



# Village of Ballston Spa

## Planning Board

66 FRONT STREET

**Ballston Spa, NY 12020**  
518-885-5711

[For Office Use]

(Application #)

(Date Received)

Application for:  
**SITE PLAN REVIEW**

\*\* Application Checklist – All submissions **must** include completed application checklist and all required items. \*\*

Project Name: 101 fairground ave sub division

Property Address/Location: 101 fairground ave, Ballston Spa, NY, 12020

Tax Parcel # 216.23-1-5.1 Zoning District \_\_\_\_\_  
(For example: 165.52-4-37)

Narrative Summary of Project (use attachment):

Date special use permit granted (if any): \_\_\_\_\_

Date zoning variance granted (if any): 8/30/2028

Is property located within (check all that apply):  Historic District  
 500' of a Village boundary, or County/State Highway

<u>Applicant(s)**</u>	<u>Owner(s) [if not applicant]</u>	<u>Attorney/Agent</u>
Name <u>Brett Bogen</u>	<u>James Whitledge</u>	_____
Address <u>1315 midline rd</u> <u>Amsterdam, NY, 12010</u>	<u>101 fairground ave</u> <u>Ballston Spa, NY, 12020</u>	_____
Phone <u>518-832-3448</u>	<u>518-852-4737</u>	_____
Email <u>bogebrett21@gmail.com</u>	_____	_____

Identify primary contact person (check one):  Applicant  Owner  Agent

\*\* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Application Fee: A check payable to "Village of Ballston Spa" **MUST** accompany this application.

Fees noted on Village website at [www.villageofballstonspa.org](http://www.villageofballstonspa.org) - *Rates and Forms Municipal*

**NOTE:** In accordance with the Village Code – *Chapter 178, Article III, Section 178-8*, the Village may elect to use expert consultation in reviewing this application. In such an event, an estimate of those initial fees will be provided before the review proceeds and the applicant must post those funds in escrow with the Village Clerk. If the estimated fees are expended before the review is complete, the escrow must be replenished before review can continue.

Submission Deadline: All required documents must be provided *2 weeks in advance* of the meeting. See Village website for meeting dates. [www.villageofballstonspa.org](http://www.villageofballstonspa.org)

Does any Village officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?  Yes  No

*If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.*

I, the undersigned owner, lessee, or purchaser under contract for the property, hereby request a Site Plan Review by the Village of Ballston Spa Planning Board for the identified property above. I agree to meet all the requirements under Village zoning codes.

Furthermore, I hereby authorize members of the Village of Ballston Spa Planning Board and designated Village staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature:  Date: 1/17/24

*If applicant is not current owner, owner must also sign below.*

Owner Signature:  Date: 1/17/24

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: 101 Fairground Ave Subdivision				
Project Location (describe, and attach a location map): 101 Fairground Ave, Ballston Spa, NY, 12020				
Brief Description of Proposed Action: Subdividing 101 Fairground Ave into two lots. Consisting of a 1.137 acer lot that will retain the orginal dewelling, and a second lot of 0.328 acers where a single family home will be built. Zoining board approval has been given for a road frontage varriance, the rest of the proposed lot conforms.				
Name of Applicant or Sponsor: Brett Bogan		Telephone: 518-832-3448 E-Mail: boganbrett21@gmail.com		
Address: 1315 Midline Road				
City/PO: Amsterdam		State: New York	Zip Code: 12010	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.465 acres		
b. Total acreage to be physically disturbed?		0.328 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.328 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline  
  Forest  
  Agricultural/grasslands  
  Early mid-successional  
 Wetland  
  Urban  
 Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
If Yes,

NO YES

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

\_\_\_\_\_

\_\_\_\_\_

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

NO YES

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Brett Bogan

Date: 11/28/2023

Signature: 

Title: Applicant

## 101 Fairground Ave Subdivision Project Narrative

### **Project Description**

Brett Bogan and Audrey Bogan are proposing a subdivision of the 101 Fairground Ave. The property is zoned R1(residential).

### **Proposed Use**

The proposed site will contain a single story, single family home with an attached garage.

### **Proposed Building**

The proposed building will be a modular home set on a poured concrete basement.

### **Site access**

The site will be accessed off of Fairground Ave on the 18 foot wide variance given by the zoning board.

### **Site Utilities**

Site utilities will be run from Fairground Ave down the 18 foot wide entrance. Electrical utilities will be buried under the driveway encased in pvc conduit. The water and sewer lines will be run along side the driveway separately in their own respective ditches. The sewer line will be either 1 3/4inch or 2 inch from a grinder pump(there is not enough slope from the proposed house location to road to not require a grinder pump).

### **Schedule**

Once project approval has been obtained we will be working with the property owner (James Whittredge) to have the subdivided lot released from his current mortgage company. At which point we will obtain ownership of the new subdivided lot and start the building process in the spring or early summer of 2024.