

Town of Ballston  
Planning Board

**TOWN OF BALLSTON  
PLANNING BOARD**

**Regular Monthly Meeting: December 19, 2012**

Present: Richard Doyle, Chairman  
Josephine Cristy  
Jeffrey Cwalinski  
Joan Eddy  
Derek Hayden  
John VanVorst  
Audeliz Matias, 1st Alternate  
Kathryn Serra, Town Engineer  
Peter Reilly, P/ B Attorney  
Thomas Johnson, Building Inspector

Members of General Public

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

Chairman Doyle asked for corrections to the November minutes. Mr. Hayden gave the secretary corrections for both nights of minutes with minor typing errors.

**MOTION:** Mr. Cwalinski motion to approve minutes for the November 28, 2012. Mr. VanVorst seconded all present voted in favor. **CARRIED**

**MOTION:** Mr. VanVorst motion to approve minutes for the November 29, 2012. Ms. Eddy seconded Mr. Cwalinski abstained as he was not present at the meeting, all others present voted in favor. **CARRIED**

**OLD BUSINESS:**

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

**SEQR Not started**

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

Mike Brooks of Tommell & Associates addressed the board on Mr. & Mrs. Katz's behalf. Mr. Brooks reviewed the Board's previous requests that had been addressed.

- Parking there are 30 spaces within 150 ft of each building, well within Town of Ballston code.
- Dumpsters will be placed so that trucks can access them with three sided enclosures.
- Snow Removal, piled snow will be placed to best use the storm drains and storm water retentions
- Waste Treatment DEC has approved the plans and wants to be lead agency.
- Elevation of the access road onto Route 50. The Elevation of Connolly Rd will be brought up to that of Route 50. Sidewalks and a bus pickup and drop off area for schools buses as well as CDTA

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buses have also been included in the design of Connolly Road at Route 50.

Chairman Doyle asked about the facade of the building facing Route 50. Mr. Katz showed a drawing with 4 added windows with shutters (2 up and 2 down), pillars on either side of the door, and crown molding at the roof line. Mr. VanVorst asked when they came back again the preliminary drawings have to be full size for all board members. Mr. Hayden asked if Tommell had any concerns about the parking. Mr. Brooks felt that the number of spaces per building and the relationship to the buildings is well within the Town Code. Ms. Eddy asked Chairman Doyle to speak about the concept of an access road linking the many apartment complexes together to have one common access Route 50. Mr. Katz did not think that would be feasible due to the all of the wetlands behind the complexes along Route 50. Ms. Serra wants to see the letter from DEC regarding Lead agency in the SEQR process for the Waste Treatment System. She does not believe that DEC should have that much authority in the decision process for this project. Mr. Brooks indicated that DEC has been more involved in more of these same types of projects lately.

Chairman Doyle polled the board members as to if they agreed with the Concept and all present agreed. Chairman Doyle advised Mr. Katz that he was cleared to proceed with the preliminary plans process.

**Jamie Croyle - *Public Hearing Scheduled***

**SEQR Not started**

**974 Rt. 67 SBL #216.-2-17**

**Sketch Plan Conference - One 560 square foot storage building**

No one appeared on Mr. Croyle's behalf.

MOTION: Ms. Eddy motioned to dismiss Mr. Croyle's application. Mr. Cwalinski seconded all present voted in favor. **CARRIED.**

**Derik J. Roy - *Public Hearing Scheduled***

**SEQR Not started**

**Randall Rd. & Goode St. SBL #227.-1-59.1**

**Minor Subdivision Three lot residential subdivision**

Andrew Kosiba from Northeast Land Survey addressed the board on behalf of Derick J Roy. Mr. Kosiba showed the board that by flipping the wells and septic on the two lots closer to the road they were able to have the driveway off of Randall Rd instead of Goode St. None of the board members had any questions.

Chairman Doyle opened the public hearing at 8:05. No one spoke hearing was closed at 8:06.

MOTION: Mr. VanVorst moved 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

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potentially significant environmental impact. Mr. Hayden seconded the motion and all present voted in favor. **CARRIED.**

**MOTION:** Mr. VanVorst moved to approve the minor subdivision of one lot into three, with a parks and recreation fee of \$1,000.00 per lot prior to building. Mr. Cwalinski seconded the motion and 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**

**SEQR Not started**

No one appeared on RJ Taylor's behalf. Application tabled for next regularly scheduled planning board meeting.

