

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting April 27, 2016

Present: Richard Doyle, Chairman
Jeffrey Cwalinski
James DiPasquale
John VanVorst
Patrick Maher
Kim Kotkoskie
Kathryn Serra, PE Town Engineer
Thomas Johnson, Building Inspector
Peter Reilly, Planning Board Attorney
Members of the General Public

Absent: Audeliz Matias

Chairman Doyle called April 27, 2016 meeting to order at 7:30 p.m. and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

MOTION: Mr. Cwalinski made a motion to accept the March 30, 2016 minutes as revised. Mr. Maher seconded the motion and all present voted in favor. **CARRIED.** Mr. DiPasquale abstained as he was not present at said meeting.

Nuri Ozbay, 814 Route 50, Burnt Hills, NY 12027; 257.10-2-55 (Special Use Permit – Convert existing motor vehicle repair shop to convenience store with fuel sales.

Michael Brooks with Golden Rule Designs was present on behalf of the applicant. Mr. Brooks stated the site plan was approved in January 2016 and the Negative Declaration was declared so the applicant needed to return for a special use permit. Mr. Brooks stated all comments were addressed from the board and C. T. Male.

Chairman Doyle stated concerns are relative to the detail in the actual site plan.

Handi-cap accessibility has not met the 12.1 slope and has not been shown on the plan. Mr. Brooks stated he will follow-up on that issue. Chairman Doyle stated a detail on the plan showing how that will be accomplished.

Town of Ballston
Planning Board

Chairman Doyle stated he would like to see the 6' white fence be erected before the project starts.

Mr. Brooks stated a submission was made to NYSDOT and Saratoga County DPW.

Chairman Doyle stated Mr. Johnson is willing to issue a Building Permit for the removal of the concrete slab, but there needs to be a two thousand dollar escrow to follow that work. Mr. Ozbay stated that will be done on tomorrow (April 28, 2016). Ms. Serra asked when the applicant plans on doing that slab work. Mr. Ozbay stated next week. Chairman Doyle stated the board would like to know how any pumping of groundwater will be monitored. The drains in that area run into an underground pipe which comes from the west side of the road and run across behind the strip mall and continue running down into a pipe into the creek in the Town of Glenville and then back into the Town of Ballston.

Chairman Doyle asked the total number of pumps proposed. Mr. Ozbay stated eight. Chairman Doyle stated eight dispensers and four pumps. Mr. Ozbay stated one pump will have diesel. One pump will have two dispensers; the rest will have single dispensers on each side with a total of ten. There will be four individual pumps – normal regular gas at one nozzle on each side and one of the pumps will have diesel pump and regular, totaling four, two on each side.

Chairman Doyle opened the public hearing at 7:50 p.m.

David Pierce, 110 Lake Road asked if there was any way that they can notify Dr. Pierce when they start pumping the water because that piece of property is located in the Ballston Lake Watershed and wants to be able to monitor that water.

Gary Bloomer stated that all the stipulations refer to the attorneys list and marked on the final site plan because down the road, this board might not even be here and the Building Inspector is talking about retirement; how will all the stipulations being presented be enforced and how will the contamination be addressed about drainage into the drywells. Chairman Doyle stated the board had the applicant's engineer put all those items on the drawing and will also add the water concern to the drawing. Ms. Kotkoskie stated when the applicant installs the tanks, he has to contact NYSDEC in advance and get a petroleum bulk storage permit and NYSDEC will look at his loading and unloading of those tanks and the risk to nearby receptors.

Michael Hall, Chair of the Ballston Lake BPA Visioning Committee and there are also several sub-committees (Route 50 Action Team) has spent considerable time and meetings talking about the various aspects of the Route 50 corridor and this intersection as an attractive business center and most notably is the street scape aspect and esthetics of future businesses. Mr. Hale would urge the board to consider that this property has only changed hands in the last 50 or more years and when redeveloped can expect it to be there for another generation and urge the board to be mindful in their approval process

Town of Ballston
Planning Board

to the esthetics of the building, streetscape components, potential for pedestrian movements so this intersection can work properly in the future with this development in place.

