

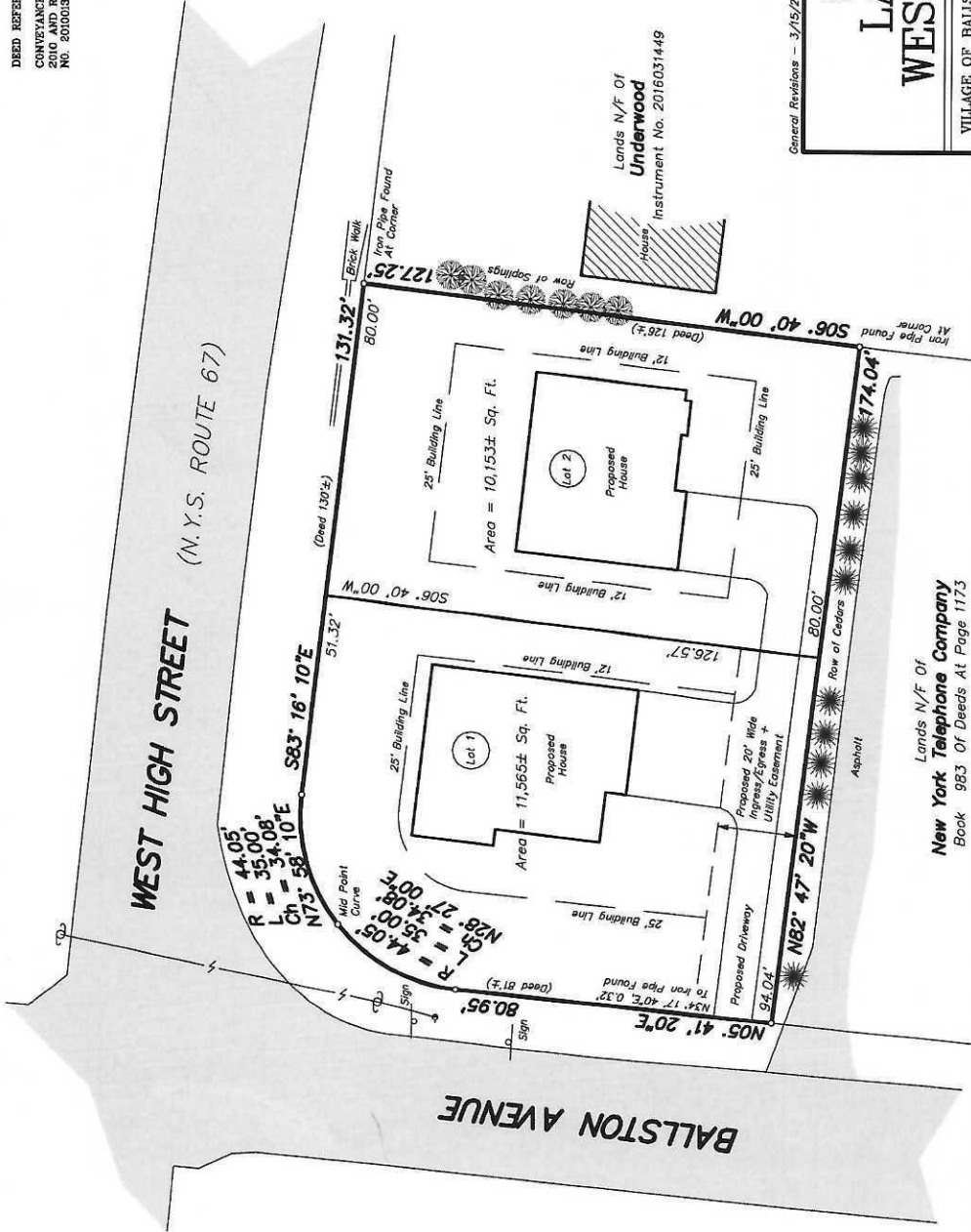
DEED REFERENCE:

CONVEYANCE TO RICHARD W. FOX AND KATHLEEN A. FOX BY DEED DATED APRIL 1, 2010 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 60803CA17.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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Total Area = 21,716± Sq. Ft.



General Revisions - 3/15/23

**SUBDIVISION
LANDS OF FOX
WEST HIGH STREET**

VILLAGE OF BALLSTON SPA SARATOGA COUNTY, NEW YORK
SCALE: 1" = 30' DATE: APRIL 5, 2022
TELEPHONE NO.: (518) 383-0634 MAP NO.: 22 - 11 - 60

Gilbert VanGuilder
Land Surveyor, PLLC
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
gvglandsurveyors.com

Lands N/F Of
New York Telephone Company
Book 993 Of Deeds At Page 1173

TODD WESTERVELD, P.L.S. No. 50,319

IN WITNESS WHEREOF, I, THE SURVEYOR, HAVE SET MY HAND AND SEAL AT CLIFTON PARK, NEW YORK, ON APRIL 5, 2022.

