Town of Ballston Planning Board

TOWN OF BALLSTON PLANNING BOARD

Regular Monthly Meeting: January 22, 2014

Present: Richard Doyle, Chairman

Members of General Public

Josephine Cristy Jeffrey Cwalinski Derek Hayden Lee Ramsev

Audeliz Matias, 1stAlternate Kathryn Serra, Town Engineer

Peter Reilly, Planning Board Attorney Thomas Johnson, Building Inspector

Chairman Doyle called the January 22, 2014 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Chairman Doyle asked for corrections to the December 18, 2013 minutes. Correction as follows: No corrections were provided

MOTION: Mr. Hayden made motion to approve minutes Mr. Cwalinski seconded the motion and all present voted in favor. CARRIED.

Old Business

Keritis Associates - Public Hearing opened October 30, 2013 Lake Rd. SBL #239.-2-55 Minor Subdivision / 2 lots

SEQR not started

Andrew Kosiba from Northeast Land Survey reviewed the application with the Board for the 2 lot subdivision on Lake Rd. He pointed out that the applicant agrees with the Board and 2 notes have been added to the plans. A full SWPPP will need to be done if more than 1 acre is disturbed and no further subdividing will be permitted.

Chairman Doyle asked the Board for questions and or comments. No one responded.

Chairman Doyle opened the public hearing at 7:40; no one spoke. The hearing was closed at 7:41

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

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

MOTION: Mr. Cwalinski motioned to approve Keritis application to subdivide lot 4 of Lakeview Estates as show on map dated 11/20/2013 with the stipulation that a \$1,000 parks and rec. fee per lot be Town of Ballston Planning Board

paid prior to building. Ms. Cristy seconded the motion, Mr. Hayden voted "nay" stating he feels that the subdivision creates a flag lot and flag lots are not permitted in the area. All others present voted in favor. **CARRIED**

Timber Creek Phase IV Lead Agency Designation

Jason Dell with Lansing Engineering reviewed the project with the Board. The project will run between Benedict Rd and East Line Rd, and will have public water and sewer. The project is over 100 units and will require a Town of Ballston Town Board approval for a PUDD.

Chairman Doyle read the following draft:

DRAFT FOR DISCUSSION PURPOSES

SEQRA RESOLUTION

TOWN OF BALLSTON PLANNING BOARD TIMBER CREEK PRESERVE PHASE IV PROJECT JANUARY 22, 2014

MOTION TO BECOME SEQRA LEAD AGENCY

The Town of Ballston Planning Board hereby makes the following resolution:

WHEREAS, Heritage Development Holdings, LLC submitted an application seeking subdivision approval from the Ballston Planning Board in connection with a residential development (the "Project"), together with amended/supplemental Full Environmental Assessment Form ("FEAF") in support thereof, and other supporting documents; and

WHEREAS, on January 22, 2014, Heritage Development Holdings, LLC made a presentation of the Project to the Ballston Planning Board; and

WHEREAS, based on the information provided in the application, the FEAF and presentation to the Planning Board, the Planning Board determines that it should act as SEQRA lead agency and give notice of its intention to the other involved agencies.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby:

- 1. Declares its intent to establish itself as lead agency for the Project.
- 2. Preliminarily determines that the Project constitutes a Type 1 action pursuant to SEQRA.

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- 3. Determines to conduct a coordinated review of the proposed action by issuing a notice to all identified involved agencies of its intent pursuant to SEQRA.
- 4. Directs the Planning Board staff and/or attorney to take all necessary action to effectuate this resolution as may be required.

MOTION: Chairman Doyle moved to name The Town of Ballston Planning Board the Lead Agency in the SEQR process for Heritage Development Holdings, LLC. Mr. Hayden seconded the motion and all present voted in favor. **CARRIED**.

Ms. Eddy pointed out that there were some errors on the EAF. Page 2 question # 13 the answer should be yes.

NEW BUSINESS:

New York Development Group - *Public Hearing NOT Scheduled*Eastline Rd. SBL #239.-2-7.1
Major Subdivision Concept / 137 Residential Lots

Scott Lansing of Lansing Engineering reviewed NY Development Group project. There will be 137 lots on the 149 acre plan, 135 single family homes and 2 estate lots. This is not a TND, there will be public water & sewer The flag lots on the previous drawing have been revised, the lots have 120' frontage. CT Males comments are technical in nature and will be addressed. Kathryn Serra disagreed the lots are still flag lots. Chairman Doyle seconded Kathryn. Kathryn also stated that the Ag Land comments allowing a tax break need to be removed. Mr. Hayden pointed out that the EAF is not complete and not all the answers are correct.

Chairman Doyle asked about lots 20 & 21 with regard to the connector road. Kathryn feels that Lansing is setting the project up to have issues regarding the impact to the wetlands, she advised them to include wet land disturbance in regard to the connector road in the notes. Scott stated that the plan did not show development to the south therefore they were not obligated to make a connector part of the notes. Chairman Doyle disagreed with Mr. Lansing's theory.

Mr. Cwalinski asked about the storm water management on lots 51 & 35 need to be moved to a better location. Mr. Lansing pointed out that the drainage in that area makes them a necessity. Mr. Cwalinski asked what PS stood for. Mr. Lansing said Pump Station. Mr. Cwalinski then asked about test pit #9 and will that be just green space or will there be a gazebo or some sort of gathering area. Only green space is planned at this time. Chairman Doyle asked if they were counting wet lands as part of the green space. Tom Johnson stated there is a maximum building coverage of 30% and if you total up the amount of green space in the whole project you would probably come up with the 30% maximum.

Mr. Lansing pointed out that this is not a TND. The streets will be the same width as Chapel Hill; there will not be any sidewalks or street lights.

Kathryn Serra asked why only a portion of the lots would have cisterns on them. Scott explained that they were expensive. They cost about \$5,000. Kathryn stated that cost should not be a factor in planning how and where storm management should be placed, soil conditions is the factor used when considering where storm water management is placed. Scott stated the cisterns are not the traditional type the ones being considered are in the ground below the frost line requiring little or no maintenance.

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Chairman Doyle recapped the items that needed to be addressed before this project could come back to the Town of Ballston Planning Board. All of C.T. Males comments, the flag lots the access road and the storm water management. He also stated that there will need to be a coordinated review.

Mr. Lansing asked for an approval of the concept. His request was denied.

MOTION: Mr. Hayden made a motion to adjourn. Mr. Ramsey seconded the motion and all present voted in favor. **CARRIED.**

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Debora Bradt

Planning Board Secretary