



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: 272 & 276 Lake Road – Lot Line Adjustment
Michael J. Busone - Applicant
239.-2-3.21 and 239.-2-85
PB 2022-005 / MJ File: 1078.004

Dear Chairman VanVorst and Planning Board Members:

MJ Engineering and Land Surveying (MJ) has reviewed the submission for the above referenced lot line adjustment application within the Town of Ballston. Documents received for our review include the following:

- Town of Ballston Planning Board Application for Lot Line Adjustment dated May 3, 2022.
- Deeds.
- Site plan comprised of one (1) sheet, titled "Lot Line Adjustment Between Lands of Busone and Faulkner" prepared Gilbert VanGuilder Land Surveyor, P.C., dated April 28, 2022.

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

LOT LINE ADJUSTMENT (Chapter 104 Subdivision of Land)

The parcels are located in the Town's Rural District. The bulk requirements and proposed conditions are as follows. Items shown in **red** are existing non-conforming conditions.

	Required	272 Lake Road Provided	276 Lake Road Provided
Lot Area (min)	1 acre	5.00 acres	5.23 acres
Lot Width (min)	250 ft	204.38 ft	168.11 ft
Lot Coverage (max %)	20%	<20%	< 20%
Front Yard Setback (min)	100 ft	103.4 ft	219.7 ft
Side Yard Setback (min)	50 ft	27.4 ft	8.6 ft
Rear Yard Setback (min)	60 ft	>60 ft	>60 ft

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

cc: Jeff Stickle, Town of Ballston
Nisha Merchant, Town of Ballston
Bill Keniry, Esq Planning Board Attorney
Michael Busone, mbusone@aol.com