



May 23, 2022

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

Sent Via Email: jvanvorst@townofballstonny.org

**Re: Preliminary Site Plan Review for 2A McCrea Hill Road
Core Tech Industrial Corp, Applicant**

Tax Lot 228.-3-59.1
MJ File: 1078.060
PB 2022-004

Dear Chairman VanVorst and Planning Board Members:

MJ Engineering and Land Surveying (MJ) has reviewed the submission for the above referenced application within the Town of Ballston. The applicant proposes to construct two buildings for manufacturing and storage of fire suppression systems and large industrial switchgear, consisting of Building #1 at 18,125 square feet, and Building #2 at 11,757 square feet on a vacant commercial lot at the intersection of NYS Route 50 and McCrea Hill Road in the Town of Ballston. Documents received for our review included the following:

- Town of Ballston Application for Site Plan Review dated February 7, 2022.
- Project narrative prepared by the EP Land Services, LLC dated April 26, 2022.
- Part 1 of the SEQR Short Environmental Assessment Form, dated April 26, 2022.
- Copy of the Deed for parcel 228.-3-59.1.
- Parking Waiver request letter prepared by EP Land Services, LLC dated April 26, 2022.
- Project plans comprised of twelve (12) sheets, titled "Core Tech Industrial Corporation 2A McCrea Hill Road (Lot B)", by EP Land Services, LLC, dated April 29, 2022.
- Project plans comprised of nine (9) sheets, titled "CoreTech III 2 McCrea Hill Road, Ballston Spa, NY 12020 Permit Set", by LEAP Architecture, dated April 19, 2022.

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

STATE ENVIRONMENTAL QUALITY REVIEW

Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but are not necessarily limited to the following:

- Town of Ballston Planning Board: Site Plan Review.
- Saratoga County Planning Board: General Municipal Law 239m referral due to the project's location on NYS Route 50.
- NYS Department of Transportation: Highway Work Permit for work within the right-of-way.
- NYS Department of Environmental Conservation: Wetland permitting.
- Army Corps of Engineers: Wetland permitting.

Additional agencies may be identified by the Town during its review of the project.

The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based upon our review of the submitted Part 1 SEAF, the following comments are offered:

1. Part 1.2 – The applicant shall indicate approvals being required from NYS DEC, Army Corps of Engineers, Town of Ballston, and Saratoga County Sewer District.



2. Part 1.8.a – The applicant has indicated that the proposed action will result in a substantial increase in traffic above present levels. A traffic study shall be provided for review by the Town of Ballston, Planning Board and NYS DOT.
3. Part 1.12.b – The applicant has indicated that the proposed site is located in or adjacent to an area designated as sensitive for archaeological sites on the SHPO archaeological site inventory. Documentation from SHPO shall be provided indicating that the project will have no adverse impact.
4. Part 1.13.b. – The applicant has indicated that he proposed action will physically alter, or encroach into, an existing wetland or waterbody. The project will include permanent disturbance to approximately 955 square feet of federal jurisdictional wetlands. The applicant provided a copy of the authorization from the Army Corps of Engineers (ACOE) for coverage under the Department of the Army nationwide general permit number 39. The verification provided is only valid until March 18, 2022, and therefore a reissuance of this authorization is required. The applicant shall provide documentation from ACOE accordingly.

We offer no further comments at this time with regards to SEQR. Additional comments may be forthcoming as the project advances.

SITE PLAN REVIEW (Chapter 138 – Zoning)

In reviewing the proposed plans for conformance with zoning, the following observations and/or potential deficiencies have been identified:

5. The project is located within the Town's Corporate Technology Park Planned Unit Development District (PUDD). Mechanical and electrical manufacturing, as well as storage or warehousing of materials or products are allowable uses within this district.
6. Pursuant to Section 4.C of the PUDD, the maximum permitted development within Corporate Technology Park is 750,000 square feet of enclosed building space. It appears that the proposed project will not exceed this limit.
7. The bulk requirements and proposed conditions are provided below. The lot is a corner lot, which employs two front yard setbacks and two side yard setbacks in lieu of a rear yard setback. It appears that all bulk lot requirements have been met.

	Required	Provided
Building Front Yard Setback (min)	50 ft	50.8 ft
Building Side Yard Setback (min)	30 ft	35 ft
Building Height (max)	40 ft	39 ft 11 inch
Parking Front Yard Setback (min)	30 ft	38 ft
Parking Side Yard Setback (min)	10 ft	11 ft
Greenspace (min)	20%	45.8%

8. Pursuant to Section 8 of the PUDD, a traffic analysis shall be completed and submitted to the Town and NYSDOT for review and approval to determine if traffic improvements are required.
9. Pursuant to Appendix C, Section 3.D, parking areas shall be screened from public roads with existing or planted trees and shrubs. The landscaping plan shall be modified accordingly.
10. One (1) Norway Maple, minimum three inches caliper, shall be plated for every 100 feet of frontage and planted equally spaced along the front property lines.
11. The minimum height for evergreen trees shall be six feet. The landscaping plan shall be updated accordingly.
12. Any proposed signage plans and details shall be provided for review by the Planning Board.



13. Pursuant to Appendix C, Section 4.B.2, the principal building facades should be constructed with or veneered with cementitious masonry materials, including brick, stucco, EIFS, or stone.
14. Appendix C, Section 5 prohibits transformers or mechanical equipment within the front yard. The plans shall be revised accordingly.
15. A portion of the work is shown to extend beyond the NYS Route 50 right-of-way. A highway work permit from NYS DOT will be required prior to commencing work.
16. The access easement from Lot A for ingress/egress and utility connections shall be clearly depicted on the plans. If the easement does not currently exist, one shall be provided.
17. Pursuant to §138-3, parking spaces shall be a minimum of 20 feet long. The plans shall be revised accordingly.
18. The applicant has submitted a request for a parking waiver. Section 138-101.C establishes guidance for the number of spaces required, however, pursuant to §138-101.D, the Planning Board has discretion regarding the number of spaces required at the time of site plan review in order to avoid over-built parking lots. For manufacturing/industrial establishments, the guidance is one (1) space per each employee or one (1) per 400 square feet of floor area, whichever is greater. Based upon this guidance, 20 parking spaces are required for the maximum number of employees anticipated at Building #1, or 75 spaces are required when utilizing the square foot method. The applicant is seeking relief from 17 spaces, for a total of 58 parking spaces.
19. The project is located within Consolidated Water District #2. The applicant shall provide written documentation of the Town's ability and willingness to service the project with potable water.
20. The applicant is proposing to be serviced with public sewer from the Saratoga County Sewer District (SCSD). The applicant shall provide written documentation of SCSD's ability and willingness to service the project.
21. The project is located in the Burnt Hills Fire District. The applicant shall receive written verification that the fire department has accepted the site plan as it relates to emergency response access. It is possible that an additional fire hydrant will be required to service Building #1.

STORMWATER (Chapter 91 – Stormwater Management)

22. It appears that more than one-acre of soil disturbance is proposed, and therefore the project is subject to the requirements of Chapter 91 of the Town Code and NYS SPDES General Permit GP-0-20-001. A Stormwater Pollution Prevention Plan (SWPPP) is required.

Considering the plan submitted is preliminary in nature, we will reserve further comments until more detailed 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.

Sincerely,

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

ecc: Jeff Stickles, Town of Ballston
Bill Keniry, Esq Planning Board Attorney
Jamie Easton, Agent for Applicant