

A public hearing was held by the Town Board of the Town of Ballston on Tuesday evening, October 13, 2015 at the Town Hall on Charlton Road, Ballston Spa, New York.

PRESENT	Timothy Szczepaniak	-----	Councilman
	William Goslin	-----	Councilman
	Kelly Stewart	-----	Councilwoman
	John Antoski	-----	Councilman
	Carol Shemo	-----	Clerk
	James Walsh	-----	Counsel

ABSENT: Patrick Ziegler ----- Supervisor

Deputy Supervisor Szczepaniak opened the public hearing at 6:20 p.m. The purpose of this public hearing is to offer residents an opportunity to give their input to the Town Board concerning Local Law 3 of 2015 the Zoning Amendment which would allow for motor vehicle service and repair in Highway Business District 2.

The Town Clerk read the following legal ad for the public hearing.

TOWN OF BALLSTON NOTICE OF PUBLIC HEARING  
REGARDING LOCAL LAW 3 OF 2015

PLEASE TAKE NOTICE that pursuant to the Town Code of the Town of Ballston Zoning, §§138-23-27 and the New York State Town Law §§ 261-c and 264, the Town Board of the Town of Ballston will conduct a public hearing on October 13, 2015 at 6:20 p.m., Ballston Town Hall, 323 Charlton Road, Ballston Spa, New York 12020 to consider the change to the Zoning Law which would allow for motor vehicle service and repair in Highway Business District 2. All persons are welcome to offer their oral and/or written comments at the above time and place.

By order of the Town Board of the Town of Ballston dated September 8, 2015. For further information, please contact Patrick Ziegler, Supervisor, at (518) 885-8502 Ext. 13.

Carol R. Shemo  
Town of Ballston Town Clerk  
PO Box 67, Burnt Hills, NY 12027  
Dated September 25, 2015

The Town Clerk read the letter submitted to the Town Board from Michael Lesniak, Chairman of the Zoning Board of Appeals.

*To: Town Board*

*From: Michael Lesniak, Chairman, Zoning Board of Appeals*

*Date: October 8, 2015*

*The Town Board, pursuant to Section 138-96, Zoning Code of the Town of Ballston, requested the Zoning Board of Appeals (ZBA) to review for consideration, the proposed amendment to the Business Highway 2 District at the October 7, 2015, ZBA meeting.*

*The proposed amendment is to add "Motor Vehicle Repair and Service" as a permitted use in the Business Highway 2 District.*

*The ZBA has reviewed and the majority is in agreement with the above amendment. This use will require Planning Board Site Plan Review and a Special Use Permit.*

*The Town Clerk read the Saratoga County Referral Review#15-163 for Zoning Amendment to B-2 Highway Business District- Add motor vehicle repair service to the list of specially permitted uses. NYS Rte. 50*

*Received from the Town of Ballston Town Board on September 9, 2015*

*Reviewed by the Saratoga County Planning Board on September 17, 2015.*

*Decision: Approved*

*Jaime L. O'Neill, Planner  
Authorized Agent for Saratoga County*

*Ms. Duchesne*, a resident of the Town of Ballston, asked if the Board had any applications presently.

Deputy Supervisor Szczepaniak answered no. We are looking for consistency in the business district and this is the only area in the business district where motor vehicle service and repair is not allowed.

*Ms. Duchesne* has a neighboring property close to Slices Miniature Golf. The owner does car repair and she has an issue with the noise. Her other concerns are the lighting and the loud music.

Councilwoman Stewart said there is an opportunity to voice your concerns at the Planning Board Meeting and the Planning Board would take your concerns into consideration.

*Ms. Grob's* family has lived in Town of Ballston for four generations. She lived directly across from a car repair facility and never received a notice of this business, until it was too late to get involved. Ms. Grob said residential homes in the area have to face: noise, smell, light pollution and looking at an atmosphere of cars and trucks. She would like the Town Board to have consideration for other families that live on Route 50.

*Mr. Grob* is concerned with the control of hydrocarbons into the ground water. The tributaries in the area feed into Ballston Lake. The Town is looking at sewers to protect the lake but how would you remediate any spill.

Deputy Supervisor Szczepaniak reported that the Economic Developing Vision Committee is addressing the need for sewers on Route 50 and is making progress with this issue.

No one else wished to speak. The Public Hearing was closed at 6:30 p.m.

Respectfully submitted,

Carol Shemo  
Town Clerk