



TOWN OF BALLSTON PLANNING BOARD
Regular Monthly Meeting: July 28, 2010

Present: Richard Doyle, Chairman

Josephine Cristy

Jeffrey Cwalinski

Joan Eddy

Derek Hayden

Members of General Public

John VanVorst

Lee Ramsey

Audeliz Matias, 1st Alternate

Timothy Northrup, 2nd Alternate

Kathryn Serra, Town Engineer

Peter Reilly, Planning Board Attorney

Thomas Johnson, Building Inspector

Chairman Doyle called the, July 28, 2010 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Corrections to minutes

- J. Van Vorst – page 2, first line – “April 2010” should read “April 2009”
- Small grammar mistakes

MOTION: J. Cwalinski make a motion to approve the amended minutes. J. Van Vorst seconded the motion. **CARRIED**

OLD BUSINESS:

H.R. Schultz, Eastline Road, Ballston Spa, NY 12020 for Site Plan Review. Jim Martin of the LA Group was present on behalf of the applicant. Mr. Martin said this application was part of a PUD that was approved by the town in March 2007. The 2007 PUD is an amendment to a PUD approved by the Town August 1989. The overall PUD is 41 acres consisting of mixed use development, light industrial, residential, mixed use (office or residential as per the approved



PUD as modified), retail with office or residential only on the second floor. Mr. Martin said that the overall site per the PUD was divided into five development areas (A, B, C, D, E and F). Mr. Martin said the applicant is proposing area "A".

Lots 15 & 17, in hand-out, received site plan and minor subdivision approval August 27, 2007.

Present Site Plan, first submitted late 2008, covers Area "A". Change from original submission includes deletion of driveways in favor of green space.

Letters from residents were submitted outlining questions. Mr. Martin addressed issues that were raised:

- Land use in area. Project serves to act as transition from industrial to residential.
- Traffic blind spots. Separation distances were pointed out
- Buffer requirements. Even though this is a PUDD, buffers exceed that called for in conventional subdivision. Quality of buffer is important. Elevated berm. Maturity of trees.
- Sight distance. 370 feet separation from centerline of driveway and centerline of Brownell Rd. NYSDOT standards are 150 to 200 feet at 45 miles per hour.
- Property values. Entry price of units will start in upper \$200,000.00 range.

A great amount of wetland work has been done. US Army Corp of Engineers permit is in place in site.

- J. Cwalinski – Townhouse vs condos. Pond fencing. Trees
- J Eddy – Brownell Rd. traffic. Snow removal
- R. Doyle – Lower speed limit on East line Rd.
- K Serra – Traffic thresholds
- D. Hayden – Number of buildings; two unit townhouses specified - J. Martin will recheck legislation
- L. Ramsey – Number of parking spots
- J. Eddy – Upstairs/downstairs units?
- H. Schultz – No single family units
- J. Cwalinski – Nature preserve and trails
- A Matias – No extra parking provided
- J. Van Vorst – Did not see names of neighboring property owners on map. Drainage direction of pond to the north
- J. Eddy-Homeowners association
- D. Hayden-Encourage review of legislation

Public hearing opened at 8:25 pm.

Art Dutcher, 521 Eastline Rd. – Traffic speed

Howard Vedder, 809 Rt. 67 – Declining property values



Public hearing closed at 8:35 pm.

R.J. Taylor, Route 50, Ballston Spa, NY 12020 for Site Plan Review and a Special Use Permit for condominiums (48 dwelling units). Scott Lansing of Lansing Engineering was present on behalf of Ron Taylor for Ballston Condominiums. NYSDEC approval for sewage disposal system has been granted pending signoff form Saratoga County Sewer District

- D. Hayden- Color charts
- J. Cwalinski – Technical consultants
- J. Eddy – Color charts
- J. Van Vorst – Sewer extension to Rt. 50
- J. Cristy – Townhouse v. Condos

Application tabled at 8:45 pm. to allow R.J. Taylor to retrieve color charts

NEW BUSINESS:

Ballston Spa National Bank, Rt. 67 Site Plan Review Special Use Permit for new Bank/Office building.

