

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: November 29, 2012

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

Members of General Public

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

**Richard & Louise Bublak - *Public Hearing Scheduled*
186 Kingsley Rd. [257.14-1-41]
Lot Line Adjustment**

Richard Bublak presented his request for a lot line adjustment. The request is to move the line to create one lot that is strictly residential and a second lot that is strictly commercial. Both lots would be conforming lots.

Mr. Ramsey asked where the septic system was for the apartment. Bublak stated that it was next to the shed. Chairman Doyle asked about the apartment access stairs; it appears that they are not within code. Mr. Bublak stated that the stairs are grandfathered. Chairman Doyle also asked if lot line adjustment would create a substandard lot. Mr. Johnson stated that ZBA has approved the Bublak's. The Bublak's were requested to have VanGuilder to add the septic to the drawing of the commercial lot (lot 2).

Public Hearing Opened 7:45 no one spoke. Hearing closed 7:46

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

MOTION: Mr. VanVorst moved to approve lot line adjustment contingent on the septic placement being added to the drawings. Ms. Cristy seconded the motion. All present voted in favor. **CARRIED.**

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Derik J. Roy - *Public Hearing Scheduled*
Randall Rd. & Goode St. SBL #227.-1-59.1
Minor Subdivision Three lot residential subdivision

Andrew Kosiba from Northeast Construction presented Mr. Roy's request. Mr. Kosiba; wet lands have been located along with the septic design has passed the perk test. Mr. Hayden stated the well needs to be added to the drawing. Chairman Doyle asked if the county had been consulted as to the road cuts. No they had not. Ms. Eddy asked why the entrance was planned for Goode St and not Randall Rd. Mr. Kosiba did not know why Mr. Roy had chosen Goode St. Mr. Johnson thought that an entrance from Randall would be a safer choice. The board requested that the county also be consulted as to the best entrance at the same time as the road cut consultation.

Public Hearing Opened 7:55 no one spoke. Hearing closed 7:56

The Board felt that the driveway would need to be re-worked before any motions could be made.
If planning board approved entrance county DPW will concede.

Mangino Buick - *Public Hearing NOT Scheduled*
1484 Rt. 50 SBL #228.-1-53
Site Plan Review (concept) Special Use Permit 23,000 square foot Auto dealership building

Tom Andress from ABD Engineers presented the Mangino Buick project. GM will be making improvements all of their dealerships. The plans for Mangino's project will entail tear down and rebuild the entire complex one building at a time. The new plan includes a single 26' entrance/exit off of Rt 50. Additional parking to the north. All plans are dictated by GM.

Ms. Eddy asked about the color sceme. They will be the traditional Silver, white and black GM colors. Mr Hayden asked if they thought they would need any additional waivers. Ms. Serra of CTMale stated the additional parking will be an issue and all additional waivers must be well documented. Ms. Serra also stated that the entire project could be subject to Architucure review if the Planning Board sees fit.

Ms. Eddy asked if the sign would be changed. No Changes are planned at this time. Mr. Ramsey inquired about the front canopy. It will be attached to the front of the building. Mr. Hayden questioned the new lighting disign; Chairman Doyle stated that all lighting needs to be facing Down per town code. Also questioned was the disposal of discarded oil. Discarded oil is kept in a holding tank. All dumpsters on the property will have 3 sided enclosures hiding them from view. Additional landscaping will need to be done. The project will take about a year to complete.
Mr. Hayden wants a parking analysis included with the next site plan review.

Chairman Doyle stated this is not new business but simply redesigning an already existing business, and asked if all members of the board agree to the concept. All agreed.

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Brooks Heritage, LLC - *Public Hearing Scheduled*
34 Forestbrook Dr. SBL # 249.43-1-51
Lot Line Adjustment

Mr. Brooks appeared before the board stating that the lot line adjustment was needed because of the screened in porch on the back of the home along with the fact that the lot is on a curve and creates a pie shape lot. If granted would not create a non-conforming lot of lot 31.

