

Town of Ballston Comprehensive Plan Update and Zoning Amendments

323 Charlton Road

Town of Ballston, Saratoga County, New York

Final Generic Environmental Impact Statement (FGEIS)

Lead Agency:

Town of Ballston Town Board

323 Charlton Road

Ballston Spa, New York 12020

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Prepared For:

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Date of Acceptance: March 29, 2022

FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (FGEIS)

FOR THE

**Town of Ballston
Comprehensive Plan Update and Zoning Amendments**

**Project Location:
TOWN OF BALLSTON, SARATOGA COUNTY, NY**

**Project Sponsor:
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1.0 Introduction

1.1 Project Background

The Town of Ballston has initiated an update to its 2005 Comprehensive Plan to reflect the current needs, opportunities, and vision for the community. The Town has experienced significant residential growth in recent years and in response it seeks to update the Plan and zoning to strike a balance that supports development while maintaining and enhancing residential areas, agricultural resources, natural resources, and rural character. The Town is located within Saratoga County, New York, (one of the fastest growing counties in New York State according to the 2020 Census) and bordered by the Towns of Milton to the North, Malta to the East, Clifton Park to the South, Glenville to the Southwest and Charlton to the West. The Town contains part of the Village of Ballston Spa in the northern portion which holds its own unique character. The Town's location in the Capital Region, near main population and job centers of Cities of Albany, Schenectady, and Saratoga has resulted in an attractive location for residential and commercial growth.

1.2 Document Organization

In accordance with 6 NYCRR Part 617.9(b)(8), this Final Generic Environmental Impact Statement (FGEIS) includes the DGEIS by reference. Section 2 includes an errata sheet that clarifies, corrects, removes or includes supplemental information, while Section 3 includes a description of FGEIS appendices. Section 4 includes substantive comments received during the public comment period, and response to those Substantive comments were taken from both written and verbal comments received during the public comment period. These comments are found in FGEIS Appendix A.

2.0 DGEIS Errata Information

The following reflects corrections, modifications and/or additions within the text of the DGEIS. Each revision is referenced to a specific section, page number and paragraph in *italics and underlined*. ~~Crossed out~~ text indicates the text is being removed. **Text** indicates new/revise text.

2.1 DGEIS 2.0 Description of the Proposed Action

DGEIS Section 2.6, page 13 – replace “The FGEIS document was deemed complete on XX, 2022.” with:

The FGEIS document was deemed complete on March 29, 2022.

2.2 DGEIS 3.0 Existing Conditions, Potential Impacts, and Mitigation Measures

DGEIS Section 3.1.1, page 22 – replace Vehicular Crash History paragraph with:

Crash Data for the study area was obtained from the NYSDOT for the latest available three-year period from September 1, 2018 to August 31, 2021. See Appendix C in FGEIS for the data provided by NYSDOT. Crash data was provided for the following intersections and roadways:

1. NY Route 50 with Lake Hill Road (CR 339)
2. NY Route 146A with Lake Road (CR 339)
3. NY Route 50 with NY Route 146A
4. Round Lake Road (CR 80) with Lake Road
5. Eastline Road (CR 82) with Round Lake Road (CR 82)
6. NY Route 50 with Middleline Road (CR 59)
7. Lake Road with Outlet Road
8. Eastline Road (CR82) with Lake Road
9. Middleline Road (CR 59) with Brookline Road (CR 60)
10. NY Route 50 with Brookline (CR 60)
11. NY Route 67 with Brookline Road (CR 60)
12. NY Route 67 with Eastline Road (CR 82)
13. NY Route 50 with NY Route 67 & Ballston Ave
14. NY Route 67 with Middleline Road (CR 59)

2.3 DGEIS 4.0 Alternatives Analysis

DGEIS Section 3.3, page 43 – replace Table 3.14 Mitigation Summary with the following table:

TABLE 3.14 – MITIGATION FEE SUMMARY

Buildout 1	Existing Zoning				
Total Dwelling Units		4,907	1,349,425	gallons	(275 gpd x Units)
Non-Residential Area (SF)		5,572,690	557,269	gallons	(0.1 gpd/sf x SF)
Total Projected Water Usage			1,906,694	gallons	
Capital Cost - Residential Share		71%	\$19,692,594		
Capital Cost - Non-Residential Share		29%	\$8,132,406		
Residential Cost per EDU			\$4,013.16	\$/EDU	
Non-Residential Cost per SF			\$1.46	\$/SF	
Buildout 2	Proposed Zoning				
Total Dwelling Units		1,454	399,850	gallons	(275 gpd x Units)
Non-Residential Area (SF)		3,918,917	391,892	gallons	(0.1 gpd/sf x SF)
Total Projected Water Usage			791,742	gallons	
Capital Cost - Residential Share		51%	\$11,507,013		
Capital Cost - Non-Residential Share		49%	\$11,277,987		
Total Residential Cost per EDU			\$7,914.04	\$/EDU	
*Residential Cost per EDU			\$4,748	\$/EDU	
*Non-Residential Cost per SF			\$2.88	\$/SF	

