



TOWN OF BALLSTON

PLANNING BOARD AGENDA

February 23, 2022

via Zoom Only

6:30 pm

Call To Order

Pledge Of Allegiance

Approval Of Previous Minutes

OLD BUSINESS

1. 994 Rt. 67 RISE Site Plan Review (PB 2019-015)

SBL 216.-2-19

Revised proposal to construct a new 8300 SF 20-bed facility at existing RISE site at 994 Route 67.

Documents:

[NARRATIVE SITE PLAN.PDF](#)
[OWNER AUTHORIZATION FORM.PDF](#)
[RISE CONCEPT SUBMISSION PLAN.PDF](#)
[SEQRA REVISED.PDF](#)
[SITE PLAN REVIEW CHECKLIST \(PDF\).PDF](#)
[COMPLETED APPLICATION.PDF](#)

2. 206 Westside Dr Minor Subdivision (PB 2021-014) - Public Hearing Closed

206 Westside Dr; SBL 249.13-1-14

Minor Subdivision and Site Plan Review - *Revised site plan of proposal to demolish two existing dwellings and subdivide parcel into two lots.; SWPPP submitted; Response to comment letter*

Documents:

ZAMPELLA DOCUMENTATION.PDF
ZAMPELLA REVISED SITE PLAN 2-1-2022.PDF
ZAMPELLA SWPPP.PDF

3. Middleline West & Middleline East Solar Array (PB 2020-010)

284 Middleline Road; SBL 227.-1-16.11

Site Plan Review and Special Use Permit Community Solar Installation (CSI) -
Project plan is to construct two solar arrays on two parcels (227.-1-16.11 and 227.-1-20). Project totals 91.9 acres and will be approx. 5 MW AC each.

4. 60 Middleline Rd CSI (PB 2021-011)

60 Middleline Road; SBL 238.-2-26.2

Site Plan Review and Special Use Permit for Community Solar Installation (CSI) -
Proposal of 5 MW AC CSI. Response to comment letter, Revised site plan, FEAF.

Documents:

NYSDEC LETTER OF NO JURISDICTION (ENDANGERED SPECIES) 2-1-22.PDF
NYSDEC LETTER OF NO JURISDICTION (WETLANDS) 2-1-22.PDF
PHOTO PRESENTATION_THE SPINNEY GROUP_TOWN OF BALLSTON PLANNING BOARD - REV 2-1-22 (1).PDF
RESPONSE TO MJ REVIEW LETTER - 2-1-22.PDF
REVISED AG DATA STATEMENT - 2-1-22.PDF
SPINNEY GROUP SP-1, 2-1-22[1]_REVISED FOR PB.PDF
60 MIDDLELINE ROAD - ACOEJD WITH SOLAR SITE PLAN-MODEL.PDF
FEAF_SPINNEY GROUP_20 PERCENT COVERAGE.PDF
IPAC_EXPLORE LOCATION RESOURCES.PDF
NY NATURAL HERITAGE SCREENING CORRESPONDENCE 2-1-22.PDF

NEW BUSINESS

1. 9 Stablegate Special Use Permit (PB 2022-001) - Public Hearing Scheduled

SBL 239.16-2-6

Proposal for a special use permit to have six (6) backyard chickens.

Documents:

1. 9 STABLEGATE- NEW PLANNING BOARD APPLICATION COVERSHEET.PDF
2. 9 STABLEGATE- DEED.PDF
3. 9 STABLEGATE- SITE PLAN.PDF
4. 9 STABLEGATE- WAIVER-SITE-PLAN.PDF
5. 9 STABELGATE- SITE PLAN REVIEW SUBMISSION REQUIREMENT WAIVER STATEMENT.PDF
6. 9 STABLEGATE- SPECIAL USE PERMIT CHECKLIST.PDF
8. 9 STABLEGATE- SPECIAL USE PERMIT ITEMS 2-4.PDF
7. 9 STABLEGATE- SHORT-ENVIRONMENTAL-ASSESSMENT-FORM.PDF
9. 9 STABLEGATE- AGRICULTURE-DATA-STATEMENT- AMENDED.PDF
10. 9 STABLEGATE- TAX MAP-AMENDED.PDF
PUBLIC HEARING NOTICE.PDF
2022.02.18 COUNTY PB RESPONSE 9 STABLEGATE DRIVE.PDF

Public Hearing Rules

#1 Five-minute limit. Warning at four-minute mark. If you have more to say, submit it in writing. All submissions will be read.

#2 No foul language, swearing, cursing.

#3 No insulting offensive remarks.

#4 Don't repeat already expressed comments.

#5 Don't expect a response to remarks tonight. No back and forth between public and applicant or board. All questions will be answered in time.