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have been made to bring the design closer to the TND concept. Chairman Doyle asked if the board thought that all of the garages should be pushed back. Ms. Eddy and Mr. Cwalinski said yes. Mr. Brooks inquired if the homes don't face the internal roads do the garages have to be pushed back also. The garage placement was tabled due to setback requirements.

Chairman Doyle stated that this design addresses all of the boards concern, and asked for a motion to issue Negative Declaration, SEQR Lead agency was done at July 25,2012 meeting.

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

MOTION: Mr. Cwalinski made a motion for preliminary approval of the drawing Round Lake Rd Timber Creek Phase II dated 9/5/2012. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED**

NRP Group - Public Hearing NOT Scheduled
Sherman Way & Rt. 50 (SBL# 228.1-1-1)
Site Plan Review Concept, 58 Unit Senior Apartment Building

SEQR Not started

Christopher Dirr of NRP addressed the boards parking concerns. Studies indicate that about 60% of the residents in Senior Housing Developments have cars. NRP has planned 58 spaces for the 58 Unit. NRP plans to have more green space than blacktop.

Chairman Doyle thanked NRP for staking out the proposed area. Chairman Doyle also liked the plan for the entrance to be in off Rout 50 but not infringing on the entrance to the Sherman Way housing.

Mr. Cwalinski inquired about laundry facilities. The residents can do laundry in the laundry area off the community room area or there is a laundry room area on each floor. NRP has found that the residents will come down to the community room and visit with their neighbors and do the laundry. Ms. Eddy & Mr. Cwalinski asked why there no washer & dryers in any of the units. NRP has found that the resident would rather have closet space. How many closets are there? There is a closet in every bedroom, the bathroom and kitchen as pantry.

Ms. Cristy asked what would be the farthest anyone would have to walk to an elevator or stairs. Approximately 180'.

Ms. Eddy asked if the ambulance access had been addressed. Kathryn Serra explained that CT Male has not reviewed the plans as of yet. However Ms. Serra stated that NRP needs to meet with the Burnt Hills Fire Department to make sure NRP is meeting all fire codes for that district, because the fire code would be an issue that needs to be addressed. Ms. Eddy wants all the units to be supported by generators. She also stated that the bus stop has to be on Sherman Way off of Route 50, and the sidewalks to be extended to the bus stop.

Ms. Cristy asked if the bottom floor was above ground. Yes the grade is such that the first floor is above ground level. She asked about the air conditioning units and the noise they make affecting the ground

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floor residents. NRP explained that the placement of the heating/air conditioning units met all the code requirements.

Chairman Doyle asked if the board agreed with the concept. Ms. Eddy abstained from voting, all others approved.

NEW BUSINESS:

Preston/Huggins- Public Hearing Scheduled
545 Goode St. SBL #238.-1-16.1,17
Lot Line Adjustment

Sharon Freyer attorney for Huggins presented the lot line adjustment request.

Public Hearing opened at 8:35 no one spoke. Public Hearing closed at 8:36

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

MOTION: Mr. VanVorst 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. Van Vorst made a motion to approve the lot line adjustment as described. Mr. Hayden seconded the motion and all present voted in favor. **CARRIED.**

Janet Clark - Public Hearing Scheduled
Scotcbush Rd. SBL #248.-1-81.1
Lot Line Adjustment

Duane Babideau presented the request on behalf of Ms. Clark. The request is to move the lot line to the stone wall.

Public Hearing opened at 8:40. No one spoke Public Hearing closed at 8:41.

MOTION: Mr. VanVorst 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. Ms. Cristy seconded the motion. **CARRIED.**

MOTION: Mr. VanVorst made a motion to approve the lot line adjustment as described. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED.**

Shady Lane Realty - Public Hearing NOT Scheduled

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841 Rt. 50 SBL # 257.2-2-14,15
Sketch Plan Conference - Two 5000 square foot medical buildings

Environmental Design Partnership made the proposal for two, single story 5000sq ft medical buildings To be built on the two acres closest to the road of the eight acre lot at 841 Route 50. The lot is adjacent Burnt Hills Post Office. The front two acres are the only part of the property that can be Developed and preserve the wet lands. There is a party that is interested in have an office at this Location. One building would be built first. Parking spaces would be in the rear. The property has Public water and private septic.

Environmental Design has maintained properties in the Town of Glenville for many years, are very Proud of their reputation, and look forward to building within the Town of Ballston.

Ms. Cristy stated that the handicap space needs to be closer the entrance. She also asked if a traffic study has been conducted. Due to the heavy traffic in that area currently. Ms. Serra does not think it warrants a full blown traffic study, also pointed out that the number of parking spaces could be scaled down. Ms. Eddy asked if the building(s) would be used mostly for administration or patient. No answer was given. Mr. Ramsey asked how far back away from the road would the buildings be. Twenty feet back from the right of away. The dumpsters would be on the opposite side of the parking lot from the buildings with a screen in front to be hidden from view.

Chairman Doyle asked if the board agreed with the concept. All approved.

MOTION: Mr. VanVorst made a motion to adjourn. Ms. Eddy Seconded the motion. **CARRIED.**

Meeting adjourned at 9:15 pm.

Respectfully submitted,