Project Narrative
Subdivision / Site Plan for West High Street / Ballston Ave

August 4, 2022

Applicants Richard and Kathleen Fox of 1385 West High Street are seeking subdivision approval of their parcel located at West High Street and Ballston Ave, identified as Tax Parcel ID 216.39-2-1.1. The .49-acre parcel is proposed to be subdivided to create two lots to support the future construction of two single-family residences.

Proposed Lot #1 is 11,565 square feet in area with a combined frontage of 195.13' on Ballston Avenue and West High Street. Proposed Lot #2 is 10,153 square feet in area with proposed 80' of frontage on West High Street. Access for both lots is proposed through a shared driveway off of Ballston Ave. The lots will be served by Village water and sewer.

Village of Ballston Spa
PLANNING BOARD

66 Front Street
Ballston Spa, NY 12020
(518)885-5711

(11/2020)

SITE PLAN REVIEW SUBMITTAL CHECKLIST

Project Name: Fox Subdivision and Site Plan

Listed below are the minimum submittal requirements for site plan review as set forth in Village of Ballston Spa code. The Planning Board reserves the right to request additional information, as necessary, to support an application. The Board also reserves the right to reject the application if these minimum requirements are not met. Please complete the checklist below and provide with your submission.

REQUIRED ITEMS: *10 hard copies and 1 digital (USB flash drive) copy of ALL materials are required.

CHECK EACH ITEM

****HANDWRITTEN APPLICATIONS WILL NOT BE ACCEPTED****

- 1. Completed Site Plan Application and Fee
- 2. SEQR Environmental Assessment For-short or long form as required by action.
- 3. Set of plans including: (5) large scale plans and 5 smaller versions. One digital version of all submittal items (pdf) shall be provided.
- 4. Project narrative.

REQUIRED ITEMS ON SITE PLAN, AS APPLICABLE:

- 1. Property line survey prepared by a licensed land surveyor. Site plan must reference such survey with all corners set and marked on plan. A copy of the original property survey must also be included.
- 2. North arrow and map scale
- 3. Parcel tax map number

- 4. Site location map
- 5. Site vicinity map (all features within 300 feet of property)
- 6. Identification of zoning district with corresponding area requirements
- 7. Building setback lines, either listed or shown on plans
- 8. Title block with project name; name and address of applicant; and name and address of property owner (if different)
- 9. Topography data provided on site plan
- 10. Name of all adjacent property owners
- 11. Parcel street address (existing and any proposed postal addresses)

12. Identification of all existing or proposed easements, covenants, or legal rights-of-way on this property

Yes No N/A

13. Identification of size, elevations, materials, and slopes of all existing and proposed utilities adjacent to project

Yes No N/A

14. Existing and proposed contours and spot grades (at 2-foot intervals)

Yes No N/A

15. Identification of all watercourses, designated State wetlands, buffers, Federal wetlands, floodplains, rock outcroppings, etc.

Yes No N/A

16. Location of proposed snow storage

Yes No N/A

17. Identification of all existing or proposed sidewalks or pedestrian path (show type, size and condition of existing sidewalks)

Yes No N/A

18. Location, design specifications and construction material for all proposed site improvements (drains, culverts, retaining walls, berms, fences, etc)

Yes No N/A

19. Location, size, and material of all existing and proposed utility services

Yes No N/A

20. Parking lot layout plan and identification of all loading areas (number all spaces)

Yes No N/A

21. Parking demand calculations

Yes No N/A

22. Identification of parking spaces and access points for physically impaired persons

Yes No N/A

23. Location and screening plan for dumpster or recycling bins

Yes No N/A

24. Location, design, type of construction and materials, proposed use and exterior dimensions of all buildings (existing and proposed) on site

Yes No N/A

25. Identification of storage of any potentially hazardous materials

Yes No N/A

26. Planting plan identifying quantity, species, and size of all proposed new plant materials. Label existing plant material to be retained or removed.

