

- We are updating the technology at the Town Hall. We will be backing up our files to the cloud. We will have free virus software.
- The email will be converted after Christmas and he will contact local PC support providers. The town will be less reliant on the server and our data will be protected in a safe area away from the building.

PRIVILEGE OF THE FLOOR

Ms. Pierce asked the status of the Hawkwood property.

Supervisor Ziegler replied that the Town is waiting to hear back from the judge. The Town stands ready to receive a contract and he is ready to sign it.

Mr. Pierce asked if the Town plans to revisit the Comprehensive Plan next year.

Supervisor Ziegler answered that the first step is to do the Environmental Impact Study. The Comprehensive Plan was approved in 2006 and it took a long time to complete and was very costly. The Town Board has identified concerns with setbacks, design standards and high density development and these items need to be addressed.

Councilman Goslin added that the Town Board set up a four year plan with \$75,000 put aside each year. This will be for the GEIS for Zoning. It should be noted that the Comprehensive Plan does not reflect the development of Global Foundries.

Ms. Pierce said in the Comprehensive Plan it states that it should be updated every 7 years.

Mr. Rossi thanked the Town Clerk's Office for their service with all the Walmart FOILs. He also thanked the Building Department for the great job they do for the Town.

Mr. Lesniak, Chairman of the Zoning Board of Appeals, on behalf of Sharon Rogner, thanked the Town Clerk for her help with the Rogner Memorial Service.

OLD BUSINESS

1. Sewer Study

Councilman Goslin reported that there is a new Chairman of the Sewer Committee, Mr. Drew Hamelink. We are reformulating the sewer committee and it will be dealing with the area around the lake only at this time. We will have a draft report for January that will show the parcels included and the cost per unit. We will be working together with Clifton Park and have two map plan reports as well as a intermunicipal agreement. He has some concerns that the estimates may have changed but he will have the information in January.

2. 2012 Audit

Supervisor Ziegler said copies of the draft report will be made available. Some issues that the Town needs to address are: annual inventory of fixed assets, evaluation record on time off and compensated absences, segregate duties, cross training of personnel and to review our accounting and bookkeeping approval functions. The audit firm pointed out that 2012 was a year of transition for the Town. The primary accounting function at that time was not only in transition but in some regards completely absent. This resulted in untimely and inaccurate financial reporting to the Town Board and management resulting in accounting transactions that were not recorded in conformity with the regulatory basis of accounting. In some instances, as Councilman Goslin discovered, accounting transactions were not recorded at all. This caused problems when we tried to rebuild the 2012 finances and it took a much longer time than anticipated. We hope to be able to have the 2013 and 2014 finances before the end of 2015. The final report will be put on the website.

Councilman Goslin reported that this is the first time we have an official audit of our books in six or eight years. There were no discrepancies found in the books. Our bookkeeper, Joanne Bouchard has kept the 2014 books totally separated. The cost of the audit was \$50,000 - \$60,000 and next year it will be \$40,000 - \$50,000. We will now be

able to file our annual AUD and get the necessary paperwork for the USDA Rural Development.

Supervisor Ziegler reported that the Audit Firm said that we will be able to move forward since our bookkeeper Joanne Bouchard is back in charge of the books. She knows what she is doing and has the expertise to keep us on track. Supervisor Ziegler said Joanne is doing a great job and is in the process of sending out letters to developers to collect outstanding bills owed to the Town. With our financial records audited, we will be able to avoid federal sanctions.

3. 10 Year Water Plan

Supervisor Ziegler said there is not an update on the water plan at this time. Water Superintendent Joseph Whalen reported that the levels of copper and lead in our water samples were very low and we are in compliance. There will be a public hearing on the rate change of 1.5% for the Saratoga County Water Authority but this will not affect our rates.

NEW BUSINESS FOR CONSIDERATION AND ACTION:

Abele Woods Planned Unit Development District

A discussion was held on the consideration of approving the Abele Woods PUDD, Local Law 4 of 2014.

