

**TOWN OF BALLSTON
PLANNING BOARD**

Present: Jeffrey Cwalinski, Chairman
John VanVorst, Vice-Chairman
James DiPasquale
James Fischer
Patrick Maher
Audeliz Matias
Daniel Shorey
Nicole Rodgers, 1st Alternate
Laura Muschott, 2nd Alternate
Kathryn Serra, P.E.
Brian Theriault, Building Inspector
Members of the General Public

ABSENT: Peter Reilly, Esq.

Chairman Cwalinski called the April 26, 2017 meeting to order at 7:30 p.m. and led the Pledge of Allegiance. Chairman Cwalinski reviewed the agenda.

Strike James. DiPasquale from being present; was not present at the March 29, 2017 meeting.

MOTION: Mr. Maher made a motion to accept the March 29, 2017 as amended. Mr. VanVorst seconded the motion and all present voted in favor; Mr. DiPasquale abstained; was not present at said meeting. **CARRIED.**

OLD BUSINESS:

Marc Desrorisers
East Line Road; 239.-2-4.151
Major Subdivision/Site Plan Review – 57

Jason Dell, PE with Lansing Engineering was present on behalf of the applicant.

The proposed project is a 55-lot subdivision. Access into the subdivision will be from Eastline Road, Chapel Hill and Stonebridge Court.

The subdivision will be served by water and sewer and storm water management will be managed on site in accordance with all the regulations.

Mr. Dell stated that detailed plans were submitted and received comments back from C. T. Male; two minor technical comments remain, which we take no exception to. and will revise the plans per the road cross section as well as the sub base preparation.

Mr. Dell stated there was an error on their part showing an existing driveway; having an incorrect angle. After revisiting the site, that driveway will not be impacted; it's coming in a straight and perpendicular into that road now and will continue to do so in the future.

Mr. Dell stated at the last meeting, the applicant was requested to reach out to Agriculture and Markets. The applicant's sent a letter and a response was received. It indicated that if that waterline was financed by developers and not the Town, the Town does not need to submit an NOI to them.

Mr. Dell requested preliminary approval to get moving forward with the ACOE and NYSDOH.

Mr. Dell distributed the letter from Ag & Markets to the Board.

Mr. Cwalinski stated Ag & Markets said they are investigating. "We are working to understand the underlying facts before we can respond to your request."

Mr. Dell stated earlier in the letter it does indicate that waterline was financed by developers and designed all the projects that brought the waterline down Eastline Road.

Chairman Cwalinski plans on contacting Ag & Markets and wants a response by the next meeting.

Mr. DiPasquale asked if the applicant has spoken to SCSD#1.

Mr. Dell early on submitted detailed plans for their review.

Chairman Cwalinski stated during SEQR discussion from the last meeting, there were issues with;

1. Agriculture – Removing about 0.53% of agriculture land from Ag District #2.

- 2 Archeology – There were areas found, but are marked and deed restricted.
3. Traffic – BJB noted there would be a 7.2 second increase at the intersection of Eastline and NYS Route 67, however does not feel the Board can hold the applicant responsible for funding a roundabout. A roundabout is planned; Malta is planning to build one.

Ms. Serra agrees with everything that was stated. The Board in the past has directed C. T. Male to prepare Part 3 of the document; information provided by Lansing Engineering, work on drafting a resolution for a Negative Declaration. Ms. Serra stated given the fact there was a significant impact particularly with the Ag Resources and wants the board to understand what the resolution would be.

Chairman Cwalinski is in agreement that SEQR needs to be done prior to the preliminary approval.

A further discussion was held on deed restrictions for the project.

Chairman Cwalinski opened the public hearing at 7:43 p.m.

No one wished to speak on behalf of this project.

Chairman Cwalinski adjourned the public hearing at 7:43 p.m.

Ms. Serra clarified the Board would use the three potential impacts on the Part 2 of the EAF form filled out last month to determine large to moderate impacts why none of the impacts were significant or large enough to cause a Positive Declaration. Mr. Serra stated the Board is directing C. T. Male to prepare Part 3 and a Negative Declaration for approval at the next meeting.