Carl Thurneau stated the corner is under extreme stress and tomorrow CVS is in front of the board and trying to buy property behind the fire department and putting a ROW through the fire department's property. The hot dog stand is open and another disaster for traffic and just heard a rumor that another large chain (drug store) is going to purchase the strip mall. Route 50 is a two lane road. Mr. Thurneau stated at the town board meeting recommended a moratorium on construction because it is becoming a disaster. Mr. Thurneau stated last night developers came to the town board and proposed another one thousand units on Route 50 and thinks the town board is going to consider a moratorium and hopes that next month it will go into effect and can stand back here and take a look to what is happening to our town; particularly after two referendums of the residents wanting to continue the rural characteristics of Ballston.

Chairman Doyle closed the public hearing at 8:00 p.m.

Chairman Doyle stated this is a very difficult decision for the Planning Board and have heard the rumors that Mr. Thurneau mentioned above. The board is concern about the character of the intersection maybe something more of a vision scape of that area and how that materializes. There is nothing in the zone that states you cannot have a convenient store or a gas station at this location. Mr. Dipasquale agrees with Chairman Doyle.

Chairman Doyle read through the criteria for a special use permit:

- 1) The use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of the adjacent districts. No issues.
- 2) The location and size of the use, the nature and intensity of the operation involved or conducted in connection therewith, its site layout, and its relation to streets giving access to which shall be of such that traffic to and from the use and the assembly of persons in connection with it will not be hazardous or inconvenient to the neighborhood or conflict with the normal traffic of the neighborhood. No issues it has been analyzed.
- 3) The location and height of buildings, the location, nature and height of walls and fences, and that the use will not hinder or discourage the proper development and use of adjacent land and buildings or impair the value thereof. No issues.
- 4) The public convenience and welfare will be substantially served and appropriate use of neighboring property will not be substantially or permanently injured, subject to appropriate conditions and

Town of Ballston
Planning Board

safeguards as determined necessary to promote the public health, safety and welfare. No issues addressed concerns and have been mitigated.

MOTION: Mr. Cwalinski made a motion to approve the special use permit for a convenience store located at 814 Route 50 subject to the fence being constructed first, additional handi-cap accessibility being built in accordance with state regulations, and protection of the drywell. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

Chairman Doyle stated if the applicant is going to dewater on a weekend to please notify the town.

Thomas Benuscak, Goode Street, Burnt Hills, NY 12027; 238.-1-39.2 (Major Subdivision – 12-Lot Subdivision) Paul Olund, with EDP was present on behalf of the applicant.

The parcel consists of 35 acres with a proposal of a 12-lot subdivision; 2 lots fronting Goode Street, 10 remaining lots will be serviced by a proposed town road 1600' long and will terminate with a (T) turn around with possibility on the rear lot (lot 12); detail have been added to the plans. The storm water management area proposed in the rear of the property outside of the wetlands. The site was designed with onsite septic systems and individual wells. There is town water along Goode Street and have submitted a DRAFT application to the town board to explain our intent to petition the town for a possible connection to town water main; 12" main located on the west side of Goode Street (Water District-2). The applicant was in receipt of the C. T. Male comments.

Ms. Kotkoskie stated the SWM area is in long term going to be the responsibility of the town. Mr. Olund stated yes. Ms. Kotkoskie stated in the SWPPP noticed on page 12 it says that "the proposed Lowe residential subdivision project will be privately owned and the operation and maintenance requirements will be the responsibility of the private owner." There is a discrepancy in the text. Mr. Olund he will look into that and make sure the wording is correct on the map.

