

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: December 18, 2013

Present: Richard Doyle, Chairman
Josephine Cristy
Jeffrey Cwalinski
Joan Eddy
Derek Hayden
John VanVorst
Lee Ramsey
Audeliz Matias, 1stAlternate
Kathryn Serra, Town Engineer
Peter Reilly, Planning Board Attorney
Thomas Johnson, Building Inspector

Members of General Public

Chairman Doyle called the December 18, 2013 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Chairman Doyle asked for corrections to the November 20, 2013 minutes.
Correction as follows: Mr. Hayden provided minor typographical errors.

MOTION: Ms. Cristy made motion to approve the minutes Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

OLD BUSINESS:

AJ Land Ventures - Public Hearing Opened 11/20/13
842 Rt. 50 SBL#257.-3-25 & 7.11
Lot Line Adjustment

SEQR not started

Mike McNamara of EDP reviewed with the Board the adjustment that had been made to the original application. The revisions included reduction in the parking area to keep the disturbance under an acre and move the existing shed from the front of the building to the rear of the building. Chairman Doyle asked the Board for comments or questions. No one spoke. Chairman Doyle explained that the Board had heard the proposal at the last Planning Board meeting and it appears that all of the comments from that meeting have been addressed.

Chairman Doyle opened the public hearing at 7:44 for the lot line adjustment portion of the application no one spoke the hearing was closed at 7:45

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MOTION: Mr. Cwalinski moved 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 moved to issue a Negative Declaration, with the basis that there is not a potentially significant environmental impact. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst moved to approve AJ Land Ventures' lot line adjustment request as shown on map dated November 6, 2013, revised November 26, 2013, for property at 842 Route 50. Ms. Cristy seconded the motion and all others present voted in favor. **CARRIED**

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

Chairman Doyle stated that they would now open the public hearing for the site plan review of the 3500 sq ft addition at 7:46 No one spoke; the hearing was closed at 7:47.

MOTION: Mr. Van Vorst moved 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. 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. VanVorst motioned to approve the site plan with the front set back and parking waivers as shown on drawings dated November 26, 2013. Ms. Eddy seconded the motion and all others present voted in favor. **CARRIED.**

NEW BUSINESS:

VI Enterprises - Public Hearing Scheduled
819 Rt. 67 / SBL#228.-3-22.11
Special Use Permit / Auto parts warehousing and retail

Mary-Ellen E. Stockwell, Esq with Meyer & Fuller, PLLC and VI Enterprises owner Patrick Vitlo spoke to the Board explaining the special use permit request for the warehouse at 819 Route 67. Esq. Stockwell explained that the proposal is well within the zoning code for the area. Mr. VanVorst asked what is the size of the property. There seems to be some discrepancy between the narrative and the county map. Mr. VanVorst questioned the ability of a tractor trailer to make deliveries to the warehouse; the trucks need to be able to pull in/off of Route 67. Mr. Vitlo explained that most of the large deliveries requiring tractor trailers are made to his Glens Falls site and then brought down via smaller van type vehicles. There are only 5 employees total and not all of them are at the site at the same time therefore parking is not an issue. Customers are in an out; not on the property for long.

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Hours of operation are Mon-Fri 8-5 and Sat 8-1. Kathryn Serra pointed out that town code requires retail to have handicap parking spaces. Ms. Eddy requested that the new drawings include snow removal notes and the additional curb cuts to allow a tractor trailer to deliver at the site and be off the road. Chairman Doyle asked for a motion to table the application

MOTION: Mr. Cwalinski motioned to table VI Enterprises special use permit application. Ms. Cristy seconded the motion and all others present voted in favor. **CARRIED.**

F.W. Webb

1 McCrea Hill Rd. SBL #228.-3-30.141

Site Plan Review / 25,250 square foot warehouse addition

Roger Keating of Chazen reviewed the site plan for the F.W. Webb warehouse addition. A second water service is planned, a new septic system and a second driveway. The storm water management will be revised and the wet land impact will be minimized. A lot consolidation will be done with the assessor, the parking lot will stay the same, a screening (mature trees) and a berm is planned to shield the view of the building from Route 50 as well as a tapering of the building the closer the building is to the road. The side of the building that is viewed from Route 50 will be the same color as the rest of the building without any F.W. Webb red. Mr. Cwalinski pointed out that SP4 requires Norway Maples every 100ft as part of any screening and also requires 20% green space. Pole light notes need to be added and details of the 7 way line symbols. SEQR page 3, Ballston Spa Fire Department should be Burnt Hills Fire Department. Mr. VanVorst pointed out that page 11 of EAF Section H & I should say "yes" for wet lands. Mr. Cwalinski provided the Board with a list of issues as follows:

1. Landscape Plane, SP4 – The PUD legislation, section 3.D.4, requires one Norway Maple for every 100 feet of frontage along the front property line. This drawing does not show any Norway Maple trees.
2. Demolition Plan, SP1 –This drawing contains a note "Property line to be removed." The applicant stated that there is nothing physical to be moved, and that this is part of a lot line adjustment to combine lots 1 and 1R.
3. Site Details, SD1 – The PUD legislation, section 3.F.2, requires that the pole lights be sharp cut off, down light style, high pressure sodium. The light pole shown on the drawing needs to meet these requirements.
4. Site Details, SD1 – On Detail 7, on the curved line that indicates a break in the lower part of the concrete base there is a symbol that appears to be three (3) letters, a backward letter "F", followed by a backward letter "P", followed by the letter "I". During the meeting it was determined that this is an error and will be deleted.
5. SEQRA Form, page 3, item C.3.c – The fire department should be changed to Burnt Hills Fire Department.
6. SEQRA For page 8, item D.2.r.i – This needs to be completed.

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Chairman Doyle opened the public hearing at 8:25. No one chose to speak; the hearing was closed at 8:26.

Chairman Doyle thanked them for the presentation and commented that the berm along with the landscaping using mature trees will help conceal the building from view.

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

Meeting adjourned at 8:35 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Debora Bradt". The signature is written in black ink and is positioned above the printed name and title.

Debora Bradt
Planning Board Secretary