



TOWN OF BALLSTON PLANNING BOARD AGENDA

November 30, 2022

6:30 pm

Town Hall Meeting Room
323 Charlton Road, Ballston Spa, NY 12020

DOCUMENT LINKS:

All documents for each agenda item are linked under that item. To download all documents related to this agenda as one file, click this link, [2022 Planning Board Meeting Public Files](#) , then choose the file with this meeting date.

Call to Order

Pledge of Allegiance

Approval of Previous Minutes

- Consideration of the August, September, and October 2022 meeting minutes for approval

OLD BUSINESS

1. Foreverly House Site Plan (PB 2022-009)

1214 Saratoga Road; SBL 239.-1-10.111

- Site Plan Review for two proposed buildings, each with two residential units, and additional parking
- SEQRA Unlisted Action, open
- **Public Hearing scheduled**
- Document download link: [Foreverly House - 1214 Saratoga Road](#)

2. 25 Middleline Road Major Subdivision (PB 2022-017)

SBL 238.-2-92

- Proposed eight-lot single-family home conservation subdivision including seven single-family homes and public roadway on approximately 72 acres
- SEQRA Unlisted Action, open
- Document download link: [25 Middleline Road](#)



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3. Dish Wireless Special Use Permit (PB 2022-018)

831 Route 50; SBL 257.-2-16

- Special Use Permit for proposed installation of three antennas and associated equipment on the Town-owned monopole, as well as a platform in the fenced-in compound
- SEQRA Unlisted Action, open
- **Public Hearing scheduled**
- Document download link: [Dish Wireless - 831 Route 50](#)

4. 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 3,500 SF Health Care Facility with associated driveway and parking lot
- SEQRA Unlisted Action, open
- Document download link: [Wellnow - 1508 Route 50](#)

NEW BUSINESS

5. Bloomfield Solar Lot Line Adjustment (PB 2022-019)

Mann Road and Garrett Road; SBL 215.-1-48.1; 215.-1-48.2

- Re-submittal for a Lot Line Adjustment for the construction of a solar farm. Site Plan and Special Use Permit previously approved
- SEQRA Type 1 Action, complete
- Document link: [Bloomfield Solar - Mann & Garrett Road](#)

6. Burnt Hills Family Dental Site Plan (PB 2022-012)

154 Lakehill Road; SBL 257.10-1-75

- Site Plan Review for proposed approximately 648 SF addition to existing dental clinic
- SEQRA Type 2 Action, open
- Document download link: [BH Family Dental - 154 Lakehill Road](#)



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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 or offensive remarks.

#4 Don't repeat comments that were already expressed.

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