Mr. Cwalinski stated lot 12 has two crossings across the wetlands. Mr. Olund stated yes. Mr. Cwalinski asked if the applicant has permits from ACOE. Mr. Olund stated we don't and know they are needed; apply when lot is sold and developed on shown on note 6 on the plan. The town has reviewed the storm water basin.

Chairman Doyle opened the public hearing at 8: 25 p.m.

David Pierce asked Mr. Reilly when the water was put up Goode Street to town hall, was there some wording in extending the water district that would only be for existing structures. Chairman Doyle stated there are resolutions that the town board is looking at. Mr. Reilly asked if a formal extension has been requested. Mr. Olund said no, a formal request has not been presented, but a DRAFT application was presented for their review and asked to be put on their agenda next month and to possibly schedule a public hearing.

Town of Ballston
Planning Board

Chuck Curtiss, 343 HopCity Road stated the he would like to address the issue of water. Mr. Curtiss has documentation that proves that even through the water consolidation, the restrictions are still in – no new laterals, no new extensions from the existing line. Mr. Curtiss has documentation and can make copies for anyone interested. Ms. Serra stated the town board has no purview to decide whether or not public water will be granted to this site. The project is in front of the PB as well and if they are able to get approval from the town board that states that they can connect to public water, they will revise the plans to remove the wells; the subdivision is in front of the Planning Board without public water. Mr. Curtiss stated the application that he has received is asking for public water. Chairman Doyle stated the Planning Board has nothing to do with that. Chairman Doyle stated the plan in front of the board has a well and septic system for each lot and the distances for the leach fields meet the state codes. If the applicant decides to go further, then they have to work with the town board.

Chairman Doyle closed the public hearing for this meeting at 8:27 p.m.; public hearing remains open.

A further discussion was held on lot 12 for future development.

Chairman Doyle read through Part2 of the EAF that pertain to above said project.

1. Impact on Land

- a. The proposed action may involve construction on land where depth to water table is less than 3 feet.

Ms. Serra stated it will impact; there is shallow ground water 3', but however the septic system is designed to meet those requirements.

- b. The proposed action may involve construction on slopes of 15% or greater.

Chairman Doyle stated we don't have that.

- c. The proposed action may involve construction on land where bedrock is exposed, or generally with 5 feet of existing ground surface.

Chairman Doyle stated we don't have that.

- d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural materials.

Chairman Doyle stated we don't have that.

Town of Ballston
Planning Board

- e. The proposed action may involve construction that continues for more than one year or in multiple phases.

Chairman Doyle stated we do have that.

- f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides)

Chairman Doyle stated it's covered in the Storm Water Management Plan.

- g. The proposed action is, or may be, located with a Coastal Erosion hazard area.

Chairman Doyle stated we don't have that.

3. Impacts on Surface Water

- a. The proposed action may create a new water body.

Chairman Doyle stated that does not happen.

- b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.

Chairman Doyle stated that does not happen.

- c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.

Chairman Doyle stated that an ACOE permit; a minor impact.

- d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.

Chairman Doyle stated that does not happen.

Town of Ballston
Planning Board

e. The proposed action may create turbidity in a water body, either from upland erosion, runoff or by disturbing bottom sediments.

Chairman Doyle stated that does not happen; SWPPP

f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.

Chairman Doyle stated that does not happen.

g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).

Chairman Doyle stated that does not happen.

h. The proposed action may cause soil erosion, or otherwise create a source of storm water discharge that may lead to siltation or other degradation of receiving water bodies.

Chairman Doyle stated that does not happen.

i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.

Chairman Doyle stated that does not happen.

j. The proposed action may involve the application of pesticides or herbicides in or around any water body.

Chairman Doyle stated that does not happen.

k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.

Chairman Doyle stated that does not happen.

Town of Ballston
Planning Board

Impact on Agricultural Resources

Chairman Doyle stated he read through the question and came to the conclusion there was no effect on those.

Impact on Aesthetic Resources

Chairman Doyle stated he read through the question and came to the conclusion there was no effect on those.

