



# TOWN OF BALLSTON PLANNING BOARD AGENDA

February 22, 2023  
6:30 pm

Town Hall Meeting Room  
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 - 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, closed
- **Public Hearing Scheduled**
- Document link:
  - [02-22-2023 Meeting - Burnt Hills Family Dental 154 Lakehill Road](#)
  - [01-25-2023 Meeting - Burnt Hills Family Dental 154 Lakehill Road](#)
  - [11-30-2022 Meeting - Burnt Hills Family Dental 154 Lakehill Road](#)

### 2 – Multi-tenant Retail Buildings Site Plan Approval Extension (PB 2020-010)

Lot #1 Access Road; SBL 216.-2-49

- Site Plan Approval Extension request for multi-tenant retail buildings, approved May 26, 2021. Project requires Planning Board review when two years have passed since approval and substantial steps have not been taken toward project completion §138-145F(5)
- Document link:
  - [02-22-2023 Meeting - Multi-Tenant Retail Buildings Lot #1 Access Road](#)



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## 3 – Route 67 Self-Storage Special Use Permit and Site Plan Approval Extension (PB 2020-001)

976 Route 67; SBL 216.-2-42

- Special Use Permit and Site Plan Approval extension for self-storage facility, approved February 24, 2021.
- Document link:
  - [02-22-2023 Meeting - Route 67 Self-storage 976 Route 67](#)

## 4 – 1417 Route 50 Site Plan Amendment (PB 2019-016)

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

- Site Plan Amendment to existing site plan approval dated October 29, 2020
- SEQR Type 1 Action, open
- Document Link:
  - [02-22-2023 Meeting - 1417 Route 50](#)

## NEW BUSINESS

## 5 - Astro Chemical Company Site Plan (PB 2022-016)

3 Mill Road Extension; SBL 257.16-1-13

- Site Plan Review for a proposed 5,900 SF office addition to an existing light industrial building
- SEQRA Unlisted Action, completed at Zoning Board of Appeals
- Document link:
  - [02-22-2023 Meeting - Astro Chemical 3 Mill Road Extension](#)
  - [10-26-2023 Meeting - Astro Chemical 3 Mill Road Extension](#)

## 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.