

A Public Hearing was held by the Town Board of the Town of Ballston on Tuesday evening, March 8, 2022, at 6:00 p.m. via Zoom conferencing.

PRESENT:	Eric Connolly	Supervisor
	Chuck Curtiss	Councilman
	Kelly Jasinski	Councilwoman
	Michael Carota	Councilman
	Rob Fendrick	Councilman
	Carol Gumienny	Town Clerk
	Debra Kaelin	Town Attorney

The Supervisor opened the Public Hearing at 6:00 p.m. and the following public hearing notice was read by the Town Clerk:

NOTICE OF PUBLIC HEARING  
TOWN BALLSTON

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Ballston, County of Saratoga, State of New York, will hold a Public Hearing on March 8, 2022 at 6:00 p.m. via Zoom conferencing to consider a variance application submitted by James Watson of EP Land Services, LLC on behalf of George Hubschmitt, owner of Core Tech Industrial Corporation, pursuant to Section 7 of Town Law #5 of 2020, Establishing a Moratorium on Certain Development in the Town of Ballston for property located at 2A McCrea Hill Road.

The Zoom link is <https://us06web.zoom.us/j/89886716390> or call 1-646-558-8656; Webinar ID#898 8671 6390. Documentation for the request is available for review in the Town Clerk's office during business hours and on the Town website at <https://www.townofballstonny.org/1189/Town-Board>.

All interested persons will be given an opportunity to be heard via Zoom or by directing written comments prior to March 8, 2022 to the Town Board, 323 Charlton Road, Ballston Spa, NY 12020 or by email to: [cgumienny@townofballstonny.org](mailto:cgumienny@townofballstonny.org).

By Order of the Town Board  
of the Town of Ballston  
Dated: February 22, 2022  
Carol Gumienny, Town Clerk

Jamie Easton, of EP Land Services representing Core Tech, gave the Board some history. In 2019, Core Tech decided to expand their operation on Lot B which is at the corner of McCrea Hill Road and Route 50. The existing PUDD legislation allows for a 30,000 sq. ft. facility on this lot. The site is approximately 2.5 acres and is part of an existing PUDD. George Hubschmitt is the owner of Core Tech Industrial Corporation (Core Tech) and currently operates his business and manufacturing facility at 2B McCrea Hill Road. Mr. Hubschmitt purchased 2A McCrea Hill Road to eventually meet his growing business operations and manufacturing needs. Core Tech obtained Town site plan approval of a 30,000 sq. ft. facility at 2A McCrea Hill Road in conformance with the existing PUDD to meet their future business demands. While this site was not developed in 2019 per the approved site plans, Core Tech instead expanded their operations at 2B McCrea Hill Road per the site plan approval issued in 2020 by the Town. Upon review of Core Tech operations and manufacturing processes, the approved 2019 site plans of 2A McCrea Hill Road were reviewed and were deemed not optimal for their manufacturing process sequence. Core Tech is requesting a waiver from the Town Board so a revised site plan can be heard by the Planning Board for 2A McCrea Hill Road. The new design is a better fit for the community, has more green space, and will meet Core Tech's goals and visions. Mr. Hubschmitt stated that the new design will allow further off set from Route 50 and more screening on the Route 50 border and the townhouse neighbors. He stated that there are a lot of orders in the fourth quarter and first quarter that will go immediately into this building; he needs the facility to process these orders. They are in the middle of historic type demand situations with his customers. His customers are GE, Mitsubishi, Siemens, Woodward, Emerson, and Caterpillar, who require industrial packages that he makes for electrical systems and fire safety systems, primarily for the power industry. Core Tech has come up with designs and packages that outcompete foreign competitors. His business has created jobs. The facility is needed to meet demands throughout 2023. Mr. Hubschmitt has

an aggressive time frame: breaking ground in April and being operational in September or October. This is all lined up. If he had known about the moratorium affecting the PUDD, he would have started this process sooner.

Councilwoman Jasinski asked if this variance does not get approved, would you stick to the original design that was approved. Mr. Hubschmitt stated that he would be forced to build the 2019 design because in business either you hire the people and fill the orders, or you lose them, and the customer moves on. He would not have the jobs, or business and it could be years before another opportunity opens again. He prefers to build the newer design with more green space, but he already has an approved site. Supervisor Connolly asked if there was any change in traffic switching from the one large building to the two square buildings. Do you anticipate the same number of employees? Mr. Hubschmitt stated that all traffic flows in and out of McCrea Hill Road. There would be approximately five additional cars. The Supervisor asked the Town Attorney to review the two provisions as the Board considers a variance request. Ms. Kaelin stated that the first part of the criteria is whether they are facing practical difficulty or extraordinary circumstances. Once one of these are met, you go to the next criteria. Supervisor Connolly asked if the client or Board had any questions or additional comments on these provisions? Councilman Carota stated to the applicant that there is a huge backlog of customer orders that need fulfillment, and the expanded space is needed or there is the potential of losing out on contracts, and employee expansion and losing current customers if the demand is not met. If this variance is not approved, Mr. Hubschmitt would be forced to do the original larger building design and try to avoid downsizing or losing on a contract. Mr. Hubschmitt stated that that is correct. He would lose orders and revenue. Supervisor Connolly stated that this is a cost and strategic savings as a building owner.

The Supervisor asked for any public comments.

*Fred Jansen* of Beacon Street stated that he has no problem with the building as Mr. Hubschmitt has proposed. He has spoken to him for several years of the problems he is having with water in his area. In 2019 when Mr. Hubschmitt first proposed to build, he said that they would put in water mitigation, so that he (Mr. Jansen) would not have water runoff into his area; that was not done. Mr. Hubschmitt told him that he was going to put in a French drain and now it is not clear whether that's going to happen or not; however, even if that doesn't happen, looking at the buildings and the way they're designed, he does not see how Mr. Hubschmitt can stop the snow accumulation on the hill. In the springtime when the snow pile melts, it comes down on to his property, and he already has a water problem. Is there any way to mitigate this?

The Supervisor closed the public hearing at 6:24 p.m.

Respectfully submitted,

Carol A. Gumienny  
Town Clerk