

Town of Ballston  
Planning Board

**TOWN OF BALLSTON  
PLANNING BOARD**

**Regular Monthly Meeting: November 20, 2013**

Present: Richard Doyle, Chairman  
Josephine Cristy  
Jeffrey Cwalinski  
Joan Eddy  
Derek Hayden  
John VanVorst

Members of General Public

Kathryn Serra, Town Engineer  
Peter Reilly, Planning Board Attorney  
Thomas Johnson, Building Inspector

Chairman Doyle called the November 20, 2013 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Corrections to minutes Mr. Hayden gave the secretary minor corrections.

**MOTION:** Ms. Cristy motion to approve the minutes of the October 30, 2013 Planning Board meeting as written, Mr. Hayden seconded the motion and all others present voted in favor. **CARRIED**

**OLD BUSINESS:**

**Frank Rossi - *Public Hearing opened June 26, 2013***  
**Church Ave. SBL # 216.-2-22.111, 216.-2-27.11, 216.-2-40**  
**Major Subdivision / Seven commercial lots**

**Lead agency 9/25/13**

Mr. Olund stated that GEO Design is assisting with design of the retaining wall. Recent DOT comments will be addressed by Creighton Manning. Mark with Creighton Manning reviewed the five DOT comments. Sidewalks; does the Town want sidewalks or a wider shoulder in the area? McDonalds', give them a rear exit. The increased level of services needs to be addressed. They have been talking to Kevin Novak from DOT. A connection to the project for all the properties between Route 50 and the project. CDTA coordination for some sort of bus stop (shelter, bench, just a pad...) Ms. Serra stated that the DOT comments were as if they believed that the project had a tenant. Mark agreed, stating that traffic lights and bus stops were normally required when buildings are being proposed. Kathryn stated that in 2006-07 CT Male was hired to look at sidewalks in the area.

Chairman Doyle opened the public hearing at 7:55. Ms. Ann Peirce asked the Board to require sidewalks. Chairman Doyle stated that the Board would like to have sidewalks and crosswalks in the area. Hearing closed at 7:58

Town of Ballston  
Planning Board

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

**MOTION:** Mr. VanVorst motioned to approve Frank Rossi major subdivision as shown on drawings 4/9/2013 last revised 11/1/2013 with the condition that all DOT and CT Male comments are met. Ms. Eddy seconded the motion and all others present voted in favor. **CARRIED.**

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

**SEQR not started**

Andrew Kosiba of Northeast Land Survey stated that he had spoken to Mr. Keritis, developer of Lakeview Estates, regarding the Board's requirements to agree to not subdivide again and a driveway of 60 foot access road. Mr. Van Vorst pointed out that the Board has a policy to not accept information regarding the application the day of the meeting. Chairman Doyle agreed that the information was late and not complete. Chairman Doyle stated that a narrative is needed explaining why Mr. Keritis would prefer a 50 ft right away and that he will adhere to the Board's request not to subdivide the lot again. The narrative must be received by the Town of Ballston's Building Department 14 days prior to the meeting they wish to appear at. The next scheduled meeting is December 18, 2013. All info for that meeting is due by December 4, 2013.

**MOTION:** Mr. Van Vorst motioned to table the application. Mr. Cwalinski seconded the motion and all others present voted in favor. **CARRIED.**

**NEW BUSINESS:**

**AJ Land Ventures - Public Hearing Scheduled**  
**842 Rt. 50 SBL#257.-3-25 & 7.11**  
**Lot Line Adjustment**

Mike McNamara from EDP reviewed AJ Land Ventures request for a lot line adjustment to allow them to add a 3500sq ft addition to the existing building. The addition is to allow AJ signs more room to construct signs and detail cars. The lot line adjustment will allow them to extend the parking out the back of the property. The storm water management will be in this area as well. The parking lot will be graded to allow the water to run off toward the rear of the parking area. A second entrance off of Route 50 is also planned. DOT has been contacted in regard to the additional curb cut that will be needed. They advised that the curb cut would be at the most northern part of the property. The CT Male comments were also addressed. To lessen the amount of land disturbed and avoid a full storm water management design the parking area will be lessened by the amount needed. They are requesting two waivers. Maximum building set back and location of the parking both are supported by CT Male.

