



May 4, 2022

Mr. John VanVorst, Chairman

Town of Ballston Planning Board
323 Chariton Road
Ballston Spa, NY 12020

Regarding: 1484 Route 50 Mangino's Buick GMC – Site Access Road and ±6,000 SF Building Addition

Dear Chairman VanVorst and Planning Board Members,

Enclosed herewith are the following items related to the 6,000 SF Building Addition and Site Entrance for Mangino's Buick GMC proposed by PTR Properties Group, LLC:

- 1.) Fourteen (14) copies of the site plans (4 Full Size, 10 Reduced 11x17)
- 2.) Fourteen (14) copies of the Application Page(s)
- 3.) Fourteen (14) copies of the Owner Authorization
- 4.) Fourteen (14) copies of the Site Plan Review Checklist
- 5.) Fourteen (14) copies of the Special Use Permit Checklist
- 6.) Fourteen (14) copies of the Short EAF
- 7.) Fourteen (14) copies of the Project Narrative
- 8.) Two (2) Copies of the current deeds
- 9.) Fourteen (14) copies of the SHPO Report Finding No Impact
- 10.) Fourteen (14) copies of the NYSDEC Article 24 Wetlands Permit
- 11.) Fourteen (14) copies of the Stormwater Management Memo
- 12.) Additional Engineering Review Fee of \$1,000 for a total of \$2,000; \$1,000 was previously submitted with the original application in November, 2020.
- 13.) Site Plan Review Fee and Special Use Permit Fee of \$1300
- 14.) A flash drive of with electronic copies of the aforementioned materials

The Environmental Design Partnership is in receipt of a comment letter from M.J. Engineering, dated December 29, 2020 for the above referenced project. On behalf of the applicant, PTR Properties, we offer the following response to comments and additional information:

STATE ENVIRONMENTAL QUALITY REVIEW:

1. *Part D.1.b(b) – The applicant has indicated that 1.0 +/- acres are to be physically disturbed. If this is the case, the project will be subject to of Chapter 91 of the Town Code and NYS SPDES General Permit GP-0-20-001. The applicant shall verify the anticipated disturbance area and adjust response to this part, as well as Part 1.2.2.e accordingly.*

Response: The plans have been updated to accurately reflect the proposed areas of physical disturbance, 0.95 acres.

2. *Part E.2.h – The applicant has indicated that no wetlands are present on the project site. A review of the Environmental Resource Mapper indicates that NYSDEC regulated wetlands are present on the site, and the project plans also indicate wetlands. The applicant shall revise the response accordingly.*

Response: Comment noted. The EAF has been updated to include proposed wetland impacts.

3. *Part E.2.h Part E.2.i – The response indicates that the site is located over a principal source aquifer.*

Any proposed stormwater management facilities need to consider the associated boundary conditions with sole source aquifers when placing such facilities.

Response: Comment noted. Site disturbances are under one acre and therefore not subject to the requirements of NYS SPDES General Permit GP-0-20-001.

4. *Part E.3.f – The response indicates that the project site is located in or adjacent to an area designated as sensitive for archeological sites on the NY State historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a “no effect” letter from SHPO to confirm the presence or absence of archeologically sensitive resources.*

Response: A letter from SHPO stated no properties, including archaeological and/or historic resources will be impacted by this project. The letter is included with this submission.

5. *We offer no further comments at this time. Additional comments may be forthcoming as the project advances.*

Response: Comment noted.

SITE PLAN REVIEW (Chapter 138 – Zoning):

6. *The project is located within the Town’s Mixed-Use Center North Zoning District. Automotive sales and service facilities within the Mixed-Use Center North District are allowed by Special Use Permit. Parcel 228.-1-53 is currently home to Mangino’s Buick GMC, and no changes to the use are being proposed.*

Response: Comment noted.

7. *It appears that all minimum bulk lot requirements are satisfied.*

Response: Comment noted.