Councilman Szczepaniak stated that he has been on the Town Board for seven years and the review process for this PUDD was most rigorous. It was a good process and the Town Board did its due diligence. He, along with Councilwoman Stewart, walked the property and looked at the set up and the retention ponds. As Mr. Abele said earlier, it is a very hard process for developers in NYS and the regulations protect the homeowners and your neighbors. Councilman Szczepaniak listened to all the experts, the developer and the residents. He said the developer has been most responsive by removing lots from his proposal and by agreeing to the setbacks proposed by the Zoning Board of Appeals. This project was reviewed by the ACE, DEC, CT Male and BJB traffic experts. The Planning Board issued a Negative SEQRA Declaration. Saratoga County Highway Superintendent Manz addressed the road alignment issue. The developer is responsible for problems for up to ten years. Final permits are still needed for this project. He feels confident about this project.

Councilwoman Stewart echoed Councilman Szczepaniak comments. She is aware of what developers are put through and this is only the first step in the process that will continue for another 2 years. Mr. Baker, attorney for Susan and David Gibson, commented on the local law as being different than the version on the website and the document that was given a negative SEQRA Declaration. The law that we have is what is on file in the Town Clerk's Office. We should add to our resolution pending the Town Attorney's legal review when considering this local law.

Councilman Goslin agreed that the process was very thorough. He complimented the applicant Mr. Brooks and his team; they were very professional and responsive to the Town Board. He is opposed to this development. He has not heard a lot about the public benefit. My responsibility is to represent the residents of the Town and I have an obligation to protect the Town's interest. With Phase I, II and III of Timber Creek, no one has asked if this is the way we want our Town to be developed. This is not the way I want our Town to be developed. This PUDD is a choice. The Supervisor from Clifton Park has received complaints from a number of his residents concerning this project. We should not make the same mistakes that Clifton Park made without the GEIS in place. If you want the Town to be like Clifton Park or Malta, you should vote yes for this plan. DeGraff Builders dug a hole for the model home and hit water at the basement level. The infiltration basin that was approved was not installed properly. The Clifton Park Director of Building and Zoning in answering a letter from a resident said the basin wasn't designed correctly and it wasn't functioning properly. It was evident that the wetlands that surrounded the project that the water levels were too high. The SWPPP was approved by DEC. Councilman Goslin asked when is a site too wet? When neighboring

developments have water problems and basement flooding issues? When a development crosses wetlands ten times? When the property is on the National Wetland Inventory? Saratoga County Stormwater Coordinator Blue Neils reviewed the plan and said you can build anywhere; the question is should you build there. This project is not what the Town of Ballston needs. This is the most important decision that this Town Board will make.

Supervisor Ziegler thanked the residents for sharing their thoughts. The high density development is permitted in the Comprehensive Plan. He considered all the documentation and reviewed all the reports. He will vote in favor of this project. For the public record, if this development impacts neighbors such as Mr. Graveaux and your home it will be on my conscience. I was elected to this office to make the best decision I could; I hope this development has no impact on yourself or your neighbors. The wetlands that are being protected, I hope Mr. & Mrs. Gibson, this will allow for the kinds of wildlife that you are so passionate about so we can appreciate the wildlife that still remain and thrive in that area. I ask Mr. Brooks to put in writing my request that Mr. Myers' backyard be free of any obstacles that could become a breeding ground for mosquitoes.

RESOLUTION 14-194
APPROVE LOCAL LAW 4 OF 2014 ABELE WOODS RESIDENTIAL
SUBDIVISION PLANNED UNIT DEVELOPMENT DISTRICT.

A motion was made by Councilman Szczepaniak
 Seconded by Councilwoman Stewart

WHEREAS, the Town of Ballston Planning Board, as SEQRA Lead Agency, has concluded all proceedings in accordance with the provisions of SEQRA by completing Parts 2 and 3 of the SEQRA Full Environmental Assessment Form and adopting a Negative Declaration of Environmental Significance for the Abele Woods Residential Subdivision Planned Unit Development District; and

WHEREAS, the Ballston Town Board concurs in such determination and desires to consider rezoning certain lands in the Town in connection with the Abele Woods Residential Subdivision Planned Unit Development District.

NOW, THEREFORE, the Ballston Town Board after due deliberation, does hereby:

1. Adopt the Findings Statement for Local Law No.4 of 2014, as annexed hereto; and
2. Ordain and enact Local Law 4 of 2014, Rezoning ±96.16 acres of property in the Town of Ballston and creating the Abele Woods Residential Subdivision Planned Unit Development District, as annexed hereto.

	YES	NO
Supervisor Ziegler	X	
Councilman Szczepaniak	X	
Councilman Goslin		X
Councilwoman Stewart	X	
Councilman Antoski	X	

4 in favor and 1 opposed
 ADOPTED.

