

Planning Board

Village of Ballston Spa

October 14, 2020

Via Zoom

Present: Chairman Rory O'Connor, Member Peter Martin, Member Scott Burlingame, Jim Member Mike McNamara, Alternate Member John Battenfield, Attorney Stephanie Ferradino

Also present: Applicant Frank Laskey, Architect Tim Wade, Alternate Member Ed Lake and 1 member of the public.

Chairman O'Connor called the meeting to order at 7:00pm.

Chairman O'Connor stated that the application of Frank Laskey, 81 South Street was approved for an area variance by the Zoning Board of Appeals and read the motion.

The applicant is before this Board for a site plan review of the application, which is for a new garage door, entry door and overhang.

Mr. Laskey explained that he bought the building in 1989 and at that time was able to park off site behind the building on Middlebrook Avenue, in front of the building on South Street and in the parking lot of what was then Reserve America. Since that building was sold, parking there has not been available.

Mr. Laskey noted that as winter approached, he was asked by The Village to discontinue parking on Middlebrook Avenue because it was hindering snow removal, as well as fireman rushing to the firehouse.

Mr. Laskey continued, stating that the brake lines to his trailer, which was parked on Middlebrook were cut.

Mr. Wade said that the first floor of the building is for warehouse and storage; the second floor is offices with a kitchenette.

They would like to maintain the existing staircase that leads to the second floor.

Mr. Wade explained that they would like to demolish the existing sidewalk and introduce a new curb cut onto South Street that would align with the new overhead door.

Mr. Wade continued, noting that the plan is to eliminate some exterior walls and doors and cut a big whole in the front for the new overhead door.

Due to the challenge of the angles of the front face of the building, the wall will be brought in to be perpendicular to the wall that runs along the south side of the building.

The proposed canopy is for protection from the elements, as well as presenting a unifying element. The plan is also to install recessed lighting.

Member Martin asked if he is correct that the door will be 9 feet wide and that the dump trailer is 8 and ½ feet and expressed concern about the difficulty backing into the building.

Mr. Laskey answered yes and noted that the trailer will be towed by the truck.

Member McNamara agreed that backing in or out will be difficult and noted the location of a pole that is there, also causing obstruction.

Mr. Laskey said they will be a couple of feet away from the pole.

Members Martin and McNamara stated their concerns for the safety of others when the vehicles are backing out, especially in the dark.

Mr. Laskey said the hours of operation are 7:00am to 3:30pm.

Member Burlingame questioned how often the trailer would be used.

Mr. Laskey said the dump trailer is only used in emergencies and could be stored at his house, but it's nice to have at the shop.

Member McNamara asked about the possibility of removing the front wheel.

Mr. Laskey said yes, that is possible, but he doesn't want to obsess about something they may only need to pull in and out infrequently.

Alternate Member Battenfield asked why the door is not 10 feet wide.

Mr. Laskey said Mr. Wade is still working on that, so it is possible; if the entry door was 3 feet wide rather than 3 feet 6 inches, that might work.

Chairman O'Connor inquired about dimensions on the new man door.

Mr. Laskey stated that the plan dated 7/23/20 shows the dimensions including the entry door.

Chairman O'Connor noted that he does not have that plan, but agreed that a ten foot door would make more sense and suggested that if the proposed door were moved all the way over, and you got rid of the man door, you could still have the stairwell and a 9 foot door.

The Chairman is concerned about changing the historic building significantly and suggested some possible plan adjustments, including the suggestion of a roll up door since the ceiling is 13 feet high.

Mr. Wade noted there is 3 feet of loft space.

Mr. Laskey feels a roll up door would be incongruous.

Member McNamara asked about the elevation with the angle.

Mr. Wade explained the canopy would come off the building 30 inches.

Chairman O'Connor said the print he had says 36 inches. The concern is the snow sliding off onto the sidewalk, which was also a concern of the ZBA.

Mr. Wade noted that Mr. Laskey takes the time to clear his sidewalks; he feels the amount of snow falling from the canopy would be minimal.

Member McNamara stated that the snow will have to be dealt with whether there is a canopy or not and asked if the canopy will run the entire length of the building.

Mr. Wade said the canopy will parallel all the way across.

Mr. Laskey noted that an exhaust fan will be installed to exhaust carbon monoxide and possibly an internal drain for snow melt.

Chairman O'Connor asked about heating the sidewalk and the entry.

Mr. Laskey said that doesn't work well in colder temperatures.

Chairman O'Connor disagreed and would like heated sidewalks to be considered; it would relieve the runoff concerns.

Mr. Laskey will look into it.

Member Martin asked if it is correct that the trailer going in and out will be limited.

Member Burlingame asked if the pickup truck would be used daily.

Mr. Laskey answered no.

Member McNamara mentioned that they will need to obtain a curb cut permit from the DPW.

Chairman O'Connor opened the meeting to the public.