Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairman
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Terresa Bakner, Board Attorney

Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Planning Board Minutes
March 16, 2023
Final Copy

MEMBERS PRESENT:
Jeffery Schmitt- Chairperson, Michael Harris- Vice Chairperson, Elizabeth Novak, Joshua Houghton, Michael Walpole, Matthew Hoffman, Terresa Bakner- Planning Board Attorney, Chris Parslow -Town Planner and Planning Board Clerk Carol Sowycz.

INTRODUCTION:
Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to tonight's Planning Board meeting. Chairperson Schmitt asked the Board to introduce themselves to the public. Jeff Schmitt- Chairperson, Elizabeth Novak-Board Member, Josh Houghton- Planning Board Member, Matthew Hoffman, Mike Walpole- Planning Board Member, and Michael Harris Vice Chairperson.

OPEN FORUM:
Schmitt/Hoffman made a motion to open the open forum at 7:01 pm.
Schmitt yes, Hoffman yes, Novak yes, Houghton yes, Walpole yes, Harris yes. **Approved.**
Heidi Kreitzer located at 9848 Western Turnpike was wondering what the status of the Wishy Wash ongoing special use permit project is. She asked if there was a statute of limitations. She stated that this situation has been going on for two years. Chairman Schmitt says that the issue has been referred to the Town Engineer, Doug Cole. A stop work order was put into place. Board member Hoffman states that the owners are still working on the situation to make it acceptable to the town. Attorney Bakner stated that the party has a special use permit, so they have an application pending to keep the parking lot and to modify the storm water. She stated that Doug Cole was not originally involved but will be now, hopefully to find a solution. She suggested that the resident call DOT with questions and concerns.

Lynn Bruning is located at 13388 Duanesburg Road via Zoom. Lynn wanted to thank the town for the opportunity to speak during the planning board's privilege of the floor. Lynn requested that her comments be included in the official record of the meeting minutes posted to the town website. Please see attached.

Schmitt/Novak made a motion to close the open forum.
Schmitt yes, Novak yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes. **Approved.**

PUBLIC HEARINGS:
Schmitt/Novak made a motion to open the Public Hearing.
Schmitt yes, Novak yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes. **Approved**

#23-01 Farnum, John: SBL# 66.00-5-2.14, (C-1) located at 8175 Duanesburg Rd is seeking a Special Use Permit to convert existing building into a single-family residence under Section 11.4(10);11.3(22) of the Town of Duanesburg Zoning Ordinance.
Mr. Farnum made his presentation to the public.
No public comment was made.
Schmitt/Houghton made a motion to close the public hearing.
Schmitt yes, Houghton yes, Novak yes, Hoffman yes, Walpole yes, Harris yes. **Approved**
Novak/Houghton made a motion to approve the Farnum special use permit.
Novak yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes, Schmitt yes. **Approved**

NEW BUSINESS:
#23-05 Hewitt, Tyler: SBL#43.11-1-12(R-2) located at 8554 Route 30 Delanson NY is seeking a Special Use Permit under 8.4(10) of the Town of Duanesburg Ordinance.
Mr. Hewitt states that he would like to use his garage that is currently on the property as a garage, he believes this is the appropriate action that needs to follow. Board members have questions concerning the property and its intended use.

- How much land is there?
- Is the access to the property on Route 30?
- How many vehicles would be on site at any given time?
- How would he dispose of used tires and used motor oil?
- Would Mr. Hewitt be taking in wrecks?
- Will Mr. Hewitt be using the property to store personal equipment? If so, where would he store it so that the town could differentiate between business and personal.
- Does Mr. Hewitt have to register with NYS DOT?
- Is there a well and septic on the property?
- Will there be any signage?
- Is there lighting on the property?

Mr. Hewitt responded that the property is approximately 2 acres, the access is on Route 30. He also stated that he can't register with DOT until he has a special use permit in place. He stated that he would have between 10 and 15 maximum vehicles at one time on the premises. He also stated that he already has a legal way to dispose of used tires and oil. There would be no signs displayed and there wouldn't be any well or septic and he would not have any wrecked cars at the location.
The board referred Mr. Hewitt to Chris Parslow the town building inspector for help with any paperwork if needed. It was requested that Mr. Hewitt expand on his business plan and to look into any potential environmental issues.
Novak/Harris made a motion to be lead agency.
Novak yes, Harris yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes. **Approved**

Houghton/Walpole made a motion to table the special use permit application until April 20th meeting.
Houghton yes, Walpole yes, Novak yes, Hoffman yes, Harris yes, Schmitt yes. **Approved**

SKETCH PLAN REVIEW:
#23-04 Dergosits, John: SBL#65.00-2-29, (R-2) located at 863 Turnbull Road is seeking a Minor Subdivision under Section 3.5 of the Town of Duanesburg Subdivision Ordinance. Michael Harris recused himself as he is Mr. Dergosits neighbor. Mr. Dergosits states that he would like to split his parcel in two. He has no plans for the split currently. The board asked about setbacks, well and septic. Mr. Dergosits replied that the setbacks are okay and described where the well and septic are located. He also stated that this is a preliminary before he hires a surveyor, and the surveyor will locate the well.
Walpole/Houghton made a motion that the planning board declares the proposed action to be further exempt from any further subdivision review pursuant to Article 3.4, and refer the application to the Code Enforcement Officer to complete administration of the same.
Walpole yes, Houghton yes, Novak yes, Hoffman yes, Schmitt yes. **Approved**

#23-06 Fusco, Salvatore: SBL#25.00-1-6.11, (R-2) located at 756 Wells Road is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance. Luigi Palleschi, P.E. is present to represent Salvatore Fusco regarding a 6-parcel residential subdivision. Mr. Palleschi explains where the 76-acre parcel of land is located. He states that Mr. Fusco would like to propose a single-family subdivision, zoned R-2. Each lot would have a single-family home, well and septic system. He states his client is aware of all the necessary distances that the well and septic need to be away from streams and ponds. Each home will have a private driveway and the layout is such that they are split so 3 are off the north side of road and the other 3 from the west side. The minimum lot size is around 6 acres and the largest about 17 acres. The proposed septic systems will be engineered knowing that the soil in Duanesburg is silty and they are anticipating a raised bed septic system. They will do testing as soon as weather conditions allow. They anticipate that the total disturbance for the subdivision will be less than 5 acres. Board members asked about barns that are located on the property as well as the septic being located under the National Grid easement. Mr. Palleschi states that barns can be modified or taken down if need be.
Novak/Walpole made a motion for the Town of Duanesburg to be lead agency for the Fusco Major Subdivision.
Novak yes, Walpole yes, Houghton yes, Hoffman yes, Harris yes, Schmitt yes. **Approved**
Type 1 action in accordance with SEQRA was requested, including county referral, DEC, County DPW, SHPO, and Army Corp of Engineers.
Novak/ Harris made a motion to table Fuso until April 20th meeting.
Novak yes, Harris yes, Houghton yes, Hoffman yes, Walpole yes, Schmitt yes. **Approved**

OLD BUSINESS:

#22-20 Whipple, Henry: SBL PT/O#64.00-1-4.3, (C-1) located at Youngs Rd and St Hwy 30 is seeking a Major Subdivision under Section 3.5 of the Town of Duanesburg Subdivision Ordinance. The planning board had concerns on mapping, needing to be enhanced a bit more. JoAnn Darcy Krum, Attorney from Cobleskill introduced herself. She is representing Henry Whipple. She states that there is a revised map. She also stated that Mr. Whipple had contacted NYS DOT and Schenectady County concerning the driveway locations. Mrs. Krum is requesting that because these lots are so large and they are commercial that the property would be difficult to do a full SWPPP. She is proposing to change the SWPPP notes to say driveway, house and septic will require full SWPPP notes so potential developers will need a special use permit. Board member Matt Hoffman states that you don't have to do a SWWPP until you propose a land disturbance and right now this is just a subdivision. Mr. Whipple is selling this as vacant commercial land. Mr. Hoffman asked when the wetlands were going to be delineated. Mrs. Krum says someone will be out sometime when the weather breaks.

Novak/Houghton made a motion to table the Whipple subdivision until May 18th meeting.

Novak yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes, Schmitt yes. **Approved**

MINUTES APPROVAL:

Harris/Walpole made the motion to approve, February 16, 2023, Planning Board minutes with no corrections.

Harris yes, Novak yes, Houghton yes, Hoffman yes, Walpole yes, Schmitt yes. **Approved.**

OTHER:

Town attorney Terresa Bakner states that there might be interest in future development at the Jamiaca Millwork LLC property located at 9811 Western Turnpike. She states that as it sits it would be considered underused property.

ADJOURNMENT:

Novak/Harris made the motion to adjourn.

Novak yes, Harris yes, Houghton yes, Hoffman yes, Walpole yes, Schmitt yes. **Approved.**

PO Box 160
Quaker Street, NY 12141

Jeffery Schmitt, Chair Planning Board
Planning Board
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

Transmitted vis email: jhowe@duanesburg.net

March 16, 2023

Re: Privilege of the Floor

Dear Jeffery Schmitt,

Thank you for the opportunity to speak during the planning board's privilege of the floor.

Please include my comments in the official record of the meeting minutes as posted on the town website.

On March 9, 2023 the town board approved the 2023 Solar Facilities Law.

The town webpage "Town Code", https://www.duanesburg.net/home/pages/town-code , does not list Local Law 1 of 2023 the Solar Facilities Law. At the bottom of this same webpage there is a a link for the "Solar Facilities Law." The link opens Resolution 107-2016 which is the outdated solar facilities law. I request that the town update this webpage to reflect the updated law.

The 2023 solar facilities law is 23 pages. This is twenty pages longer than the 2016 Solar Facilities Law. Section eight applies to battery energy storage systems.

Reviewing energy projects is complex and time consuming. Twenty-three pages of regulations may be confusing. I've created a spreadsheet to track the regulations found in the town's new solar law. I hope that this tracking tool helps the planning board, town and neighbors enforce compliance during review of the next solar application.

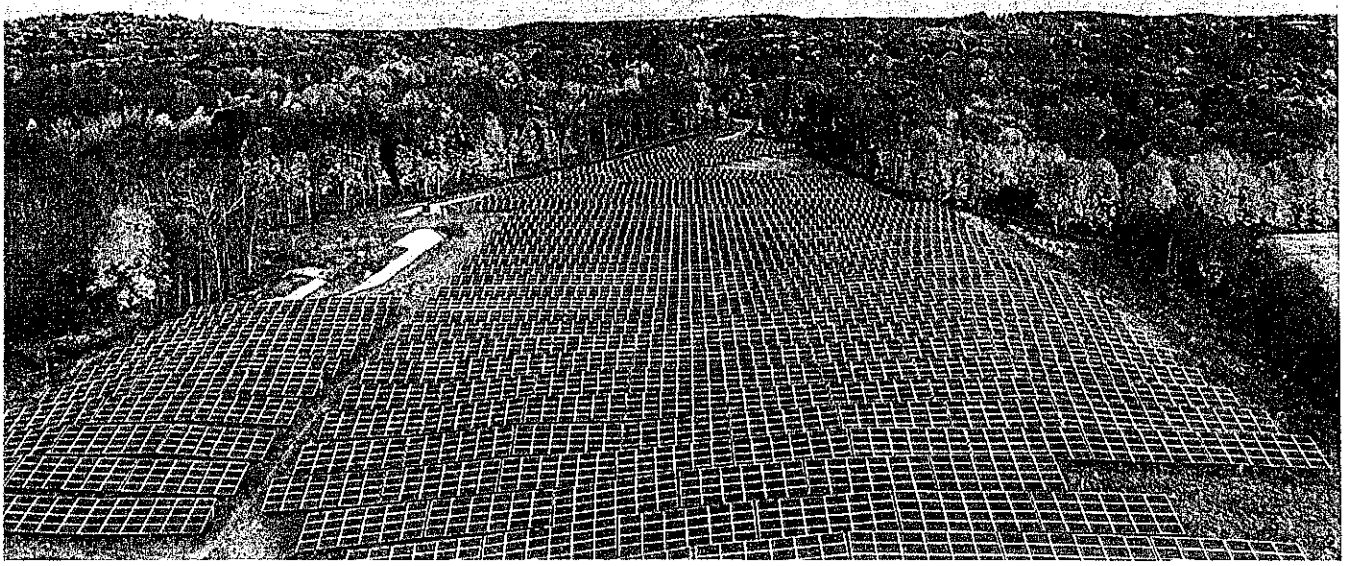
Sunday March 26, 2023 at 2:00PM the Copake County Clerk is hosting an event about the Climate Leadership and Community Protection Act and the Climate Action Council. Speakers include James Hanley from the Empire Center, Daphne Jordan, former NYS Senator and

	PROJECT NAME	2023 SOLAR LAW	QUESTIONS
OWNERSHIP		Section Seven 4.B.	
DOS REGISTRATION NUMBER		NYS DOS website	
APPLICANT ATTORNEY			
APPLICANT ENGINEER			
APPLICANT ELECTRICAL ENGINEER			
DESCRIPTION	### MWac nameplate facility with ### MW array and ### MWh storage on a ### acre parcel with ### acres inside the fence. There are ## tracking panels, ### tracking motors, ### inverters, ### transformers, ###switchgear, ### control gear, ### battery energy storage containers, ### HVAC, ### generators		
LOCATION	Street address, Town, NY zip code, tax id parcel #		
LOCAL LAW	1995 Subdivision Ordinance, 2015 Zoning Ordinance, 2023 Solar Law		
DATE APPLICATION SUBMITTED			
DATE SPECIAL USE PERMIT GRANTED			
DATE BUILDING PERMIT ISSUE			
DATE CERTIFICATE OF OCCUPANCY ISSUED			
ACCESS ROAD	Length, width and type of construction	Section Seven 2.I., 2.Q., 2.R., Section Seven.3.A. Section Nine 1.a.	
ARCHEOLOGICAL STUDY			
CEISR			
CEMETERY		Section Seven 2.N.	
COUNTY APPROVAL			

	PROJECT NAME	2023 SOLAR LAW	QUESTIONS
LETTERS OF OPPOSITION			
LOT LINE ADJUSTMENT			
MEDIA COVERAGE			
NATIONAL WETLAND INVENTORY		Don't believe the maps	
NEIGHBORING HOMES			
NEIGHBORING WELLS		Section Seven 4.I.	
NOISE ANALYSIS		Section Seven 1. F. 9. Section Seven 2.V., Section Eight Noise,	
NORTHERN LONG EARED BAT 4(D) RULE			
NOTIFICATION OF NEIGHBORS			
NOTIFICATION OF PUBLIC HEARING			
NYS DER DATA			
OPERATIONS & MAINTENCE		Section Eight Emergency Operations Plan	
PARKS REC and HISTORIC PRESERVATION			
PILOT		Section Seven 3.D.	
PILOT COUNTY		County IDA	
PILOT SCHOOL DISTRICT		Board of Education	
PLANNING BOARD MEETING MINUTES		Agenda and Minutes	
PLANNING BOARD MEMBERS			
QUEUE		NYS DPS Interconnection	
RESOLUTION			
SCREENING		Section Six.9. Section Seven 2.D. Section Seven 2.D.4.	