Impact on Historic and Archeological Resources

Chairman Doyle stated he read through the question and came to the conclusion there was no effect on those; a clearance was received from SHPO.

Impact on Open Space and Recreation

Chairman Doyle stated he read through the question and came to the conclusion there was no effect on those.

Impact on Critical Environmental Areas

Chairman Doyle stated there are none.

Impact on Transportation

Chairman Doyle stated its 12 houses.

Impact on Energy

Chairman Doyle stated minor impacts; electricity, fuel for heating and water.

Impact on Noise, Odor, and Light

Chairman Doyle stated there are none.

Impact on Human Health

Chairman Doyle stated there are none.

Town of Ballston
Planning Board

Consistency with Community Plans

It's consistent per the rural zone requirements.

Consistency with Community Character

The board agrees it's consistent.

MOTION: Mr. Cwalinski motioned to declare this this a Negative Declaration under the SEQR process based on the drawings, review of the storm water management report and SWPPP. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

Joan Pott, 233 HopCity Road stated she read the March 30, 2016 Planning Board minutes which reads, "Dr. Pierce, 110 Lake Road asked Ms. Serra when they ran the water up Goode Street to town hall that there were not going to be any more water extensions. Ms. Serra stated that any rules that applied to that old extension were voided in consolidation." Ms. Serra stated that is correct Ms. Pott, but that was verbal information that was received from Bill Ryan, attorney for the water district consolidation. Again, that is truth that has been told to her by the attorney that was hired by the town to do that work, but obviously this is a further discussion the town board is going to have.

Ms. Pott stated that in itself is certainly contradictive and that is the reason Mr. Curtiss is present this evening and absolutely contradicts what Mr. Ryan said to Mr. Curtiss this week. Ms. Serra does apologize that different information was conveyed to different people in the town and can't rely on what he told me; if he told you something different, then that is the conversation you had.

Chairman Doyle stated there was just a misunderstanding between her and the attorney.

Ms. Pott asked if the board has a copy of Tabner, Ryan and Keniry letter dated September 25, 2015. Chairman Doyle stated that he does not, but has all the resolutions to date.

Mr. Maher stated this is not germane to this project.

Ms. Pott stated this is the center of Ag District and whatever happens to lands in the Ag District, affects the entire district. At this point, we have made the mistake of extending public water once on that lot. The reason it's important because the board is considering and impact on agriculture on Goode Street and the surrounding areas. Chairman Doyle stated the board would not be talking about this if this project if it shows they are using public water. The

Town of Ballston
Planning Board

drawings in front of the board do not show municipal water and are talking about is a 12-lot subdivision that has wells and septic.

Ms. Pott stated this parcel has been fertilized for a minimum of eight years with liquid manure and is very concerned if this project goes further and discover these wells cannot be drilled and ask for public water. The impact on agricultural land and is already happening on Knights' Orchard because of development in the Ag District. There is a rising water table, swamps that used to be able to be walked a crossed and sink to your knees because of the water. They are losing apple trees in their orchards, not only because of the rise in the water table because the deer are losing their natural habitat. We are supposed to be taking a town wide look, which is why we asked for a moratorium and asks the board to think more globally and there will be an impact on agriculture. There is a farmer who is dependent on this land who will no longer be able to lease it. The 2006 Comprehensive Plan and the vast majority of the town stated they wanted to preserve the agricultural atmosphere of the town. Ms. Pott stated she brought up public water to correct something that is not correct in these minutes for whatever reason the statement was made. When you fertilize with liquid manure for that many years, the likelihood of contamination of wells is strong. If you get into this project will wells and discover they can't be drilled clean, then what.

The public hearing will remain open for this project.

Application tabled.

Kelley Farms Mixed Use TND, Eastline Road, Ballston Lake, NY 12019; 239.-2-7.1

Scott Lansing, PE with Lansing Engineering, Geoff Booth and Jeff Knox were present.

