

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: June 26, 2013

Present: Richard Doyle, Chairman
Josephine Cristy
Jeffrey Cwalinski
Joan Eddy
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 June 26, 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 May 2013 minutes.
Correction as follows: None were given

MOTION: Mr. Van Vorst made motion to approve minutes Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

OLD BUSINESS:

Living Hope Church - Public Hearing Opened 5/29/2013
978 Rt. 50 SBL # 248.-2-14.212
Site Plan Review / Special Use Permit / New church

Lead Agency 5/29/13

Kurt Bedore from KB Engineering spoke to the board. Mr. Bedore reviewed the changes from the last meeting. The building will be moved 50ft to the east to lessen the amount of grading, three rows of parking have been eliminated and any type of sign has been tabled till further notice.

Kathryn Serra of CT Male spoke about a possible drainage issue being created from the moving of the building that would need to be addressed.

Ms. Eddy asked how much lower the building will be. Mr. Bedore told her about 4 1/2 ft.

Mr. Cwalinski asked if the note on the plan about the sign would be removed. Mr. Bedore said "Yes". Mr. Cwalinski also asked how much blacktop was planned. Mr. Bedore said only the handicap parking would be black topped.

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Chairman Doyle opened the public hearing at 7:45pm no one spoke; the public hearing was closed at 7:46pm.

MOTION: Mr. Cwalinski motioned issue a **Negative Declaration** on the basis that there is not a potentially significant environmental impact. Ms. Eddy seconded the motion all present voted in favor. **CARRIED**

Chairman Doyle read the four criteria for a special use permit.

1) The use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of the adjacent districts. NO

2) The location and size of the use, the nature and intensity of the operation involved or conducted in connection therewith, its site layout, and its relation to streets giving access to which shall be of such that traffic to and from the use and the assembly of persons in connection with it will not be hazardous or inconvenient to the neighborhood or conflict with the normal traffic of the neighborhood. NO

3) The location and height of buildings, the location, nature and height of walls and fences, and that the use will not hinder or discourage the proper development and use of adjacent land and buildings or impair the value thereof. NO

4) The public convenience and welfare will be substantially served and appropriate use of neighboring property will not be substantially or permanently injured, subject to appropriate conditions and safeguards as determined necessary to promote the public health, safety and welfare. YES

MOTION: Mr. Cwalinski moved to grant the Special Use Permit. Miss Cristy seconded the motion 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 – New Sign - building mounted

Roger Keating of Chazen Engineering and Kathryn Berry from F.W. Webb spoke to the board. They reviewed the application for the signs. One sign will replace the former extra innings sign, one on the canopy at the entrance to the showroom and the third one will be mounted on the building.

Mr. Van Vorst asked when they planned to open. Fall of 2013

Chairman Doyle opened the public hearing at 7:50pm no one spoke, the public hearing closed at 7:51pm.

MOTION: Mr. Van Vorst motioned to name The Town of Ballston Planning Board as the Lead Agency in the SEQR process. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED**

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MOTION: Mr. Van Vorst motioned issue a **Negative Declaration** on the basis that there is not a potentially significant environmental impact. Ms. Eddy seconded the motion all present voted in favor. **CARRIED**

MOTION: Mr. Cwalinski motioned to approve building mounted sign as in sketches dated 1/28/2013 Mr. Van Vorst seconded the motion all present voted in favor. **CARRIED**

Barlo Signs (F.W. Webb) – Public Hearing Scheduled
1 McCrea Hill Rd 228.-3-30.142/141
Site Plan Review/New Sign – Free Standing

Roger Keating from Chazen Engineering presented F.W. Webb's request for a free standing sign.

Proposed sign is to be free standing, 37 feet from edge of pavement, 10 feet from property line. First proposal is for 128 square feet, 20 foot height; second proposal is for 59 square feet, 10 foot height.

Chairman Doyle asked why a second sign is necessary. Mr. Keating stated for visibility from Route 50.

Mr. Cwalinski wants a monument sign showing all businesses in the park.

Ms. Eddy agrees color will make a big impact. She also stated that a standard sign would be acceptable. Ms. Eddy stated that she was concerned that the area is beginning to look like Clifton Park.

Mr. Van Vorst feels the proposed sign is fine.

Ms. Cristy felt the sign needs to be to Town of Ballston code. Therefore she wants the applicant to come back with a new sign design.

The board agreed that they want to see a monument style sign with landscaping.

Chairman Doyle opened the public hearing at 8:20 no one spoke, the hearing closed at 8:21.

F.W. Webb will return with new sign design.

Frank Rossi - Public Hearing Scheduled
207-211 Church Ave SBL 216.00-2-27.11
Lot Line Adjustment

Paul Olund of Environmental Design reviewed Mr. Rossi's request for a lot line adjustment. The lot line adjustment will convey property to Mc Donald.

No questions from the board.

MOTION: Mr. Van Vorst motioned to name The Town of Ballston Planning Board as the Lead Agency

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in the SEQR process. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED**

MOTION: Mr. Van Vorst motioned issue a **Negative Declaration** on the basis that there is not a potentially significant environmental impact. Ms. Eddy seconded the motion all present voted in favor. **CARRIED**

Chairman Doyle opened the public hearing at 8:25 no one spoke, the public hearing closed at 8:26.

MOTION: Ms. Christy motioned to approve Mr. Rossi's request for a lot line adjustment as shown on design dated 6/11/2013. Mr. Van Vorst seconded the motion all present voted in favor. **CARRIED**

MOTION: Mr. Hayden motioned to adjourn the meeting, Ms Eddy seconded the motion all present voted in favor. **CARRIED**

Meeting adjourned at 8:30 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Debora Bradt". The signature is written in dark ink and is positioned below the text "Respectfully submitted,".