NYS Climate Act Town Hall

Hosted by County Clerk Holly Tanner



Sunday March 26th 2023
2:00pm - 4:30pm
Columbia-Greene Community College
4400 Route 23 Hudson, NY - Theater

Speakers Include: James Hanley, The Empire Center - empirecenter.org
Daphne Jordan, Former NYS Senator
Sensible Solar for Rural New York - sensiblesolarny.org

When the Climate Leadership and Community Protection Act (CLCPA - aka The Climate Act) passed in 2019, few New Yorkers even knew what happened. Albany legislators set extreme, unrealistic targets for carbon reductions without specifying how those goals would be accomplished. That would be left to an appointed Climate Action Council (CAC). In December 2022, the CAC submitted its final plan to the Governor and legislature for implementation. Plans to force people to convert to electric homes, water heaters, cars, stoves and buildings or face substantial surcharges and carbon taxes will backfire. We can't afford tens of thousands of dollars in new costs! Nor do we want the electric grid to become even more unreliable, or see electric rates soar. The details of CLCPA/Climate Act raise huge concerns, and you owe it to yourself to learn more, and make your voice heard!

What you don't know can hurt you

Planning Board Agenda

MARCH 16TH, 2023

Introduction:

GOOD EVENING, AND WELCOME TO THE TOWN OF DUANESBURG PLANNING BOARD MEETING!

Open Forum:

- THIS IS WHEN PEOPLE FROM THE AUDIENCE CAN SPEAK ABOUT THINGS NOT ON THE AGENDA.
- ONE PRESENTATION PER INDIVIDUAL MAXIMUM 4 MINUTES.
- PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

Public Hearings:

<u>#23-01 FARNUM, JOHN</u>: SBL# 66.00-5-2.14, (C-1) LOCATED AT 8175 DUANESBURG RD IS SEEKING A SPECIAL USE PERMIT TO CONVERT EXISTING BUILDING INTO SINGLE FAMILY RESIDENCE UNDER SECTION 11.4(10);11.3(22) OF THE TOWN OF DUANESBURG ZONING ORDINANCE.

New Buisness

#23-05 HEWITT, TYLER: SBL#43.00-1-12, (R-2) LOCATED AT 8554 ROUTE 30 DELANSON NY IS SEEKING A SPECIAL USE PERMIT UNDER 8.4 (10) OF THE TOWN OF DUANESBURG ZONING ORDINANCE.

Sketch Review:

#

#23-04 DERGOSITS, JOHN: SBL#65.00-2-29, (R-2) LOCATED AT 863 TURNBULL ROAD IS SEEKING A MINOR SUBDIVISION UNDER SECTION 3.5 OF THE TOWN OF DUANESBURG SUBDIVISION ORDINANCE.

Proposed Subdivision - 863 Turnbull Road

February 14, 2023

polylineLayer

Override 1

Override 2

Parcels

1:3,201

0 110 220 440 ft

0 30 60 120 m

NHDHB GIS Program Office

John F. Dengstedt P.E.

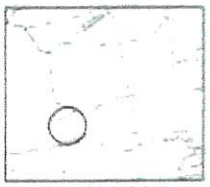
This map and information is provided as is. We make no warranties or guarantees, expressed or implied.

Sketch Review:

#

#23-06 FUSCO, SALVATORE: SBL#25.00-1-6.11, (R-2) LOCATED AT 756 WELLS ROAD IS SEEKING A MAJOR SUBDIVISION UNDER SECTION 3.5 OF THE TOWN OF DUANESBURG SUBDIVISION ORDINANCE.

SITE DATA



SITE LOCATION MAP

SURVEY NOTES

MAP REFERENCES

R-2 ZONING

SCHOOL DISTRICT

FIRE DISTRICT

OWNER

APPLICANT

SKETCH SUBDIVISION PLAN

LANDS NOW OR FORMERLY OF

SALVATORE FUSCO

STREET No. 780 WELLS ROAD,

TOWN OF GREENBURGH COUNTY OF WESTCHESTER

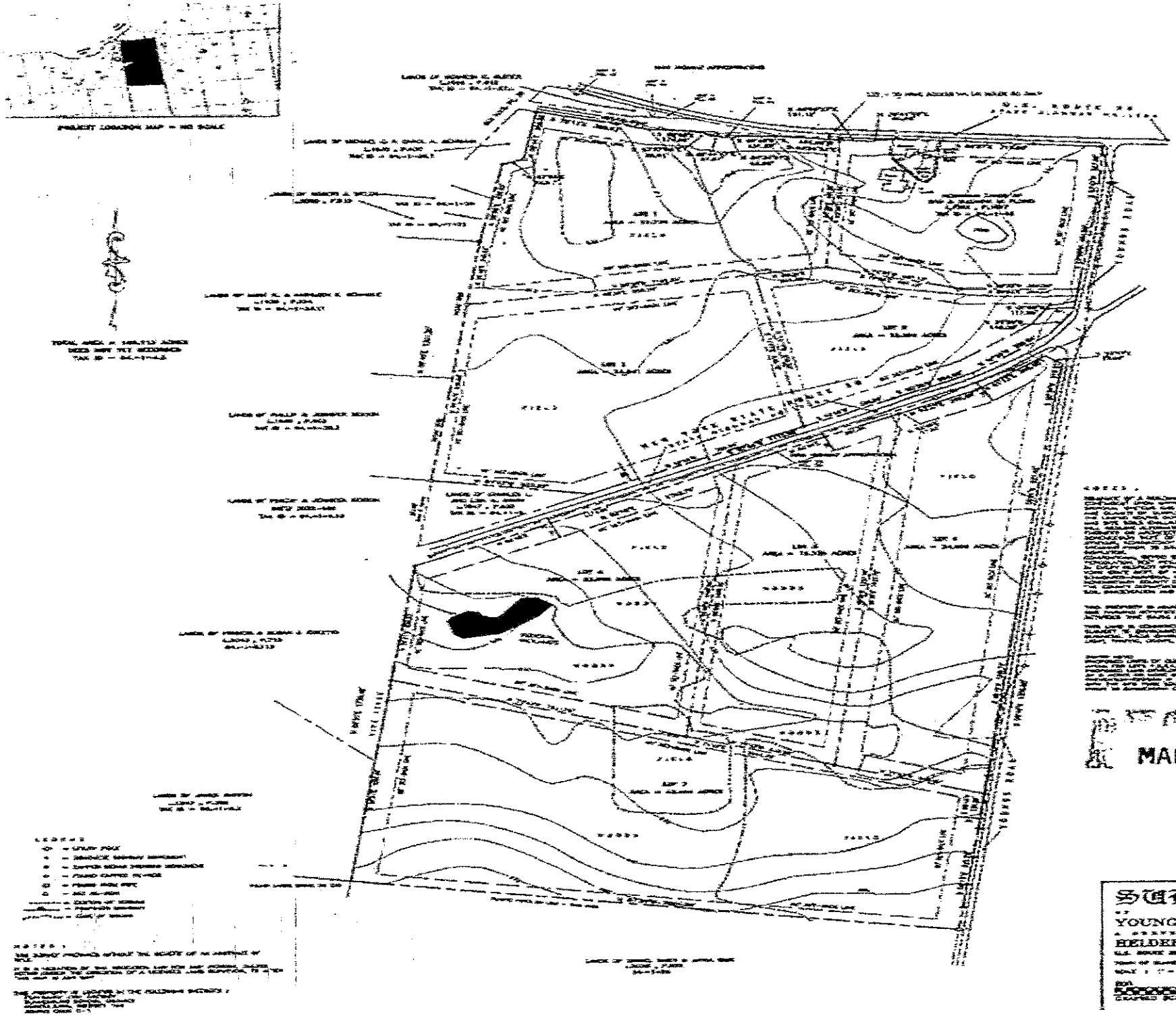
STATE OF NEW YORK

ENGINEERING, LLP

DATE MARCH 1, 2023 SCALE 1" = 100' DRAWN CHECKED SHEET 1 OF 1

Old Business:

22-20 WHIPPLE, HENRY: SBL PT/O#64.00-1-4.3, (C-1) LOCATED AT YOUNGS RD AND ST HWY 30 IS SEEKING A MAJOR SUBDIVISION UNDER SECTION 3.5 OF THE TOWN OF DUANESBURG SUBDIVISION


RECEIVED
MAR 0 8 2023
SURVEY MAP
YOUNGS ROAD SUBDIVISION
HEIDERBERG REALTY LLC

Minute Approval:

FEBRUARY 16TH, 2022

ADJOURNMENT

NEXT MEETING WILL BE HELD APRIL 18TH, 2023

20th

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teressa Bakner, Board Attorney
Chris Parslow, Town Planner
Carol Sowycz, Clerk

Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

Town of Duanesburg
Planning Board Agenda
March 16, 2023

AGENDA ITEMS MAY BE ADDED, DELETED, OR ORDER CHANGED WITHOUT NOTICE

The Town of Duanesburg offers Planning Board Meetings via zoom if you are unable to attend the meeting in person:

Town of Duanesburg is inviting you to a scheduled Zoom meeting.
Topic: Town of Duanesburg's Planning Board Zoom Meeting
Time: This is a recurring meeting Meet anytime
Join Zoom Meeting
Meeting ID: 858 7403 2498
Passcode: 848175
Dial in by Phone:1-646-558-8656
Meeting ID: 858 7403 2498
Passcode: 848175

INTRODUCTION BY CHAIRPERSON JEFFERY SCHMITT:

OPEN FORUM: One presentation per individual MAXIMUM 4 minutes on items not on the agenda.

PUBLIC HEARINGS:

#23-01 Farnum, John: SBL# 66.00-5-2.14, (C-1) located at 8175 Duanesburg Rd is seeking a Special Use Permit to convert existing building into Single Family Residence under Section 11.4(10);11.3(22) of the Town of Duanesburg Zoning Ordinance.
Comments: _____

NEW BUSINESS:

#23-05 Hewitt, Tyler: SBL#43.00-1-12, (R-2) located at 8554 Route 30 Delanson NY is seeking a Special Use Permit under 8.4 (10) of the Town of Duanesburg Zoning Ordinance.
Comments: _____

#23-07 Cleghorn, Greg: SBL#68.00-2-41.1 (C-1) located at 2261 Western Turnpike Duanesburg is seeking a special use permit to allow equipment storage and vehicle repair.
Comments: _____

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teressa Bakner, Board Attorney
Chris Parslow, Town Planner
Carol Sowycz, Clerk

Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

SKETCH PLAN REVIEW:

#23-04 Dergosits, John: SBL#65.00-2-29, (R-2) located at 863 Turnbull Road is seeking a Minor Subdivision under Section 3.5 of the Town of Duanesburg Subdivision Ordinance.
Comments: _____

#23-06 Fusco, Salvatore: SBL#25.00-1-6.11, (R-2) located at 756 Wells Road is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance.
Comments: _____

OLD BUSINESS:
22-20 Whipple, Henry: SBL PT/O#64.00-1-4.3, (C-1) located at Youngs Rd and St Hwy 30 is seeking a Major Subdivision under Section 3.5 of the Town of Duanesburg Subdivision Ordinance.
Comments: _____

Other:
None

Minute Approval:
February 16,2023, PLANNING BOARD MEETING MINUTES:
Approved: Yes_____ No: _____
Comments: _____

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teressa Bakner, Board Attorney
Chris Parslow, Town Planner
Carol Sowycz, Clerk

Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

ADJOURNMENT

Jeffrey Schmitt, Planning Board Chair
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Elizabeth Novak, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member
Joshua Houghton, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
PLANNING BOARD
TOWN OF DUANESBURG

