

Planning Board Meeting Minutes

Village of Ballston Spa

Held on May 11, 2022

The meeting was called to order at 6:58pm by Chairman O'Connor

Chairman present: Rory O'Connor

Members present: John Battenfield, Scott Burlingame, Peter Martin, Alternate Paul Dunkelbarger

Members absent: Mike McNamara

Also present: Stefanie Bitter, Village Attorney

Pledge of Allegiance

Before calling the meeting to order, Chairman O'Connor stated that Paul Dunkelbarger is sitting in tonight because Mike McNamara is on vacation. He also stated that Ron Murphy's application which was on tonight's agenda has been pulled at Mr. Murphy's request. Mr. Murphy stated that he was not ready for tonight's meeting and asked to be pulled from the agenda. Chairman O'Connor recognized elected officials were in attendance and reminded them that they are here as members of the public, and therefore, are not permitted to speak during the meeting. They are welcome to comment during the Public Comment portion of the meeting. Chairman O'Connor stated that he would like to disclose that he has had a working relationship with the Applicant Brian Furnia for Nomad as he represented the Landlord when Mr. Furnia leased his current space that he is now vacating. He stated that he has no financial or any involvement in this project. He has discussed this with counsel, and it was determined that if he disclosed that and presented it to the Board that he could proceed as Chairman in this matter. He asked if there were any objections from to the Board. There were no objections.

Chairman O'Connor requested a motion to approve the minutes of the March 9, 2022 meeting. A motion was made by Member Martin, seconded by Member Battenfield, to approve the minutes of the March 9, 2022 meeting. The motion was approved.

Old Business:

- 11-13 Washington Street – Randy Elliott – Chairman O'Connor stated that the original site plan assumed that the alley was owned by the Village and that Mr. Elliott wanted to buy it. The abstract that was done does not show who owns the building. After discussion with the Building Inspector, it was determined that there is no need for a second egress for handicapped on that

side of the building. Therefore, there is no need to purchase the alley. Chairman O'Connor requested that Mr. Elliott change the site plan to show no second egress on that side is needed. Mr. Elliott stated that a third form of egress has been changed on the latest drawings. Chairman O'Connor stated that Bill Lewis mentioned adding a yellow no parking box near the back door. He suggested contacting Jeff Gawrys from DPW regarding that matter. Member Martin stated that the Elliotts did a great job and thanked them for their patience. Member Burlingame asked about the placement of the dumpsters. Mr. Elliott stated that it will be on wheels and can be moved at any time. Chairman O'Connor asked if there were any other questions. Hearing none, he asked that the site plan be amended to show the parking in the back. He asked for 2 full sized mylar copies to be submitted for signature. A motion was made by Member Burlingame to accept the site plan as amended. Member Martin seconded the motion. The motion carried. Chairman O'Connor stated that the Planning Board regards this as Type 2 and that no action is required. A motion was made by Member Martin, seconded by Member Burlingame, to declare the action as Type 2 and exempt from SEQRA. The motion carried.

New Business:

- 92 Milton Avenue – Brian Furnia – Mr. Furnia introduced his son, Nicholas Furnia, and Ryan Granito. Mr. Furnia stated that they are moving the café into the front half of approximately 2000 square feet of the laundromat. He stated that the front door is already ADA compliant. He plans to build two bathrooms, one which will be ADA compliant. He has taken the patio off the plans as of now. There will be one sign on Malta Avenue, which will be 12 square feet. Chairman O'Connor mentioned that the sign color should match the trim color on the building. Mr. Furnia agreed. Chairman O'Connor also stated that he is glad the patio is off the plans. He cited snow removal as being an issue. Member Martin stated he is looking forward to this business expanding into a larger space. Member Battenfield also stated that he is glad that the outdoor patio area is now off the plans. Member Burlingame asked if there will be a second water meter. Mr. Furnia replied yes as well as having a second gas meter. Chairman O'Connor asked for a motion to name the Planning Board as lead agency on the environmental assessment application. Member Burlingame made the motion to name the Planning Board as lead agency on the environmental assessment application. The motion was seconded by Member Martin. The motion carried. Chairman O'Connor asked for a motion that states the Planning Board regards this as Type 2 and that no further review is needed. The motion was made by Member Battenfield and seconded by Member Martin. The motion carried. Chairman O'Connor stated that Mr. Furnia needs to give the Board 2 full sized mylar completed site plans, stamped by an engineer.

Public Comment:

- Mayor Frank Rossi, Jr. thanked the Board for their great work and all the extra work that will be coming regarding the PDD.

A motion to adjourn at 7:20pm was made by Member Martin and seconded by Member Battenfield. The motion carried.

Respectfully submitted,

Kathleen Barner

Building Department Clerk