

Town of Ballston  
Planning Board

**TOWN OF BALLSTON  
PLANNING BOARD**

**Regular Monthly Meeting: February 26, 2014**

Present: Richard Doyle, Chairman  
Jeffrey Cwalinski  
Derek Hayden  
Lee Ramsey  
Audeliz Matias  
John VanVorst  
James DiPasquale, 1st Alternate  
Kathryn Serra, Town Engineer  
Peter Reilly, Planning Board  
Attorney  
Thomas Johnson, Building  
Inspector

Members of General Public

Chairman Doyle called the, February 26, 2014 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Chairman Doyle welcomed Michelle Dingman, Secretary, James DiPasquale, 1st Alternate and Audeliz Matias.

Corrections to minutes: Mr. Hayden said there were typographical errors.

**MOTION:** Mr. Hayden made a motion to approve the minutes as amended for the January 22, 2014 meeting. Mr. Cwalinski seconded the motion and all members voted in favor that were present except Mr. VanVorst who voted to abstain; not present at January 22, 2014 meeting. Motion **CARRIED**.

**OLD BUSINESS:**

**V.I. Enterprises, 819 Route 67, Ballston Spa, NY 12020; 228.-3-22.1 (Special Use Permit)** Mr. Matthew Fuller, Esq. of Meyer & Fuller, PLLC, Patrick Vitlo, V.I. Enterprises and Mary-Ellen Stockwell, Esq. were present. Mr. Fuller, Esq. said at the December meeting the Planning Board requested further information from the applicant.

Mr. Fuller said the request is for a Special Use Permit for an auto parts business consisting of mostly warehousing with a retail component. The property is approximately a 1.13 acre parcel with an existing 2,400 sq. ft. warehouse structure most recently used by Techno Metal Post. Mr. Fuller said the applicant is under contract to purchase the property.

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Mr. Fuller said the majority of the proposed use will be wholesale with a smaller retail component as described as a quick turnover.

Mr. Fuller said the board was forwarded a letter from the sellers attorney pertaining to ingress/egress of truck traffic on Route 67.

Mr. Fuller said at the last meeting, the board requested the applicant submit a comprehensive drawing outlining the proposed set-up of the parking lot and traffic flow with concerns of the flow of tractor trailers pulling in and out of the parking lot. Mr. Fuller said the drawings submitted are labeled 1-7; 2-7 and 3-7 indicate the proposed designation for the gravel customer parking spaces, handicapped spaces which would be paved as per the regulations and the designated gravel are for employees parking spaces.

Mr. Fuller said the onsite traffic patterns shown on drawings 1-7 and 2-7 depict access around the entire building. The retail component would be located in the front.

Mr. Fuller said the board requested the applicant to submit information pertaining to exterior lighting. The proposed exterior lighting as depicted on drawings 4-7 - 7-7 are downward-facing lighting.

Mr. Fuller said the board requested the applicant to submit information pertaining to the proposed sign. Mr. Fuller said the proposed sign is approximately 40 sq. ft as depicted on drawing S-1 to be flush mounted on the building and drawings 4-7 and 6-7 depict the proposed location of said sign.

Mr. Fuller said the board requested the applicant to submit information pertaining to garbage removal. Mr. Fuller said a proposed small fenced in area will be utilized for garage storage depicted on drawing 1-7 located in the back of the building.

Mr. Fuller said the board requested the applicant to submit information pertaining to snow removal. Mr. Fuller said the proposed area is depicted on drawing 1-7 of snow removal in a designated area.

Mr. Fuller said the board requested the applicant to provide further information of proposed handi-cap parking spots. Mr. Fuller said the paved areas are depicted in 1-7, 2-7 and 3-7.

Mr. Fuller said the board addressed concerns about the flow of tractor trailers pulling in and out of the parking lot, flow of traffic and backing up. Mr. Fuller said the applicant expects a tractor trailer delivery bi-weekly as depicted in 2-7 and 3-7.

Mr. Fuller said the board requested more information on car and van deliveries. Mr. Fuller said these vehicles consist of either company vans or smaller cars (i.e., Chevy Aveo). The applicant expects approximately eight deliveries per hour. There will be three company vehicles parked in the parking lot at night and five employees vehicles; Monday through Saturday. The hours of operation are Monday through Friday from 7:30 a.m. to 5:30 p.m. and Saturday from 8:00 a.m. to 1:00 p.m.