Mr. VanVorst asked how did this happen. Mr. Brooks did not have any answer. However the screened in porch is tied into the roofline therefore can't be removed. Ms. Eddy wants to know what is being done to not have this happen in the future. Mr. Brooks believes that once the Planning Board approved the set back changes being proposed at the December 19th meeting no future waivers would be required for lot line adjustments.

Public Hearing Opened at 8:25 no one spoke hearing closed at 8:26

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Ramsey seconded the motion. 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. Cristy seconded the motion. All present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst moved to approve lot line adjustment between lots 31 & 32 of the Timbercreek phase 1 development. Mr. Ramsey seconded the motion. All present voted in favor. **CARRIED.**

RJ Taylor - *Public Hearing Scheduled*
Route 50/Rolling Brook Dr. SBL #228.6-3-2/3
Proposal to add second sign to previously approved site plan

Mr. Ron Taylor addressed the board regarding the added sign. Mr. Taylor explained that he was unaware he needed to gain the board's approval when to make changes to the sign that was originally proposed. As soon as Mr. Johnson made him aware of the need to address the board for the sign revision he took the appropriate steps.

The board talked about the height of the sign and if that includes the landscaping, also if there were other signs in the development. The signs are 9'w x 2.6 h off the ground. The lighting for the signs is the nearby lampposts.

Chairman Doyle stated that this board was very upset with the way that Mr. Taylor has handled all aspects of his project. "Easier to ask forgiveness instead of asking permission". Mr. Taylor said if the board took a look at the project they would see how beautiful it was. Chairman Doyle agreed that the project is very nice but the appearance of the property was irrelevant. Beau stated that there was not a

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safe place for one sign to be placed due to the gas line on one side of the entrance and the fiberoptics line on the other side of the entrance. NYSDOT has seen the placement of the signs and has approved them.

The board needs to confer with the Planning Board attorney as to the interpretation of the Town Code regarding more than one sign at any commercial property. The board has requested that Mr. Taylor reappear at the December 19, 2012 Planning Board Meeting. No action will be taken by either the board or Mr. Taylor until the next Planning board meeting December 19, 2012.

Enclave at Stonebridge - *Public Hearing Scheduled*
Amend existing Planned Unit Development
28' x 32' Maintenance building and five dumpster enclosures

Ms. Eddy recused herself.

Jason Dell of Lansing Engineering presented the modification to the original PUDD the addition of a maintenance building and 5 dumpsters with enclosures.

Mr. Hayden asked if dumpsters were in the original plans. Yes but not as many. Mr. Ramsey asked what the maintenance garage would look like and would the employees be working out of it. It is proposed to look like the condos, and have a space for a desk and a small kitchen area. Mr. Hayden asked about the height. It will be 21'8" Mr. Ramsey asked where the maintenance workers would be parking and what would be stored. Chairman Doyle requested that at least two parking spaces need to be provided and that they are in the back of the building. The building would be used to store lawn maintenance equipment and snow removal equipment would be stored in the building The board wants a revised drawing that includes the kitchen and office space along with the parking spaces in the rear that will include designated handicap spot. Also would request that another choice be considered for where it is placed. Preferable away from the condos so as to not disturb the residents when equipment would be started at the crack of dawn. Mr. Schneible told the board that he would pass the recommendations along to Stonebridge Enclave LLC. Mr. Johnson stated that the Town Board needs to change the wording of the PUDD.

Public Hearing was opened at 9:15pm no one chose to speak the hearing was closed at 9:16pm

MOTION: Mr. Van Vorst motioned to accept an amendment to the previously approved PUDD to include the 28'x32' maintenance garage and additional dumpsters with enclosures. Ms. Cristy seconded the motion. All present voted in favor. **CARRIED.**

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

Meeting adjourned at 9:15 pm.

Respectfully submitted, Debora Bradt