

Town of Ballston  
Planning Board

**TOWN OF BALLSTON  
PLANNING BOARD**

**Regular Monthly Meeting: July 31, 2013**

**Present:** Richard Doyle, Chairman  
Josephine Cristy  
Jeffrey Cwalinski  
Joan Eddy  
John VanVorst  
Audeliz Matias, 1stAlternate  
Ed Vopelak, Town Engineer  
Peter Reilly, Planning Board Attorney  
Thomas Johnson, Building Inspector

Members of General Public

Chairman Doyle called the July 31, 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 June 26, 2013 minutes.  
Correction as follows: No corrections were supplied

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

**Old Business**

**Brian Knight - Public Hearing opened May 29, 2013**  
**19 France La. SBL #249.17-2-20**  
**Site Plan Review / Construct new single family dwelling**

**SEQR not started**

Scott Reese presented Mr. Knight's drawings for a new home at 19 France Lane

Chairman Doyle asked if the comments from the town's engineer had been addressed. Mr. Reese said yes. Chairman Doyle also asked if Mr. Knight had received his easement from Mr. France noting that that the paperwork had been filed.

Public Hearing opened at 7:40

Mr. Pierce asked if the town's septic requirements had been met. Chairman Doyle said yes.  
Public hearing closed at 7:43

Chairman Doyle asked if the board had any comments/questions. No one spoke.

**MOTION:** Mr. Cwalinski moved approve the site plan. Mr. Van Vorst seconded the motion and all present voted in favor. **CARRIED.**

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**R. J. Taylor - Public Hearing Scheduled**  
**Springwood Meadows Dr. SBL #228.6-3-10**

**SEQR not started**

Special Use Permit/Site Plan Review / Condominiums (24 dwelling units)

Jason Dell of Lansing Engineering reviewed Mr. Taylor's plans for the next phase of Springwood Meadows Condominiums. He also told the board that all of CT Male's comments had been addressed.

Mr. Van Vorst asked that the "paper street" to the east of the property not be used by any construction vehicles. B Milo said that would not be a problem.

Mr. Cwalinski asked about subsurface storm water? Storm water is treated & runs off.

Mr. Cwalinski asked about mailboxes. They will be standing alone the same as in the 1<sup>st</sup> phase of the project.

Mr. Cwalinski asked how garbage would be handled. The northern portion of the property will have a dumpster which will be shielded from view.

Mr. Cwalinski asked about the intended lighting for the area. The same lighting as in phase one is planned.

Mr. Cwalinski also pointed out the fuel & material storage was not in the notes on page 5 of the drawings. Mr. Dell stated the information would be added.

Mr. Van Vorst asked how far does the subsurface storm water reservoir go, how many are planned and where are they currently being used. Mr. Dell stated they are using them in Halfmoon and are working very well.

Chairman Doyle stated that there were too many comments needing to be addressed regarding the storm water management for the planning board to move forward. Chairman Doyle stated that the board wants a co-ordinated review on this matter.

Public hearing opened at 7:56

Victor Sosrowski of 12 Rollingbrook Drive asked that no construction vehicles be permitted to use Rollingbrook Dr to access the next phase of this project. He was assured that his request would be honored.

The hearing closed at 8:00.

**MOTION:** Mr. Van Vorst 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.**

**Brooks Heritage LLC - Public Hearing opened April 24, 2013**  
**Timbercreek Phase III**  
**Site Plan Review / Mixed residential, commercial**

**Negative Declaration 4/24/13**

Jason Dell of Lansing Engineering reviewed Mr. Brook's Phase III of Timbercreek Mixed residential & commercial plan.

Chairman Doyle stated that all of the previous comments have been addressed

Chairman Doyle opened the public hearing at 8:07 no one spoke, the hearing was closed at 8:08

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**MOTION:** Mr. Cwalinski moved to approve the site plan drawings dated July 17, 2013. Ms. Cristy seconded the motion and all present voted in favor. **CARRIED.**

**New Business**

**Brooks Heritage LLC - *Public Hearing Not Scheduled***  
**Timbercreek Phase IV**  
**Major Subdivision / PUDD / 270 lots / CONCEPT**

Jason Dell of Lansing Engineering presented Mr. Brook's Timbercreek Phase IV.

Mr. Vopelak pointed out that there is a water supply issue that needs to be addressed.

Ms. Eddy asked about the trails that are planned. The HOA will own and maintain those trails. Ms. Eddy also asked about the loop and would the park be the same as in phases I, II & III. Yes the same lay out is planned. Mr. Brooks asked how many parking spaces are needed. 3

Mr. Brooks stated that 3 fees will be paid at the time the permit is issued.

