

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: January 23, 2013

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

Members of General Public

Chairman Doyle called the January 23, 2013 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Chairman Doyle asked for corrections to the December 19, 2013 meeting minutes. Mr. Hayden supplied the secretary with corrections to the 12/19/12 meeting minutes. Motion should be moved in the approval of the minutes for the November 28 & 29 meeting minutes. Under new business Daly was heard first head of old business.

MOTION: Mr. Cwalinski moved to approve the December 19, 2012 meeting minutes Mr. Hayden seconded the motion 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 & Assoc. addressed the Planning Board with review of the last meeting.

Mr. Brooks stated that all of CT Male's requests have been met.

Mr. Brooks explained that they are now requesting a Public Hearing be set for the next regularly scheduled Planning board meeting.

Chairman Doyle asked if the board had any questions. Mr. Cwalinski asked about breakaway gate. The gate is for emergency vehicles only and would have a sign on the Route 50 side indicating that. Chairman Doyle stated that all of the Towns sign requirements must be adhered to. Mr. Katz provided the board with a copy the proposed sign for the apartment complex. Mr. Cwalinski asked if the bus pick-up and drop off space had been addressed. Mr. Brooks explained that the school bus pick-up and drop off area recommendation was deemed unsafe. Chairman Doyle told Mr. Brooks to call CDTA of Saratoga County to arrange for a CDTA bus stop at the property. Chairman Doyle requested copies of all storm water management drawings. Chairman Doyle asked the board if the parking issues at the property had been satisfied. All present agreed that the allotted parking is sufficient.

Town of Ballston
Planning Board

MOTION: Mr. Cwalinski moved to name The Town of Ballston Planning Board the Lead Agency in the SEQR process with the stipulation that a Co Ordinate review be conducted for the sewage treatment plant including an EAF. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

Mangino Buick - *Public Hearing Scheduled*
1484 Rt. 50 SBL #228.-1-53

SEQR not started

Site Plan Review Special Use Permit 23,000 square foot Auto dealership building

Tom Andress from ABD engineer & survey with Ralph Mangino Jr. spoke to the board. Chairman Doyle asked why the change in plans from the ones originally presented. Mr. Andress stated that the roof was compromised on the old building and when GMC found out they decided they wanted a whole new building. Ralph Mangino Jr. explained that the Mangino Dealership does not want to move which is what GM wants. Mr. Mangino was told by GM that they can stay in Ballston as long as the remodel project was moved along without any delays.

Mr. Hayden inquired about the parking spaces. Currently the plans are for 8 visitor (customers for the showroom) parking spaces if the need arose spaces could be taken from either the repair customer's area or the employee spaces. Currently they are servicing 15-20 cars a day and have 23 employees.

Chairman Doyle asked about the lighting, the look of the new building and also the dumpsters. The lighting is going to be LED down casting candle shielding. The Building will be black panels with silver & white trim and the dumpsters will be in the back with three sided enclosures. The remaining storage building will be sided to match the new showroom.

The Public hearing opened at 8:10 pm, no one spoke, the hearing closed at 8:11 pm.

Chairman Doyle stated that board will not start the SEQR process until the storm water design has been approved by CT Male. Mr. Andress stated that the plans were just delivered today. He felt that there would not be a problem handling all of CT Male's requests

MOTION: Mr. Cwalinski moved to accept the revised site plan dated 1/22/2013 with the stipulation that ABD deal directly with CT Male in regards to the storm water management design. Mr. Ramsey seconded the motion and all present voted in favor. **CARRIED.**

NEW BUSINESS:

F.W. Webb - *Public Hearing Scheduled*
1 McCrea Hill Rd. SBL #228.-3-30.141
Site Plan Review Warehouse conversion

Roger Keating of Chazen spoke to the board. Mr. Keating reviewed the proposal that was presented at the last Planning Board Meeting.

Chairman Doyle stated that the engineering comments had not yet been addressed. However it appeared that there would not be a problem adhering to the requests. Mr. Keating agreed. Mr. VanVorst asked about the riprap

Town of Ballston
Planning Board

as mentioned on page 3. Mr. Keating explained that the rip rap had been properly installed however it had not been properly maintained. Mr. Cwalinski asked what they were planning for a sign. Mr. Keating stated that FW Webb would be using the current sign supports.

Public Hearing opened at 8:26; no one spoke public hearing closed at 8:27.

MOTION: Mr. Cwalinski moved to name The Town of Ballston Planning Board the Lead Agency in the SEQR process with the stipulation that the engineering comments be addressed. Ms. Eddy 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.**

Resolution 2013-01 Mr. Cwalinski moved that all planning board application must be received by the building department by 4pm on the due date, with the exception of a health and safety emergency. Ms. Eddy seconded, all present voted in favor. **CARRIED.**

Resolution 2013-02 Mr. Cwalinski moved that the due date of all planning board applications be 2 weeks prior to the meeting date. Mr. VanVorst seconded, all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion to adjourn. Ms. Eddy seconded, all present voted in favor. **CARRIED.**

Meeting adjourned at 9:05 pm.

