



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: 39 Midline Road – Minor Subdivision
George A. Gray – Property Owner
257.8-1-38
PB 2022-007 / 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 minor subdivision application within the Town of Ballston. Documents received for our review include the following:

- Town of Ballston Planning Board Application for Minor Subdivision, undated.
- Town of Ballston Minor Subdivision Checklist.
- Owner Authorization Form for Planning Board Review dated April 29th, 2022.
- Deed.
- Site plan comprised of one (1) sheet, titled "Minor Subdivision of Lands of George A. Gray, Jr." prepared by EDP, LLP dated May 3, 2022.
- Short Environmental Assessment Form, undated.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. The applicant appears to have submitted an old version of the Short Environmental Assessment Form. This form shall be resubmitted utilizing the current form provided by NYS DEC.

LOT LINE ADJUSTMENT (Chapter 104 Subdivision of Land)

The parcels are located in the Town's Hamlet Residential District and is located in the Watershed Protection Overlay District. The property does not have public sewer. The bulk requirements and proposed conditions are as follows. Items shown in **red** are non-conforming conditions.

	Required	Lot 1 Provided	Lot 2 Provided
Lot Area (min)	1 acre	20,000 sq. ft.	26,600 sq. ft.
Lot Width (min)	100 ft	100 ft	170 ft
Lot Coverage (max %)	20%	18.8%	16.8%
Front Yard Setback (min)	30 ft / 50 ft max.	83.4 ft	758 ft
Side Yard Setback (min)	20 ft	21 ft	24 ft
Rear Yard Setback (min)	40 ft	40 ft	76 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



33 & 35 Lakehill Road – Lot Line Adjustment
March 25, 2022
Page 2 of 2

ecc: Jeff Stickles, Town of Ballston
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