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 eleven self-storage buildings 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:
  - [11-29-2023 Meeting - Katz Super 50 Self-Storage 4 Super 50 Way](#)
  - [09-27-2023 Meeting - Katz Super 50 Self-Storage 4 Super 50 Way](#)

## NEW BUSINESS

### 8 – Willow Road Minor Subdivision Sketch Plan (PB 2023-016)

SBL 249.5-1-36.11

- Sketch Plan Conference for a minor subdivision of an approximately 11.8-acre parcel into four (4) single-family lots ranging from 2.1 acres to 4.6 acres. The proposed lots will be served by public sanitary sewer and individual on-site wells.
- Document link:
  - [11-29-2023 Meeting - Willow Road](#)

### 9 – Route 50 and White Beach Road Minor Subdivision Sketch Plan (PB 2023-017)

Between Route 50 and White Beach Road; SBL 248.-2-8.14, 249.-4-5

- Sketch Plan Conference for a minor subdivision to divide SBL 249.-4-5 into three (3) lots with a proposed private road on SBL 248.-2-8.14 and SBL 249.-4-5 connecting Route 50 to White Beach Road.
- Document link:
  - [11-29-2023 Meeting - Route 50 and White Beach Road](#)



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### **10 – 340 Hop City Road Modified Site Plan (PB 2023-018)**

SBL 226.-1-21.11

- Application for a Modified Site Plan (Town Code §138-156) for the operation of a maple syrup farm, to include collection, processing and marketing of crops as part of the New York State Maple Producers Association which sponsors two maple weekend events per year.
- Document link:
  - [11-29-2023 - 340 Hop City Road](#)

### **11 – Vertical Bridge Shared-Use Wireless Telecommunications Facility Advisory Recommendation**

323 Charlton Road; SBL 238.-1-56

- Request from the Ballston Town Board for an advisory recommendation for the construction of a 150-foot monopole on a portion of property owned by the Town of Ballston, at the location of Town Hall and the Highway Garage.
- Document link:
  - [11-29-2023 Meeting - Vertical Bridge 323 Charlton Road](#)

### **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.