



**TOWN OF BALLSTON  
PLANNING BOARD  
Regular Monthly Meeting: May 25, 2011**

Present: Richard Doyle, Chairman

Josephine Cristy

Jeffrey Cwalinski

Joan Eddy

Derek Hayden

Members of General Public

John VanVorst

Lee Ramsey

Audeliz Matias, 1stAlternate

Timothy Northrup, 2<sup>nd</sup> Alternate

Kathryn Serra, Town Engineer

Peter Reilly, Planning Board Attorney

Thomas Johnson, Building Inspector

Chairman Doyle called the May 25, 2011 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Corrections to minutes Page 1) 8<sup>th</sup> para add "is" , Page 3) 7<sup>th</sup> add "to", Page 4) 11<sup>th</sup> para strike "Mr.", add "Mrs.", Page 5) 3<sup>rd</sup> para; change proposing to "proposed", 7<sup>th</sup> para; strike "Mr." add "Mrs." 11<sup>th</sup> para; strike precede, add "proceed", 12<sup>th</sup> para; strike "s" on pumps, 15<sup>th</sup> para; strike work, add "word", Page 7), 13<sup>th</sup> para; add "do", Page 9) 7<sup>th</sup> para; strike adjourn add "table"

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

The November 2010 minutes for the Mourningkill Subdivision did not include the coordinated review performed on the property.

"The town conducted a Type 1 Coordinated Review for the SEQRA requirement for the subject subdivision. Documentation is available. The Town of Ballston is the Lead Agency. The Town Engineer reviewed the process."



## **NEW BUSINESS:**

**Susan Robbiano & Briana Collier, 201, 203-205 Kingsley Road, Burnt Hills, NY 12027 proposes a lot line adjustment.** Susan Robbiano was present to propose the lot line between 257.14-1-10.1 and 257.14-1-7 for possible future sale of said duplex constructed in 2005.

Include Right-to-Farm Law verbiage on final map.

Mr. Doyle opened the public hearing at 7:40pm

Mr. Doyle closed the public hearing at 7:41pm

No one wished to speak.

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

**MOTION:** Mr. Cwalinski made a motion to approve the lot line adjustment as described on the drawing the title Map Showing Lot Line Adjustment Kingsley Road – County Road No. 110 Portion of Lands N/F of The Susan Robbiano Irrecoverable Trust Map No. 11-7-L, dated April 11, 2011, subject to the Right-to-Farm Law being included on the map. Ms. Cristy seconded the motion and all present voted in favor. **CARRIED.**

## **OLD BUSINESS:**

**Joseph Lazare, 370 Goode Street, Burnt Hills, NY 12027 proposes a 20-lot major subdivision.** Mike Brooks, John Harding of Tommell and Associates, Todd Stewart, and Stephanie Bitter, Esq. were present. The continuation of the 20-lot Westwind Farm Subdivision received preliminary approval in December 2010.

Since December 2010, drawings advanced for storm-water design with ACOE approval including 4/100 of an acre of disturbance.

NYSDEC Water Quality Certification received.

CT Male comment letter addressed storm-water (design) and technical comments relative to waterlines. Mr. Brooks indicated comments addressing above said issues to be completed by early next week.

Mr. Hayden asked about the grading plan proposal.

Mr. Brooks noted any house that did not meet the 18” requirement above the centerline of the road for finished floor would be included on the plans.

Mr. Doyle suggested a grading plan for each proposed lot prior to building permit.



Ms. Serra said the grading plan included in any of the plans, would most likely be fine-tuned before construction.

Discussion held on swales.

A note added on the grading plan as suggested by Ms. Serra.

Mr. Cwalinski asked if an 8" waterline would be running to the end of the paper street.

Discussion held on waterline connections.

Conservation easements decided to individual lots.

Discussion held on basin sizing.

Mr. Doyle opened the public hearing at 7:55pm

Ms. Samson said the December 2010 meeting discussed buffering to the north. Ms. Eddy said the proposal shows 19 (4' x 6' Arborvitaes.) Ms. Samson said, "The Board told her to get an estimate of what kind of tress she wanted." Ms. Samson supplied the Board with an estimate consisting of White Pine.

Ms. Samson asked the location of the basins.

Ms. Samson asked what purpose the basins serve. Mr. Brooks said storm-water.

Ms. Samson asked about the 200' setback. Mr. Brooks said it is the minimum setback for NYSDOH from wells to septic systems.

Mr. Doyle closed the public hearing at 7:58pm.

Mr. Doyle said redesign of the basin is pertinent for the Board to move ahead with contingent final approval.

Ms. Serra said Joseph Whalen, Highway Superintendant agrees to the proposed road design.

Stephanie Bitter, Esq. summarized the Board's request of basin redesign and grading.

Mr. Stewart reiterated the grading plan would include a note that each lot will have an individual grading plan.

Ms. Serra said it will pertain to individual grading plans for each house and why.

Application tabled pending resolution of CT Male comments.

**MOTION:** Mr. Hayden made a motion to adjourn. Ms. Eddy seconded the motion **CARRIED.**

Meeting adjourned at 8:10pm

Respectfully submitted,

Michelle L. Dingman