MOTION: Mr. Fischer stated that the Town of Ballston Planning Board reviewed the information submitted by Lansing Engineering and the Board considered the three main areas where there were a large amount of impacts – archeological, agriculture, and traffic based on the review of the information there is really not enough impact to require a Positive Declaration and based on that would like C. T. Male to draft a Negative Declaration and prepare a Part 3. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

Zelindo, Viscusi

20 Mourningkill Drive; 228.-3-36.1

Site Plan Review/Special Use Permit – 5 Multiple dwelling, 8 units each

Luigi Pelleschi, PE with ABD Engineers and Zack Viscusi with Viscusi Builders presented.

The applicants are before the board for the project proposed at 20 Mourningkill Drive.

The applicant has been before the Board several times and there have been no changes to the proposed project. Proposed are 40 apartment units. 100 parking spaces situated onsite that meets the zoning requirements of two and a half spaces per unit. The applicant has proposed to bank a lot of those spaces and feel that two and half spaces are too much for this type of use, and are designed for two spaces per unit.

There are eight garage spaces situated on the south end of the property. The site plans were submitted to C. T. Male and received their latest comment letter dated April 21, 2017. There are a few comments and have no issues addressing the technical issues this evening.

Mr. Pelleschi stated the applicant is in the process of getting SHPO and ACOE to sign-off; applicant disturbing less and a 1/10 of an acre, which requires an ACOE permit.

Mr. Pelleschi stated the applicant met with the Fire Department; the ladder truck can be maneuvered within the site even though it is not required; sketches provided.

Mr. Pelleschi stated C. T. Male requested the applicant to do another test pit. Mr. Pelleschi stated the applicant did several test pits along the entire site; one close to the bio retention system. The soils were all pretty consistent and suggested we (the applicant) could do an additional test pit at the time of construction or prior to construction. The applicant is not objecting to doing additional test pits and feels it will not change the design of the site.

Mr. Pelleschi stated another comment was fencing on the retaining walls. The applicant was not proposing any rail system on the retaining walls in-between the building. The only railing the applicant would be providing (black PVC decorative vinyl railing) would be along the east side because it's a greater drop.

Mr. Pelleschi stated that detailed plans were submitted to SCSD#1 and have spoken to Mr. Eaton who is in the process of providing a comment letter.

Mr. Pelleschi is hoping tonight for the Board's consideration on final Site Plan approval with some conditions.

Mr. DiPasquale stated he is not comfortable proceeding and asked if all these comments can be addressed at the next meeting.

Mr. Pelleschi stated he feel they can accommodate that.

Chairman Cwalinski and Mr. DiPasquale feel the outstanding questions should be answered in a timely fashion and the town engineer satisfied.

A further discussion was held on the letter from the Cultural Study performed on the silo.

Mr. Shorey stated it is important to look at item #7 of the C. T. Male letter - test pit should be performed within the footprint of the proposal of the bio retention basis; it could be done at the time of final construction – what if the results are bad; it should be done before construction.

Ms. Serra is not comfortable with the applicant not performing the test pit for the simple reason that every other project in the area; Beacon Hill, Mourningkill Meadows and everything in that area has had high ground water. Ms. Serra was concerned of the initial test that was done, does not show any mottling and would recommend the applicant photograph the test.

Mr. Pelleschi stated to let's not forget the lay of this land everything pitches from south to north with a good 30' drop from one end to the other with another 6' to 8' drop with the wetland sitting to the north where the water table is located.

Mr. Pelleschi stated that three test pits were performed from the south end all the way to the north end before the wetlands. It was pretty consistent - it was a silty soil on the top layer and then hit pure clay; ground water isn't typically in clay. Mr. Pelleschi said what we find with all the snow melt after digging down you got a perched layer whatever cannot get through the clay; that's not ground water, but perched layer.

Ms. Serra is not comfortable representing the Town and would like to see photographs proving the ground water and mottling.

Ms. Matias concurs; she lives south of the proposed project and is very wet.

Ms. Serra asked the applicant to verify that it is only for the retaining wall facing south.

