

A public hearing was held by the Town Board of the Town of Ballston on Tuesday evening, July 31, 2012 at the Town Hall on Charlton Road

PRESENT: Patricia Southworth ----- Supervisor  
Mary Beth Hynes ----- Councilwoman  
Timothy Szczepaniak ----- Councilman  
Jeremy Knight ----- Councilman  
Carol Shemo ----- Clerk  
Murry Brower ----- Counsel

Supervisor Southworth opened the public hearing at 7:00 p.m.

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

Councilman Goslin entered the meeting at 7:05 p.m.

The purpose of the public hearing was to receive input regarding the adoption of an amendment to the Beacon Hill Planned Unit Development District.

**Section One:**

Section 5(B) (4) of the Beacon Hill Planned Unit Development District as enacted by Local Law No. 4 and as amended by Local Law No. 7 of 2005, located in the Town Zoning Code at Chapter 138:A34 is hereby repealed in its entirety and replaced with a new Section 5(B)(4) as follows:

**A 52 unit residential condominium which shall consist of 13 4 unit buildings, all such units containing attached garages and a parking space in front of each garage.**

**Section Two:**

This Local Law shall be effective upon filing with the Secretary of State by the Town Clerk of the Town of Ballston.

The following people wished to speak at this Public Hearing:

Mr. Donald Zee, representative for the developer of the Beacon Hill Condominiums and applicant for the zoning change, gave the Board pertinent information concerning the elimination of the 55 year old age restriction. Mr. Zee noted that seniors prefer to live in mixed multigenerational housing communities. Other communities have lifted or eased the age restrictions in active adult communities because new developments are ineligible for Fannie-backed financing unless 70% of the units have sold or are under contract. Freddie Mac has adopted similar guidelines. Under these restrictions, 36 of the 52 units at Beacon Hill Condos would need to be sold before the bank would lend money to potential buyers. With this difficult financing and limited market pool, only 11-12 sales of condos have occurred in the last 3-4 years. Mr. Zee stated that their condos would be more attractive to first time home buyers, young professionals, single or divorced buyers who are interested in maintenance free residences. He presented a letter to the Board from Mr. Carl Heiner, President of the Beacon Hill Condominium Association, stating that the Association members voted for the elimination of the 55 year old age requirement for the occupancy of the condos at Beacon Hill.

Ms. Joyce Richards is on the Board of Directors for the Beacon Hill Condominium Association. She is in support of elimination of the 55 year old age requirement for the occupancy of the Beacon Hill Condos for the reasons stated by Donald Zee.

Mr. Bruce Richards, owner of a Beacon Hill Condo, stated his support for the elimination of the age restriction.

Ms. Annette Parillo is an owner of a Beacon Hill Condo and agrees with Donald Zee's statements.

Mr. Nicholas Boccio is an owner of a Beacon Hill Condo. He noted that the development does not have a property manager on site and so the condos should be owned not rented. He supports the removal of the 55 year age requirement to encourage potential buyers of the condos.

Carl Heiner, President of Phase 1 Development of Beacon Hill Condominium Association, stated that the members attended a meeting and unanimously agreed to eliminate the 55 year age requirement for the occupancy of the condominiums at Beacon Hill. This change to the Beacon Hill PUDD is best for the residents of the Beacon Hill Condos, Traditional Builders and the Town as well.

No one else wished to speak; therefore, the public hearing was closed at 7:10 p.m.

Respectfully submitted,

Carol R. Shemo  
Town Clerk