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Mr. Fuller said the board requested whether the building height will remain as is and would any changes to the structure or exterior. Mr. Vitlo, owner met with Mr. Johnson, Building Inspector to inquire about an interior mezzanine for second floor shelving. Mr. Johnson said there would not be an issue with the request of an interior mezzanine.

Mr. Fuller said the applicant proposes changing the location of the main entrance and to refer to drawing 4-7 which depicts the current entrance and drawing 6-7 depicts the proposed new entrance.

Mr. Hayden asked, is all the lighting on the building itself. Mr. Fuller said yes. Mr. Hayden said he has a concern with lighting since it's down-facing and asked how will the employee parking lot and lot to the west be illuminated in the wintertime; employees will have to walk out to their cars in the dark. Mr. Fuller said with the hours of operation does not envision the far regions of the retail parking lot to be an issue unless it is a code issue. If the board requests, the lighting could be installed in the outer portion of the parking lot.

Mr. Ramsey asked if there will be nighttime hours. Mr. Fuller replied, no.

Mr. Hayden asked how are the tractor trailers going to get out of the site; will the tractor trailers have to circle around the building. Mr. Hayden said it's depicted on drawing 2-7 and 3-7 how the tractor trailers enter the site. Mr. Fuller said the tractor trailer would circle around the building. Mr. Vitlo said the tractor trailers could make a u-turn in the back of the building and go back out the same way they came in.

Mr. Hayden asked if the applicant is proposing one sign or two signs. The drawings indicate two signs. Mr. Fuller said two signs are proposed.

Mr. Ramsey asked for the percentage of the wholesale business versus the retail portion. Mr. Vitlo said 85 percent wholesale and 15 percent retail.

Mr. Hayden felt the eight deliveries per hour was substantial "every six or seven minutes a truck would be entering the site". Mr. Fuller said that would be a car not a truck. Mr. Vitlo said there may be four to six trips per hour. Mr. Ramsey said, "you are on call to all the garages".

Mr. Hayden asked if the overnight vehicles will be parked in front with the employee parking or somewhere else. Mr. Vitlo said with the employee parking.

Mr. Hayden asked if the lighting would be a security issue being so close to Route 67 and would it be sufficient. Mr. Vitlo said a motion light could be installed.

Mr. Cwalinski asked would the lighting fixtures be on timers. Mr. Vitlo replied, yes.

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Mr. Cwalinski said on the photometric plan L-1 it states the fixtures use 100 watt light bulbs and sheet L-2 states the manufacturers catalogue the fixture is supplied with a 150 watt light bulb. Mr. Cwalinski said to replace the 150 watt to 100 watt.

Ms. Matias said comment #4 states there is no need for a dumpster and did not want to see boxes being piled up.

Mr. DiPasquale said a sewer line may be located on the East side of the property.

Mr. Cwalinski asked if the color of the building will be changed or leave as is. Mr. Vitlo said the building will remain as is, but plans on installing brick half way up around the entire building.

Chairman Doyle opened the public hearing at 7:56 p.m.

Chairman Doyle closed the public hearing at 7:58 p.m.

No one wished to speak.

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

**MOTION:** Mr. Cwalinski made a motion to approve the automobile wholesale and retail parts project as described on S-1, L-1 through L-4 and 1-7 through 7-7; dated January 24, 2014. Ms. Matias seconded the motion and all present voted in favor. **CARRIED.**

Chairman Doyle read the four 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. The board replied "No Concerns"
- 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. The board replied "No Concerns"
- 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. The board replied "No Concerns"

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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 safeguards as determined necessary to promote the public health, safety and welfare. The board replied "No Concerns"

**MOTION:** Mr. VanVorst made a motion to grant V.I. Enterprises approval of a Special Use Permit. Mr. Ramsey seconded the motion and all present voted in favor. **CARRIED.**

**F. W. Webb, 1 McCrea Hill Road, Ballston Spa, NY 12020; 228.-3-30.141 (Site Plan Review)** Roger Keating of Chazen Companies was present on behalf of F.W. Webb for the proposed warehouse expansion at the existing facility located at the Corporate Technology Park. Mr. Keating said the proposed addition is approximately 25,000 sq. ft. to be used primarily for warehouse space. The proposed warehouse space will require a curb cut on McCrea Hill Road for purposes of truck access. Mr. Keating said this use is permitted within the Corporate Technology Park PUDD.