Mr. Pelleschi stated the Site Plan stated “retaining wall with railing” certainly add a note on the detailed plan.

Mr. Fischer stated the billboard across from Everson Way is going to be transitioning to an LED billboard.

Mr. Pelleschi stated the applicant is aware of that.

Mr. Fischer stated there is no concern of how that will impact your buildings and renting these units out.

Mr. Viscusi asked if these billboards illuminate all night long.

A further discussion was held on the existing billboards.

A further discussion was held on the outstanding comments provided in the C. T. Male letter.

Ms. Serra stated obviously you cannot get a response from SHPO and the Board understands that there are comments that cannot be addressed by the applicant.

Chairman Cwalinski stated a photograph is recommended for the test pit and modeling.

Chairman Cwalinski opened the public hearing at 8:03 p.m.

No one wished to speak.

Chairman Cwalinski adjourned the public hearing for tonight at 8:05 p.m.

NEW BUSINESS:

Long Road Winegrowers, LLC

995 Route 50; 248.-2-2.12

Special Use Permit & Sign – applicant proposes a wine tasting room

Katherine & Ryan Taylor, owners of Long Road Winegrowers, LLC presented.

The applicants are proposing to put in a tasting room and eventually transition to move their production to the property at 995 NYS Route 50.

The applicants are proposing to rent the rear of the property from Mark Sacco and eventually renting or just buying the property, but eventually rent that front building.

The applicants plan on using a third of the building for production and two thirds for the tasting room.

The proposed improvements to the property would be the parking area (gravel area) and some type of patio in the back using flagstone pavers for patrons to sit and look out at the farmland and where the applicants plan to put a vineyard on some land they are going to be leasing.

Mr. Maher asked if the patio will have an enclosure.

Ms. Taylor stated it will be open.

Ms. Taylor stated she has no plans for bands; it would be a quiet place to sit and drink wine.

The parking area should be able to get 10 cars with one paved handi-cap parking space in front of the building.

Ms. Taylor stated they have a several prong source of grapes and starting next spring planting grapes directly behind the tasting room. The applicants buy grapes from Long Island and pick them up using their truck and U-Haul trailer and also buy grapes in the fall from the Finger Lakes.

The composting is being done the property and can use it to suppress weeds underneath the vines and can be used for feed for animals. Ms. Taylor supplied calculations for the amount of waste being used and the amount a vineyard will take every year.

Chairman Cwalinski also ran through a few calculations and feels the applicant has a sufficient amount being used in the vineyard with some left over.

Chairman Cwalinski stated the sign states Galway Rock Vineyard and Winery and Saratoga Sparkling Company.

Ms. Taylor stated we (the applicants) own two different levels for their wine and sell under different labels; make sparkling wine under the name Saratoga Sparkling and Company and distilled wine under the name Galway Rock Vineyard and Winery and the name of their company is Long Road Winegrowers.

Chairman Cwalinski stated the proposed sign is 5' x 8' and the Town has a max area total of 32 square feet.

Ms. Taylor stated that the sign will be changed to meet the max area total of 32 square feet.

Mr. Shorey asked if the "open" sign hanging below counts for the square footage.

Ms. Serra stated no, because it is removable.

Ms. Taylor stated it would only be put out when open.

Chairman Cwalinski asked if the sign will be illuminated.

Ms. Taylor stated no, but may possibly have a spotlight.

Chairman Cwalinski recommended a recessed fixture if the applicant decides to illuminate the sign.

Ms. Taylor stated hours of operation proposed are 10:00 a.m. to 9:00 p.m. in the event that we have a group of people that want to do a tasting or special event.

Ms. Matias stated the Finger Lakes Winery is located in a rural area and closes between 5:30 p.m. and 6:00 p.m.

Chairman Cwalinski stated the Board would like to see a Site Plan because there are concerns with the septic system, water usage, and delineation of parking and what materials are proposed for patio pavers.

Mr. VanVorst stated a parking plan should be provided with stripes.

Mr. Fischer asked if the parking will remain gravel.

Ms. Taylor stated the parking will remain gravel.