PLEASE TAKE NOTICE, THAT THE PLANNING BOARD OF THE TOWN OF DUANESBURG, NEW YORK, WILL MEET AT THE TOWN HALL IN THE TOWN OF DUANESBURG, 5853 WESTERN TURNPIKE, ON **March 16, 2023 AT 7:00 PM** FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE

APPLICATION OF:

#23-01 Farnum, John: SBL# 66.00-5-2.14, (C-1) located at 8175 Duanesburg Rd is seeking a Special Use Permit to convert existing building into Single Family Residence under Section 11.4(10);11.3(22) of the Town of Duanesburg Zoning Ordinance.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS

BY ORDER OF THE CHAIRPERSON
PLANNING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

Join Zoom Meeting https://us02web.zoom.us/j/86499746075 Meeting ID: 864 9974 6075
Passcode: 130214 Dial in by Phone:1-646-558-8656 Meeting ID: 864 9974 6075
Passcode: 13021

APPLICATION FOR THE PLANNING BOARD Revised 04/12/2017
TOWN OF DUANESBURG
**********FOR OFFICE USE ONLY**********

RECEIVED JAN 30 2023

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing.
- ☒ Tax Map ID #
- ☒ Zoning district
- ☒ Current Original Deed
- ☒ NYS Survey (L.S. & P.E.)
- ☒ North Arrow, scale (1"=100'),
- ☒ Boundaries of the property plotted and labeled to scale.
- ☒ School District/Fire District
- ☒ Green area/ landscaping
- ☒ Existing watercourses, wetlands, etc.
- ☒ Contour Lines (increments of 10ft.)
- ☒ Easements & Right of ways
- ☒ Abutting Properties Wells/ Sewer Systems within 100ft.
- ☒ Well/ Water system
- ☒ Septic system: Soil Investigation completed?
- ☒ Sewer System: Which district?
- ☐ Basic SWPPP (1≥ & <5)
- ☐ Full Storm Water Control Plan (5acres or more)
- ☐ Storm Water Control Plan
- ☒ Short or long EAF www.dec.ny.gov/eafmapper/
- ☐ Street pattern: Traffic study needed?
- ☐ All property Mergers REQUIRE both owners Signatures on the Application

Additional Requirements for Special Use Application:

- ☒ New or existing building
- ☒ Business Plan, Hours of operation, & number of employees, floor plan, uses, lighting plan/ landscaping/signage
- Parking, Handicap Spaces, & lighting plan

Date 1-30-23

Application type: ☐ Major Subdv ☐ Minor Subdv ☒ Special Use Permit ☐ Site/ Sketch Plan Review ☐ LotLine Adjust

Proposal: SINGLE FAMILY RES.

Section 11-4(10) of Zoning Ordinance.

Present Owner: JOHN FARNUM (AS APPEARS ON DEED!!)
Address: 972 N. MANSION RD. Zip code: 12056
Phone # (required) 518-491-1650

Applicants Name (if different): JOHN FARNUM Phone# (required) 518-491-1650
Location of Property (if different from owners) 8175 DUANESBURG RD.
Tax Map # 66.00-5-2.14 Zoning District

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED!)

LANDS CONVEYED TO (REQUIRED FOR MERGERS)
Signature of receiving Property Owner (AS APPEARS ON DEED!!)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant herby certifies that he/she is the owner of the above property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative (s) of the Town of Duanesburg to walk the property for the purposes of conducting a site review.

Date 1-30-23
Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

(For office use only)
Application fee paid: _____ Check# _____ Reviewed By_____ Date_____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments:

Planning Chairperson Date Code Enforcement Date

TOWN OF DUANESBURG

Application#_____

Agricultural Data Statement

Date: 1-30-23

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Name: JOHN FARRAGHER Address: 972 N. MANSION RD. DUANESBURG NY 12056	Name:

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:
   SINGLE FAM. RES.
3. Location of project: Address: _____
   Tax Map Number (TMP) 66.00-5-2.14
4. Is this parcel within an Agricultural District? YES NO (Check with your local
5. If YES, Agricultural District Number_____ assessor if you do not know.)
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO
NAME: ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ Dale R. Warner

Date

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

APPLICATION FOR THE PLANNING BOARD Revised 04/12/2017
TOWN OF DUANESBURG
**********FOR OFFICE USE ONLY**********

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing.
- ☒ Tax Map ID #
- ☒ Zoning district
- ☒ Current Original Deed
- ☒ NYS Survey (L.S. & P.E.)
- ☒ North Arrow, scale (1"=100').
- ☒ Boundaries of the property plotted and labeled to scale.
- ☒ School District/Fire District
- ☒ Green area/ landscaping
- ☒ Existing watercourses, wetlands, etc.
- ☒ Contour Lines (increments of 10ft.)
- ☒ Easements & Right of ways
- ☒ Abutting Properties Wells/ Sewer Systems within 100ft.
- ☒ Well/ Water system
- ☒ Septic system: Soil investigation completed?
- ☒ Sewer System: Which district?
- ☐ Basic SWPPP (1≥ & <5)
- ☐ Full Storm Water Control Plan (5acres or more)
- ☐ Storm Water Control Plan
- ☒ Short or long EAF www.dec.ny.gov/eaimapper/
- ☐ Street pattern: Traffic study needed?
- ☐ All property Mergers **REQUIRE** both owners Signatures on the Application

Additional Requirements for Special Use Application:

- ☒ New or existing building
- ☒ **Business Plan, Hours of operation, & number of employees, floor plan, uses, lighting plan/ landscaping/signage Parking, Handicap Spaces, & lighting plan**

Date 2/27/23

Application type: ☐ Major Subdv ☐ Minor Subdv ☒ Special Use Permit ☐ Site/ Sketch Plan Review ☐ LotLine Adjust

Proposal: public garage - repair garage - light duty car - truck repair

_____ Section _____ of _____ Ordinance.

Present Owner: Tyler R Hewitt **(AS APPEARS ON DEED!!)**
Address: 3554 Rt 30 Delanson NY Zip code: 12053
Phone # **(required)** (518) 396-7697

Applicants Name (if different): _____ **Phone# (required)** _____
Location of Property (if different from owners) _____
Tax Map # _____ Zoning District _____

_____ _____

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED!)

LANDS CONVEYED TO (REQUIRED FOR MERGERS) _____
Signature of receiving Property Owner _____ **(AS APPEARS ON DEED!!)**

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant herby certifies that he/she is the owner of the above property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative (s) of the Town of Duanesburg to walk the property for the purposes of conducting a site review.

[signature] Date 2/27/23
Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

(For office use only)
Application fee paid: _____ Check# _____ Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

_____ _____ _____ _____
Planning Chairperson Date Code Enforcement Date

TOWN OF DUANESBURG Application#_____

Agricultural Data Statement Date: _____

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Name: Tyler Hewitt Address: 8554 Rt 30 Delanson NY 12053	Name:

1. Type of Application: (Special Use Permit;) Site Plan Approval; Use Variance; Area Variance; ~~Subdivision Approval~~ (circle one or more)
2. Description of proposed project: car - truck repair shop
3. Location of project: Address: 8554 Rt 30 Delanson NY 12053
   Tax Map Number (TMP) 43.00-1-12
4. Is this parcel within an Agricultural District? YES (NO) (Check with your local assessor if you do not know.)
5. If YES, Agricultural District Number_____
6. Is this parcel actively farmed? YES (NO)
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO
NAME: ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ Date: _____
Dale R. Warner

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Business Plan

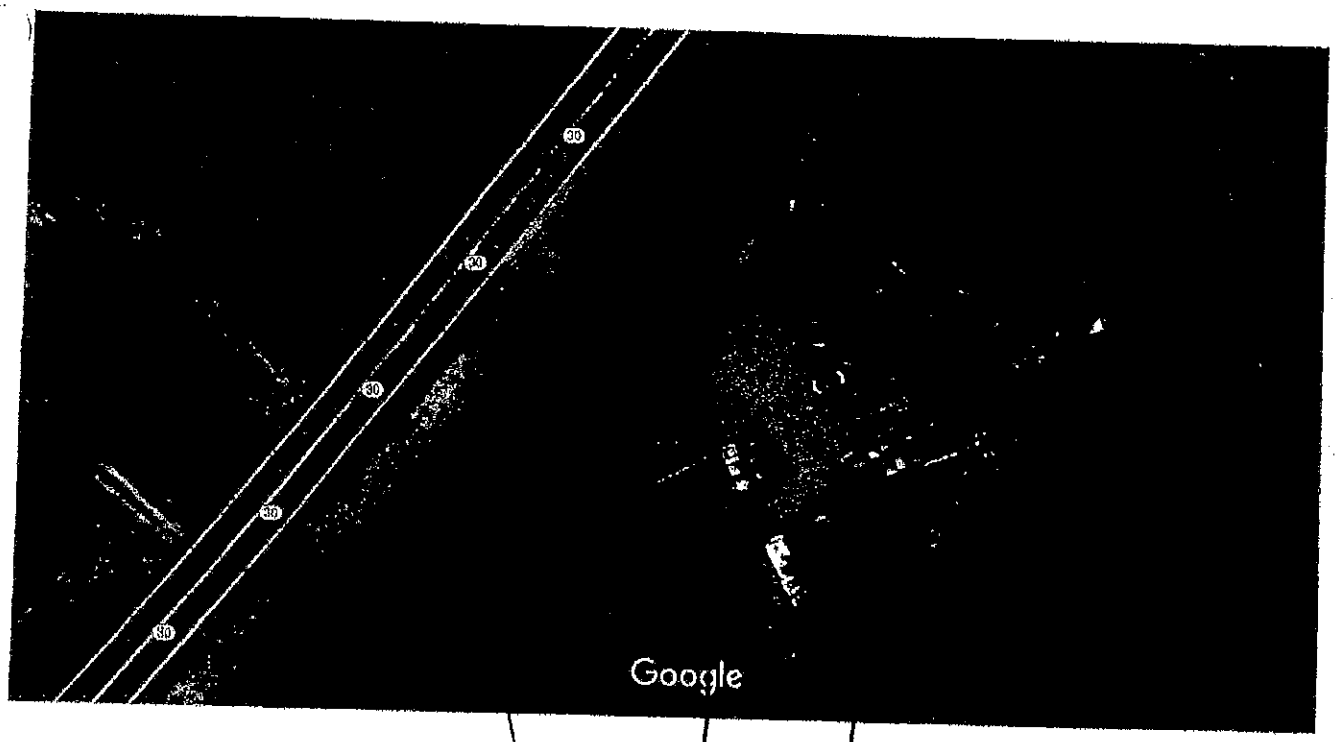
Hewitts Garage LLC
8554 Route 30
Delanson, NY 12053
518-396-7697

Car, truck and motorcyle repairs, to include all aspects of vehicle maintenance and repairs.
Business Hours: Monday - Friday, 9AM-5PM ET

Employees: No employees, owner operator.

Designated parking area will be provided for vehicles coming in for repair.
Handicap parking spot is desiganted directly next to door entrance pad.
Motion activated flood light to provide lighting over the pedestrian and overhead doors.
No signage.

Google Maps



Map data ©2023 , Map data ©2023 20 ft

Driveway

Handicap Parking

Parking

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

Tyler Hewitt, Hewitts Garage LLC

Name of Action or Project:
Establish special use permit for public garage.

Project Location (describe, and attach a location map):
8554 Route 30, Delanson, NY 12053

Brief Description of Proposed Action:
Approval of special use permit to allow for normal business operations.

Name of Applicant or Sponsor:	Telephone: 518-378-7697
Tyler Hewitt	E-Mail: tyler1000rr@yahoo.com

Address:
8554 Route 30

City/PO:	State:	Zip Code:
Delanson	NY	12053

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 2 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	✔		
b. Consistent with the adopted comprehensive plan?	✔		

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	✔	

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✔	

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✔	
b. Are public transportation services available at or near the site of the proposed action?	✔	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	✔	

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	✔	

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	✔	

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	✔	

	NO	YES
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?	✔	
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?	✔	

	NO	YES
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?	✔	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		
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

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

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

Applicant/sponsor/name: Tyler Hewitt Date: 02/27/23

Signature: _____ Title: 2/27/23

PRINT FORM

APPLICATION FOR THE PLANNING BOARD Revised 04/12/2017
TOWN OF DUANESBURG
**********FOR OFFICE USE ONLY**********

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing.
- ☒ Tax Map ID #
- ☒ Zoning district
- ☒ Current Original Deed
- ☒ NYS Survey (L.S. & P.E.)
- ☒ North Arrow, scale (1"=100'),
- ☒ Boundaries of the property plotted and labeled to scale.
- ☒ School District/Fire District
- ☒ Green area/ landscaping
- ☒ Existing watercourses, wetlands, etc.
- ☒ Contour Lines (increments of 10ft.)
- ☒ Easements & Right of ways
- ☒ Abutting Properties Wells/ Sewer Systems within 100ft.
- ☒ Well/ Water system
- ☒ Septic system: Soil investigation completed?
- ☒ Sewer System: Which district?
- ☐ Basic SWPPP (1≥ & <5)
- ☐ Full Storm Water Control Plan (5acres or more)
- ☐ Storm Water Control Plan
- ☒ Short or long EAF *www.dec.ny.gov/eafmapper/*
- ☐ Street pattern: Traffic study needed?
- ☐ All property Mergers **REQUIRE** both owners Signatures on the Application

Additional Requirements for Special Use Application:

- ☒ New or existing building
- ☒ **Business Plan, Hours of operation, & number of employees, floor plan, uses, lighting plan/ landscaping/signage Parking, Handicap Spaces, & lighting plan**

Date 2/14/2023

Application type: ☐ Major Subdv ☒ Minor Subdv ☐ Special Use Permit ☒ Site/ Sketch Plan Review ☐ LotLine Adjust

Proposal: Split parcel 65.00-2-29 into two parcels (863 Turnbull Road)

_____ Section _____ of _____ Ordinance.

Present Owner: John R. & Irene E. Dergosits **(AS APPEARS ON DEED!!)**
Address: 863 Turnbull Road Delanson, NY Zip code: 12053
Phone # **(required)** 518/895-8402

Applicants Name (if different): John R. Dergosits **Phone# (required)** 518/895-8402
Location of Property (if different from owners) _____
Tax Map # 65.00 Zoning District R-2

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED!)