The overall parcel is approximately 26.55 acres with a mix of uses proposed. The uses include 72 multi-family units in 11 buildings, 27 single-family townhomes located in nine buildings in the North West corner of the parcel and commercial uses in the front portion of the parcel to include four buildings – 11,000 sf per building totaling 44,000 sf. A 3 acre active passive park located in the North East corner of the parcel with a gazebo overlooking an existing water feature with sidewalks connecting throughout. Municipal water, sewer proposed and storm water to be managed on site.

Mr. Cwalinski asked if the multi-family units will be apartments or condominiums. The traffic study the land use code stated townhouse/condominiums. Mr. Booth stated townhouses and condominiums.

Wendy Holsberger, PE with CME there is a difference in how BFJ and CME interpret the land use code for an office building. There is a rate and an equation; smaller buildings CME use the rate.

Town of Ballston
Planning Board

Round Lake/Eastline Road

Trips

18 AM

46 PM

Redistributing the trips adds 11 trips AM and 28 PM

Saratoga Region Planning Study with a growth period to 2025

Trips

59 AM

148 PM

No geometric improves to the year 2025 and adding those 28 trips will not result in a difference in analysis results.

Kelley Farms was included in that analysis adding another 7 trips AM and 60 PM at that intersection.

Ms. Holsberger will provide information to the board.

A further discussion was held on traffic.

Ms. Serra asked if anything has changed since the prior SEQRA record with regards to wetlands or is the applicant staying within the previous approval.. Mr. Lansing stated there are no additional wetland impacts proposed as part of this project; is all in accordance with the previous approved wetland impacts.

MOTION: Mr. Maher made a motion that Planning Board grant conceptual approval for the Kelley Farms Mixed use TND. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

Chairman Doyle opened the public hearing at 9:10 p.m.

A further discussion was held on the uses within the proposed project.

Julie Murray, 578 Randall Road asked the total number of units for the proposed project. Mr. Lansing stated 99 units.

Marjorie Skinner, 5 Lancaster Court asked what type of commercial is being proposed for the project and additional traffic. Mr. Booth stated profession office and retail, but nothing has been determined to date.

Town of Ballston
Planning Board

Chairman Doyle closed the public hearing for this meeting, but will remain open.

Conifer Realty, Route 67, Ballston Spa, NY 12020 (Site Plan Review – Mixed use PUDD)

Matthew J. Jones, Esq. was present on behalf of the applicants.

The proposed project is for 142 apartment units on two of the subdivided parcels (1 and 2)

Phase 1	82 units
Phase 2	60 units

The project before the board is identical to the subdivision application, which the board approved following the board's disposition of the SEQRA and approval of the four lot subdivision. The majority of the buildings have 24 units a single 22 units, 12 units and a clubhouse.

Mr. Jones stated the three items to be discussed:

Traffic
Storm water
Archeological Findings

Traffic

Wendy Holsberger, PE with CME stated the latest traffic study was complete January 6, 2016 and submitted to NYSDEC on January 20, 2016 along with a comment response letter. This project is being submitted under an approved PUDD, which NYSDOT was in that process. Phase 1 did not require off-site mitigation (meets phase 1 of the PUDD), phase 2 should be re-evaluated. Chairman Doyle asked if there is still a connector road proposed. Ms. Holsberger stated yes and was part of the plan to have internal connection.

Mr. DiPasquale asked if the applicant is looking for relief from NYSDOT in a drop in a LOS. Ms. Holsberger stated it's compared to build and no build. NYSDOT agrees with CME methodology and analysis. Mr. Dipasquale is concerned as there have been so many projects with a drop in LOS. Mr. Dipasquale asked if the traffic study includes phase 3. Ms. Holsberger stated only the 24 townhouses and phase 1 and 2.

