



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: Lot Line Adjustment Lands of Westbrook #95,99 & 107-109 Front St.

Property Address/Location: Same
95 SBL# 216.32-1-70 107-109 SBL# 216.31-3-17

Tax Parcel #: 99 SBL# 216.32-1-69 Zoning District: CBD Central Business District
(for example: 165.52-4-37)

Total Acres: 0.56+/- Land to be Subdivided Into: _____ Lots

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	<u>Kirkland H. Westbrook</u>		<u>Gilbert VanGuilder Land Surveyor, PLLC</u>
Address	<u>107-109 Front St. Ballston Spa NY 12020</u>		<u>988 Route 146, Clifton Park NY 12065</u>
Phone	<u>518 885-6381</u>		<u>518 383-0634 518 892-6755</u>
Email	<u>brkside109@aol.com</u>		<u>pjarosz@gvqlandsurveyors.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 . 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: Walter Westphal Date: 7/25/23

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

Owner Signature: _____ Date: _____

Gilbert VanGuilder
Land Surveyor, PLLC
988 Route 146, Clifton Park, NY 12065
383-0634
FAX 371-8437

Members:

Robert A. Wilklow, PLS
Kevin Weed, PLS

July 24th, 2023

Narrative

Lot Line Adjustment, Lands of Westbrook #95, 99 & 107-109 Front St.

To whom it may concern,

The Owner of all 3 lots proposes minor lot line adjustments between the 3 lots as shown on the plan. The Owner requests a subdivision waiver in favor of an administrative review.

Lot 95 SBL# 216.32-1-70 5,867 Sq. Ft. before lot line adjustment, 5,802 Sq Ft. after.

Lot 99 SBL# 216.32-1-69 7,887 Sq. Ft. before lot line adjustment, 5,434 Sq. Ft. after.

Lot 107-109 SBL# 216.31-3-17 10,740 Sq. Ft. before lot line adjustment, 13,258 Sq. Ft. after.

Sincerely,

Patrick Jarosz

Gilbert VanGuilder Land Surveyor, PLLC
pjarosz@gvglandsurveyors.com
988 Route 146,
Clifton Park.
518 383-0634 office, 518 892-6755 cell