LANDS CONVEYED TO (REQUIRED FOR MERGERS) _____
Signature of receiving Property Owner _____ **(AS APPEARS ON DEED!!)**

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant herby certifies that he/she is the owner of the above property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative (s) of the Town of Duanesburg to walk the property for the purposes of conducting a site review.

Date 2/14/2023

Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

(For office use only)

Application fee paid: _____ Check# _____ Reviewed By_____ Date_____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson _____ Date _____ Code Enforcement _____ Date _____

TOWN OF DUANESBURG Application#_____

Agricultural Data Statement Date: 2/14/2023

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Name: John R. Dergaits Address: 863 Turnbull Road Delanson, NY 12053	Name:

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:
   Subdivide parcel 65.00-2-29 into two parcels
3. Location of project: Address: 863 Turnbull Road, Delanson, NY 12053
   Tax Map Number (TMP) 65.00
4. Is this parcel within an Agricultural District? YES NO (Check with your local
5. If YES, Agricultural District Number_____ assessor if you do not know.)
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: None ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO
NAME: ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ Dale R. Warner

Date

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVEOPMENT PLAN APPROVAL

Preliminary ☒ Date: 2/14/2023 **Final** ☐ Date: _____
(Check appropriate box)

Name of proposed development Subdivision of 863 Turnbull Road

Applicant:
Name John R. Degosits
Address 863 Turnbull Road
Delanson, NY 12053
Telephone 518/895-8402

Plans Prepared by:
Name Applicant
Address _____
Telephone _____

Owner (if different):
Name John R. & Irene E. Degosits
Address 863 Turnbull Road
Delanson, NY 12053
Telephone 518/895-8402

(if more than one owner, provide information for each)

Ownership intentions, i.e., purchase options
None at this time

Location of site
863 Turnbull Road Delanson, NY 12053

Section 65.00 Block 2 Lot 29

Current zoning classification R-2

State and federal permits needed (list type and appropriate department)
None

Proposed use(s) of site
Residential

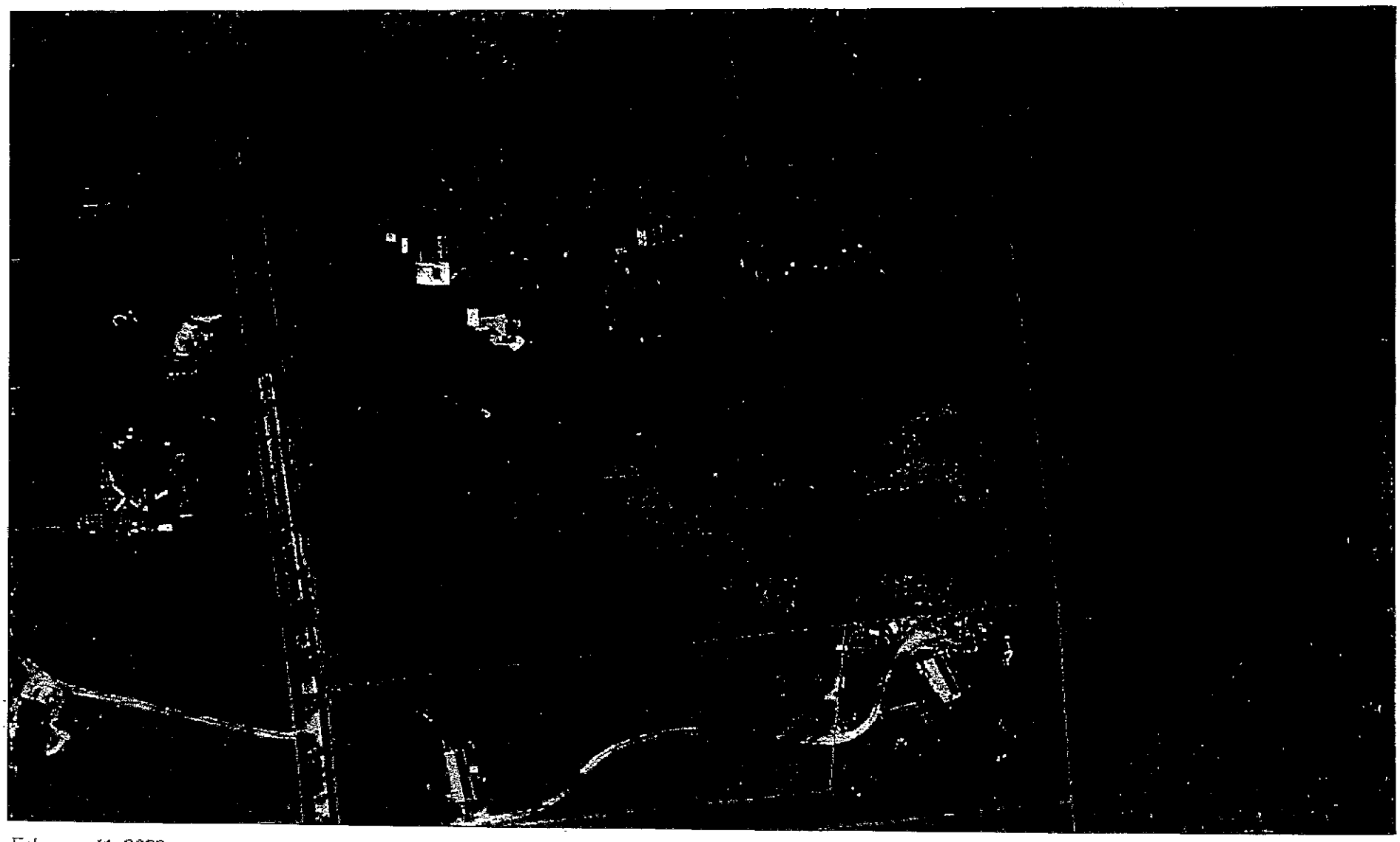
Total site area (square feet or acres) 16.6 acres split to 5.3± and 11.3± acres