Chairman Cwalinski stated a paved handi-cap parking spot will need to be provided.

Chairman Cwalinski stated the Site Plan to include the dimensions from the roadway for the sign.

Mr. DiPasquale asked if there is a discharge from the process.

Ms. Taylor stated there is washing and follow practices from California.

Proposing drains in the floors that have baskets to collect solid waste and draining off into tanks to settle out any solid waste before they go out into the water stream.

Ms. Taylor stated she had someone look at the septic system; it is big enough to handle the load.

Ms. Taylor stated presently we are a micro-winery just over one thousand cases, which is a small winery. In the United States a small winery is under fifty thousand cases.

Mr. Shorey asked about the odors from the compost.

Ms. Taylor stated when you compost grapes, grapes turn into wine and wine when it spoils turns into vinegar; it smells a like sweet Balsamic vinegar. Composting will be done on the property that they are going to be renting that is for the vineyard and would not be done on this property that we are going to be using for production. The applicants have an agreement to rent the five acres behind the tasting room as we are able to plant. The composting would not take place on the property and would want to remove it from the tasting room and production facility so you don't have flies and bees coming in.

Mr. VanVorst asked if people are going to come and sample the wines that you produce.

Ms. Taylor stated yes.

Mr. VanVorst asked anything else.

Ms. Taylor stated they are a NYS Winery and one hundred percent of their grapes come from New York, which is a mandate. A Farm Winery are also allowed to sell other farm products; farm beer and farm distillery products. Ms. Taylor stated they work a lot with High Rock Distillery and have a joint product with them and would be periodically sampling our Brandy we make with them and a farm brewery beer and tea. Mr. Taylor has a tea company and will be growing the tea and sampling.

Mr. VanVorst stated when High Rock Distillery came to the Board about a tasting room, it evolved into serving mixed drinks. What assurance do we (the Board) have that this is not going to progress to that stage.

Ms. Taylor stated we may have Sangria sometimes.

Mr. VanVorst stated when High Rock Distillery came to the Board it was just for sampling and then it turned out to consumption and music.

Ms. Taylor stated she is hoping that people will be able to have a glass of wine, sit on the patio and serve appetizers; cheese plate to enjoy with the wine.

Ms. Taylor stated she has no interest in running a bar.

Ms. Taylor stated the restrictions are that we can serve samples, glasses and our goal is to have people buy cases of wine and join wine clubs.

Mr. Taylor stated that unlike the owners of High Rock Distillery, we have a three and five year old and the last thing is to have a business that is chaotic because that is what the home is.

Chairman Cwalinski opened the public hearing at 8:25 p.m.

Jim Paratore, owner Adirondack Medical Supply stated he spends a lot of time in Ballston Spa would like to see this progress into a positive conclusion.

Chairman Cwalinski adjourned the public hearing at 8:26 p.m.

Outstanding issues: Septic system, parking, patio and sign.

Adirondack Medical Properties, LLC

1490 Route 50; 216.-1-66

Special Use Permit & Sign – applicant proposes a gym for developmentally challenged children.

Jim Paratore, owner, Amy McGarity, General Manager and Eva Millard, pending client for their rental space presented.

Mr. Paratore stated his business is a surgical medical supply and home health care and wanted a client that would fit in with health and wellness.

Mr. Paratore stated this is a business that caters to autistic developmentally challenged children.

Mr. Paratore stated it's a franchise and there is nothing in the community like this and have had success across the country.

Mr. Paratore stated the applicant is requesting a Special Use Permit for this activity and at the same time, expand the existing sign to encompass the additional tenants.

Mr. Maher stated the applicant is going to occupy 2,500 square feet and future proposal for a dance studio for children for the remaining 2,500 square feet.

Ms. Matias stated this is a great addition to the Town and asked the hours of operation.

Ms. Millard stated the hours of operation proposed are 9:00 a.m. to 7:00 p.m. and will change depending on how many people end up utilizing the space.

Chairman Cwalinski asked the applicants if they have reviewed the Towns' parking requirements.

