

Town of Ballston

Planning Board

March 28, 2012

TOWN OF BALLSTON

PLANNING BOARD

Regular Monthly Meeting March 28, 2012

Present:

Richard Doyle, Chairman

Jeffrey Cwalinski

Members of the General Public

Derek Hayden

John Van Vorst

Lee Ramsey

Joan Eddy

Tim Northrup 2nd Alternate

Thomas Johnson, Building Inspector

Chairman Doyle called the March 28, 2012 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda for the meeting.

MOTION: Mr. Cwalinski made a motion to approve the February 29, 2012 minutes as prepared. Mr. Northrup seconded the motion and all present voted in favor. **CARRIED**

OLD BUSINESS:

Wesley Kaczmarek, 1017 Route 50, Ballston Spa, NY (238.-2-79.2)

Request change to previously approved Site Plan Review. Change from horizontal siding to vertical metal siding on building.

Kaczmarek requested that the board allow him to use vertical siding instead of the horizontal, citing financial reasons. The vertical siding would increase the cost of the project by 14%. Kaczmarek also asked for a 1 year extension on the site plan approval

Mr. Cwalinski and Ms. Eddy both voiced their displeasure with the allowing the vertical siding.

Mr. Ramsey offered a solution to the expense might be to only have the front Horizontal Siding. It was determined that the building will be seen from 3 sides makes that suggestion not viable option.

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

MOTION: Mr. Cwalinski moved to issue a Negative Declaration, with the basis that there is not a potentially significant environmental impact. Mr. Ramsey seconded the motion. **CARRIED**

MOTION: Mr. Ramsey made a motion to approve the request of Mr. Kaczmarek to change for horizontal to vertical siding along with a site plan extension for two years. Mr. Northrup seconded to motion.

Mr. Cwalinski- No, Mr. Hayden-yes, Mr. Van Vorst-yes, Mr. Ramsey-yes, Ms. Eddy-No, Mr. Northrup-Yes, Mr. Doyle-yes **MOTION CARRIED**

New Business

Astro Chemical, 3 Mill Rd Ext (SLB# 257.16-1-12.1). Proposed addition to existing structures.

Jay Arnold, Mike Wantaugh, Duane Ball, and Scott Fuller and were present to represent Astro Chemical.

The expansion would be to the back of the building in the rear of the property.

Questions asked if there was sufficient parking available. Mr. Arnold assured the board that they had more than enough parking spaces.

The question of appearance from the road was raised. Mr. Arnold explained that the expansion was to the rear of the building in the rear of the property.

Public hearing opened at 8:05 pm

No one wished to speak

Public hearing closed at 8:06 pm

Motion: Mr. Cwalinski Motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Van Vorst second the motion and all present voted in favor. **CARRIED**

Motion: Mr. Van Vorst moved to issue a Negative Declaration, with the basis that there is not a potentially significant environmental impact. Ms. Eddy second the motion. **CARRIED**

Motion: Mr. Cwalinski made to approve the proposal as described in the site plan with waivers from the Design standards for parking and siding. Mr. Ramsey Second the motion all present voted in favor. **CARRIED**

Shirley M Palmer/David & Ruth Cotter 459/499 Charlton Rd Lot Line Adjustment

Proposal will decrease Palmer's lot size and increase the Cotter's lot size.

Public hearing opened at 8:14 pm

No one wished to speak

Public hearing closed at 8:15 pm

Motion: Mr. Van Vorst motioned to name The Town of Ballston Planning Board the lead agency in the SEQR process. Mr. Cwalinski Second the motion and all present voted in favor. CARRIED

Motion: Mr. Van Vorst moved to issue a negative Declaration, with the basis that there is not a potentially significant environmental impact. Ms. Eddy Second the motion CARRIED

Motion: Mr. Hayden moved to approve the proposed lot line adjustment. Mr. Northrup Second the motion. All present voted in favor CARRIED

Nick Paravalos 800 Route 50 SBL# 257.14-1-43 Proposed new signage for Backyard sheds & Gazebos

Discussion about the sign included the color needs to be toned down, the lights need to be from the top of the sign angled down at the sign also the owner of the shed company wants the sign to be vertical.