**NEW BUSINESS:**

**Daly - Public Hearing NOT Scheduled**  
**27 Zani La. SBL #249.9-1-4**  
**Sketch Plan Conference Sewage system replacement**

Wayne Kant thanked the board for hearing the application on short notice, however he also indicated that he thought that the process was totally uncalled for when the property owner is upgrading the current system. Mr. Kant explained the need for a new system was due to the fact that the landscaper disturbed over 1,000 sq ft and doing so poked a hole in the septic system.

Chairman Doyle asked if there were any questions from the board. No one responded. Chairman Doyle then asked for a SEQR motion.

**MOTION:** Mr. Cwalinski moved 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. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

**MOTION:** Mr. Cwalinski moved to approve the sewage system replacement sketch plan. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED.**

**F.W. Webb - Public Hearing NOT Scheduled**  
**1 McCrea Hill Rd. SBL #228.-3-30.141**  
**Sketch Plan Conference Warehouse conversion**

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Roger Keating of the chazen companies spoke to the board about the proposed additions to the property at 1 McCrea Hill Rd. The Proposal includes a loading dock in the rear and a second floor showroom with office space and restrooms.

Andy McBeth from F.W. Webb told the board a little about F.W. Webb. F.W. Webb supplies HVAC and plumbing supplies wholesale to contractors. The McCrea Hill Rd facility will have a 1<sup>st</sup> floor self serve area with bins of materials that contractors can pick up on account. Of the existing parking spaces 30-40 of them will be used for customer and staff parking all the other ones will be used for outside storage. There are going to be 15 or so employees, consisting of Admin and sales. Mr. Cwalinski asked if the other facilities have the same number of parking spaces in relationship to the usage of the McCrea Hill Rd. property. The number parking spaces are the same at all of the other F.W. Webb properties.

Mr. Hayden asked what would be stored outside also would the area have a privacy fence. The items being stored outside are fuel tanks, HVAC units and not under cover. There will be a privacy fence on around some of the area while other parts of the outside area will be hidden from view by the natural screen provided by the wetlands in the area. The expected traffic in and out of the property will be contractors picking up supplies and property owners to the showroom. Hours of operation are 7am to 5pm. Once a week supplies are delivered to the facility via tractor trailers. A turn area in the back of the building is planned. No manufacturing will be done at the McCrea Hill Rd site. Mr. Hayden inquired as to if the current property and additions are within the PUDD limitation. Chairman Doyle stated that expansion was factored in to the original PUDD for the property. Sales tax would be generated. F.W. Webb plans to use the existing sign out front and have one on the front of the building. A dumpster is going to be placed out back in the outside storage area in the corner near the back door.

Chairman Doyle thanked F.W. Webb for choosing to come to the Town of Ballston. The board is aware that there were other sites being considered. Chairman Doyle polled the board to approve the concept all present voted in favor.

**Brooks Heritage, LLC - *Public Hearing Scheduled***  
**Timbercreek Development**  
**Review of required setbacks**

Mr. Brooks from Brooks Heritage Custom Builders spoke to the board requesting that the board change the side and rear setback for all accessory structures (any structure that does not have a foundation or is heated) be uniform at 5ft not 4ft or 6ft. and the rear setback for residents be 20ft. not 30ft to accommodate the board's request to push the garages back.

Ms. Eddy asked Mr. Brooks if all the changes in the setbacks were because the houses are too big for the lot size. Mr. Brooks stated the houses have nothing to do with the accessory structure setback. Ms. Eddy stated that there was not supposed to be any accessory structures in the original plan but you came back for an adjustment to that now you are coming for an adjustment to the setbacks that were agreed upon when the accessory structures were allowed. Ms. Eddy told Mr. Brooks to be absolutely sure that this is what is needed so that this is the last time the board has to see/hear

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anything for the next three years. Mr. Brooks told the board this is a problem for phase 1 but not for phase 2 because the lots are larger. Mr. Hayden stated that he did not want to include the pools in the accessory structure 5ft setback. He believes that the pools should be left at 6ft.

Chairman Doyle asked if the board had any more questions or concerns. No one responded. Chairman Doyle then asked for a motion.

**MOTION:** Mr. Cwalinski moved 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. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

**MOTION:** Mr. Cwalinski moved to approve residential rear setback revision from 30ft to 20ft. Ms. Cristy seconded the motion and all present voted in favor. **CARRIED.**

**MOTION:** Mr. VanVorst moved to approve accessory rear and side setback revision 5ft., excluding pools to be left at 6ft. as stated in the letter dated 12/3/2012. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

**MOTION:** Mr. VanVorst made a motion to adjourn. Mr. Cwalinski seconded the motion all present voted in favor. **CARRIED.**

Meeting adjourned at 9:15pm.

Respectfully submitted,



Debora Bradt  
Planning Board Clerk