



TOWN OF BALLSTON PLANNING BOARD AGENDA

January 25, 2023
6:30 pm

Town Hall Meeting Room
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 – 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 on five properties under the same ownership
- SEQRA Type 2 Action, open
- Document link:
 - [01-25-2023 Meeting - Goode Street & Orchard Terrace](#)

2 - 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 Unlisted Action, complete
- Document link:
 - [01-25-2023 Meeting - Burnt Hills Family Dental 154 Lakehill Road](#)
 - [11-30-2022 Meeting - Burnt Hills Family Dental 154 Lakehill Road](#)

3 - 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**



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- Document links:
 - [01-25-2023 Meeting - Foreverly House 1214 Saratoga Road](#)
 - [11-30-2022 Meeting - Foreverly House 1214 Saratoga Road](#)
 - [10-26-2022 Meeting - Foreverly House 1214 Saratoga Road](#)
 - [06-29-2022 Meeting - Foreverly House 1214 Saratoga Road](#) (link to agenda and documents on Town website)

NEW BUSINESS

4 - 40 Hickory Grove Lane Lot Line Adjustment (PB 2022-020)

SBL 249.10-2-26, 249.10-2-1

- Lot Line Adjustment to increase SBL 249.10-2-26 by .2 acres to 1.21 acres, reducing SBL 249.10-2-1 to 2.26 acres
- SEQRA Type 2 Action, exempt from review (determined by Zoning Board of Appeals)
- Document Link:
 - [01-25-2023 Meeting - 40 Hickory Grove Lane](#)

5 – 87 Scotchbush Road Minor Subdivision (PB 2023-001)

SBL 256.-1-6

- Minor Subdivision to divide the parcel into three residential building lots, one with existing home and remaining two to have public water and private septic systems
- SEQRA Unlisted Action, open
- Document link:
 - [01-25-2023 Meeting - 87 Scotch Bush Road](#)

6 – Katz Outlet Road (PB 2022-015 and ZBA 2022-016)

SBL 239.-1-8

- To discuss request of the Zoning Board of Appeals
- Document links:
 - [01-25-2023 Information & Meeting Minutes - Katz Outlet Road](#)
 - [09-28-2022 Planning Board Meeting Submission - Katz Outlet Road](#)



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Public Hearing Rules

- 1) Five-minute limit with warning at four-minute mark. Submit additional comments in writing. All submissions will be read.
- 2) No foul language, swearing, or cursing. No insulting, offensive, or threatening remarks.
- 3) Don't repeat comments that have already been expressed.
- 4) There is no discussion between the public and the applicant or Board. There will be no response to your comments at the meeting, but all questions will be answered in time.