Chairman Doyle asked Board members for questions and /or comments. Mr. Cwalinski asked the addition match the existing building. There whole building will have new siding. Mr. Ramsey asked about the handicap parking in relation to the entrance. The entrance is planned for the side closest to the

Town of Ballston  
Planning Board

handicap parking spots. The existing metal shed will stay and have some landscaping done around it. Mr. Cwalinski asked for an explanation of how they do the lettering. He wanted to make sure that all the Watershed Overlay Protection District restrictions was being adhered to. No solvents are washed down any of the drains. Mr. Cwalinski brought up page 2 and the lighting and the small print note #2 that cannot be found. Chairman Doyle asked why not just combine the two parcels instead of asking for a lot line adjustment. Also was pointed out that some of the contour lines are in feet and others are in meters.

Chairman Doyle opened the public hearing at 8:26 no one chose to speak, the hearing was closed at 8:27.

AJ Land ventures application for a lot line adjustment and site plan review were tabled to next scheduled Planning Board meeting to allow AJ Land Ventures to make the requested changes to the design.

***AJ Land Ventures - Public Hearing Scheduled***  
**842 Rt. 50 SBL # 257.-3-25 & 7.11**  
**Site Plan Review / 3500sq ft commercial addition**

Tabled as stated above

***Crabbe, Paul T. & Kelly F.- Public Hearing Scheduled***  
**101 Sweet Rd. SBL # 239.-2-69**  
**Minor subdivision - Two residential lots**

Paul Crabbe spoke to the Board about his plans for the lot at 101 Sweet Rd. He explained that he is planning to sell the home that is there now and build a new one in the back. Mr. Hayden asked if the property is public water or on a well. Mr. Crabbe stated the property is on a well. Mr. Hayden told him that there are well notes that need to be added to the drawing. Kathryn pointed out that a full storm water management design should be added to the drawings as well, should the disturbance exceed one acre.

Chairman Doyle opened the public hearing at 8:36. Mr. Pierce asked if the driveway was planned off of Sweet Rd. Mr. Crabbe said yes that is the plan. The public hearing was closed at 8:37

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

**MOTION:** Mr. VanVorst motioned to approve Mr. Crabbe's minor subdivision as shown on drawings dated September 3, 2013 with the condition that well water notes and a full SWPP design be added. Ms. Eddy seconded the motion and all others present voted in favor. **CARRIED**

Town of Ballston  
Planning Board

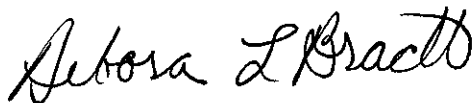
**Katz, Mark – No Public Hearing Scheduled**  
**Route 50 SBL # 239-1-1**  
**Mixed Use PUDD – Residential and Commercial**

Scott Lansing of Lansing Engineering presented Mark Katz PUDD proposal to the board. Due to a significant amount of wet lands on the property the project is made up of two separate areas, one in the northeast portion and the other in the southwest portion. The mixed use area is planned for the northeast portion with an entrance off Route 50. A three story 23,000sq ft building with eight retail units on the 1<sup>st</sup> floor and 20 apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, and a 12,000 sq ft retail building these two building will have 235 parking spaces. Also eleven apartment buildings with eleven units in each are planned for the area. These apartments will have 338 parking spaces made up of both interior and exterior parking. The southeast portion will have 62 single family homes also an entrance off of Route 50. The entire project will be public sewer and water. It is still to be determined the extent of public and private roads in the project. Mr. Doyle said there are 2 major issues, traffic and sewer.

MOTION: Mr. VanVorst motioned to adjourn, Ms. Eddy seconded the motion.

Meeting adjourned at 9:30pm

Respectfully submitted,



Debora L. Bradt  
Planning Board Secretary