Respectfully submitted,

Debora Bradt,
Planning Board Secretary

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: January 23, 2013

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

Members of General Public

Chairman Doyle called the January 23, 2013 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Chairman Doyle asked for corrections to the December 19, 2013 meeting minutes. Mr. Hayden supplied the secretary with corrections to the 12/19/12 meeting minutes. Motion should be moved in the approval of the minutes for the November 28 & 29 meeting minutes. Under new business Daly was heard first head of old business.

MOTION: Mr. Cwalinski moved to approve the December 19, 2012 meeting minutes Mr. Hayden seconded the motion 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 & Assoc. addressed the Planning Board with review of the last meeting. Mr. Brooks stated that all of CT Male's requests have been met. Mr. Brooks explained that they are now requesting a Public Hearing be set for the next regularly scheduled Planning board meeting.

Chairman Doyle asked if the board had any questions. Mr. Cwalinski asked about breakaway gate. The gate is for emergency vehicles only and would have a sign on the Route 50 side indicating that. Chairman Doyle stated that all of the Towns sign requirements must be adhered to. Mr. Katz provided the board with a copy the proposed sign for the apartment complex. Mr. Cwalinski asked if the bus pick-up and drop off space had been addressed. Mr. Brooks explained that the school bus pick-up and drop off area recommendation was deemed unsafe. Chairman Doyle told Mr. Brooks to call CDTA of Saratoga County to arrange for a CDTA bus stop at the property. Chairman Doyle requested copies of all storm water management drawings. Chairman Doyle asked the board if the parking issues at the property had been satisfied. All present agreed that the allotted parking is sufficient.

Town of Ballston
Planning Board

MOTION: Mr. Cwalinski moved to name The Town of Ballston Planning Board the Lead Agency in the SEQR process with the stipulation that a Co Ordinate review be conducted for the sewage treatment plant including an EAF. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

Mangino Buick - Public Hearing Scheduled
1484 Rt. 50 SBL #228,-1-53

SEQR not started

Site Plan Review Special Use Permit 23,000 square foot Auto dealership building

Tom Andress from ABD engineer & survey with Ralph Mangino Jr. spoke to the board. Chairman Doyle asked why the change in plans from the ones originally presented. Mr. Andress stated that the roof was compromised on the old building and when GMC found out they decided they wanted a whole new building. Ralph Mangino Jr. explained that the Mangino Dealership does not want to move which is what GM wants. Mr. Mangino was told by GM that they can stay in Ballston as long as the remodel project was moved along without any delays.

Mr. Hayden inquired about the parking spaces. Currently the plans are for 8 visitor (customers for the showroom) parking spaces if the need arose spaces could be taken from either the repair customer's area or the employee spaces. Currently they are servicing 15-20 cars a day and have 23 employees.

Chairman Doyle asked about the lighting, the look of the new building and also the dumpsters. The lighting is going to be LED down casting candle shielding. The Building will be black panels with silver & white trim and the dumpsters will be in the back with three sided enclosures. The remaining storage building will be sided to match the new showroom.

The Public hearing opened at 8:10 pm, no one spoke, the hearing closed at 8:11 pm.

Chairman Doyle stated that board will not start the SEQR process until the storm water design has been approved by CT Male. Mr. Andress stated that the plans were just delivered today. He felt that there would not be a problem handling all of CT Male's requests

MOTION: Mr. Cwalinski moved to accept the revised site plan dated 1/22/2013 with the stipulation that ABD deal directly with CT Male in regards to the storm water management design. Mr. Ramsey seconded the motion and all present voted in favor. **CARRIED.**

NEW BUSINESS:

F.W. Webb - Public Hearing Scheduled
1 McCrea Hill Rd. SBL #228.-3-30.141
Site Plan Review Warehouse conversion

Roger Keating of Chazen spoke to the board. Mr. Keating reviewed the proposal that was presented at the last Planning Board Meeting.

Chairman Doyle stated that the engineering comments had not yet been addressed. However it appeared that there would not be a problem adhering to the requests. Mr. Keating agreed. Mr. VanVorst asked about the riprap

Town of Ballston
Planning Board

as mentioned on page 3. Mr. Keating explained that the rip rap had been properly installed however it had not been properly maintained. Mr. Cwalinski asked what they were planning for a sign. Mr. Keating stated that FW Webb would be using the current sign supports.

Public Hearing opened at 8:26; no one spoke public hearing closed at 8:27.

MOTION: Mr. Cwalinski moved to name The Town of Ballston Planning Board the Lead Agency in the SEQR process with the stipulation that the engineering comments be addressed. Ms. Eddy 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.**

Resolution 2013-01 Mr. Cwalinski moved that all planning board application must be received by the building department by 4pm on the due date, with the exception of a health and safety emergency. Ms. Eddy seconded, all present voted in favor. **CARRIED.**

Resolution 2013-02 Mr. Cwalinski moved that the due date of all planning board applications be 2 weeks prior to the meeting date. Mr. VanVorst seconded, all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion to adjourn. Ms. Eddy seconded, all present voted in favor. **CARRIED.**

Meeting adjourned at 9:05 pm.

Respectfully submitted,



Debora Bradt,
Planning Board Secretary