



EP
LAND SERVICES

EP Land Services LLC

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April 26, 2022

John Van Vorst
Planning Board Chairperson
323 Charlton Road
Ballston Spa, NY, 12020

Re: **Parking Waiver**
2A McCrea Hill Road
Town of Ballston
Tax Parcel 288-3-59.1

Dear Mr. Van Vorst and Board Members

The tax parcel 288-3-59.1, located at 2A McCrea Hill Road is requesting a parking waiver from town code by the Planning Board. In development of the project site, Building #1 per town code requires 45 parking stalls and Building #2 requires 30 parking stalls for a total of 75 parking stalls. As the applicant only anticipates 20 employees maximum at building #1, owns the property next adjacent (2B McCrea Hill Road) and has additional parking at 2B McCrea Hill Road, the applicant is requesting a waiver form Town Code standard. Building #1 the code requires 45 versus the actual demand of 20 parking stalls, thus there is an additional 25 parking stalls are not needed for Building #1. Therefore, the applicant is requesting the Planning Board grant a parking waiver of 17 parking stalls for this project from 75 required parking stall to 58 parking stalls.

If the parking waiver is granted the additional green space is beneficial while still meeting the required parking demand of both buildings proposed at 2A McCrea Hill.

Sincerely,

James W. Easton, PE
(member)
Director of Land Development