Anticipated construction time Open

Will development be phased? No

Over ➔

863 Turnbull Road - 200 foot boundary



February 11, 2023

Parcels

1:3,201

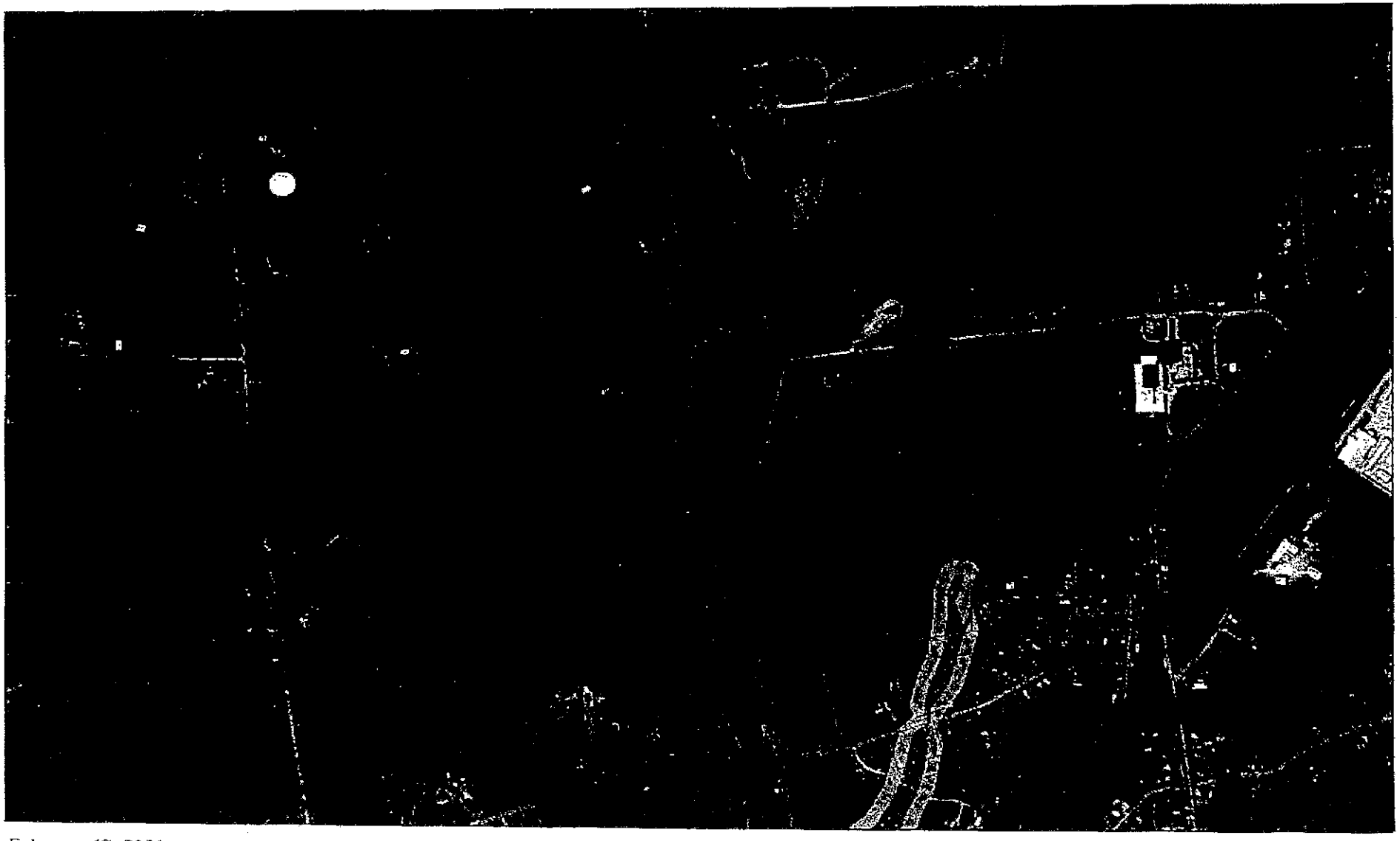
0 110 220 440 ft

0 30 60 120 m

NYS ITS GIS Program Office

This map and information is provided as is. We make no warranties or guarantees

863 Turnbull Road - Environmental Conditions



February 12, 2023

Streams

Override 1

Parcels

NYS DEC Wetlands 100 ft Buffer

NYS DEC Wetlands

Flood Plain 100YR

1:12,805

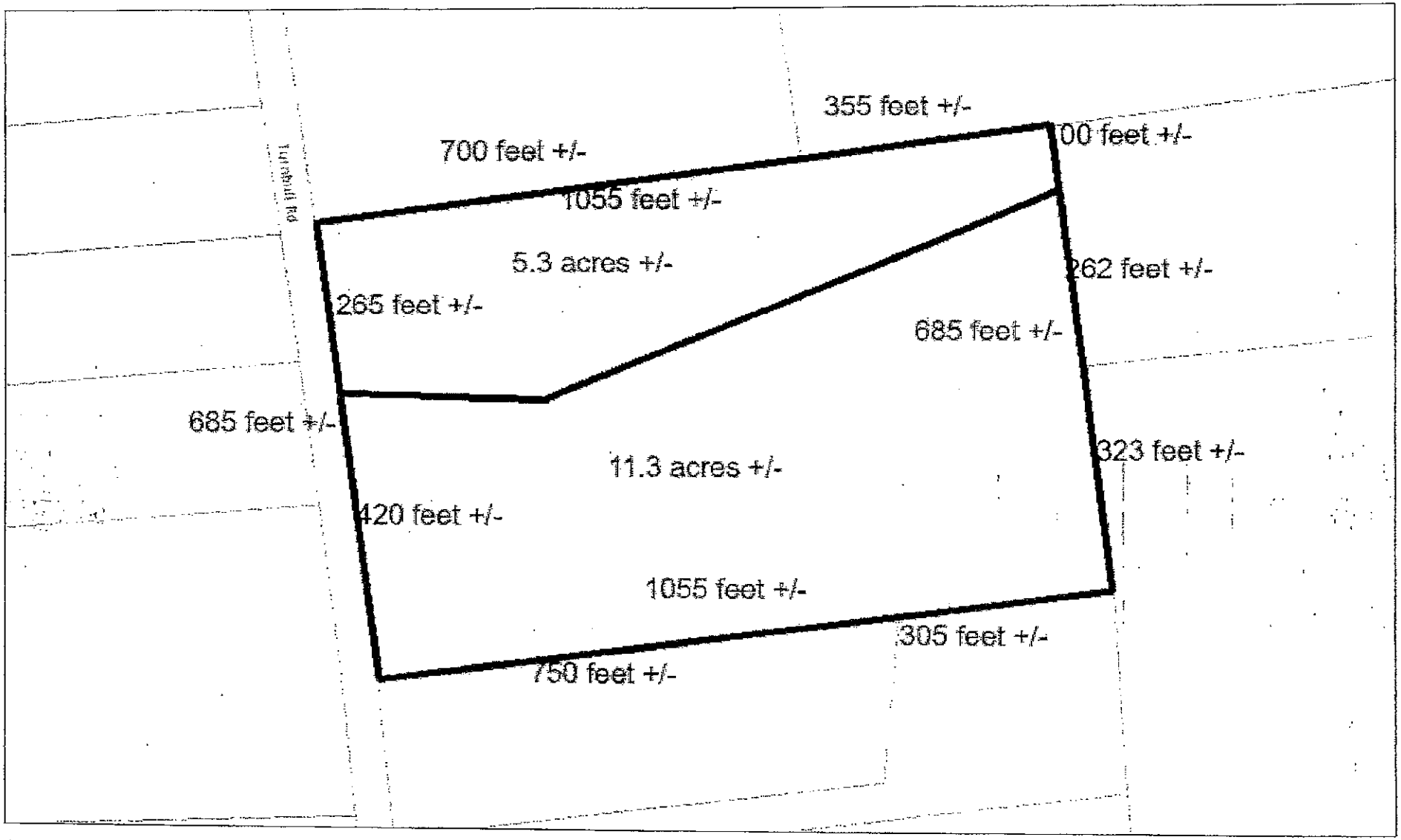
0 430 860 1,720 ft

0 130 260 520 m

NYS ITS GIS Program Office

This map and information is provided as is. We make no warranties or guarantees

Proposed Subdivision - 863 Turnbull Road



February 14, 2023

polylineLayer

Override 1

Override 2

Parcels

1:3,201

0 110 220 440 ft

0 30 60 120 m

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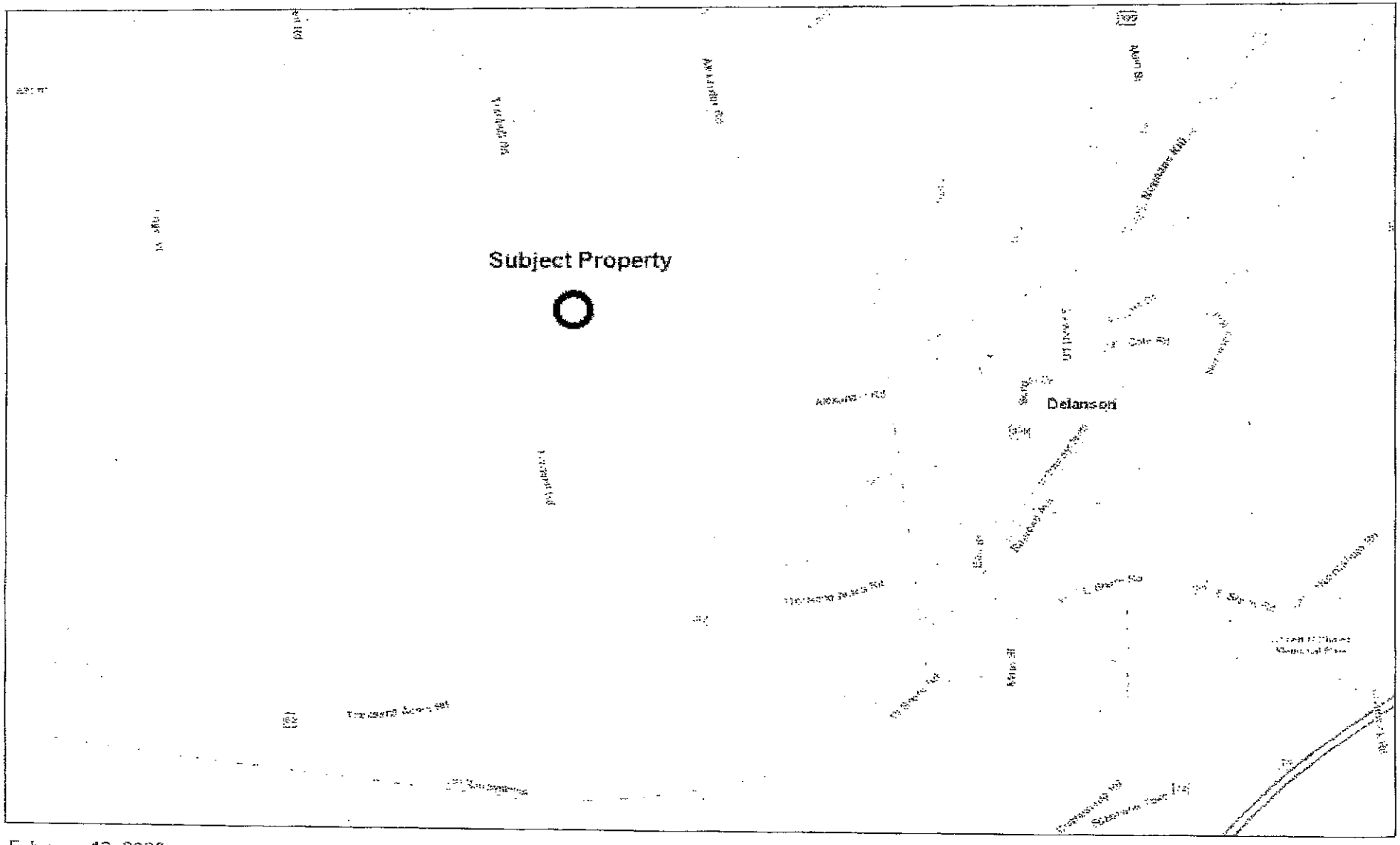
863 Turnbull Road Location



February 12, 2023

Override 1

1:25,609

0 500 1,000 2,000 ft

0 250 520 1,040 m

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

This map and information is provided as is. We make no warranties or guarantees, expressed or implied

863 Turnbull Road - 2 foot Contour map

February 11, 2023

Road Labels

Parcels

County Contours

1:3,201

0 110 220 440 ft

0 30 60 120 m

NYS ITS GIS Program Office

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Proposed Subdivision - 863 Turnbull Road

February 14, 2023

polylineLayer

Override 1

Override 2

Parcels

1:3,201

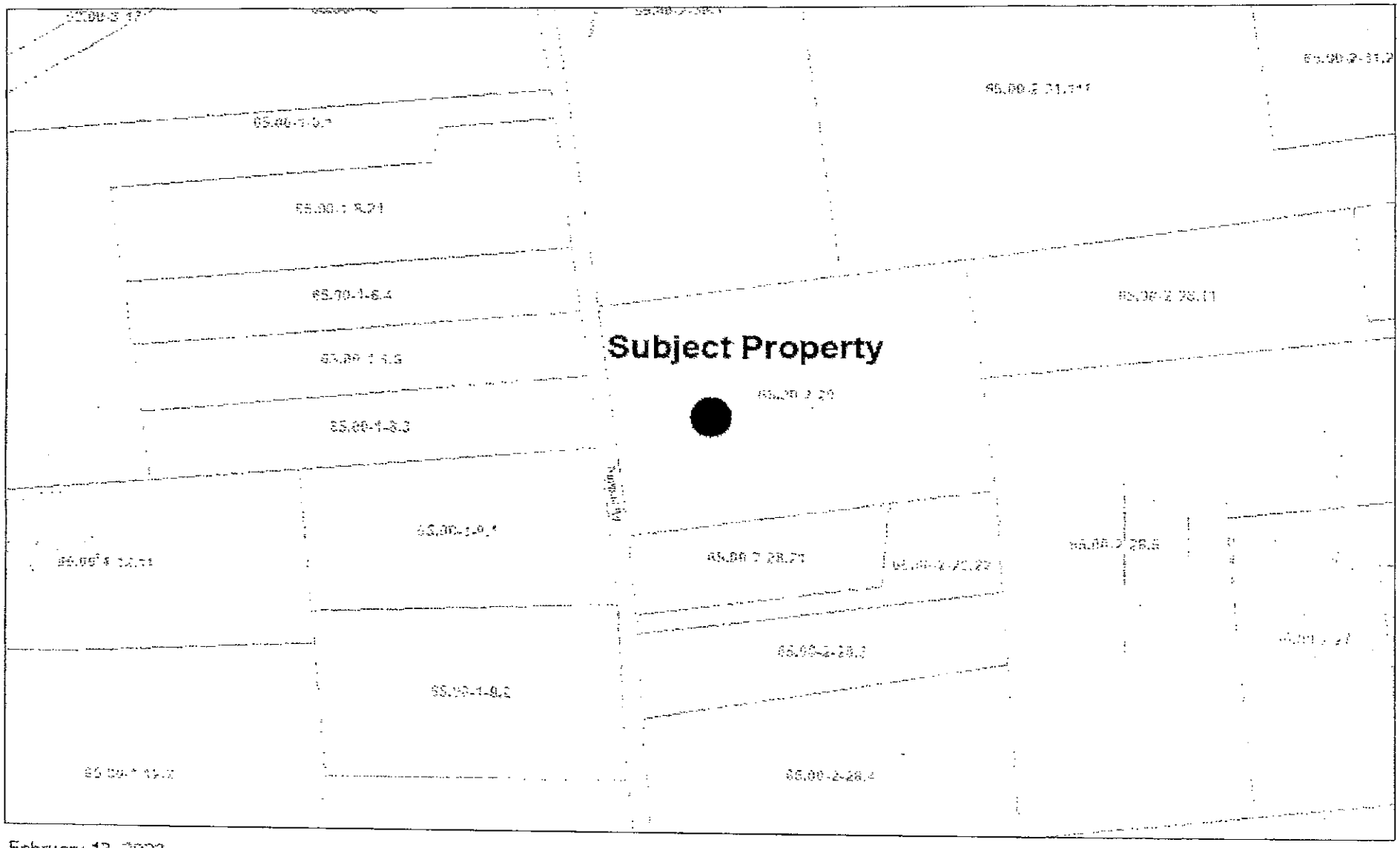
0 110 220 440 ft

0 30 60 120 m

NRS GIS Program Office

This map and information is provided as is. We make no warranties or guarantees, exp[illegible] or implied.

863 Turnbull Road - Adjoining Parcels



February 13, 2023

Override 1 Parcels Parcel Labels

1:6,482

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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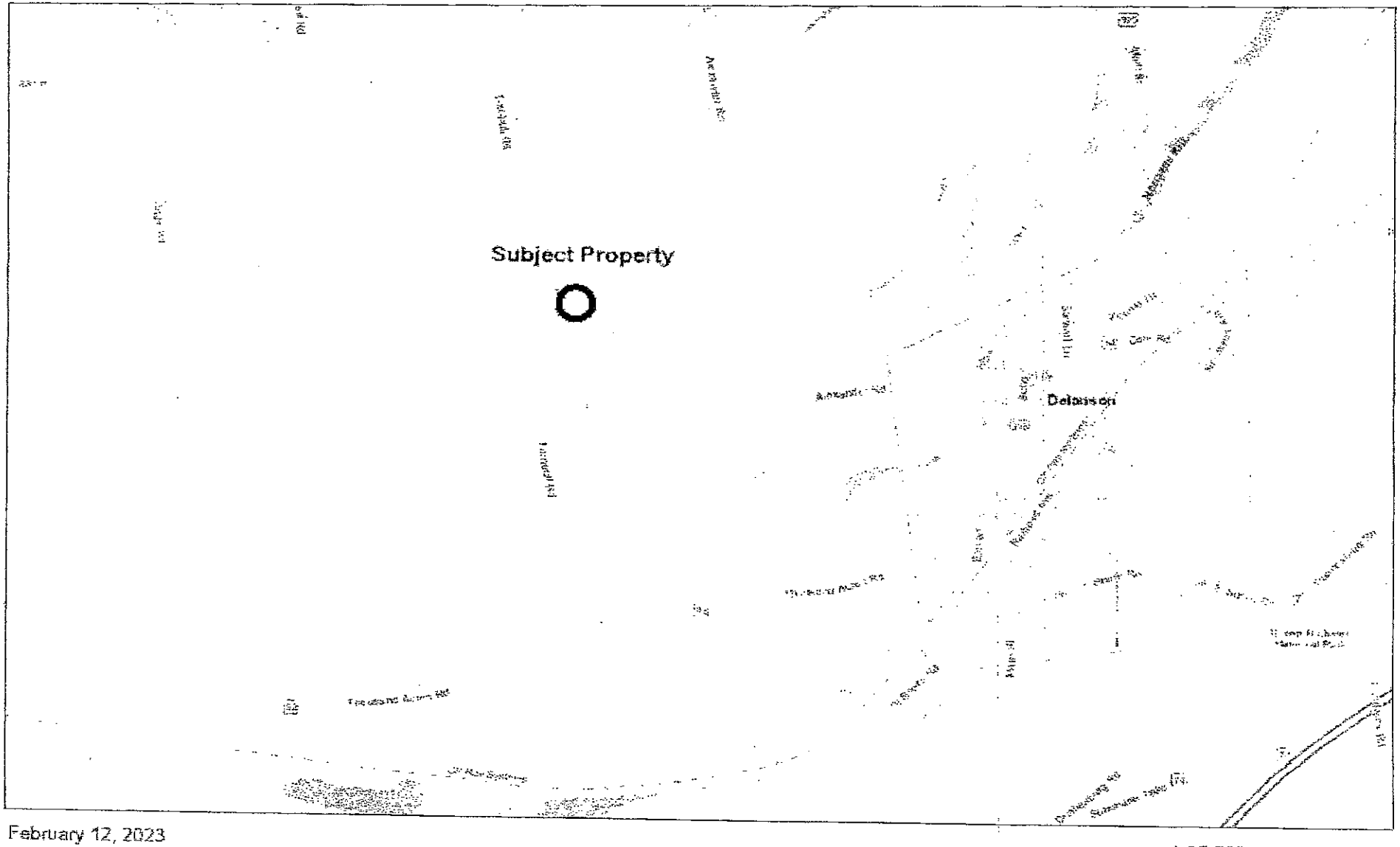
863 Turnbull Road Location



