

**PROJECT NARRATIVE**  
**2-Lot Subdivision & Site Plan**  
**Of**  
**Lands N/F Rose M. Rossi**  
**Fairground Avenue**  
**Village of Ballston Spa, County of Saratoga**

The applicant, Mark Katz, of Katz Construction, LLC., is proposing to subdivide a 10± acre parcel, tax map id# 216.3-1-1.1, located on Fairground Ave, in the Village, into two (2) lots. Lot 1 will consist of 8.092± acres occupied by the Mohican Senior Apartments. Lot 2 will consist of the residual 1.946± acres of vacant land. The owner, Rose M. Rossi will retain Lot 1 and the applicant, Mark Katz, is under contract to purchase Lot 2.

In addition to the subdivision, the applicant is proposing to construct the remaining three (3), 8-unit senior apartment buildings as approved under Town Law, LL No. 2-2011, in October of 2010. The parcel is zoned R-2S, Residential District Senior. Along with construction of the three (3) senior apartment building will be the construction of associated asphalt drive and parking area, sewer, water and stormwater infrastructure. The applicant is also proposing to construct a 2' high earth berm along the east side of the property which abuts the Brookside Museum. The earth berm will be lined with new 4'-6' high spruce trees. Construction will disturb approximately 1.7 acres.