

Town of Ballston  
Planning Board

**TOWN OF BALLSTON  
PLANNING BOARD**

**Regular Monthly Meeting: November 28, 2012**

Present: Richard Doyle, Chairman  
Josephine Cristy  
Jeffrey Cwalinski  
Joan Eddy  
Derek Hayden  
John VanVorst  
Lee Ramsey  
Audeliz Matias, 1stAlternate  
Kathryn Serra, Town Engineer  
Peter Reilly, Planning Board Attorney  
Thomas Johnson, Building Inspector

Members of General Public

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

**Old Business**

**Dolomite Products Inc Asphalt Plant    *Public Hearing NOT Scheduled*  
Rt. 67 Curtis Industrial Park**

Chairman Dole explained that the Town of Ballston Town Board drafted the proposal and John Munsey from CT Male will review the final scoping document.

Chairman Doyle determined that the parts 2 & 3 of the document were acceptable to the board. Chairman asked for a motion to that affect.

**MOTION:** Ms. Eddy motioned to accept parts 2 & 3 of Dolomite final scoping document. Ms. Cristy seconded the motion, all present voted in favor. **CARRIED.**

Chairman Doyle handed the meeting over to John Munsey of CT Male.

Mr. Munsey reviewed the Dolomite Final Scoping Document, noting that section 6.4, 6.5, 7.9 and 8.0 were added.

The following are rewrites and requests that the Town of Ballston Planning Board has requested. A complete list of all chemicals to be stored on site was added.

Transportation: A Traffic Impact study that includes 3 weekdays while school is in session, and the Zim Smith trail crossing the Dolomite driveway

Low level study of local roads. The creation of designated truck routes.

Recreational Impact – Rewrite to include Ballston Lake Preserve and Zim Smith Trail.

Night time operations and Day time visual air impact will be evaluated further.

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Noise will be rewritten to include equipment used at the plant.

An environmental impact statement including the medical center is required by the applicant before the board will move forward.

**MOTION:** Mr. Cwalinski motioned to accept the Final Scoping Document as presented by Mr. Munsey of CT Male. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED**

**Eric Katz - Public Hearing NOT Scheduled  
4 Connolly Rd.**

**SEQR Not started**

**Site Plan Review (concept) Special Use Permit 32 Multiple dwelling units**

Jason Tommell of Tommell Associates presented Eric Katz's site plan at the concept level for apartments at 4 Connolly Rd. The main changes were the addition of covered parking spaces and the septic layout was moved forward on the lot. Jeremy Schneible, of Tommell Associates presented the storm water management concept for the area. Noted was the addition of rain gardens.

Ms. Eddy asked how many apartment buildings would have the garages under them. Two of the buildings would have garages underneath them. The garages would be hidden from view on the Route 50 side. Ms. Eddy inquired as to the whereabouts of the visitor's parking and would it be marked as such. A question about emergency access was also brought up. Ms. Eddy and Mr. Cwalinski voiced concern about commercially zoned areas being used for residential buildings. Ms. Eddy wants demographics for the area. Mr. Katz stated that he has one. Ms. Eddy demanded it be shown to the board. Mrs. Katz spoke about the number of parking spaces being 2.5 per unit and that it appeared that springwood meadows condos only had 2.5 spaces per unit. Mrs. Katz also commented that any and all parking would not be visible from the road as per Town code. Mr. Cwalinski asked about the fences around the pocket ponds and dumpsters also were the air conditioning units would be placed as asked about during a previous site plan review. The fencing for the dumpsters complete with a compacting system and ponds will have white vinyl fencing around them, and all trash removal would be done from the Connolly Rd access. Retaining walls would be constructed around the AC units on the backside of the buildings. Mr. Hayden asked about lighting for the area. All lighting faces the building. Mr. Hayden also asked if a recreational area was planned. It was stated that a recreational area was planned but the placement of said area was still being work out. It was stated that the existing home at 4 Connolly Rd would be removed. Kathryn Serra of CT Male stated that simplified larger drawings would be required for the next meeting.

The **Site Plan Review (concept) Special Use Permit for 32 multiple dwelling units** was not approved. The SEQR processes were not started.

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Gaydushek, John & Linda - *Public Hearing Opened 4/25/12* **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 from EDP spoke on behalf of the Gaydushek's. Mr. Olund stated that a single driveway from Round Lake Road to lessen the impact on the wet lands in the area and reduce cut cuts on Round Lake Rd was designed along with all of CT Male's requests have been addressed.

Mr. Hayden indicated that the notes on the drawing need to be changing in regards to the change in the driveway. Ms. Serra of CT Male stated that the storm water management application for the entire subdivision needed to be filed prior to the sale of the any lot in the subdivision.

Public Hearing opened at 9:10pm, no one spoke, hearing closed at 9:11pm.

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

**MOTION:** Mr. Cwalinski motioned Prior to commencing earth disturbance on any lot, a Notice of Intent for NYSDEC SPDES General Permit for Storm water Discharges from Construction Activity, GP-0-10-001 shall be filed. The Town of Ballston as the MS4 shall review and sign the Notice of Intent. The Notice of Intent shall cover the entire subdivision. And a Parks and Rec fee of \$1,000.00 per lot will be added to each permit issued. Mr. Hayden seconded the motion and all present voted in favor. **CARRIED.**

### **New Business**

**Jamie Croyle - *Public Hearing Scheduled***  
**974 Rt. 67 SBL #216.-2-17**  
**Sketch Plan Conference - One 560 square foot storage building**

No one appeared for Croyle Sketch plan conference. Application tabled for next regularly scheduled Planning Board meeting.

**MOTION:** Mr. Hayden made a motion to adjourn. Mr. Ramsey seconded the motion. All present voted in favor. **CARRIED.**

Meeting adjourned at 9:20 pm.

Respectfully submitted, Debora Bradt

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