February 12, 2023

Override 1

1:25,609

0 500 1,000 2,000 ft

0 250 520 1,040 m

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

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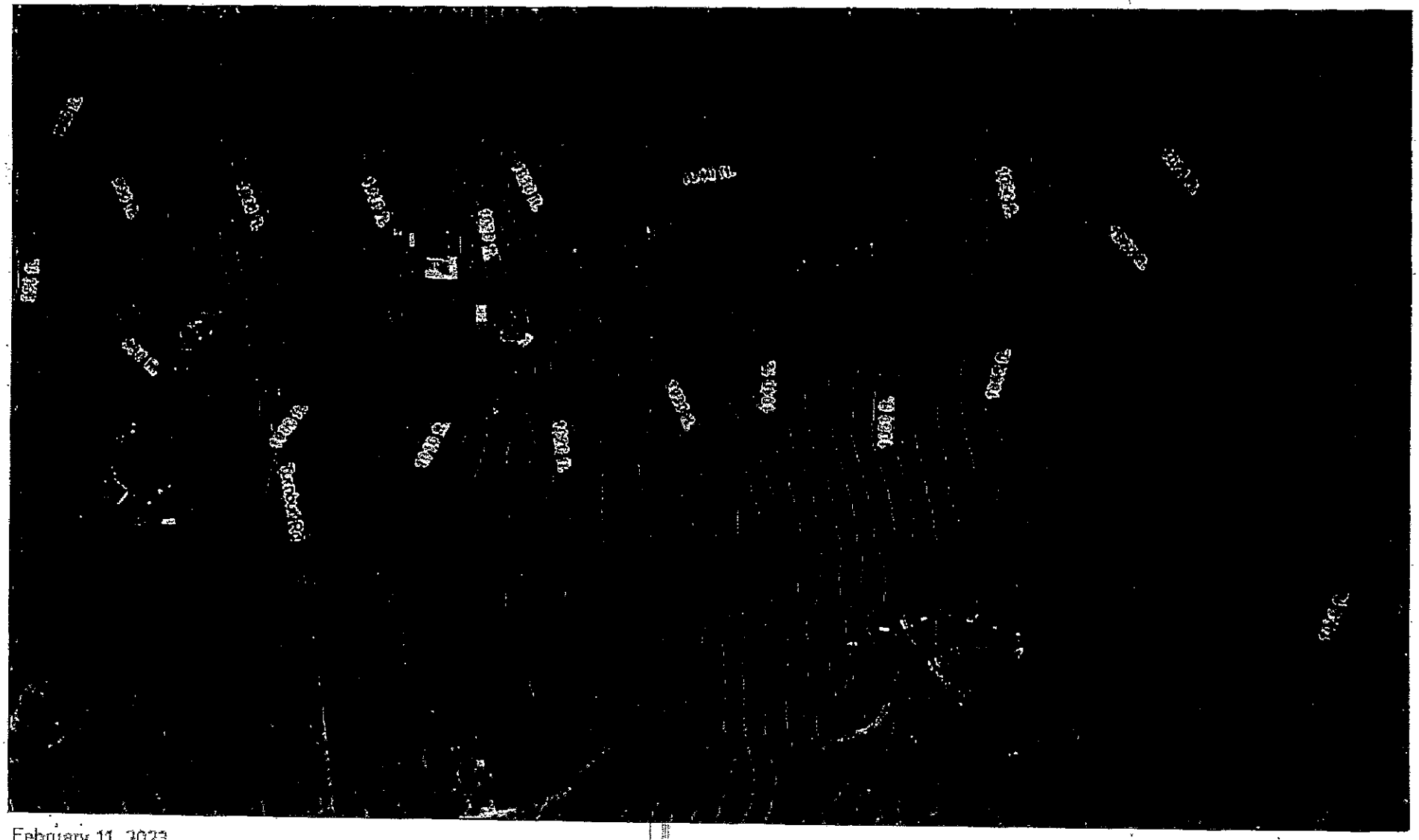
863 Turnbull Road - 2 foot Contour map



February 11, 2023

Road Labels

Parcels

County Contours

1:3,201

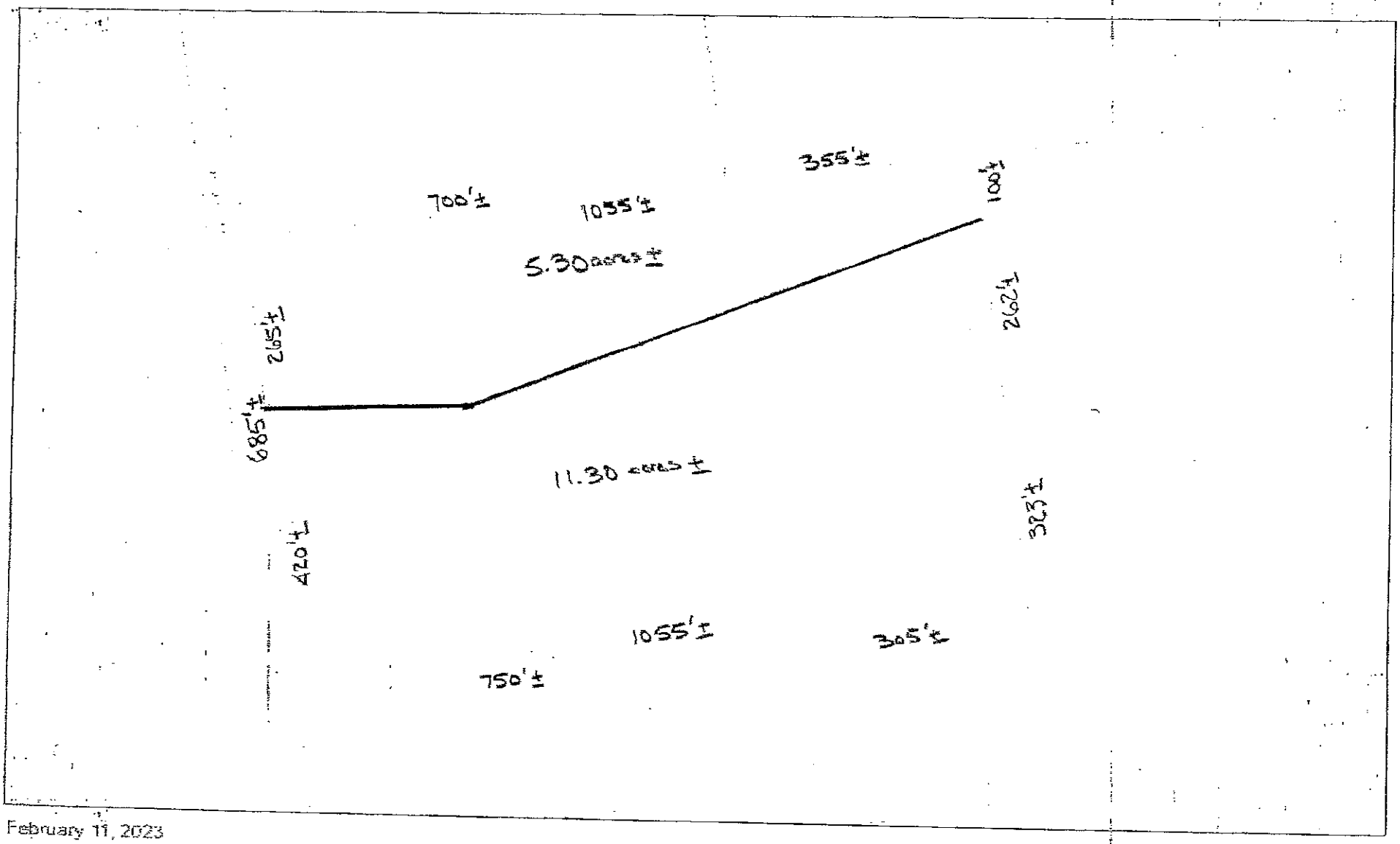
0 110 220 440 ft

0 30 60 120 m

NYS ITS GIS Program Office

This map and information is provided as is. We make no warranties or guarantees expressed or implied.

Proposed Subdivision



February 11, 2023

Parcels

1:3,201

0 110 220 440 ft

0 30 60 120 m

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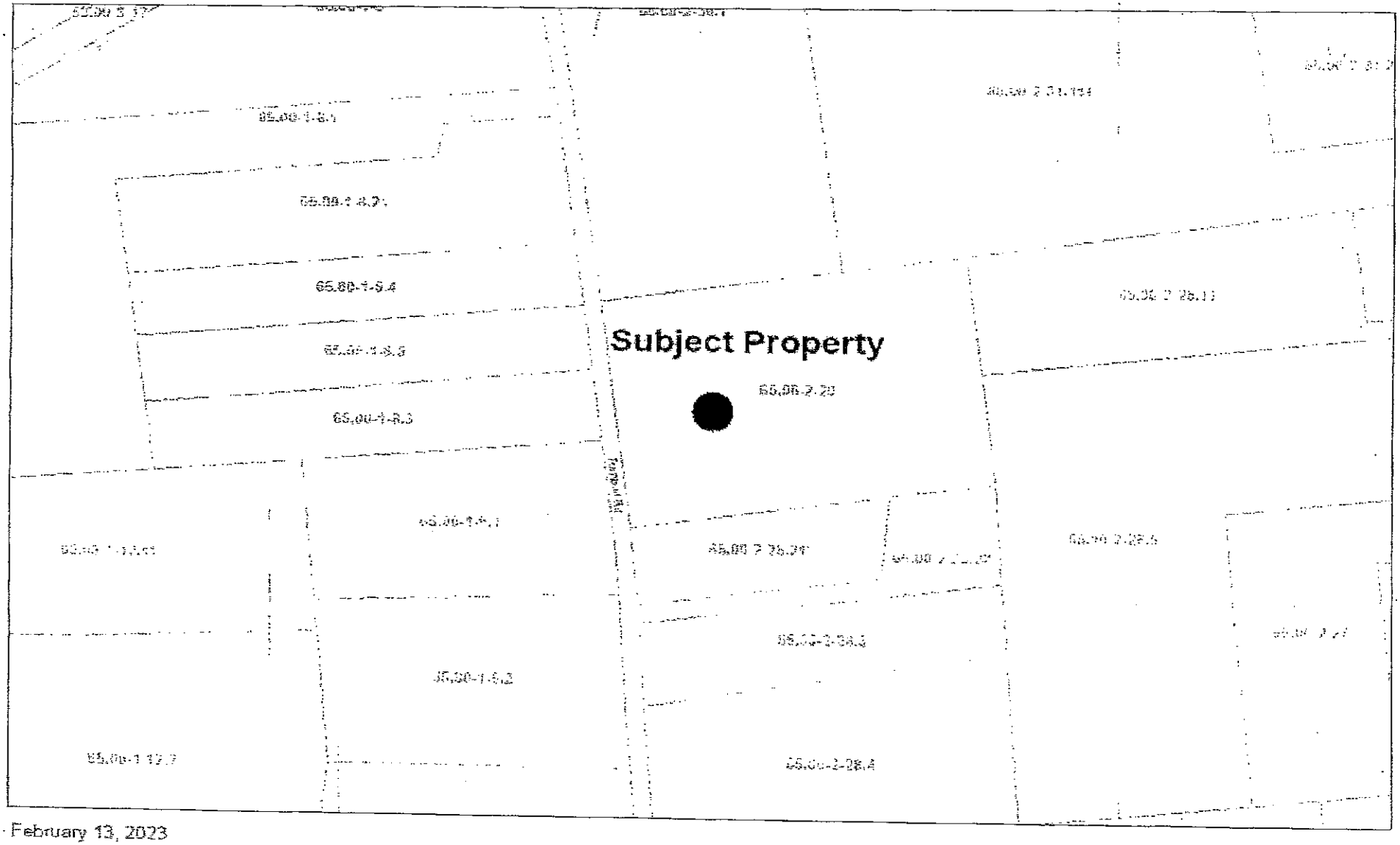
The Map and Information Design is intended for illustrative purposes only. Not to be used for legal purposes.