Ms. Serra stated their narrative states "there are 21 parking spots. "The Adirondack Medial staff requires three parking spots at most. In the back of the building there is room to develop 15 additional parking spots and believe more with future development."

Mr. DiPasquale asked if the individual that you are serving spend the whole day. Ms. Millard stated no, just one to two hours.

Chairman Cwalinski asked how many instructors you are anticipating. Ms. Millard sated one full-time instructor and one part-time instructor.

Chairman Cwalinski asked how many children are expected at any one time.

Ms. Millard stated ten to fifteen children.

Chairman Cwalinski stated he did not get a copy of the proposed sign in his packet. Mr. Theriault provided Chairman Cwalinski with a copy of the proposed sign.

Mr. Paratore stated we received a variance for a 5' x 9 sign seven years ago.

Chairman Cwalinski stated 166" is proposed; height requirement in the town is 8'.

Mr. Paratore stated the proposed sign would be 3' taller, but the width would not change.

Mr. VanVorst asked when the dance studio moves in, what amount of traffic do you anticipate.

Mr. Paratore stated 20 students with adequate parking in the back.

Ms. Serra stated the approved Site Plan is more than sufficient.

Chairman Cwalinski opened the public hearing at 8:40 p.m.

Lorraine Janack, 973 NYS Route 67 stated everything has remained unchanged and they are great neighbors, the place is beautiful and hopes that everything goes through fine for them.

Renee Janack, states her children are homeschooled at 973 NYS Route 67 and stated they are great neighbors.

Chairman Cwalinski closed the public hearing at 8:42 p.m.

Chairman Cwalinski stated there are 11 questions on Part 2 of the EAF and asked the Board that the impact from all the uses are going to be no or small impact. The Board is in agreement.

MOTION: Mr. Maher motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. VanVorst seconded the motion and all present voted in favor.

CARRIED.

MOTION: Mr. Maher motioned to declare this an Unlisted Action under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

Mr. Maher read through the four (4) criteria for a special use permit.

- 1) The use shall be 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. The board concurred there were no issues.
- 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. The board concurred there were no issues.
- 3) The location and height of the 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. The board concurred there were no issues.

- 4) The public convenience and welfare will be substantially served and appropriate use of neighboring property will not be substantially permanently injured, subject to appropriate conditions and safeguards as determined necessary to promote the public health, safety and welfare. The board concurred there were no issues.

Chairman Cwalinski stated there are 11 questions on Part 2 of the EAF and asked the Board that the impact from all the uses are going to be no or small impact. The Board is in agreement.

MOTION: Mr. VanVorst made a motion to approve the Special Use Permit for Adirondack Medical Properties, LLC at 1498 NYS Route 50. Mr. Fischer seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. Maher made a motion to approve the height increase of the existing sign installed from 9' to 13' and the width will remain unchanged and include an increase the area of the sign by 20 square feet. Mr. Fischer seconded the motion and all present voted in favor. **CARRIED.**

HR Schultz
820 Route 67 (Eastline Commons Lot 15 &17); 228.-2-48
Renew site Plan Approval granted August 29, 2007

Jim Martin, AICP with the LA Group presented.

Mr. Martin stated that Mr. Johnson referred to this as an affirmation of a prior Site Plan Approval for HR Schultz that was granted in August 2007 and a conditional approval at that time.

There were engineering conditions at the time, which have been met with an approval letter submitted that following February 2008. The plans were signed by the Planning Board Chairman and the subdivision was filed with the County subsequent to that.

The nature of the approval with the Eastline Commons PUDD was applied for simultaneously for Subdivision and Site Plan. It was a 2-lot subdivision; lots approximately two to three acres each respectively.

The Subdivision was approved, the Site Plan was approved and the plat was filed and the lots were created.

Mr. Martin stated an NOI for the storm water was filed with NYSDEC and got a subsequent permit back from NYSDEC on the permitting for the storm water too.

Mr. Martin stated there is a buyer for one of the lots, who inquired about a building permit and upon the determination that the subdivision had been expired.

Chairman Cwalinski asked the date on the NOI.

Mr. Martin stated September 28, 2007.

