



Project Narrative

PTR Properties, LLC

1484 Route 50/965 Route 47

Ballston NY 12020

Date: May 4, 2022

Applicant: PTR Properties, LLC

PO Box 562

Ballston Spa, NY 12020

PTR Properties, LLC (Applicant) is proposing to construct an access road and a 6,000 SF building addition on Parcel 228.-1-18 (965 Route 67) and Parcel 228.-1-53 (1484 Route 50) in order to provide access to Mangino's Buick GMC from NYS Route 67. The Mangino's Buick GMC site is located on Parcel 228.-1-53 (1484 NYS Route 50). The Applicant's objective is to offer additional site access to the Mangino's Buick GMC property. Proposed site improvements include a 6,000 SF building addition, a NYSDOT compliant curb cut on NYS Route 67, construction of a Buick GMC Sign, a paved vehicle display area, a 22' wide access road with an ACOE approved stream crossing, and associated stormwater management areas.

Parcels 228.-1-18, -53 have a combined area of 9.8± acres and are zoned as Mixed Use, North, according to the Zoning Map of the Town of Ballston, NY dated November 27, 2019. Parcel 228.-1-18 is predominantly wooded and parcel 228.-1-53 consists of the Mangino's Buick GMC car dealership and associated parking areas. The parcels are bounded to the north and south by private residential/commercial properties, to the east by NYS Route 67, and to the west by NYS Route 50. No agricultural districts are located within 500 feet of the proposed property.

Site coverage statistics include:

Parcel 228.-1-18 (965 Route 67)

- 0 SF building coverage (0% site coverage)
- 8,115± SF paved area (14.9% site coverage)
- 46,335± green area (85.1% site coverage)

Parcel 228.-1-53 (1484 Route 50)

- 30,670± SF building coverage (8.2% site coverage, 6,000± SF increase)
- 153,540± SF paved area (41.1% site coverage, 210± SF increase)
- 189,100± SF green area (50.7% site coverage, 5790± SF decrease)

No sewer or water service connections, nor solid waste operations are being proposed. Stormwater will be managed on site adjacent to the proposed roadway. The

proposed building will be two stories and be approximately 27 feet high. No additional parking spaces will be added as part the site improvements.

The impact on adjacent properties is expected to include vehicular traffic during the operating hours of Mangino's Buick GMC which range from Monday through Friday, 8AM to 5PM and Saturday from 8AM to 3PM. Minimal traffic increases are expected with the addition of this access road. Existing vegetation will be preserved on site to greatest extent possible to protect viewshed for adjacent properties. Typical solvents and materials used for routine vehicle service will continue to be stored and used on site, and disposed of in a manner compliant with all local, state, and federal regulations.