Scott Lansing, Lansing Engineering presented the case. Structure is proposed to be 33000 square foot bank/office building. The following deviations from the Design Standards are being proposed:

- Parking - New parking in front of building prohibited. Two rows parking proposed.
- Front set back- 20-foot maximum front setback required. 100 foot front setback proposed.
- Minimum 70% building frontage build out
- Side yard setback

NYSDOT has requested shared access point at southern portion of parcel.

- J. Eddy – Café Capri? Uncomfortable with two rows of parking in front of building
- J Cwalinski – Wants sketch showing compliance with design standards; then applicant would show why compliance with a particular item does not make sense
- K. Serra – Parking
- J. Eddy – Parking
- R. Doyle – Parking
- J. Eddy – Sewer location?
- D. Hayden – Show proposal meeting design standards
- L. Ramsey – Square footage
- K. Serra - Use of space will determine generated
- T. Northrup – Traffic analyses

Discussion on architectural standards



Per R. Doyle - Should look like:

- Building located behind Rexford Fire Station on Rt. 146
- Charlton Town Hall
- Adirondack Trust Bank on Church Ave.
- Ballston Spa Bank on Front Street

Should not look like Town of Ballston Library on Lakehill Rd.

Ballston Spa National Bank tabled at 9:20 pm.

Ballston Condos reopened at 9:20 pm.

Public hearing opened at 9:20 pm.

Fred Iannoni, 1 Rolling Brook Dr. – read letter regarding problems with R. J. Taylor

Public hearing closed at 9:30 pm.

Board reviewed criteria of 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.
- 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.
- 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.
- 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.

MOTION: J. Cwalinski made a motion to grant the special use permit. J. Eddy seconded the motion and all present voted in favor. **CARRIED.**



MOTION: J. Cwalinski motioned to approve Ballston Condominiums as described on the drawing dated July 6, 2010, project number 463.04 and satisfactory resolution of all C.T. Male engineering comments. J. Cristy seconded the motion. **CARRIED**

Fred & Ute Huebner, Schaubert Rd., Major Subdivision

Duane Rabideau, Gilbert Van Guilder Associates presented.

Mr. Doyle published the Saratoga County Planning Departments' response which questioned the Lot Line Adjustment portion of the application, as well as the name change from Volpe to Huebner.

Mr. Doyle will contact Mr. Valentine, County Planning, and Mr. Reilly will write a letter to County Planning summarizing the application

Stormwater management has been reviewed under previous Volpe application(s).

Discussion was held regarding deed language for Stormwater detention ponds.

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

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

Huebner application tabled pending resolution of deed language for Stormwater detention ponds. P. Reilly to work with applicants' attorney to formalize language.

Barbara Ille, 860 Rt. 50, Minor subdivision

Duane Rabideau, Gilbert Van Guilder Associates presented. Two lot subdivision, one lot for existing residence, second lot for possible future commercial use.

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

Ille application tabled pending submission of location of existing sewage disposal system.



Schmidt, John J. & Debra, 595 Randall Rd., Minor Subdivision

Duane Rabideau, Gilbert Van Guilder Associates presented. Application is for two lot residential subdivision. Lot in rear will be a “flag lot”.

Public hearing opened at 9:50 pm.

Betty Hill, 478 Devils La. – Here for Naomi Hill, 581 Randall Rd. Inquired about location of two lots and structures proposed.

Public hearing closed at 10:00 pm.

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

MOTION: D. Hayden moved to issue a Negative Declaration, with the basis that there is not a potentially significant environmental impact. J. Van Vorst seconded the motion. **CARRIED.**

MOTION: J. Van Vorst made a motion to approve the minor subdivision dated July 13, 2010, map #10-30-43, \$1000.00 per lot parks and rec fee, payable at time of issuance of building permit. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

MOTION: J. Van Vorst made a motion to adjourn. J. Cristy seconded the motion. **CARRIED.**

Meeting adjourned at 10:15 pm

Summarization of notes from Thomas Johnson, Building Inspector