Mr. Van Vorst asked which school district this phase is in. Both Shenendahowa and Burnt Hills Ballston Lake are in this phase.

Ms. Cristy asked if the school districts are prepared for this growth. Mr. Brooks stated that this does not excess either districts anticipated growth.

Mr. Cwalinski stated that storm water management in the area needs to be addressed. Mr. Cwalinski asked the rain gardens be moved out of the backyards so they could be better maintained. Mr. Dell stated that the rain gardens needed to be in the backyards to be the most beneficial. Mr. Brooks pointed out that the lots in the phase IV are larger than the other phases but the homes are the same sq ft leaving more room in the back yards for the rain gardens. He also stated that the buyer will be better informed of the maintaince needed of the rain gardens prior to purchase of the lot.

Mr. Van Vorst asked how they determine where the rain gardens are installed. Mr. Dell stated the green infrastructure regulations.

Ms. Eddy wanted to confirm that the lot size will be larger but the sq ft of the home will be the same as in phase I & II. Mr. Brooks said yes.

Mr. Van Vorst pointed out that there is a paper street on the drawings. Does that mean that additional development is planned? Mr. Brooks said yes.

**MOTION:** Mr. Cwalinski moved return the project to the Town of Ballston Town Board with a positive recommendation. Mr. Van Vorst seconded the motion and all present voted in favor. **CARRIED.**

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**Sara Stock - Public Hearing Scheduled**  
**977 Rt. 50**  
**Site Plan Review / 2 family dwelling**

Duane Rabideau from Van Guilder presented Ms. Stock's Site Plan Review for 2 family dwelling at 977 Route 50 to replace the home that burnt in the spring.

Mr. Cwalinski asked if the parking could be put in the rear of the home and not out front. Duane said no due to the septic being in the rear.

Chairman Doyle asked if there would be a new septic. Duane said yes.

Mr. Van Vorst asked if the new septic would interfere with the neighbors wells. Duane said no they are more than 100ft away.

Ms. Eddy stated that there are no garages. Duane told her that was correct.

Chairman Doyle opened the public hearing at 8:50 no one spoke, the hearing was closed at 8:51

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

**MOTION:** Mr. Van Vorst moved to approve the site plan drawings dated July 8, 2013. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

**Norman D. Carr- Public Hearing Scheduled**  
**32 Mann Rd.**  
**Lot Line Adjustment**

Duane Rabideau from Van Guilder presented Mr. Carr's request for a lot line adjustment.

No questions from the board

Chairman Doyle opened the public hearing at 9:00 no one spoke, the hearing closed at 9:01

**MOTION:** Mr. Van Vorst motioned to declare this a **Type II** action under SEQR and therefore exempt from review. Ms. Matias seconded the motion all present voted in favor. **CARRIED**

**MOTION:** Mr. Cwalinski moved to approve the drawings dated June 14, 2013. Ms. Cristy seconded the motion and all present voted in favor. **CARRIED.**

**Richard Carusone - Public Hearing Scheduled**  
**Lake Rd.**  
**Site Plan Review / Single family dwelling**

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Mr. Carusone spoke to the board on his own behalf. He told the board that CT Male notes were added to the drawings as requested.

Chairman Doyle opened the public hearing at 9:08.

Mr. Pierce asked the size of the lot.

The Public hearing closed at 9:10

**MOTION:** Mr. Van Vorst motioned issue a **Negative Declaration** on 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. Van Vorst moved to approve the drawings dated July 1, 2013 with the engineers comments satisfied. Ms. Cristy seconded the motion and all present voted in favor. **CARRIED.**

**Saratoga Schenectady Real Property LLC - *Public Hearing NOT Scheduled***

**AJ Land Ventures, LLC**

**844/848 Rt. 50**

**Sketch Plan Conference / Addition to medical facility**

Kurt Bedore presented Saratoga Schenectady Real Property LLC proposal for an addition to the current medical buildings at 844/848 Route 50. There will be one new medical building a storage shed (for outdoor equipment and will be screened from the view) and a separate employee entrance south of the current entrance off of Route 50.

Mr. Cwalinski asked if the proposed dumpster would have a screen. Mr. Bedore said yes.

Ms. Eddy stated that a traffic study is necessary.

Mr. Reilly stated that a lot line adjustment is needed.

No motions made on this sketch plan conference

**MOTION:** Mr. Van Vorst made a motion to adjourn. Ms. Eddy seconded the motion. **CARRIED.**

Meeting adjourned at 9:30 pm.

Respectfully submitted,



Debora Bradt  
Planning Secretary