



## **SARATOGA COUNTY PLANNING BOARD**

**TOM L. LEWIS**  
**CHAIRMAN**

**JASON KEMPER**  
**DIRECTOR**

April 27, 2023

Rory O'Connor, Planning Board Chair  
Village of Ballston Spa  
66 Front St.  
Ballston Spa, NY 12020

Sent via email to: rory@saratogarealproperty.com

**Re: SCPB Referral Review #23-A-23 - Subdivision Review - Fox**

A proposed 2-lot subdivision of an existing 0.50-acre parcel by creating two building lots. Lot 1 will be 11,565 s.f. and Lot 2 will be 10,153 s.f. at the corner of West High St. and Ballston Ave. A proposed shared driveway will serve both lots from Ballston Ave.

**Location:** West High St./NYS Rt 67 & Ballston Ave.  
Tax Map #: 216.39-2-1.1  
Zoning: R-1 Residential with Historic Overlay District

Received from the Village of Ballston Spa Planning Board on March 29, 2023.

Reviewed by the Saratoga County Planning Board on April 20, 2023.

**Decision:** No Significant County-wide or Intercommunity Impact

**Comment:** The Saratoga County Planning Board preferred the shared driveway location as it does provide access onto Ballston Avenue instead of NYS Route 67. There was concern that there was not enough space for a vehicle to turn around on Lot 2, creating a situation that a vehicle may have to back out to exit onto Ballston Ave. There would need to be an easement for Lot 2.

The Board voiced concern about the sewer and water connection points since they were not indicated on the subdivision map. There was also concern about any existing underground phone lines that affect the development of these lots.

Any excavation in the right of way of Ballston Avenue and NYS Route 67 would need a work permit. This would affect the pole that is on the corner, as well as any potential sidewalk improvements.

Please contact the Saratoga County Planning Board if you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads "Kimberly Lambert".

Kimberly Lambert, Community Development and Planning Specialist  
Authorized Agent for Saratoga County

**DISCLAIMER:** Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.