Ms. Serra stated the NOI is valid and still open.

Mr. DiPasquale asked when the applicant sells the lot and somebody wants to put up a building, they don't come before the Planning Board.

Mr. Martin stated at the time, in fact this was a PUDD, and noted a plan area (D) there was a use schedule in the PUDD Legislation that went with that. The site planning was done in anticipation of one of those uses coming forward with subsequent parking and loading docks were planned in anticipation of one of the allowed uses.

Ms. Serra stated the Town enacted a Sunset Clause right around the time and it makes sense for projects that have been sitting for some time if there is a substantial project change.

There is no change from the use schedule.

Chairman Cwalinski opened the public hearing at 8:55 p.m.

No one wished to speak.

Chairman Cwalinski closed the public hearing at 8:56 p.m.

MOTION: Mr. Maher made a motion to renew the Site Plan Approval for Lots #15 and Lots #17 in the Eastline Commons PUDD that was originally approved on August 29, 2007. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

Eric Katz

191 & 193 Lake Road; 239.-2-37.112 & 239.-2-37.11

Lot Line Adjustment

Eric Katz presented.

Mr. Katz stated that he listed his house on Lake Road and had a lot of concerns about the property with the shared dock. Mr. Katz stated that he received approval from NYSDEC today to construct another dock 75' from the existing dock; almost identical to existing dock, but the square footage would be smaller (350 square foot max) with a boat house – 15' of property line.

Mr. Katz stated the Lot Line Adjustment is for 197 Lake Road and once we (the applicants) switch the deeds over, 197 Lake Road gets changed to 191 Lake Road; this was done for fire safety for all the lots.

A further discussion was held on renumbering the lots in the subdivision.

Ms. Serra stated the applicant is creating a Lot Line Adjustment; creating unusable land. Ms. Serra asked if that piece of land is zoning compliant. Ms. Serra stated in the Ballston Lake Waterfront District without water and sewer is one acre.

Mr. Katz stated for building a house, not a dock.

Ms. Serra stated you are creating a new parcel, which is non-compliant.

Ms. Serra stated the Planning Board cannot approve a non-compliant lot and recommended the applicant apply to the ZBA for a variance.

A further discussion was held on compliant and non-compliant lots.

Mr. Katz stated he will return to the Planning Board with an updated plan for the proposed Lot Line Adjustment.

Application tabled.

Saratoga Schenectady Endoscopy

848 Route 50; 257.-3-7.3

Sketch Plan Conference for addition to existing building

Kurt Bedore, PE with KB Engineering, Paul Huysman, Architect for the project and Tom Pierson presented.

Mr. Bedore stated the owner of the property is Saratoga Schenectady Real Property, LLC and own 846 NYS Route 50 (Building #1), 848 NYS Route 50 (subject property – Building #2) and 854 NYS Route 50 (building in rear currently under construction).

Mr. Bedore stated 848 NYS Route 50 (building #2) is the heart of the practice where they do Gastroenterology, scoping and provide those types of services. It's a 21,000 square feet building in operation since with Site Plan Approval in 2002.

There are two additions that are shown in the darker gray on the drawings submitted. One in the back consisting of 5,345 square feet and the other in the front right corner consisting of 1,204 square feet for a total of 6,485 square feet, which would bring the total addition to 27,646 square feet.

The original Site Plan approval was for a 5,000 square foot building.

This is all part of their master planning that has been going on for the past few years; part of readjusting of operations, personnel, expanding the practice as we first came in for 854 NYS Route 50, and the enterology building is scheduled to open September 2017. The hope of the client to make the transfers; deactivate the four scoping rooms, open up the ten new scoping rooms on the back building, move the requisite people over and practices.

After the move in September they would like to initiate the improvements in October 2017 presumably if the Planning and Zoning process goes smoothly such that they could pour the foundations and slabs for these additions in the fall and get it closed up and work on it through the winter and have the changes done for the #2 building in the Spring of 2018.

The 848 NYS Route 50 is located in a Mixed Use Center District and currently has 108 parking spaces. There was a small strip along the back for the septic system that was constructed and on any given day, that parking lot is full. The strip on the 854 parcel constructed early to provide relief for employee parking.