**Represents Applicant Mitigation Cost*

*DGEIS Section 4.3, page 69 – add – add **for Commercial Uses When Green Energy Incentives are Incorporated** to the title of column 2 for greater specificity. % of Square Footage Increase Allowed for **Commercial Uses When Green Energy Incentives are Incorporated** increased. Add the phrase **Up to** before each of the column 2 items, for clarity. Points earned for providing Green Initiatives have been updated. Add **for Residential Developments When Green Energy Incentives are Incorporated** to the title of column 3 for greater specificity.*

DGEIS Section 4.3, page 69 – Replace table 4.2 with the following Table:

TABLE 4.2 – COMMERCIAL STRUCTURE SQUARE FOOTAGE BONUSES AND PDR FEE REDUCTION SCHEDULE

Points Earned for Providing Green Energy Initiatives	<u>% of Square Footage Increase Allowed for Commercial Uses When Green Energy Incentives are Incorporated</u>	<u>PDR Fee Reduction Earned for Residential Developments When Green Energy Incentives are Incorporated</u>
<u>Up to 3 - 4</u> points	<u>25%</u> of square footage bonus allowed (from Table 4.1)	10% Reduction of Fee
<u>Up to 6</u> points	<u>50%</u> of square footage bonus allowed (from Table 4.1)	20% Reduction of Fee
<u>Up to 9</u> points	<u>75%</u> of square footage bonus allowed (from Table 4.1)	40% Reduction of Fee
12 points or more	100% of square footage bonus allowed (from Table 4.1)	50% Reduction of Fee

3.0 FGEIS Appendices

The following appendices represent additional information, supplemental and/or new information received or prepared as part FGEIS preparation:

- Appendix A Public Comments/Public Hearing Documents/Public Notices
- Appendix B Documentation of Formal Resolutions
- Appendix C Town of Ballston Generic Environmental Impact Statement (GEIS) Crash analysis
- Appendix D Revised Zoning Amendments

4.0 Response to Substantive Public Comment

In accordance with 6 NYCRR Part 617.9(b)(8), the FGEIS must respond to substantive comments received. The following table identifies substantive comments received during the public comment period specific to environmental impacts associated with the State Environmental Quality Review (SEQR) process. Comments received during the public comment period that are not relevant to the evaluation and identification of environmental impacts, the development of appropriate mitigation measures or comments that concur with or object to the proposed action without elaboration are not included in this table. These comments are recorded as noted in the following table. However, such comments are considered by the Lead Agency and are incorporated into the public record. The full public hearing transcript is provided within Appendix A. All other comments received during the public comment period are provided within Appendix A.

Table 1 – Response to Public Comment

#	Date Received	Source/ Submitted To	Format	Name/ Entity	Address	Comment Topic	Comment/ Comment Summary	Response
1	2/8/2022	Library Drop Box	Written				I love the library, and I love books! Bye!	Noted.
2	2/8/2022	Public Hearing	Public Hearing/ Written	Morgan Ruthman	16 Middle-line Road	Solar Ordinances	Commenter also submitted comment in writing, concerning commercial solar installations. Asserts that there is no clear rationale for use of the term “system coverage perimeter” or application of a 20% limit in only the watershed overlay district and that any solar installation in the Agricultural District must follow NYS Department of Ag & Markets current guidelines for solar energy project.	Modifications are proposed to §138-162 of the Proposed Zoning Amendments (FGEIS Appendix D) to add definitions for array area, system area, and system coverage. Clarification language added related to decommissioning. Modifications proposed related to Type III Community Solar Installations related to system area and system coverage. Illustration added to assist in siting and requirements.
3	2/8/2022	Public Hearing	Public Hearing	Steven Merchant	357 Charlton Road	Solar Ordinances	Commenter wanted to remind the board that aesthetics should be considered when permitting any solar in the town.	Noted.