Mr. VanVorst asked if NYSDOT does not grant relief, what would the mitigation. Any level of mitigation is a large scale project and every time there is a drop in delay; five seconds for this project.

Town of Ballston
Planning Board

Mr. Jones met with Ian Murray, owner Brookside Nursery on site and talked about his concerns which were his trucks getting out and making a left hand turn and made an arrangement where he could continue to use (not by way of an easement, but neighbor to neighbor) the connector road.

Traffic impact

The jurisdiction of the Planning Board has been addressed by the issuance of a Negative Declaration.

Administrative approval

Allowing the applicant to work in the NYS DOT ROW and meet a series of criteria.

Work in the intersection

Checked with Tony Tozzi, Town of Malta about the status of the roundabout; 80% of NYS DOT's money is going into preservation. A small pot is divided into small amounts and its TIPS qualified/eligible; it is not a high priority. The Town of Ballston and Town of Ballston are going to have to fight for 3 million dollars for this which is local match; mitigation necessary when phase 3 is developed for this project.

Gavin Vuillaume stated that Ms. Serra and Chairman Doyle are o.k. with the storm water management completed by Paul Olund for the project.

The soil testing was completed and noted high ground water and some soil infiltration that need to be completed in the vicinity of some of the storm water areas and one additional test from the area of the porous pavement. Questions 3 and 4 are technical in nature and fairly simple. The fifth comment is the run-off reduction – spread sheets that NYSDEC requires to be completed and forward to Ms. Serra. A gravel diaphragm will be required around the pocket pond and properly size. Comment 7 clarification of the storm water model. Comment 8 is the location of the porous pavement – building 6 on the west and east side within the two small parking lots – 25' foot of separation is required and providing a 15' separation and waiver will be required and a foundation drain to drain to the storm water management areas; footings drains to daylight by gravity out towards the storm water basins.

Ms. Serra stated the applicant has substantially addressed the comments. Mr. Jones stated when the applicant has more information to supply and implicit in any approval being had and do not need to separately number those condition and acknowledges.

Mr. Jones stated that SHPO is involved and as it began SHPO in an initial study that was done in 2007, which had to do with a 1900th century school and church on the property looking for evidence of a youth cemetery; information from "Mrs. Wooten" who's grandparents lived on the site at one point and had a

Town of Ballston
Planning Board

recollection that there was a cemetery and located it on the site. SHPO looked at this and asked Conifer Realty to expand the search area and found more likely three shaft maybe gravesites; do not know yet because it has not been excavated down that far and Hartgen Archeological Associates is taking over that for the applicant. Mr. Jones stated that the human remains have not been found, but if that should occur if the project were to permit, leave the remains in place (building 7) or locate on the parcel and then relocate to an existing cemetery. If cemeteries were found, there would not even be teeth being so small with infants. Phase 1 is not involved in this process and suggests a conditional approval on phase 2.

Mr. Dipasquale asked if this will affect SEQRA. Mr. Jones stated the study would want to be further along to identify the scope of what needs to be studied and send Hartgen Archeological Associates back out and perform further scrapings and find out if there are more than three shafts. There is no new issued with regards to SEQRA.

Ms. Kotkoskie stated there was a church, cemetery and possibly another cemetery. Option three was to relocate the gravesite. What was the rest of the property used for? The 2007 report evolved over a half century church, living quarters, elderly ministers housed and a school which housed infants and children in the 1840's into the early 20th century.

A further discussion was held on the prior studies of the proposed site.

Ms. Kotkoskie stated to make sure that SHPO is comfortable with phase 1 of the property being disturbed. Ms. Serra is in agreement.

Real-estate Agent representing Mr. Schultz, owner of the property stated that SHPO for this entire site had been signed off. Conifer did an extra investigation and surprised to hear there was an issued.

A discussion was held relative to SHPO and was determined that a letter required distinguishing between phase 1 and phase 2.

The applicant is looking for approval on phase 1 and phase 2 conditioned on SHPO sign-off.

