



TOWN OF BALLSTON PLANNING BOARD MEETING MINUTES

January 24, 2024 at 6:30 pm

Town Hall Meeting Room and Zoom Webinar for Viewing Only
323 Charlton Road, Ballston Spa, NY 12020

www.townofballstonny.org

ATTENDEES:

John Van Vorst, Chairman
Ben Baskin, Board Member
Andrew Collar, Board Member
Peter DiLorenzo, Board Member
Audeliz Matias, Board Member
Andrew Clark, Attorney
Kerri Mains, Planning Board Secretary

ABSENT:

Dave Blair, Vice Chairman
Michael Zuritis, Board Member
Jeff Stickles, Code Enforcement Official
Jenny Lippmann, Town Designated Engineer

Call to Order

The meeting was called to order at 6:30 p.m. and the Pledge of Allegiance was recited.

Approval of Previous Minutes

MOTION: Mr. DiLorenzo made a motion to approve the November 29, 2023 meeting minutes. Mr. Collar seconded the motion. Mr. Baskin abstained due to absence from the November meeting. All others voted in favor. **CARRIED.**

The January 10, 2024 meeting minutes could not be considered for approval as there was not a quorum of members present this evening who were present at that meeting.

OLD BUSINESS

1003 Route 50 Site Plan (PB 2023-007)

SBL 248.-2-7, 248.-2-6

Site Plan Review application for the construction of a 24-foot by 28-foot building for a landscape supply business/nursery with on-site septic system and municipal water supply, on-site trees, plantings, a man-made pond, and an area with material bins for contractors to pick up landscape materials.



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Mr. Jason Singer of Nolan Engineering, PLLC, **Mr. Brett Steenburgh**, PE, PLLC, and **Mr. Andrew Hazlett** of Eco Quality Landscaping, LLC.

Mr. Singer stated that the site plan has not changed since the last meeting; they are working on the driving surfaces in relation to stormwater management and lot coverage. They submitted information for this meeting on a pervious material named Geoweb, pending approval by the New York State Department of Environmental Conservation (NYSDEC), but have received feedback that the product cannot be used. They will return to the previous plan of using pervious asphalt. He indicated on the map where it will be used in the entrance and parking area. The rest of the driveway will be gravel.

Mr. Steenburgh stated that they have been working with Ms. Lippmann. This is a redevelopment site; there used to be a structure with a large parking lot. There is still about 13,000 SF of existing crushed stone and impervious surface. This puts the project into Chapter 9: Redevelopment for Stormwater Management. He explained the requirements and stated that his thought was to remove the crushed stone, decompact the soils, and consider some alternative surfaces to meet the stormwater and lot coverage requirements. The first idea was the Geoweb product that is permitted by NYSDEC in certain situations but is not allowable in this situation. They have changed to porous asphalt, but Ms. Lippmann informed them that it cannot be used in that way, per NYSDEC. They do not understand why. He has reached out to some of his contacts at NYSDEC for more information and is waiting for a response. He has also been working with Ms. Lippmann. They want to reduce the impervious area and may end up with a portion of the area being porous asphalt, or a small bioretention basin in the northeast corner of the property. They are working toward a solution.

Chairman Van Vorst stated that the two hurdles are resolving the stormwater plan, and the Saratoga County Planning Board referral. When those are resolved the Board can set a public hearing. He polled the Board for questions or comments; there were none.

Mr. Singer asked about the County referral schedule.

Chairman Van Vorst asked Ms. Mains to explain the issue with the County referral.

Ms. Mains stated that the referral was emailed to the County, but they did not receive it. It will be resubmitted for their February meeting.

Mr. Hazlett stated that there is a time constraint due to an issue with the property seller; he asked if a conditional approval would be possible.

Chairman Van Vorst stated that, in his opinion, the stormwater plan is a major hurdle and is not something that the Board should approve conditionally. He thinks that the County Planning Board will approve.

Mr. Hazlett asked if a public hearing could be scheduled.

Chairman Van Vorst stated that the Board does not have a stormwater plan.



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Mr. Collar stated that NYSDEC has rejected the Geoweb product; he asked if it has been used for other projects.

Mr. Steenburgh stated that it has been used for other projects; he needs guidance from NYSDEC regarding the porous asphalt. He can't find anything in the New York State Stormwater Design Manual that says it can't be used for this application. He has not yet received a secure answer for this region of the state.

Chairman Van Vorst stated that in the 1960s that property was a restaurant or diner.

Mr. Steenburgh stated that it used to have more impervious area; it has been reduced.

Mr. Singer stated that the stormwater plan will hopefully be submitted by the February 7th submission deadline and the Saratoga County Planning Board meeting is February 15th; he asked what would hold up the scheduling of a public hearing for the February meeting. His client is having difficulty with the property seller.

There was a discussion regarding scheduling a public hearing. Chairman Van Vorst polled the Board for their opinions. Mr. Baskin asked if it could be conditional. Mr. Collar stated that they could withdraw from the meeting if County approval is not received. Mr. Clark stated that it can be cancelled if needed. All members agreed to schedule the hearing.

MOTION: Mr. DiLorenzo made a motion to schedule a Public Hearing for this project for February 28, 2024 at 6:35 p.m. Ms. Matias seconded the motion. All in favor. **CARRIED.**

The applicants thanked the Board.

Eastline Commons PUDD Phase III Site Plan (PB 2023-005)

Eastline Road; SBL 228.-4-1.1

Site Plan Review application for the construction of 21 townhouses on 3.66 acres within the Eastline Commons PUDD, including public water and sewer service with on-site stormwater management. Public Hearing continued.

Mr. Gavin Vuillaume of Environmental Design Partnership, LLP and **Mr. Thomas Paonessa** of TP Builders, Inc.

Mr. Vuillaume stated that they attended the last meeting for the public hearing. They had presented detailed plans which were revised per the previous engineering comments. The revised plans have been reviewed and there are four comments. He referenced the plans and stated that at the public hearing a neighbor to the northeast asked for screening from the project's lights. Mr. Vuillaume believes that the lighting in question is coming from the apartment buildings and parking area. They propose 12 evergreen trees on the property border to break up the visibility. The new building will help screen the lights from the apartments. Regarding the engineering comments: they have added the Army Corps wetlands to the drawings and received a favorable



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letter from the Fire Department. They have provided information for Ms. Lippmann to establish the Building Department traffic mitigation fees. They have spoken with Mr. Joe Whalen, Water Superintendent, regarding the water line and will work with him and Ms. Lippmann on the process which may take about two months.

Chairman Van Vorst polled the Board for questions or comments.

Mr. Baskin asked if the parking lot will have its own lighting.

Mr. Vuillaume answered affirmatively and stated that it will have directional lighting; it will be substantially less than the lighting for the apartments.

Mr. Collar asked about the trash removal.

Mr. Vuillaume stated that they have removed the enclosure from the plan; there will be individual cans in the garages.

Public Hearing reopened at 6:52 p.m.

No one wished to speak.

Public Hearing adjourned at 6:53 p.m.

The applicants thanked the Board.

NEW BUSINESS

No new business.

MOTION: Mr. Collar made a motion to adjourn the meeting. Mr. DiLorenzo seconded the motion. All in favor. **CARRIED.**

Meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Kerri Mains

Kerri Mains
Planning Board Secretary