Mr. Keating said currently the project consists of two separate tax parcels and as part of this project will be merging those parcels into one parcel.

The proposed parking will be utilizing the existing 42 spaces. Mr. Keating said parking data was previously submitted to the town from F.W. Webb's historic parking data for all of their facilities.

Mr. Keating said two or three more jobs will be created at this location.

Mr. Keating said the proposed project will be serviced by sanitary sewer, onsite storm water management facilities to be upgraded for the proposed expansion on site and a new water connection for the fire suppression system as the existing is located on the opposite side of the building.

Mr. Keating said the landscaping was of importance. There is an existing landscape berm in front of the property located along Route 50 with a proposed extension of the berm to further enhance screening.

Mr. Keating said at the last meeting, there were discussion with respect to the esthetics of the proposed building. The board asked the applicant to match the existing facade. Mr. Keating submitted renderings of the minor changes from the previous meeting.

Mr. Keating said he has been working through the C.T. Male comments.

Mr. Keating introduced Andy McBeth, Construction Manager.

Mr. VanVorst said the proposal shows a new driveway for trucks to enter for large deliveries. The original proposal for approval to retrofit the Extra Inning's building. Mr. VanVorst said the plan was to make the deliveries on the south end of the existing building going through the

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existing parking lot. Mr. VanVorst asked if that plan will be abandoned; will trucks still be making deliveries. Mr. Keating said deliveries will be made on both sides. Mr. VanVorst said it would be preferred that trucks are not in the parking lot with automobiles.

Mr. Cwalinski said page 3 of the SEQR form should state the Burnt Hills Fire Department not Ballston Spa Fire Department. Mr. Keating said that will be amended.

Mr. Cwalinski said on sheet SP-1 the lighting fixture does state what type and if it complies with paragraph (3.F.2). Mr. Cwalinski believes it requires either sodium or high pressure vapor lights and is not sure if that is specified on the drawing. Mr. Keating said the fixtures will match the existing make and model. Mr. Cwalinski said that needs to be added to plan.

Mr. Cwalinski said lastly a minor item (IPF) on the same drawing. Mr. Keating said that will be addressed.

Ms. Serra said a comment letter was issued in December 2013 and Mr. Keating submitted revised engineering plans and storm water design. Ms. Serra said she has no additional technical comments.

Mr. Cwalinski asked if the blue trim on the existing building will remain. Mr. Keating said it will remain.

Mr. Doyle asked if the outside of the proposed warehouse will match the existing colors. Mr. Keating replied yes. Mr. Doyle asked if the board members are in agreement with the color. The board is in agreement.

Mr. Doyle said the proposal is very nice and the process went well and the drawing updates were good and certainly worked with the town engineer and came out very well. Mr. Doyle thanked Mr. Keating for all their effort.

Chairman Doyle opened the public hearing at 8:16 p.m.

Geraldine Feedman, Ballston Journal asked about the size of the two parcels proposed to be merged. Mr. McBeth said the two parcels; front parcel consists of 4.99 acres and the back parcel is 3.16 acres. Ms. Freedman asked F.W Webb's type of business Mr. Keating said it consists of wholesale and retail construction plumbing supplies.

Chairman Doyle closed the public hearing at 8:18 p.m.

**MOTION:** Mr. Cwalinski motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Hayden 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.**

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**MOTION:** Mr. Cwalinski made a motion to approve the F.W. Webb facility expansion as described on the drawing submitted project number 31250.01, dated February 12, 2014 subject to the resolution of the comments made tonight. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

Chairman Doyle said the board wishes F.W. Webb the best and glad that they chose the town.

**Brooks Heritage, LLC, Timber Creek Phase 4, Ballston Lake, NY 12019 (Major Subdivision) - Concept.** Jason Dell, P.E., CPESC, CPSWQ of Lansing Engineering, PC was present of behalf of the applicant Mr. Brooks for the Timber Creek Phase 4 project. Mr. Dell said this project has been before the Town Board and Planning Board on multiple occasions and tonight will give the board a brief summary of the revisions since the last meeting in January 2014 and a brief overview of the materials submitted to the town engineer - CT Male per the environmental review.