Yes No N/A

27. Lighting plan showing type, location, and intensity of all existing and proposed exterior lighting fixtures

Yes No N/A

28. Erosion and sediment control plan-including designated concrete truck washout area.

Yes No N/A

Checklist prepared by: Sophia Marruso, Plan and Site Consulting Date: 8/4/22



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: Fox Subdivision and Site Plan

Property Address/Location: West High Street & Ballston Ave

Tax Parcel # 216.39-2-1.1 Zoning District R-1 Residential within Historic Overlay District
(For example: 165.52-4-37)

Narrative Summary of Project (use attachment):

Date special use permit granted (if any): N/A

Date zoning variance granted (if any): N/A

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>Richard and Kathleen Fox</u>	_____	<u>Sophia Marruso, Plan and Site Consulting LLC</u>
Address	<u>1385 West High Street</u> <u>Ballston Spa, NY 12020</u>	_____	<u>221 Round Lake Road</u> <u>Ballston Lake, NY 12019</u>
Phone	<u>518-857-2244</u>	_____	<u>518-269-7428</u>
Email	rfox222@gmail.com <u>rfox8@nycap.fr.com</u>	_____	<u>sophia@planandsiteconsulting.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 - *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

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: *Kathleen Fox*
Kathleen Fox

Date: *8/14/2022*

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

Owner Signature: _____

Date: _____

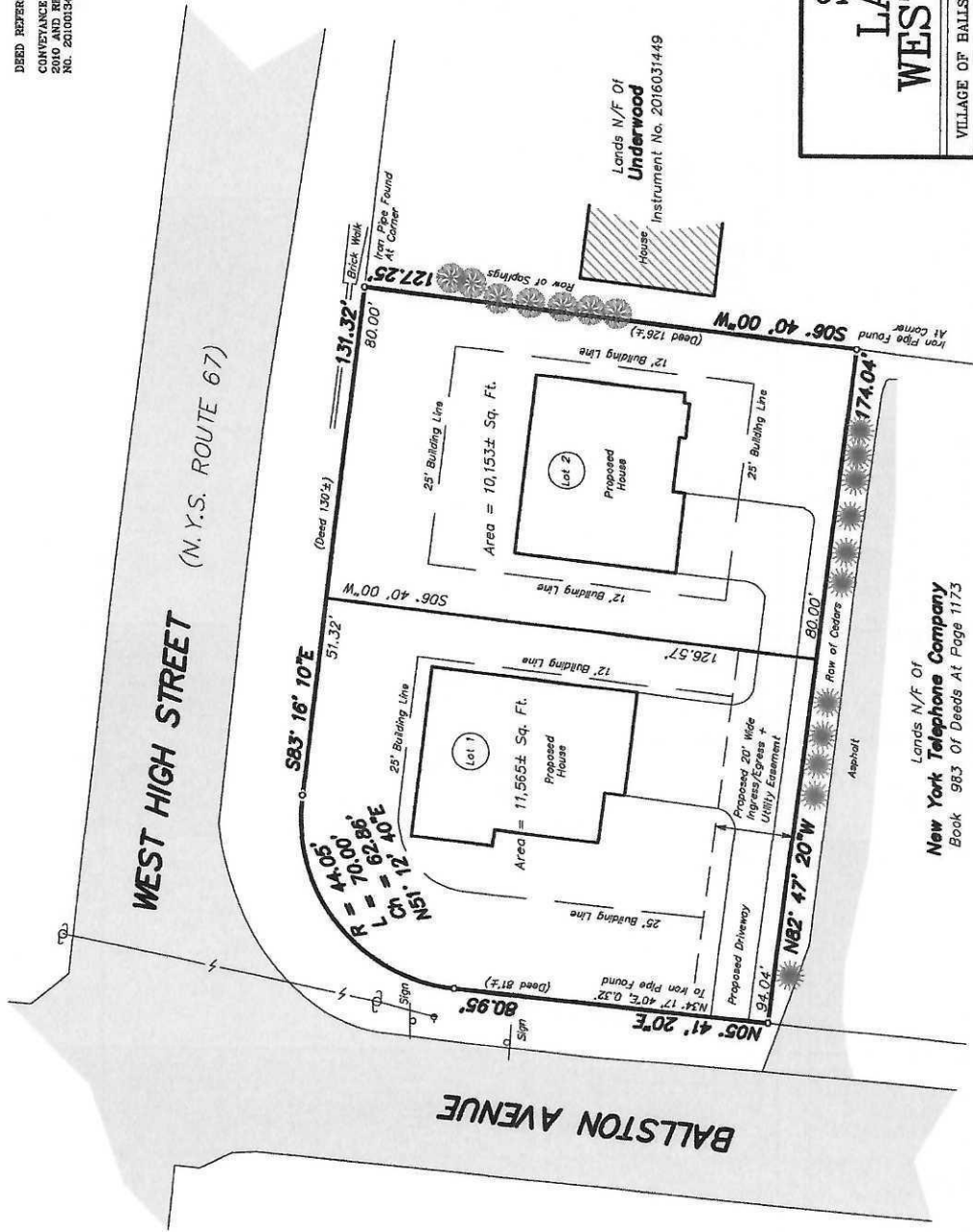
DEED REFERENCE

CONVEYANCE TO RICHARD W. FOX AND KATHLEEN A. FOX BY DEED DATED APRIL 1, 2000 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 200003847.

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Total Area = 21,716± Sq. Ft.