863 Turnbull Road - Adjoining Parcels



February 13, 2023

Override 1 Parcels Parcel Labels

1:6,402

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees

Owner and Applicant

Map/Block/Lot	Owners of Record	Mailing Address
65.00-2-29	John R. Dergosits Irene E. Dergosits	863 Turnbull Road, Delanson, NY 12053

Abutting owners adjacent to or for 500 feet along the road

Map/Block/Lot	Owners of Record	Mailing Address
65.00-2-30.1	Joseph Garney Jennifer Brumaghim	697 Turnbull Road, Delanson, NY 12053
65.00-2-28.21	Joan L. Martin Steven C. Martin Michael J. Martin	1033 Turnbull Road, Delanson, NY 12053
65.00-2-28.22	Cynthia A. Martin Donald J. Martin Charles E. Schermerhorn	1035 Turnbull Road, Delanson, NY 12053
65.00-2-28.3	Andrew L. Gallo, Jr. Kathy Jo Gallo	1067 Turnbull Road, Delanson, NY 12053
65.00-1-8.21	Michael G. Harris Doreen M. Harris	792 Turnbull Road, Delanson, NY 12053
65.00-1-8.4	Michael S. Stewart Nadine K. Stewart	838 Turnbull Road, Delanson, NY 12053
65.00-1-8.5	Leon C. Vanwormer, Sr.	878 Turnbull Road, Delanson, NY 12053
65.00-1-8.3	James Obercon Susan M. Obercon	932 Turnbull Road, Delanson, NY 12053
65.00-1-9.1	Andrew Dannible Katie Dannible	958 Turnbull Road, Delanson, NY 12053
65.00-1-9.2	Timothy Dworakowski	1112 Turnbull Road, Delanson, NY 12053

TOWN OF DUANESBURG Application# 23-06

Agricultural Data Statement Date: 3-6-23

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: Sal Fusco Address: 1724 Skyline Drive Schenectady, NY 12306	Name: Same

1. Type of Application: ~~Special Use~~ Permit; Site Plan Approval; Use Variance; Area Variance; X Subdivision Approval (circle one or more)
2. Description of ~~proposed project:~~
   Subdivision of parcel into 6 lots, meeting all zoning requirements. House and barns to remain on proposed lots.
3. Location of project: Address: 756 Wells Road,
   Tax Map Number (TMP) 25.00-1-6.11
4. Is this parcel within an Agricultural District? YES [X] NO (Check with your local assessor if you do not know.)
5. If YES, Agricultural District Number_____
6. Is this parcel actively farmed? YES [X] NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO
NAME: ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO

Salvatore Fusco
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ _____
Dale R. Warner Date

Revised 6/30/08

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVEOPMENT PLAN APPROVAL

Preliminary ☑ Date: March 6, 2023 **Final** ☐ Date: _____
(Check appropriate box)

Name of proposed development Fusco Subdivision

Applicant:
Name Sal Fusco
Address 1724 Skyline Drive
Schenectady, NY 12306
Telephone _____

Plans Prepared by:
Name Luigi A. Palleschi, P.E., ABD Engineers, LLP
Address 411 Union Street
Schenectady, NY 12305
Telephone 518-377-0315

Owner (if different):
Name Same
Address _____
Telephone _____

(If more than one owner, provide information for each)

Ownership intentions, i.e., purchase options

Location of site
756 Wells Road, Pattersonville, NY 12137

Section 25.00 Block 1 Lot 6.11

Current zoning classification AR

State and federal permits needed (list type and appropriate department)

Proposed use(s) of site
Six (6) residential lots meeting current zoning requirements

Total site area (square feet or acres) 76± acres

Anticipated construction time To be determined

Will development be phased? Each lot separately

Over →

OFFICE OF THE SCHENECTADY COUNTY CLERK

620 STATE STREET
SCHENECTADY, NY 12305-2114
PHONE (518) 388-4220
FAX (518) 388-4224

Cara M. Ackerley
County Clerk

Instrument Number - 202307035
Recorded On 2/7/2023 At 10:06:38 AM
* Instrument Type - DEED
* Book/Page - DEED/2102/387
* Total Pages - 4
Invoice Number - 1157215 User ID: LPD
* Document Number - 2023-548
* Grantor - BEJIAN MICHAEL F

* Grantee - FUSCO SALVATORE

*RETURN DOCUMENT TO:
MERIDIAN RESEARCH GROUP, LLC
12 CORNELL RD.
LATHAM, NY 12110

* FEES

NY REALTY TRANSFER TAX	$920.00
NY LAND SUR	$4.75
NY E & A FEES	$116.00
NY LAND COMP SUR	$14.25
CO GENERAL REVENUE	$45.00
CO LAND SUR	$0.25
CO E & A FEES	$9.00
CO LAND COMP SUR	$0.75
CONVEYANCE NOTIFICATION	$10.00
TOTAL PAID	$1,120.00

TRANSFER TAX
Real Estate Transfer Tax Num - 2349
Transfer Tax Amount - $ 920.00

I hereby CONFIRM that this document is
Recorded in the Schenectady County Clerk's Office
in Schenectady, New York

Cara M. Ackerley
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

003NNM

INSTRUMENT NUMBER - 202307035

And the party of the first part covenant as follows:

First, that the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

Second, that the party of the second part shall quietly enjoy the said premises;

Third, that the premises are free from incumbrances, except as aforesaid,

Fourth, that the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth, that the party of the first part will forever Warrant the title to said premises;

Sixth, the party of the first part, in compliance with Section 13 of the Lien Law, covenant that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of

(L.S.)
Michael F. Bejian

STATE OF NEW YORK)
COUNTY OF Albany) ss.:

On the 22nd day of December, in the year 2022 before me, the undersigned, personally appeared **Michael F. Bejian**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.

Notary Public
John R. Polster
Qualified in Schenectady County
Commission Exp.: 7/10/23

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Fusco Subdivision		
Project Location (describe, and attach a general location map): 756 Wells Road, Pattersonville, NY 12137		
Brief Description of Proposed Action (include purpose or need): Subdivide 76± parcel into six (6) residential lots. Each new lot will have on-site septic and well. Existing residential home and barns to remain with on-site septic and well.		
Name of Applicant/Sponsor: Sal Fusco	Telephone: E-Mail:	
Address: 1724 Skyline Drive		
City/PO: Schenectady	State: NY	Zip Code: 12306
Project Contact (if not same as sponsor; give name and title/role): Luigi A. Pallaschi, P.E., ABD Engineers, LLP	Telephone: 518-377-0315 E-Mail: luigi@abdeng.com	
Address: 411 Union Street		
City/PO: Schenectady	State: NY	Zip Code: 12305
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☒No		
b. City, Town or Village Planning Board or Commission ☒Yes☐No	Town of Duanesburg Planning Board	
c. City, Town or Village Zoning Board of Appeals ☐Yes☒No		
d. Other local agencies ☐Yes☒No		
e. County agencies ☒Yes☐No	Schenectady Co. Planning	
f. Regional agencies ☐Yes☒No		
g. State agencies ☒Yes☐No	NYS DOT	
h. Federal agencies ☐Yes☒No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☒No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

NYS Heritage Areas:Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☒No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
AR

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Schalmont

b. What police or other public protection forces serve the project site?
Schenectady County Sheriff and New York State Police

c. Which fire protection and emergency medical services serve the project site?
Fire District #2, Marlaville Volunteer Fire Department

d. What parks serve the project site?
Ron Mead Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Developed and wooded

b. a. Total acreage of the site of the proposed action? 76± acres
b. Total acreage to be physically disturbed? 4.5± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 76± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 6
iv. Minimum and maximum proposed lot sizes? Minimum 6± Acres Maximum 17± Acres

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☐Yes ☒No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

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g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☒No

If Yes,

i. Total number of structures N/A

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☒No

If Yes,

i. Purpose of the impoundment: N/A

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☒No

If Yes:

i. What is the purpose of the excavation or dredging? N/A

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☒No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☒No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☒No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

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iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☒No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☒No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? N/A

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☒No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

N/A

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☒No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No

If yes:

i. Provide details including sources, time of day and duration: N/A

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ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s): N/A

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: N/A
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☒No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☒No

If Yes,

i. Identify Facilities:

_____

_____

ORIGINA

e. Does the project site contain an existing dam? ☐Yes ☒No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☒No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: N/A

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☒No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >4 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Silt Loam 100 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:
☐ Well Drained: ____ % of site
☑ Moderately Well Drained: 50 % of site
☑ Poorly Drained 50 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 50 % of site
☑ 10-15%: 25 % of site
☑ 15% or greater: 25 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 876-160, 876-164 Classification C(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No

If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____ ORIGINAL

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: N/A

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑ Yes ☐ No

If Yes, provide county plus district name/number: SCHE001

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Green, Joseph, Farmhouse

iii. Brief description of attributes on which listing is based:

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource:

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

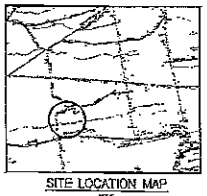
Applicant/Sponsor Name Luigi A. Pallesch, P.E., ABD Engineers, LLP Date March 3, 2023

Signature _____ Title Professional Engineer

PRINT FORM

SOILS DATA:

[illegible]



SITE LOCATION MAP

SCALE

SURVEY NOTES:

[illegible]

MAP REFERENCES:

[illegible]

R-2 ZONING:

[illegible]

SCHOOL DISTRICT:

[illegible]

FIRE DISTRICT:

[illegible]

OWNER:

[illegible]

APPLICANT:

[illegible]

TOWN OF DUANESBURG

NO.	REVISION	BY	DATE

[illegible]

SKETCH SUBDIVISION PLAN

LANDS NOW OR FORMERLY OF

SALVATORE FUSCO

STREET No. 756 WELLS ROAD

TOWN OF DUANESBURG | COUNTY OF SCHENECTADY

STATE OF NEW YORK

[illegible] ENGINEERS, LLP

411 Union Street

Schenectady, NY 12305

518-372-0176 Fax 518-372-0179

www.[illegible].com

DATE	SCALE	FIELD	DRAWN	SHEET OF
[illegible]	1" = 100'	[illegible]	[illegible]	1 1

APPLICATION FOR THE PLANNING BOARD Revised 04/12/2017
TOWN OF DUANESBURG
**********FOR OFFICE USE ONLY**********

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing.
- ☒ Tax Map ID #
- ☒ Zoning district
- ☒ Current Original Deed
- ☒ NYS Survey (L.S. & P.E.)
- ☒ North Arrow, scale (1"=100'),
- ☒ Boundaries of the property plotted and labeled to scale.
- ☒ School District/Fire District
- ☒ Green area/ landscaping
- ☒ Existing watercourses, wetlands, etc.
- ☒ Contour Lines (increments of 10ft.)
- ☒ Easements & Right of ways
- ☒ Abutting Properties Wells/ Sewer Systems within 100ft.
- ☒ Well/ Water system
- ☒ Septic system: Soil Investigation completed?
- ☒ Sewer System: Which district?
- ☐ Basic SWPPP (1≥ & <5)
- ☐ Full Storm Water Control Plan (5acres or more)
- ☐ Storm Water Control Plan
- ☒ Short or long EAF www.dec.ny.gov/eafmapper/
- ☐ Street pattern: Traffic study needed?
- ☐ All property Mergers REQUIRE both owners Signatures on the Application

Additional Requirements for Special Use Application:

- ☒ New or existing building
- ☒ Business Plan, Hours of operation, & number of employees, floor plan, uses, lighting plan/ landscaping/signage Parking, Handicap Spaces, & lighting plan

Date Nov. 30, 2022

Application type: ☒ Major Subdv ☐ Minor Subdv ☐ Special Use Permit ☐ Site/ Sketch Plan Review ☐ LotLine Adjust

Proposal: Divide 169.969 Acres into 7 large lots to be sold as vacant land. Average Lot size 24 Acres

Section 3, 4 of Subdivision Ordinance.

Present Owner: Henry A. Whipple LLC Helderberg Realty (AS APPEARS ON DEED!!)

Address: 325 Old Stage Rd. Zip code: Altamont, NY 12009

Phone # (required) 518 861 6541

Applicants Name (if different): Same Phone# (required) 518-861-6541

Location of Property (if different from owners) Youngs Rd + NYS Rt 30 Esperance

Tax Map # 64.-1-4.3 Zoning District C-1 commercial

Henry A. Whipple

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED!)

LANDS CONVEYED TO (REQUIRED FOR MERGERS) N/A

Signature of receiving Property Owner _____ (AS APPEARS ON DEED!!)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant herby certifies that he/she is the owner of the above property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative (s) of the Town of Duanesburg to walk the property for the purposes of conducting a site review.

Henry A. Whipple Date Nov 30, 2022

Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

(For office use only)

Application fee paid: _____ Check# _____ Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson _____ Date _____ Code Enforcement _____ Date _____

TOWN OF DUANESBURG Application#_____

Agricultural Data Statement Date: Nov. 30, 2022

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Henry A. Whipple Name: Heldenberg Realty LLC Address: 325 Old Stage Rd. Altamont, NY 12009	Name:_____

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; (Subdivision Approval) (circle one or more)
2. Description of proposed project: Divide 169.969 acres into 7 large parcels to be sold as vacant land, Average size of parcels to be 24 Acres. No construction will be done
3. Location of project: Address: Youngs Rd + Rt 30 Esperance NY 12066
   Tax Map Number (TMP) 64.00-1-4.3
4. Is this parcel within an Agricultural District? (YES) NO (Check with your local
5. If YES, Agricultural District Number 104 assessor if you do not know.)
6. Is this parcel actively farmed? (YES) NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: Norma Larson ADDRESS: 623 Youngs Rd. Esperance, NY 12066 Is this parcel actively farmed? (YES) NO	NAME: N/A ADDRESS:_____ Is this parcel actively farmed? YES NO
NAME:_____ ADDRESS:_____ Is this parcel actively farmed? YES NO	NAME:_____ ADDRESS:_____ Is this parcel actively farmed? YES NO

Henry A. Whipple
Signature of Applicant

_____
Signature of Owner (if other than applicant)

Reviewed by: _____ _____
Dale R. Warner Date

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

ORIGINAL

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP
Received 1-31-23
Case No. D-1-23
Returned 2-7-23

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☑ Planning Board

Municipality: Town of Duanesburg

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539

Received
Schenectady County
JAN 31 2023
Economic Development and Planning Dept.