Mr. Dell said the Timber Creek Phase 4 project is located south of Phases 1, 2 and 3. Mr. Dell said it is located between Longkill Road and Benedict Road. The overall parcel is approximately 96 acres zoned Ballston Lake Residential. Mr. Dell said this project has been designed in accordance to the town's Traditional Neighborhood Design (TND) standards.

Mr. Dell said the revised plan submitted to C.T. Male shows 220 units which is down from 250 units. The reduction in units begins with one twin town home which was removed to accommodate storm water management areas. Mr. Dell said these areas needed to be shown per the C.T. Male technical review. In addition, the applicant has reduced the number of multifamily units from 88 units to 60 units to accommodate the parking required to be shown on the concept plan. Mr. Dell said additionally is seeking a reduction in the amount of parking from what is required in the town code. Mr. Dell said the town code requires 2.5 stalls per unit and are requesting 2 stalls per unit. Mr. Dell said this is shown on the plan submitted as well as included in the PUDD language.

Mr. Dell said all correspondence was submitted to the board that was submitted to NYSDEC and ACOE pertaining to wetland boundaries. The Jurisdiction Determination was submitted to the board, which was issued by the Army Corps of Engineers (ACOE) and the New York State Department of Environmental Conservation (NYSDEC) validation letter.

Mr. Dell said because of the location of the proposed roads, there will be impacts to the wetlands. A conceptual grading plan and disturbance plan was provided for each one of those wetland crossings to show and mitigate that the applicant is going to be able to remain at .47 acres. Mr. Dell said a conceptual wetland mitigation plan was submitted.

Mr. Dell said Greenman-Pedersen, Inc provided a supplement to their traffic study and a memorandum was provided to address comments from C.T. Male pertaining to the comments received from Buckhurst, Fish and Jacquemart's (BFJ) regarding traffic. Mr. Dell said Greenman-Pedersen agreed with their initial assessment of the traffic study because the numbers have been reduced substantially from where they were from their initial traffic study.

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Mr. Dell said at that time, the mitigation that was required for the projects was as simple as just re-timing of the light at the intersection of Eastline Road and Round Lake Road.

Mr. Dell said a letter was submitted from the NYSDEC pertaining to Threatened & Endangered Species which states there are no known occurrences of Threatened or Endangered Species.

Mr. Dell said with respect to storm water comments from C.T. Male asked how the applicant is going to address storm water at the site. Mr. Dell said C. T. Male wants to see that the applicant is setting aside enough area to effectively mitigate that storm water. Mr. Dell said a conceptual storm water management analysis was provided to identify the areas on site.

Mr. Dell said a conceptual Green Infrastructure analysis, which detailed and outlined how the applicant intends on meeting the NYSDEC regulations that pertain to Green Infrastructure.

Mr. Dell said there was a question pertaining to the age of the forest and age of the trees on the property. Mr. Dell said there was a study conducted by Benchmark Forest & Land Management. Mr. Dell said the Field Reconnaissance Report indicated that the forest on the property is typical to the region.

Mr. Dell said an Archeological investigation was conducted of this property and recently submitted that to C. T. Male and will submit that to the board for their review. Mr. Dell said (SHPO) has also been contacted to get additional information for a no impact letter.

Mr. Dell said a request for information pertaining to Vernal pools. Mr. Dell said a letter was submitted by the Wetland Scientist from VanGuilder and Associates and forwarded to C.T. Male and will forward to the board for their comments.

Mr. Dell said the applicant is in receipt of the comment letter from C. T. male earlier this week and are in the process of addressing those items and resubmitting a comment response letter back to the board.

Chairman Doyle said a coordinated review was sent out and it has been more than 30 days with no negative comments relative to the Town of Ballston Planning Board being Lead Agency. A letter was received from the Saratoga County Planning Board and New York State Department of Environmental Conservation (NYSDEC) warning the board about the 100' buffers in Article 47.

Mr. VanVorst said unless the applicant can verify the people that are going to be renting the proposed apartments will not have any friends or relatives, does not feel that two spaces per unit is enough. Mr. Dell said the applicant can look to do a secondary visitor parking area off to the side behind one of the buildings, which would accommodate visitor's parking. Chairman Doyle said that two parking spaces is necessary for each apartment because most people have two cars and overflow parking would be mandatory. The board is in agreement with Chairman Doyle. Mr. Brooks reiterated the board requested 2.5 spaces per unit. Chairman Doyle said the applicant has a number of apartments and requests that the applicant look at what fits and needs to be greater than two.



