



May 20, 2022

Mr. John VanVorst, Chairman
Town of Ballston Planning Board
323 Charlton Road
Ballston Spa, NY 12020

Sent Via Email: jvanvorst@townofballstonny.org

Re: 30 Hickory Grove Lane – Site Plan Review
Michael Palma, Applicant
249.10-2-21
PB 2022-003 / MJ File: 1078.056

Dear Chairman VanVorst and Planning Board Members:

MJ Engineering and Land Surveying (MJ) has reviewed the May 2022 submission for the above referenced Site Plan review application within the Town of Ballston. The applicant proposes to construct a new single-family residence with detached two-car garage. Documents received for our review include the following:

- Project plans comprised of four (4) sheets, titled "Lot 5 Hickory Grove Lane" prepared by Gilbert VanGuilder Land Surveyor, PLLC, dated May 3, 2022.
- Well data.

Based upon our review of the above documents, we offer the following comments for consideration.

1. The project plans include a rain garden to mitigate stormwater runoff. The location of roof leaders and connections the rain garden shall be shown.
2. The grading plan seems to be missing proposed grading around the garage structure. The applicant shall revise the grading plan as necessary.
3. As stated in our April 25, 2022 letter, any vegetation and tree clearing must obtain a development permit from the Town of Ballston or a cutting plan must be approved by the Town Planning Board.
4. As stated in our April 25, 2022 letter, the project appears to disturb greater than 1,000 square feet of soil. Section §91-4-B(2) requires any land development projects within the Ballston Lake Waterfront District disturbing greater than 1,000 square feet to provide a Stormwater Pollution Prevention Plan (SWPPP) that only includes erosion and sediment controls. The SWPPP must conform to the NYS DEC Stormwater Management Design Manual and GP-0-20-001.
5. An Erosion and Sediment Control Plan has been provided which indicates the location of silt fence. The proposed silt fence shall be placed along the grade contours and avoid running perpendicular to the grades in accordance with the NYS DEC Blue Book.

Considering that the plans submitted are preliminary in nature, we will reserve further comments until revised plans and reports are submitted. The applicant shall provide written responses to all technical comments provided by Town staff and consultants as part of the next submission. Should you have any questions, please do not hesitate to contact me at (518) 371-0799 x 462.

Sincerely,

Jenny Lippmann, P.E.
Associate, Project Manager/Senior Engineer



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ecc: Jeff Stickles, Town of Ballston
Matthew Vaverchak, Town of Ballston
Bill Keniry, Esq Planning Board Attorney
Michael Palma, Applicant (spike2488@hotmail.com)