

A public hearing was held by the Town Board of the Town of Ballston on Tuesday evening, February 14, 2017 at the Town Hall on Charlton Road, Ballston Spa, New York.

PRESENT	Timothy Szczepaniak	Supervisor
	John Antoski	Councilman
	William Goslin	Councilman
	Kelly Stewart	Councilwoman
	Chuck Curtiss	Councilman
	Carol Gumienny	Clerk
	James Walsh	Counsel

Supervisor Szczepaniak opened the public hearing at 6:10 p.m. The purpose of this public hearing was to offer the public an opportunity to give their comments to the Town Board about the proposed Local Law on changes to the Beacon Hill PUDD.

The Town Clerk read the following legal ad for the public hearing.

Notice of Public Hearing for Adoption of Local Law No. 1 of 2017

PLEASE TAKE NOTICE that by order of the Town Board of the Town of Ballston at a regular meeting of said Board held on December 27, 2016, a public hearing will be held by the Town Board of the Town of Ballston on February 14, 2017 at 6:00 p.m. at Town Hall regarding the adoption of Local Law No. 1 of the Town of Ballston for the year 2017 which would amend by local law a Planned Unit Development (PUDD) in the Town of Ballston, known as the **BEACON HILL PLANNED UNIT DEVELOPMENT DISTRICT** adopted on December 3, 2002 by Local Law No. 4-2002 and amended by Local Law on December 6, 2005 by Local Law No 7-2005 and amended on August 23, 2012 by Local Law No. 3-2012 and amended on August 27, 2013 by Local Law No. 2-2013.

The proposed amendments are on file in the Town Clerk's office located at 323 Charlton Road, Ballston Spa and on the Town's website: www.townofballstonny.org.

PLEASE TAKE FURTHER NOTICE that the environmental significance of said proposed Local Law will be reviewed by the Town Board of the Town of Ballston incident to and as part of said public hearing.

By order of the Town Board of the Town of Ballston dated December 27, 2016.

Carol Gumienny
Town of Ballston Town Clerk
PO Box 67
Burnt Hills, NY 12027

Counsel gave a brief summary of the proposed changes in the PUDD. After 18 months of litigation there is a three-way compromise between the developer of the property, the Town and a resident of Beacon Hill.

Al Poremba of Sherman Way stated he is the individual who filed the lawsuit. A proposed change to the Beacon Hill PUDD in 2013 did not follow the necessary steps in passing a law. The process has since then changed for resident notification. The issue Mr. Poremba had was the language was too vague and did not specify what a "living community" could be. The suit was never about money, he wanted the "allowable use language in the PUDD" to be more specific. He is pleased and satisfied with the proposal. If this law is passed it will be the end of the lawsuit. He emailed residents and received a lot of positive feedback for the proposed changes.

Carl Heiner, of 13 Beacon Street, is the president of the Everson Way Community Association and represents approximately 80 residents in condos on Beacon Street. The residents support the changes and encourage the Board to vote in favor of these language changes.

Kenneth Polubinski, of 28 Beacon Street, asked is there any current plan or proposal for what is going to be built in front of Beacon Hill? Jeff Knox, of NY Development and owner of the property, stated there is currently no site plans.

Jean Weed, of 26 Everson Way, asked what type of commercial use is planned? Mr. Knox again stated there is currently no intent or plan for usage.

Frederick Jansen, of 50 Beacon Street, asked is 11,000 sq. ft. the limit for commercial use? It was answered that is the limit.

No one else wished to speak. The public hearing was closed at 6:20 p.m.

Respectfully submitted,

Carol A. Gumienny
Town Clerk