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Ms. Serra said the applicant has two units per apartment totaling 120 spaces and with 2.5 spaces per unit totals 150 spaces. Ms. Serra asked if the board would consider 135 spaces totaling 2.25 spaces per unit.

Mr. Brooks said he reviewed prior PUDD's and 2 spaces per unit have been approved.

Mr. Ramsey asked the applicant to consider snow removal.

Mr. Cwalinski asked the applicant to re-design the proposal omitting the flag lots. Mr. Dell asked if there were a certain number of flag lots that the board would consider. Chairman Doyle said flag lots are not permitted in a major subdivision.

Mr. VanVorst said, "We all do not share that sentiment, but it is in the zoning".

Mr. Reilly, Esq. said the proposal is a PUDD and the restrictions may not necessarily apply, but however, the intent of the ordinance is not to have flag lots in a major residential area.

Mr. VanVorst said some of the town, not all of the town.

Mr. DiPasquale asked for the total number of units. Mr. Dell said the total number is 220 units. Mr. DiPasquale said the plan states 12 twin homes totaling 24 lots. Mr. Dell replied correct. Mr. DiPasquale said the comment letter states 133 lots. Mr. Dell replied 136 lots. Mr. DiPasquale said the February 12, 2014 comment letter states 133 lots. Mr. Dell said he would have to verify, but the number is 220 units. Mr. DiPasquale said comment letter states 12 twins homes, 24 lots, 133 single-family lots and one lot with 32 apartments. Mr. Dell said there is a typographical error, it should be 60 units. Mr. Dell will verify for the next meeting.

Mr. Cwalinski asked what the rent will be for the proposed apartments. Mr. Brooks said (high end) the same as Phase 3 to include garages, granite, hardwood and tile flooring.

Chairman Doyle said there is a concern of the mature trees on the property and said it would be helpful to indicate the trees on the drawing. Chairman Doyle said we (the board) would like to save as many trees as practical. Chairman Doyle said the Town Board is also interested in the trees. Chairman Doyle reiterated a request to save the mature trees. Mr. Brooks has spoken to Ms. Serra about that sensitive matter. Mr. Brooks said a report was submitted from Benchmark Forest and Land Management, LLC. who performed 250 corings. Mr. Brooks said in order to accurately determine the ages of the trees, you have to effectively cut the tree down, count the rings and then the tree you effectively wanted to save has been taken down.

Mr. Brooks said the landowner has had the site logged and provided a notarized signed affidavit. The site had been logged by the Lumac Company. Mr. Brooks said that Benchmark Forest and Land Management, LLC has confirmed that the site has been logged. Mr. Brooks said a statistical analysis was used for sizing and aging trees, which was included in the report. This site is no different than Phases 1, 2 and 3 of Timber Creek. Mr. Brooks said the forest is the same and only cleared what was needed for Phase 1. Mr. Brooks said this is not a mature

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forest as defined by the NYSDEC regulations and there may be some trees that are old, but that means 100 years or more on this site. Mr. Brooks said to catalogue each one of the trees is not practical without cutting down the trees, but not in the wetlands. Mr. Brooks said intuitively can say that those wetland areas that are being preserved with the 100' buffer are going to have the majority of the trees that are 100 years old or greater. Mr. Brooks said the areas being developed have few of the 100 year old trees. Mr. Brooks said if you extrapolate out those numbers from the Benchmark study, taking into consideration the logging aspect of the 100 year old trees, the majority of the trees are in that 100' wetland buffer area and are proposing to cut down 97 trees that are 100 years or older. Mr. Brooks said there will be no impacts to the other 52 acres and there could be hundreds of those 100 year old trees or older. Mr. Brooks said there is a ratio of at least two to one with those trees in which will be saved; it's just not practical to go out and isolate each tree in the developed area. Mr. Brooks said a letter of the calculations will be forwarded to the board of which trees will be taken down. Mr. Brooks said it is no different than what was done on Phase 1; it's the same type of development and same type of wetlands. Mr. Brooks said with the mix of trees and age of trees within Phase 1 are not different than Phase 4.

Chairman Doyle asked the board if they have any concerns about the proposal.