Public hearing opened at 8:19 pm

No one wished to speak

Public hearing closed at 8:20 pm

Motion: Mr. Cwakinski motioned to name the town of Ballston planning board the lead agency in the SEQR process Mr. Northrup second the motion and all present voted in favor CARRIED

Motion: Mr. Van Vorst moved to issue a Negative Declaration either the basis that there is not a potentially significant environmental impact. Mr. Cwalinski Second the motion CARRIED

Motion: Mr. Van Vorst moved to approve the sign as discussed. Mr. Cwalinski second all present voted in favor CARRIED

NEW BUSINESS:

Brooks Heritage, Major Subdivision, Round Lake Rd.

Scott Lansing of Lansing Engineering presented the application. Application is for a proposed 99 lot Traditional Neighborhood Development (TND) subdivision in the Ballston Lake Residential District. Site statistics are as follows:

Total parcel acreage		29.24
99 lots total; 67 single family; 32 two family		
Minimum lot size	single family	5850 square feet
Minimum lot size	two family	6000 square feet
Front yard setback		15' minimum
Side yard setback		0' to 5' minimum
Rear yard setback		15' minimum
Proposed municipal water and sewer		

The Board had concerns regarding the following items:

Proposed Park. J. Eddy, D. Hayden, T. Northrup had concerns regarding the location of the park. L. Ramsey had a concern regarding handicap accessible automobile parking at the park location. At first it was thought the park should be moved but after discussion, due to Phase III, it was determined that the park should be left where it is.

Sidewalks. J. Eddy inquired about sidewalks After discussion, it was determined that sidewalks should be on both sides of the streets. The subdivision must be pedestrian friendly.

House design and placement. J. Eddy is of the opinion that the proposed houses are too large for the lots. The garages should be pushed rearward, rather than forward. Garage door styles need to be different.

Fence along Round Lake Rd. There was discussion regarding a fence along Round Lake Rd. All agreed that a fence was needed along Round Lake Rd.

Proximity of two family dwellings to Round Lake Rd. T. Northrup is of the opinion that the dwellings are too close to Round Lake Rd. He is concerned that a motor vehicle accident could cause a car or truck to end up hitting a house. T. Northrup is also concerned regarding the visibility at the intersections. All Board members would like to remove the northern ingress and egress at Round Lake Rd.

Soil testing. J. Cwalinski would like to see better information regarding the soil testing sites.

Discussion held regarding whether the applicant should return with a second concept or proceed directly to engineering. Mr. Lansing felt that he had enough information to proceed to engineering, but Chairman Doyle requested that the applicant return for a second concept meeting.

APPLICATION TABLED

Janet Clark, Minor Subdivision, Kelly Meadow and Scotchbush Roads

Duane Rabideau, Van Guilder Associates, presented application. Application is for a four lot subdivision in the Rural District. Site statistics are as follows:

Lot #1	8.23 acres vacant land
Lot #2	30 acres vacant land
Lot #3	17.75 acres vacant land
Lot #4	5.11 acres with existing single family dwelling

Application proposes municipal water with on site sewage disposal. Proposed house and sewage disposal locations along with test pit and perc test data are on the map. Site does contain a large area of

A.C.O.E. wetlands. There are no N.Y.S.D.E.C. wetlands on the site. Lots 2,3, and 4 will enter and exit off the cul-de-sac at the end of Kelly Meadow Rd. There will be a single curb cut onto the highway.

T. Johnson said the Town Board would need to approve the extension of municipal water to the property.

K. Serra said that as the total disturbance for the three new houses will be greater than one acre, but less than five acres, an erosion and sediment control plan will be required. The erosion and sediment control plan will be the responsibility of the current landowner or builder of the first house in the subdivision.

Public Hearing opened at 9:30 pm.

John Thurber, 15 Kelly Meadow Rd., had the following questions:

1. Who will maintain the driveway? Mr. Rabideau answered the homeowners would.
2. What is the time frame to build? Chairman Doyle answered that there is no time frame.
3. Will there be soil testing? Chairman Doyle answered that soil testing is not required due to the fact the property was never an orchard or junk yard.
4. Will there be a zoning change? Chairman Doyle answered no.

Public Hearing closed at 9:40 pm.

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.**

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

MOTION: Mr. Cwalinski made a motion to approve the minor subdivision of the Lands of Clark as described by the drawing number 89-22-46C, dated March 6, 2012, revised March 22, 2012, with Park and Rec Fees (\$1,000 per lot) payable at issuance of building permit. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED**

Respectfully submitted,

