

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: March 28, 2013

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

Members of General Public

Chairman Doyle called the March 28, 2013 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

NEW BUSINESS:

Buck Group - *Public Hearing Not Scheduled*
Rt. 50/67 SBL #216.-1-43, 216.-1-56, 216.-1-65
CONCEPT Site Plan Review / PUDD / Mixed use development

Mr. Osher with the Buck group presented the 32 acre Janet V Corners leads developed PUDD to the Planning Board. The historic building will be kept and used to house the brain for the utilities. There will be 6.9 acres of wet land in the middle of the project that will remain undisturbed. Mr. Osher pointed out that the restoration rate of disturbed wet lands is 3 to 1.

Ms. Eddy asked for a definition of each product". Mr. Osher said class A product will have granite countertops, hardwood floors and indoor parking and that would include senior housing. Workforce product would be a smaller unit about 785 sq ft and rent for \$865 a month which is less than what NY state mandates. Tenants will pay their own utilities that will be about \$90.00 a month and include hot water, heat & A/C. The units will have washers and gas dryers

Mr. Van Vorst asked what Leads is. Mr. Osher said that leads is a method of design.

Chairman Doyle asked how they plan to interface with the existing neighborhoods. Mr. Osher said they have changed the building types that border the back yards of the homes on Cindy Lane and Roberts Lane from high rise apartments to two story townhouses.

Ms. Eddy asked where the solar units would be. Mr. Osher said that they would be on the roof.

Mr. Cwalinski asked who would maintain the areas. Mr. Osher said the landlord would.

Town of Ballston
Planning Board

Ms. Eddy asked how long Buck group would own the development. Mr. Osher said ownership would be on going by the buck group. Ms. Eddy asked about the underground parking. Mr. Osher said they are below grade. Ms. Eddy asked about the water table in the area. Mr. Osher said the sand is 28ft deep. She also asked if a soil had been tested. Mr. Osher said EDP did a soil test.

Mr. Cwalinski asked about snow on the solar panels. Mr. Osher said that solar was only to augment the power system.

Ms. Eddy asked about security and maintenance employees. Mr. Osher said they would have both and they would be available 24/7 365 days a year.

Mr. Johnson asked about rain gardens. Mr. Osher said rain gardens are planned on the roofs without solar panels.

Ms. Serra asked if they were really going green. Mr. Osher said YES.

Mr. Cwalinski asked about snow removal, who will own the roads, and parking lots in the development. Mr. Osher stated that they were in discussion with the school to use the back fields for snow removal, the roads will be private and the parking areas will be pores.

Mr. Ramsey asked if they had a magnet development up and running and what is the warranty on the solar panels. No there is not a magnet project. The grants for these types of development just became available a few months ago. Currently the warranty is 15 years on solar panels but could be 20 yrs by the time the installed them. Technology is moving quickly in area of solar panels.

Ms. Eddy asked about restaurants and grocery. No drive thru/fast foods all restaurants will be sit down service. Yes there will be a grocery on the first floor with parking below and residential above. It was also stated that the revised plan added 2% more green space. They do have commitment from 5 commercial tenants.

Mr. Hayden asked how many entrances off Route 50. Will all the units have parking and what is the ratio of parking spaces to residential units? Five are planned entrances are planned. All units will have parking spaces provided. Is supposed to be 1 to 1 but when asked to define they stated 196 units and only 100 parking spaces.

Mr. Cwalinski asked about the number of handicap parking spaces. He was told they met the code.

Ms. Serra asked for a fire access analysis

Mr. Hayden asked about recreational areas. Bike paths and dog walking areas are planned with bridges over the wet land areas. There are 2 clubhouses planned one in the northern area and one in the southern area each with outdoor pools and recreational directors. Mr. Hayden also asked about the path that a school bus would take. It was stated that the need for school buses to get around in the development would be minimal. The units are not large enough to accommodate families.

Town of Ballston
Planning Board

Chairman Doyle asked Mr. Osher what they were looking for from the board. Mr. Osher stated that at this time they will put off moving forward till after they have meet with the Ballston Spa School District. Chairman Doyle asked that a traffic study be conducted prior to the next time they appear before the Town of Ballston.

Frank Rossi - *Public Hearing Not Scheduled*
Church Ave. SBL # 216.-2-22.111, 216.-2-27.11, 216.-2-40
Major Subdivision / Seven commercial lots

Paul Olund with EDP presented the Rossi proposal. The Major subdivision creating 7 commercial lots will allow for a road connecting the end of Dominick Dr with the “loop road” as shown in the original PUDD. Mr. Olund stated Army Core of Engineers have approved the Wet lands improvement, along with the dry sewer.

Chairman Doyle stated all the lots will be commercial. He also stated that EDP would need to work closely with DOT as the connector road is constructed.

Kathryn Serra asked if the wet land mitigation was complete. Mr. Olund said yes.
Kathryn asked if the road would impact the traffic study. Mr. Olund said yes and also stated that the recommended improvements were no longer needed.

Mr. Rossi stated that he needs the connector to bring in the people. Mr. Rossi also stated that he plans to bring his sewer line out to Route 67.

Chairman Doyle said all the neighbors were in favor of the connector road.

Application was tabled, no motions made.

Respectfully submitted,