Chairman Doyle said the open items are trees, flag lots and parking.

Mr. Brooks is in agreement and would request the time to address C. T. Male's comments and separate the archeological data from the other three phases and isolate it down to just Phase 4.

Ms. Serra said she received an email today regarding archeological comments.

Ms. Serra said she spoke to BFJ and indicated that they have a few minor questions.

Mr. Gibson asked if there was a public hearing. Chairman Doyle indicated there is no public hearing tonight and if he (Mr. Gibson) has any questions, to call or email him. Chairman Doyle said a public hearing will be held at the Town Board meeting.

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

**New York Development Group, 253 Eastline Road, Ballston Lake, NY 12019; 239.-7-1 (Major Subdivision) - Concept.** Scott Lansing, P.E., CPESC, CPSWQ of Lansing Engineering, PC, Geoffrey Booth and Jeffrey Knox were present. Mr. Lansing said the applicant's are present to update the board on the plans since the last meeting. Mr. Lansing said the overall project consists of approximately 149.9 acres located at 253 Eastline Road just south of the Chapel Hill Subdivision. Mr. Lansing said this a Conventional Subdivision not a PUDD or a Traditional Neighborhood Development (TND) and all the lots that are proposed meet the required setbacks within the Ballston Lake Residential District.

Mr. Lansing said the proposed 133 lots has decreased since the last meeting.

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Mr. Lansing said proposed is approximately 12,900 linear feet of roadway.

Mr. Lansing said the proposed site will be serviced by public water and public sewer and the storm water will be managed on site.

Mr. Lansing said at the last meeting, the applicant was close to a conceptual approval and wants to advance to preliminary engineering. The board asked the applicant to look at the two flag lots proposed in the center portion and two flag lots on the southern portion of the proposed site, which has been removed with a net decrease of four lots; 137 lots to the 133 lots proposed.

Mr. Lansing said the access point to the south where the flag lots were proposed has been repositioned over to the west in alignment with the roadways with potential future extension would be an intersection and no potential future wetland impacts associated with that extension on that parcel.

Mr. Lansing said the time has not lapsed since the last meeting for the coordinated review.

Mr. Lansing said the C. T. Male comments were technical in nature and will address at the preliminary engineering phase of the project. Mr. Lansing said one comment that was significant was relative to storm water management areas relative to the lots. Mr. Lansing said proposed are two storm water management areas at the very low spots of the site at the ends of the two cul-de-sacs. Mr. Lansing said at the last meeting, had spoke to Mr. Whalen, Highway Superintendant about access and maintenance and he (Mr. Whalen) said he did not feel there would be an issue. Mr. Lansing said he spoke to Mr. Whalen today and said the town maintains the basins about once every two weeks and as with any of the basins does not use tractors, but uses push mowers and primarily weed whackers to keep the vegetation down.

Mr. Lansing said the sediment removal would be once every few years.

Mr. Whalen said he would contact the members of the board, Ms. Serra and Mr. Johnson regarding this matter.

Mr. Lansing said the applicant is before the board for conceptual approval.

Chairman Doyle spoke with Mr. Whalen today and was in agreement, but the board would like to review and discuss further with Mr. Whalen.

Mr. VanVorst said page 3 of the EAF C.3.a it states Shenendehowa as the school district. Mr. VanVorst asked for clarification. Mr. Johnson said it is correct. Mr. VanVorst asked on both sides of Eastline Road. Ms. Serra replied yes, all the way down to Chapel Hill.

Mr. VanVorst said the paper street was moved to the Foreman property and said it might make more sense to move that paper street to lot #24 where you have the option of going one way or the other if either of those other two properties ever became available.

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Mr. Serraa said the reason C. T. Male asked the applicant to move that far west was to get out of the wetlands.

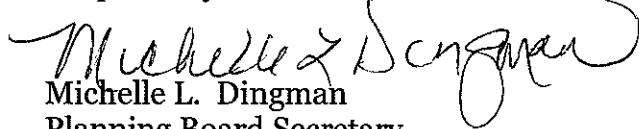
Chairman Doyle asked the board if they are in agreement for the applicant to advance to preliminary design of the project. The board is in agreement.

Chairman Doyle thanked the applicant for reviewing the open issues and will be talking to Mr. Whalen about the storm water basins.

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

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

  
Michelle L. Dingman  
Planning Board Secretary