

A public hearing was held by the Town Board of the Town of Ballston on Tuesday evening, November 27, 2012 at the Town Hall on 323 Charlton Road, Ballston Spa.

PRESENT:	Patricia Southworth	-----	Supervisor
	Mary Beth Hynes	-----	Councilwoman
	Timothy Szczepaniak	-----	Councilman
	William Goslin	-----	Councilman
	Kelly Stewart	-----	Councilwoman
	Carol Shemo	-----	Clerk
	Murry Brower	-----	Counsel

Supervisor Southworth opened the public hearing at 7:20 p.m.

The Town Clerk read the legal ad for the public hearing.

The purpose of the public hearing was to consider the adoption of Local Law No. 6 of 2012 of the Town of Ballston which would amend the Corporate Technology Park Planned Unit Development District §138:A8.13-A8.20 of the Code of the Town of Ballston. Adopted 3-2-1999 by Local Law No 2 of 1999 as amended in 2007 by Local Law No. 3. The proposed change to the Local Law concerns the Appendix C – Restrictive Covenants for Corporate Technology Park- Site Restrictions, part (3) (A)(3). The proposed amendment would remove the 100 foot setback and replace it with a setback of 50 feet and would eliminate the restriction on parking within 100 feet of Route 50 and grading or clearing of land within 100 feet of Route 50. The new language would require future building along Route 50 to be brought up to a 50 foot setback line.

Councilwoman Stewart asked if the 100 ft setback was in the original language of the PUDD.

Supervisor Southworth stated that the 100 ft setback was the original language of the PUDD. Corporate Technology Park would like to be compliant with the Business Highway Zoning to the North.

Councilwoman Stewart questioned what is the size and location of the property granted to the Town by Corporate Technology Park and when did this occur in the process.

Mr. Toohey, Esq., attorney for Corporate Technology Park, stated that 3700 sq. ft. of land along the roadway was given to the Town of Ballston so that this roadway could be built by Town Engineer and approved by the Department of Transportation. The width of this property varies with the contour of the land with a width of slightly over 20 ft being the widest section of land. Corporate Technology Park and the Town of Ballston came to a compromise that this property could be developed consistent to the properties to the North and there would be no detrimental loss of buildable space to Corporate Technology Park.

Supervisor Southworth said that at first Corporate Technology Park willingly gave a temporary easement and then later in the process they were asked to grant the land. She stated that this is a compromise that could benefit everyone. The Town could complete the Turn Lane Project. It would make sense that this property would be developed consistent with Business Highway regulations to the North and give us a nice visual line.

No one wished to speak at this public hearing so the public hearing was closed at 7:29 p.m.

Respectfully submitted,

Carol R. Shemo
Town Clerk