

Planning Board Meeting Minutes

Village of Ballston Spa

Held on October 9, 2019

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

Chairman present: Rory O'Connor

Members present: Mike Barabasz, Mike McNamara, Scott Burlingame, Pete Martin

The board was unable to approve minutes from the last board meeting, as they were not available for review. They will go over them at the next meeting.

New Business:

There is an application from Mike Coffey for a lot line adjustment. Mr Coffey goes over his proposal. He owns two properties on Front Street and one property behind them. His proposal is to draw a line down the middle of the back lot to make the two other lots larger and give them room for parking. This would turn the three lots into two. He had taken this proposal in front of the ZBA previously and they had given him a conditional variance, as long as he adjusted the original proposed lines to make each lot at least 5000 square feet. This would make both the lots non-conforming regarding frontage, but would meet the minimum size requirements.

Chairman O'Connor asked Mr Coffey about the paper street that runs through the properties, and Mr Coffey assured him that there is an easement showing that piece is included in the deeds. He has always maintained that space.

Member McNamara asked specifically what the new space in the back would be used for. Mr Coffey stated it would be used for tenant parking. In the future he might pave it, but for now it would just be gravel. It would not be for public use.

Chairman O'Connor had visited the location in question and said it appeared the new line would go right through the back steps of one of the properties. Mr Coffey stated it does not, it runs near them.

The board takes a few minutes to review the survey.

Chairman opens the floor to the public at 7:06.

Chairman closes the floor to the public at 7:07.

The board discusses amongst themselves.

Motion made by member Mike Barabasz to approve the line adjustment. Member Pete Martin seconds the motion. All members – aye.

After Mr Coffey leaves, the board discusses some in-house items. They would like to see all applicants submit their information electronically. This way, all the members would have the information prior to the meetings.

Member Mike Barabasz motions for the meeting to be adjourned. Mike McNamara seconds. All – ayes.

Meeting adjourned at 7:13.

Respectfully submitted,

Shari Kanarek

Secretary