

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: August 29, 2012

Present: Richard Doyle, Chairman

Josephine Cristy

Jeffrey Cwalinski

Joan Eddy

Derek Hayden

John VanVorst

Members of General Public

Lee Ramsey

Audeliz Matias, 1stAlternate

Timothy Northrup, 2nd Alternate

Kathryn Serra, Town Engineer

Peter Reilly, Planning Board Attorney

Thomas Johnson, Building Inspector

Chairman Doyle called the, August 29, 2012 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Minutes from July 25, 2012 not available

OLD BUSINESS:

**Gaydushek, John & Linda - *Public Hearing opened April 25, 2012* SEQR not started
156 Round Lake Rd, SBL # 249.-3-9.1, Ballston Lake Residential District
(Minor Subdivision) Proposed 4 residential lots on 13.53 acres**

Paul Olund with Environmental Design presented the proposed Minor Subdivision. Mr. Olund stated he has submitted a storm water management plan to CT Male and retention basins will be relocated away from use areas of the lots. Fill will be brought in and lot 1 grading will be revised. Army Corp of Engineers has approved the wetlands on said property.

Kathryn Serra, PE (CT Male) All utilities on property will be Town owned.

Mr. Hayden would like to see 1 wider driveway opposed to 2.

Chairman Doyle thought the curb cuts would be adequate for 1 driveway, but requested a hammerhead on lot 4 driveway. The wetlands may need to be relocated to accommodate the combined driveways. There is sufficient space to do that. The common driveway would also give more space for water & sewer on the properties.

Ms.Eddy asked if pull off for fire would be adequate with a 1 wider driveway.

Mr. Cwalinski wants to see one driveway off of Round Lake Rd and continue on to the property so that lots 1 & 2 share the same driveway.

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Owens will contact county and the owner about the concept of 1 driveway off of Round Lake Rd

CT Male has concerns about the drainage of the property. Wants that issue re-addressed.

NEW BUSINESS:

Burnt Hills United Methodist Church - *Public Hearing Scheduled*
327 Kingsley Rd. (SBL #257.10-2-62.1)
Lot Line Adjustment

Herb Longbottom Chairman of the Trustees for Burnt Hills United Methodist Church stated that the lot line adjustment is required to allow the church to rent the parsonage.

Mr. Hayden inquired why the parsonage is going to be a rental. Longbottom stated that the new pastor does not need the parsonage. The lot line adjustment would only be to allow it to be a rental but would still make it a substandard lot so it could not be sold at a later date. There would not be a transfer of title so no legal ramifications from granting the lot line adjustment.

Public Hearing opened at 8:12

Jared & Julia Stone 315 Kingsley Rd
Were shown that the proposed lot line adjustment would not impact property at 315 Kingsley Rd.

Public Hearing closed at 8:17

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. Van Vorst moved to issue a Negative Declaration, with the basis that there is not a potentially significant environmental impact. Ms. Cristy seconded the motion. **CARRIED.**

MOTION: Mr. Van Vorst moved to approve lot line adjustment Ms. Cristy seconded the motion and all present voted in favor. **CARRIED**

Burnt Hills United Methodist Church - *Public Hearing Scheduled*
816 Rt. 50 (SBL #257.10-2-58)
Site Plan Review Construct a 28' x 36' addition to existing garage

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Mr. Longbottom stated simply that the reason for the addition is to allow the church Trustees more storage space.

MOTION: Mr. Van Vorst 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. Hayden moved to issue a Negative Declaration, with the basis that there is not a potentially significant environmental impact. Ms. Matias seconded the motion. **CARRIED.**

MOTION: Mr. Cwalinski moved to approve site plans Ms. Eddy seconded the motion and all present voted in favor. **CARRIED**

Burnt Hills United Methodist Church - *Public Hearing Scheduled*
327 Kingsley Rd. (SBL #257.10-2-62.1)
Site Plan Review Construct a 24' x 24' garage

Longbottom stated the existing garage is needs to be demolished. The new garage would be slightly larger to give the church added storage in the attic leaving the main floor for the tenants to use. Electric service will be underground. The current shed will not be moved.

Public hearing opened at 8:24 closed at 8:25

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

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

MOTION: Mr. Cwalinski moved to approve site plans Ms Eddy seconded the motion and all present voted in favor. **CARRIED**

Gary Johnson - *Public Hearing Scheduled*
301 Hop City Rd. (SBL# 226.-1-49)
Minor Subdivision 2 Residential Lots

Duane Rabideau Presented the proposed Minor Subdivision on behalf of Gary Johnson. It was stated that there will need to be a Wetlands permit. Duane Rabinou does not anticipate any

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problem with the Army Corp of Engineers granting the permit. The Property is on a private well and septic.

Mr. Hayden stated that the scale is off on the Hop City Rd. A curve needs to be added to the measurements.

Also stated was that the property to the south are also private well and septic but it is far enough south to not be an issue.

Chairman Doyle wants the wetlands moved to the jog in the driveway. Also a notation that the existing driveway is the wetlands border needs to be included in the notes.

Public Hearing opened at 9:35. No one spoke. Hearing closed at 9:36

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

MOTION: Mr. Cwalinski moved to approve minor subdivision which will require a parks and recreation fee. Mr. Van Vorst seconded the motion and all present voted in favor. **CARRIED**

Michael McGuire - *Public Hearing Scheduled*
204 Scotch bush Rd. (SBL# 248.-1-81.34)
Minor Subdivision 2 Residential Lots

Northeast presented the minor subdivision on behalf of McGuire. It is just off Scotchbush at Jenkins. The property has public water and a septic system. There are no wetlands. The lot will be divided just off center lot 1 will be the current owner in the current house and the second lot will be owned by the owner's daughter and her family.

There is a private well on the property but is not servicing the current home. The old barn on the property will be cleaned up.

Public hearing opened at 9:40. No one spoke. Hearing closed at 9:41

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. Van Vorst seconded the motion. **CARRIED.**

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MOTION: Mr. Van Vorst made a motion to adjourn. Mr. Cwalinski seconded the motion. CARRIED.

Meeting adjourned at 9:45pm.

A handwritten signature in cursive script that reads "Debora Bradt". The signature is written in black ink and is positioned above a horizontal line.

Respectfully submitted,
Debora Bradt