Ms. Serra stated technically we (the board) are talking about building 7 relative to SHPO (site plan approval, but not building 7).

Mr. Reilly stated there was not the integration of the two phases with storm water and pass phase 1 subject to sign-off of SHPO.

Ms. Kotkoskie asked if SHPO could draw a boundary on where the study will be.

The board is in agreement to take no action on the project as proposed.

Town of Ballston
Planning Board

Chairman Doyle opened the public hearing at 9:40 p.m.

David Pierce, 110 Lake Road asked the LOS at Eastline Road and Route 67

Ms. Holsberger stated current level (C) and afternoon drops to a level (E) which included six projects.

Chairman Doyle closed the public hearing at 9:45 for this meeting; public hearing to remain open.

Jenncom Properties, 854 Route 50, Burnt Hills, NY 12027; 257.-3-26 (Minor Subdivision)

Kim Salerno, Esq. was present on behalf of the applicant. The application for the minor subdivision was prepared for by VanGuilder and Associates.

Ms. Salerno stated that Jenncom will retain parcel A 2.69 acres and parcel B 11.40 acres. When the applicant appeared in February 2016, the town asked to shown adjoining neighbors septic locations.

Chairman Doyle opened the public hearing at 10:23 p.m.

MOTION: Mr. Cwalinski motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst motioned to declare this an unlisted action under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

No one wished to speak.

Chairman Doyle closed the public hearing at 10:25 p.m.

MOTION: Mr. Cwalinski made a motion to approve the subdivision as described on the drawing titled Subdivision Lands of Jenncom Properties, LLC map number 10-22-20 F revision date April 5, 2016 and park and recreation fees of one thousand dollars per dwelling unit payable at issuance of building permit. Mr. VanVorst seconded and all present voted in favor. **CARRIED.**

Saratoga-Schenectady Endoscopy Center, 854 Route 50, Burnt Hills, NY 12027; 257.-3-26 (Site Plan Review – 34,759 sq. ft. single-story building)

Michael Brooks with Golden Rule Designs was present on behalf of the applicant.

Town of Ballston
Planning Board

Mr. Brooks stated the applicant to address comments received by C. T. Male.

The applicant is working on the storm water report.

Mr. Cwalinski stated that on sheet G1 number 5 states "minor off-site lighting proposed." Mr. Brooks stated it's on the existing parcel.

Ms. Serra stated that Tom Johnson, Engineer for the project had stated at the last meeting that the traffic study was sufficient. Ms. Serra stated that NYSDOT needs to weigh in and likely wouldn't permit a crosswalk on their road; the board could recommend a crosswalk if so desired.

A further discussion was held on traffic.

Chairman Doyle opened the public hearing at 10:35 p.m.

Richard Bradt, 9 Frank Street stated he spoke last month on septic system, water drainage and drainage around his house. Mr. Bradt provided the board with a letter with concerns (see file).

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

Chairman Doyle closed the public hearing at 10:40 p.m. for this meeting; public hearing to remain open.

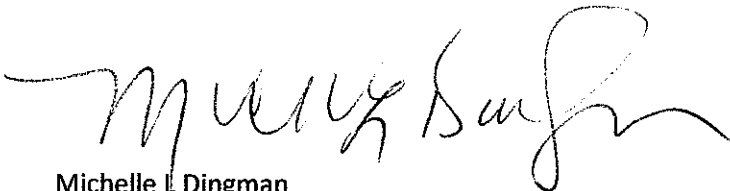
Carl Thurneau stated that tonight there is another 340 plus units proposed along Route 50 and Eastline Road.

Application tabled.

MOTION: Mr. VanVorst made a motion to adjourn. Mr. Cwalinski seconded the motion all present voted in favor. **CARRIED.**

Meeting adjourned at 10:42 p.m.

Respectfully submitted,



Michelle L. Dingman
Planning Board Secretary