The buildings are served by municipal water and a private septic system; most recently replaced in 2012 designed for 2,500 gallons per day and with the change in the employees shifting around are looking at the water use reducing; details will be provided at a later date.

The storm water management on site is operating just fine.

The proposal is to construct a concrete sidewalk between the two buildings.

There are 104 parking spaces on the 848 NYS Route 50, 24 parking spaces on the front parcel and constructing 260 spaces in the new practice in the back for a total of 392 parking spaces; identified a need for 390, but are two parking spaces over.

The existing building consists of four scope rooms, recovery areas, and an area to clean the scopes, 17 recovery bays (isolation rooms) for private recovery, utility closet, reception and a waiting area.

The applicants are proposing to remove the ambulatory services of the scoping and go over to the new building.

There is an infusion center on the front building will be moved in the practice in the new proposed 1,240 square feet addition, provisions for administrative and storage changes. The main part of the building they are proposing to gut the intake area and procedure, clean areas and replace with new doctor consultation; going from six to eleven and hiring five new practitioners, doctors and all the assorted staff to support the five new providers.

The 5,000 square feet addition area will be used for administration, scheduling, medical records and employee break room.

In the full build-out condition in the future, the whole practice over the three buildings will have 195 to 200 employees.

Ms. Serra stated she spoke with Mike Valentine with Saratoga County Planning and they approved it with no issues and was curious if there were going to be any additional parking spaces.

Mr. Bedore stated there isn't room for any more parking spaces. Mr. Bedore stated he spoke to Mr. Valentine and would be glad to provide him with the parking analysis.

Ms. Serra asked where the permit falls in the permitting chain.

Mr. Bedore stated this has its own SPEDES permit for wastewater.

Ms. Serra stated she is sure that NOI is closed.

Ms. Serra stated to modify the existing construction permit to incorporate with 848 NYS Route 50.

Mr. Bedore asked if the applicant closed out the GP with an NOT in September assuming everything has stabilized and passes with the NOI. Mr. Bedore stated he can modify the NOI.

Application tabled.

Wm Davey
237/247 Round Lake Road; 249.-3-82/45.1
Lot Line Adjustment.

Duane Rabideau of VanGuilder and Associates was present on behalf of the applicant for the request of a Lot Line Adjustment.

The property is located in the southern side of Round Lake Road about 1500 feet west of Benedict Road

The existing lot 237 consists of approximately 3.1 acres and lot 247 consists of approximately 3.6 acres.

The applicant is proposing to increase the size of lot 237 by adding the rear portion of lot 247 will now consist of approximately 5.6 acres and reduce lot 247 to 1.2 acres.

Chairman Cwalinski asked what the plans are for the whole parcel.

Mr. Rabideau stated they were two separate parcels and has a buyer for the house and wanted to retain this portion of the lot for his use.

Mr. VanVorst stated year after year there is renewal of a junkyard permit for that property and does this mean the junkyard is going to expand.

Mr. Rabideau stated he is not aware of that.

Mr. Rabideau stated he had rented the house and has had problems and decided to sell it and wanted to get the acreage down.

Chairman Cwalinski opened the public hearing at 9:30 p.m.

No one wished to speak.

Chairman Cwalinski closed the public hearing at 9:31 p.m.

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

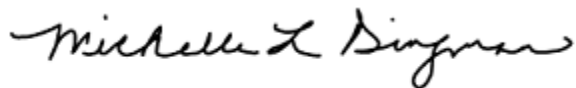
MOTION: Mr. VanVorst motioned to declare this an **Unlisted Action** under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Mr. Fischer seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. Maher made a motion to approve the Lot Line Adjustment for the Lands of William Douglas Davey and the other Lands of William Douglas Davey depicted on Map number 17-22-35 dated March 31, 2017 be approved. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. Fischer made a motion to adjourn. Mr. Maher seconded the motion and all present voted in favor. **CARRIED.**

Meeting adjourned at 9:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michelle L. Dingman".

Michelle L Dingman
Planning Board Secretary