Lands N/F Of
New York Telephone Company
Book 983 Of Deeds At Page 1173

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE STRICTLY PROHIBITED. THIS SURVEY MAP IS MADE IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

**SUBDIVISION
LANDS OF FOX
WEST HIGH STREET**

VILLAGE OF BALLSTON SPA SARATOGA COUNTY, NEW YORK
SCALE: 1" = 30'
TELEPHONE NO.: (518) 383-0634 MAP NO.: 22 - 11 - 80
DATE: APRIL 5, 2022

**Gilbert VanGuilder
Land Surveyor, PLLC**
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
gvgiandsurveyors.com

TODD WESTERVELD, P.L.S. No. 50,319



Village of Ballston Spa

Planning Board

66 Front Street

Ballston Spa, N.Y. 12020

518-885-5711

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
SUBDIVISION APPROVAL

(1/1/2020)

***Application Check List - All submissions must include completed application check list and all required items.

Project Name: Fox Subdivision

Property Address/Location: West High Street & Ballston Ave

Tax Parcel #: 216.39-2-1.1 Zoning District: R-1, Residential within Historic Overlay District
(for example: 165.52-4-37)

Total Acres: .49+ (21,718 SF) Land to be Subdivided Into: 2 Lots

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	<u>Richard & Kathleen Fox</u>		<u>Sophia Marruso, Plan & Site Consulting LLC</u>
Address	<u>1385 West High Street Ballston Spa, NY 12010</u>		<u>221 Round Lake Road Ballston Lake NY 12019</u>
Phone	<u>518-857-2244</u>		<u>518-269-7428</u>
Email	<u>rwfox222@gmail.com</u>		<u>sophia@planandsiteconsulting.com</u>

Identify primary contact person: 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 www.villageofballstonspa.org

Note: In accordance with the Village Code Chapter 178, Article IX, Section 178-24, if no new lots are created and other stated conditions are met, the applicant may request a waiver from the subdivision process in favor of an administrative review with the Planning Board Chair and Building Inspector. Applicant must complete this form and the required notifications outlined in Section 178-24B. Check the box next to this note to indicate your request for a consideration of a waiver.

Submission Deadline – See Village website (www.villageofballstonspa.org) for meeting dates.

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

I, the undersigned owner or purchaser under contract for the property, hereby request Subdivision consideration by the Planning Board for the identified property above. I agree to meet all requirements under the Subdivision Regulations for the Village of Ballston Spa.

Furthermore, I hereby authorize members of the 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: *Sumo W Fox Kathleen Fox* Date: 5/16/22

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

Owner Signature: _____ Date: _____

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Fox Subdivision			
Project Location (describe, and attach a location map): West High Street & Ballston Avenue Ballston Spa, NY 12020			
Brief Description of Proposed Action: The applicant is proposing to subdivide the existing parcel (Tax ID: 216.39-2-1.1) into two lots. Proposed Lot #1 is 11,565 square feet in area, with a combined frontage of 195.13' feet on Ballston Avenue and West High Street. Proposed Lot #2 is 10,153 square feet in area, with proposed 80' of frontage on West High Street. Access for both lots is proposed through a shared driveway off of Ballston Avenue. The lots will be serviced by Village water and sewer. The applicant intends to construct a new single-family residence on each new lot.			
Name of Applicant or Sponsor: Richard and Kathleen Fox		Telephone: 518-857-2244 E-Mail: rwfox222@gmail.com	
Address: 1385 West High Street			
City/PO: Ballston Spa		State: NY	Zip Code: 12020
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"/>
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: Saratoga County Planning Board - 239 Review			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .49 acres b. Total acreage to be physically disturbed? _____ .49 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .49 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 checked="" 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			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<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?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____ _____		<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?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<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?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor name: Richard and Kathleen Fox Date: 5/16/22

Signature: *Richard W. Fox* *Kathleen A. Fox* Title: Owner / Applicant

OWNER AUTHORIZATION FORM

PARCEL ID: 216.39-2-1.1

STREET ADDRESS: West High Street & Ballston Ave, Village of Ballston Spa, NY 12020

PROPERTY OWNERS: Richard and Kathleen Fox

The undersigned, registered property owners of the above noted property, do hereby authorize

Sophia Marruso, of Plan and Site Consulting, LLC

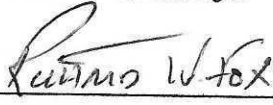
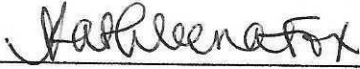
to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this subdivision application before the Village of Ballston Spa Planning Board.

Property Owner's Address (if different than property above):

1385 West High Street Ballston Spa, NY 12010

Telephone: (518) 857-2244

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Authorized Signatures

Date: 5/16/22