8. *It is unclear if the applicant is proposing to consolidate the two parcels or if they will remain independent. If they remain independent, a Special Use Permit and easement to the primary parcel are required. If the parcels are to be consolidated, an application for Lot Line Adjustment and Special Use Permit will be required. The applicant shall clarify the intent for the two parcels.*

Response: Comment noted. The parcels will remain separate. An access easement has been shown on the site plans. A special use permit application will be submitted at a later date for this parcel.

9. *A review of the NYSDEC Environmental Resource Mapper indicates that most of the project area is adjacent to a New York State regulated wetland or within the 100-foot buffer zone. The project is likely to require a Freshwater Wetlands and 401 Water Quality Certification permits from NYSDEC.*

Response: A joint application for an Article 24 Freshwater Wetland’s permit was submitted to the USACE and NYSDEC. The NYSDEC permit has been included with this submission. The USACE permit will be submitted once it has been received.

10. *Wetlands are depicted on the plans. The applicant shall identify the date and by whom the wetlands shown were delineated. Based on the date of the delineation and/or prior NYSDEC correspondence, the wetlands may require a re-delineation if the validation has expired.*

Response: The plans have been updated to show the most recent wetland delineation performed by the Environmental Design Partnership in 2019.

11. *The following comments are for the Board’s reference. Several requirements of Article VI: Mixed Use*

Center District Regulations are not met in the proposed plan. These items are not mandatory per §138-9.5.D as no new building or structure is proposed.

- a. §138-9.5.D(4)(b) requires all parking spaces be within 75' from a large deciduous tree.*
- b. §138-9.5(D)(6) requires pedestrian-scale and area lighting.*
- c. §138-9.5.D(8) requires sidewalks along the road frontage and within the site.*
- d. §138-9.5(D)(8)(d)(3) requires one large deciduous tree planting for each 35' of linear road frontage.*

Response: Comment noted.

12. In subsequent submissions, the applicant shall provide the following information. This list is not intended to be limiting, and additional information may be requested as the project advances:

- a. Additional details regarding the wetland stream crossing.*
- b. Additional stormwater management details and calculations.*
- c. Lighting Plans.*
- d. Landscaping Plans.*

Response: Additional details regarding the wetland stream crossing and stormwater management details are shown on the site plans. A stormwater management narrative has also been included which details the proposed stormwater management on site. The proposed landscaping and lighting will be shown on subsequent plans.

STORMWATER (Chapter 91 – Stormwater Management):

13. It appears that less than one-acre of soil disturbance is proposed, and therefore the project is not subject to the requirements of Chapter 91 of the Town Code or NYS SPDES General Permit GP-0-20-001. The applicant shall provide a delineation of the disturbance area with subsequent submissions to validate the actual anticipated soil disturbance and to confirm the requirement for a SWPPP and permanent stormwater management controls.

Response: The actual area of disturbance is 0.95 acres. See the Erosion and Sediment Control Plan for the delineated area of disturbance.

On behalf of the Applicant, Mangino Buick GMC, we respectfully request this application be placed on the agenda of the May 25th, planning board meeting for detailed site plan review.

We are requesting to be placed on the agenda for Site Plan Review as this application was previously submitted for Conceptual Site Plan Review in November, 2020. The Town Designated Engineer, M.J. Engineering, reviewed the conceptual design and issued comments before it was determined that this action was subject to the Town's moratorium. A cursory discussion was held at the December, 2020 planning board meeting where the project was discussed and the overall concept was shared with the Planning Board. M.J. Engineer's original comments have been incorporated and addressed as the design has been progressed.

Chairman VanVorst

May 4, 2022

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.

Shaping the physical environment

If additional information is required or if you have any questions, please contact our office at your earliest convenience. We await your response regarding the agenda schedule. Thank you.

Regards,

Environmental Design Partnership, LLP



Stephanie T. Alessandrini, P.E.

Project Engineer

Cc: M. Coffey, P. Mangino, T. Mitchell.