RESOLUTION 14-195
ESTABLISH A NEGATIVE SEQRA DECLARATION FOR LOCAL LAW 5 OF
2014 CONCERNING AMENDMENTS TO THE TOWN CODE FOR CHAPTER
73, HEALTH AND SANITATION AND CHAPTER 104, SUBDIVISION OF
LAND.

A motion was made by Councilman Szczepaniak and seconded by Councilwoman Stewart to establish a Negative SEQRA Declaration for Local Law 5 of 2014 concerning amendments to the Town Code for Chapter 73, Health and Sanitation and Chapter 104, Subdivision of Land.

ADOPTED Ayes 5 Supervisor Ziegler, Council Szczepaniak, Councilman Goslin, Councilwoman Stewart and Councilman

Antoski

Nays 0

RESOLUTION 14-196

APPROVE LOCAL LAW 5 OF 2014 CONCERNING AMENDMENTS TO THE TOWN CODE FOR CHAPTER 73, HEALTH AND SANITATION AND CHAPTER 104, SUBDIVISION OF LAND.

A motion was made by Councilman Szczepaniak and seconded by Councilwoman Stewart to approve Local Law 5 of 2014 concerning amendments to the Town Code for Chapter 73, Health and Sanitation and Chapter 104, Subdivision of Land.

ADOPTED Ayes 5 Supervisor Ziegler, Council Szczepaniak, Councilman Goslin, Councilwoman Stewart and Councilman Antoski

Nays 0

RESOLUTION 14-197

APPROVE THE SPEED LIMIT REQUEST FOR A REDUCTION OF THE 30 MPH TO 25 MPH FOR CHAPEL HILL BOULEVARD, LANCASTER COURT AND ADJACENT ROADS AND ADDITIONAL STOP SIGNS FOR TRAFFIC CONTROL IN THIS AREA.

Motion made by Councilman Szczepaniak
Seconded by Councilwoman Stewart

RESOLUTION REQUESTING REDUCTION OF THE SPEED LIMIT ON CERTAIN ROADS IN THE TOWN

WHEREAS the Town Board of the Town of Ballston recognizes the concerns of many of its citizens with respect to the safety of pedestrians in residential areas; and

WHEREAS the Town of Ballston does not have the authority to reduce the speed limit on roadways within the Town without the approval of the New York State Department of Transportation; and

WHEREAS the Town Board of the Town of Ballston seeks to do all in its power to ensure the health and safety of the residents of the Town; and

WHEREAS the residents of the Chapel Hill subdivision have presented the Board with a petition expressing concerns over increased high speed traffic through their residential neighborhood; and

WHEREAS a reduction in speed on Chapel Hill Blvd, Lancaster Court and adjacent roadways and the placement of additional stop signs at intersections along Lancaster Court and additional speed limit signs would moderate traffic and help prevent accidents and injuries; and

WHEREAS the Town Board has determined that a review of the rate of speed and stop sign placement on Chapel Hill Blvd, Lancaster Court and adjacent roadways is appropriate; now therefore be it

RESOLVED that the Town Board of the Town of Ballston hereby requests the New York State Department of Transportation to reduce the maximum speed limit on Chapel Hill Blvd, Lancaster Court and adjacent roadways within the Town of Ballston and authorize the placement of additional stop signs and speed limit signs along such roadways, and that a certified copy of this resolution be forwarded to the Saratoga County Highway Superintendent.

ADOPTED. Ayes 5 Supervisor Ziegler, Councilman Szczepaniak, Councilman Goslin, Councilwoman Stewart, Councilman Antoski

Nays 0

DISCUSSION

1. Transportation Study Grant Application

Supervisor Ziegler said he will reach out to the two engineering firms that can help with the application process for this grant. This grant has a deadline of December 16th.

2. Engineering Fees

Councilwoman Stewart said she met with Building Inspector Tom Johnson and Planning Board Chairman Richard Doyle to discuss the need for a new fee structure. She will write a resolution for the new fee structure for the next meeting.

Councilman Goslin added that we should give the Building Inspector the ability to modify the fee structure.

A motion was made by Councilman Goslin and seconded by Councilwoman Stewart to adjourn the meeting. The meeting was adjourned at 9:37 p.m.

Respectfully submitted,

Carol R. Shemo
Town Clerk