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January 31, 2022

COMMENT REVIEW RESPONSES
SUBDIVISION/SITE PLAN
LANDS OF WHITTON & ZAMPELLA

MJ – Comment Review Letter Dated December 23, 2021

Item 1 – The SEAF has been updated to add acquiring a NYSDEC wetland disturbance permit, a building permit and a floodplain permit.

Item 2 - In the process to obtain SHPO documentation.

Item 3 - Noted. In the process to obtain NYSDEC wetland disturbance permit.

Item 4 – See Note 11.

Item 5 – Noted.

Item 6 – The subdivision/site plan mapping has been revised and updated so that the lot coverage for Lot 1 is 12% and Lot 2 is 15% to meet the zoning requirements.

Item 7 – The wetlands have been delineated and validation by NYSDEC. (See Attached correspondence).

Item 8 – The subdivision/site plan mapping has been revised and updated to show the existing utilities, limits of grading (there is no clearing), dimensions and height of the existing building to remain (proposed house height to be determined).

Item 9 – The proposed house design is still in the design process. The proposed driveway for Lot 2 will be constructed with porous pavement and most of the existing gravel/crushed stone on the two lots will be removed.

Item 10 – The plan depicts the limits of grading, a SWPPP has been prepared and there will be no clearing onsite.

Item 11 – A SWPPP has been prepared by Lansing Engineering.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Subdivision Lands of Whitton & Zampella #206 West Side Drive			
Project Location (describe, and attach a location map): 206 West Side Drive, Ballston Lake, N.Y.			
Brief Description of Proposed Action: Applicant owns 206 West Side Drive which currently has two existing dwellings, a garage/apartment and sheds located on the property. The applicant proposes to demolish the two existing dwellings and subdivide the parcel into two new lots to construct a new single family dwelling on Lot 2 and retain the garage/apartment on Lot 1. Both lots have access to public water and sewer services.			
Name of Applicant or Sponsor: Justin Zampella		Telephone: 941-276-7301 E-Mail: jzampella87@gmail.com	
Address: 206 West Side Drive			
City/PO: Ballston Lake		State: New York	Zip Code: 12019
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC Wetland Disturbance Permit, T/o Ballston Building and Floodplain Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.6± acres	
b. Total acreage to be physically disturbed?		0.35± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.6± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Gilbert VanGuilder Land Surveyor PLLC</u> Date: <u>11/31/22</u> Signature: <u>Dwane J. Rabideau</u> Title: <u>Land Surveyor</u>		

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Natural Resources, Region 5
232 Golf Course Road, Warrensburg, NY 12885
P: (518) 623-1203 | F: (518) 623-3603
www.dec.ny.gov

January 28, 2022

Kevin Weed
Gilbert Van Guilder and Associates
988 Route 146
Clifton Park, NY 12065-3617

**Re: Freshwater Wetland Validation, Wetland R-18
TMP #: 249.13-1-14
Town of Ballston, Saratoga County**

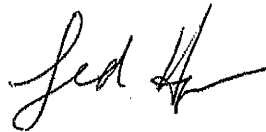
Dear Kevin:

I have reviewed the wetland delineation map entitled "Wetland Delineation for the Lands of TMP # 249.13" dated January 17th, 2022. The wetland boundary on this map accurately depicts the limits of Freshwater Wetland R-18 as verified by the Department of Environmental Conservation (DEC).

The wetland boundary validated by the DEC remains valid for five years from the re-validation. For official use of the wetland boundary after this five-year period, the boundary must be re-validated by DEC staff. This may include additional flagging and survey of the wetland boundary if changes are noted.

If you have any questions regarding the above-referenced project as it related to the DEC freshwater wetland regulations, please contact me at (518) 623-1241. If you have any questions regarding permitting, please contact the Division of Environmental Permits at (518) 623-1200.

Sincerely,



Jed Hayden
Wildlife Biologist