



Ms. Kane asked Mr. Dinallo how many employees he expects to employ. Mr. Dinallo said between three and four employees. Ms. Kane asked if this business will be seasonal. Mr. Dinallo said yes April through Thanksgiving.

Ms. Kane asked the hours of operation. Mr. Dinallo said generally between 7:00am and 7:30am to anywhere from 2:00pm to 7:00pm depending on the job.

Ms. Kane asked about delivery of supplies. Mr. Dinallo said deliveries are received at the beginning of the season consisting of sprinklers, valves, and 1" polyethylene pipe.

Ms. Kane asked what kind of truck will be delivering the pipe. Mr. Dinallo said a rack truck. Ms. Kane asked if the truck will be able to turn around on the site. Mr. Dinallo replied yes.

Mr. VanDeCarr asked Mr. Dinallo what happens to the facility in the wintertime when the business is not in operation. Mr. Dinallo said the site will be kept plowed and will store as much inside as possible. Mr. VanDeCarr asked the size of the proposed building and percentage that would be allocated to the vehicles. Mr. Dinallo said the building will be used for storage of vehicles and supplies.

Ms. Brown referenced question number (9) of the short EAF form that was submitted to the Board had stated the present land use as residential and agriculture. Ms. Brown said presently there is no commercial in that area and asked why the Board should grant the permit. Mr. Dinallo said the current property where his business is located is being sold and will need a place to operate a small business.

Mr. Heiss said under the current zoning there are commercial businesses located to the north of this property.

A further discussion was held on the commercial businesses located in this zoning district.

Ms. Brown asked about the building location shown on the plan. Mr. Dinallo said the location shown is proposed, but would like to keep the building as far back off the road as possible.

Mr. Groves asked the size of the proposed building. Mr. Dinallo said 34' x 60'.

Mr. Groves asked if there were plans for outside storage. Mr. Dinallo said no, the plan is to put the polyethylene pipe inside.

Ms. Bell asked the applicant if he has looked at other properties around the Town of Ballston. Mr. Dinallo said that he has looked at a few, but the properties did not fit his needs. Mr. Dinallo said that this property is within ten minutes from his residence.

Mr. Lesniak asked if there will be any hazardous materials stored. Mr. Dinallo said no.

Mr. Lesniak opened the public hearing at 7:50pm

David Storti said this sounds like a great business, but is concerned about the water that runs from across the street onto his property located to the south. Mr. Storti said his concern is water running on his property and destroying his apple trees.



Mr. Heiss said ultimately there was a water issue on the west side of Route 50 and DOT, the County or someone decided to address the issue by installing a culvert.

Mr. Heiss said he does not feel that much fill will be needed for this proposal. Mr. Heiss said this issue will be addressed at Site Plan Review with the Planning Board.

Mr. Lesniak said the applicant is in front of the Zoning Board for an interpretation and questions that are being asked should be addressed at Site Plan Review to the Planning Board.

Scott Draina said that water runs through there 11 months out of the year.

Mr. Lesniak closed the public hearing at 7:56pm

Mr. Lesniak polled the Board on the interpretation.

Ms. Bell said that it seems like a reasonable use that should be allowed in this district.

Mr. Groves agrees with Ms. Bell.

Mr. VanDeCarr is in agreement and feels the business being proposed is suitable for that district.

Ms. Brown is in agreement and said that the business being proposed is suitable.

Ms. Kane is in agreement.

Mr. Rogner agrees and feels this is a small low impact business that falls under the jurisdiction of the Business Highway-1 District.

Mr. Lesniak is also in agreement.

Mr. Lesniak also said that the applicant will have to apply to the Planning Board for Site Plan Review and a Special Use Permit.

Mr. Lesniak said that the interpretation is an allowable use.

MOTION: Ms. Kane made a motion to adjourn. Mr. VanDeCarr seconded the motion.

CARRIED.

Meeting was adjourned at 8:00pm.

Respectfully submitted,

Michelle L. Dingman