ACTION:
☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☑ Subdivision Review
☑ Site Plan Review
☐ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify)

PUBLIC HEARING OR MEETING DATE: March 16th, 2023

SUBJECT: #22-20 Whipple, Henry: SBL PT/O#64.00-1-4.3, (C-1) located at Youngs Rd and St Hwy 30 is seeking a 7 lot Major Subdivision under Section 3.5 of the Town of Duanesburg Subdivision Ordinance.

REQUIRED ENCLOSURES:
1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.

2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:

☐ the boundary of any city, village or town;
☐ the boundary of any existing or proposed County or State park or other recreation area;
☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
☑ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

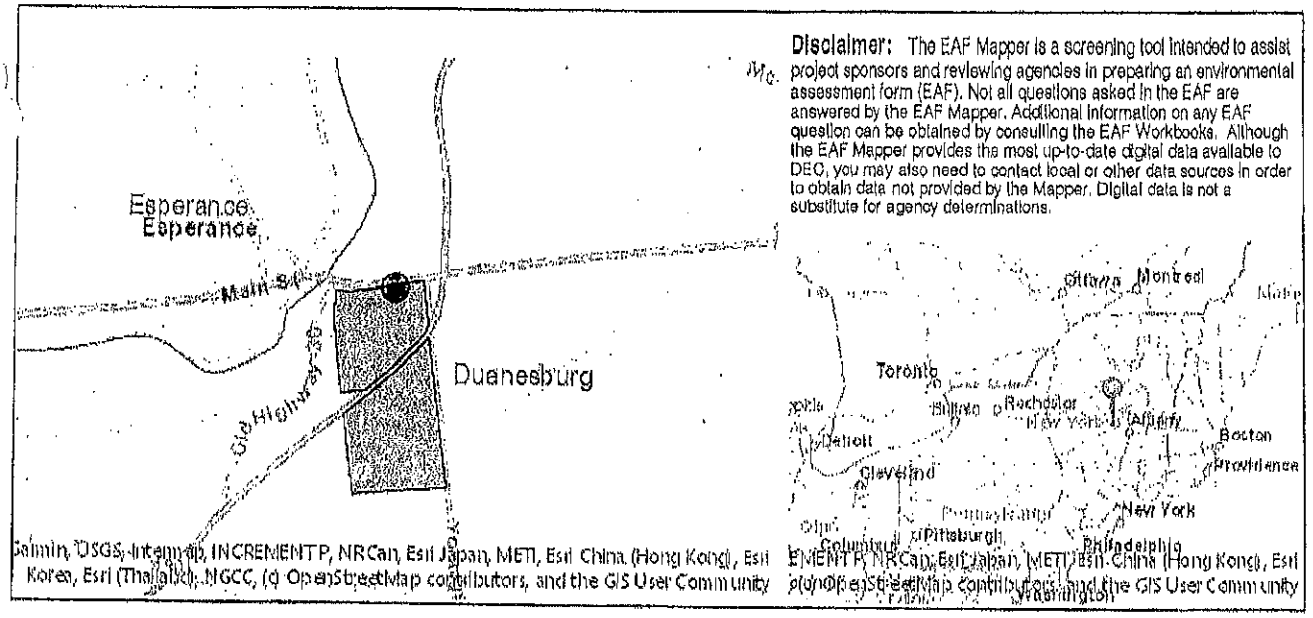
SUBMITTED BY:

Name: Melissa Deffer Title: Planning/Zoning Clerk
Address: 5853 Western Turnpike Duanesburg, NY 12056
E-mail: mdeffer@duanesburg.net Phone: (518) 895-2040

Signature Date: 1-25-23

EAF Mapper Summary Report

Tuesday, November 8, 2022 3:10 PM

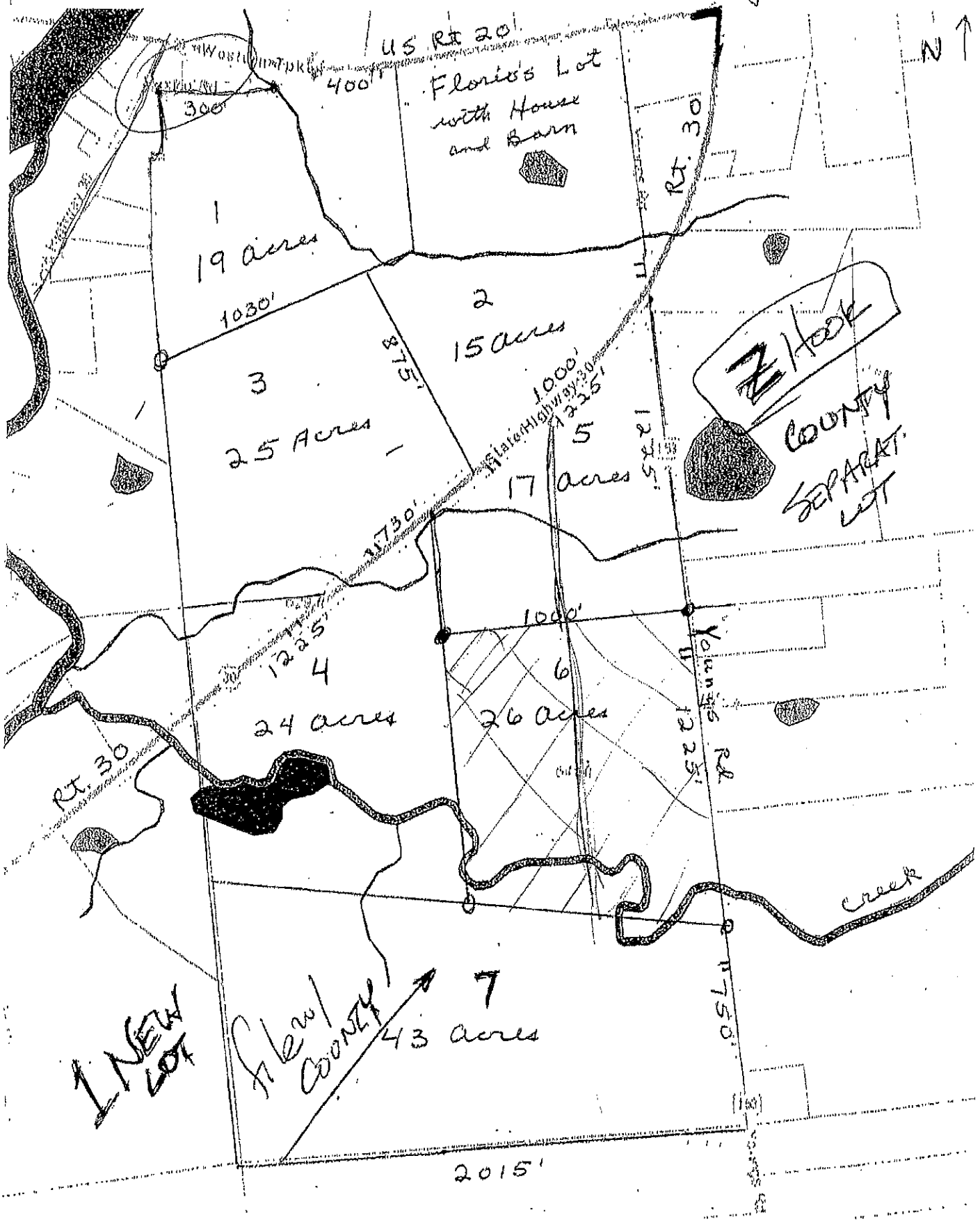


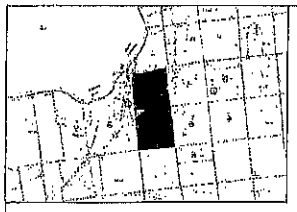
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	879-11
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Green, Joseph, Farmhouse
E.3.f. [Archeological Sites]	No
E.3.l. [Designated River Corridor]	No

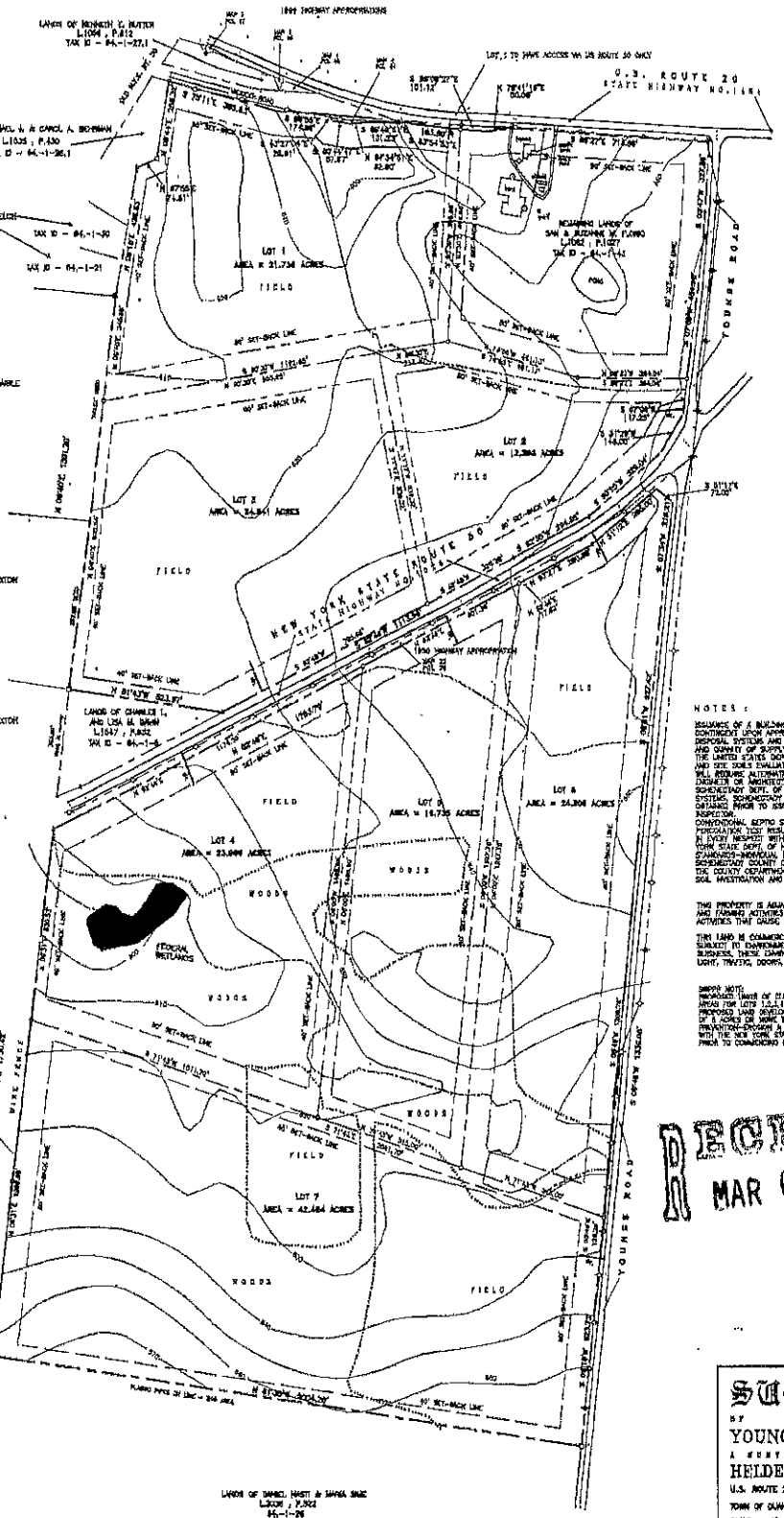
Sketch Plan Town of Duanesburg 1" = 500'

US Rt 20, Rt 30 and Youngs Rd, Helderberg Realty LLC





PROJECT LOCATION MAP – NO SCALE



LEGEND

- -O- = UTILITY POLE
- A = CONCRETE HIGHWAY MONUMENT
- B = CAPPED REBAR HIGHWAY MONUMENT
- R = FOUND CAPPED RE-ROD
- C = FOUND IRON PIPE
- D = SET RE-ROD
- ——— = CENTER OF STREAM
- ——— = PROPOSED DRIVEWAY
- ——— = EDGE OF WOODS

NOTES :

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

IT IS A VIOLATION OF THE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER THIS MAP IN ANY WAY.

THIS PROPERTY IS LOCATED IN THE FOLLOWING DISTRICTS :
EMPIRE FIRE DISTRICT
SCHENEVUS SCHOOL DISTRICT
AGRICULTURAL DISTRICT 14
ZONING CODE C-1

NOTES :

ISSUANCE OF A BUILDING PERMIT FOR EACH LOT AS SHOWN WILL BE CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTOR OF SANITARY DISPOSAL SYSTEMS AND WATER SUPPLY WELLS FOR LOCATION, QUALITY AND QUANTITY OF SUPPLY, BASED UPON SOIL SURVEY DATA OBTAINED BY THE UNITED STATES DEPT. OF AGRICULTURE/SOIL CONSERVATION SERVICE AND SITE SOILS EVALUATION. IT IS EXPECTED THAT SOME (IF NOT ALL LOTS) WILL REQUIRE ALTERNATIVE SEPTIC SYSTEMS, AS DESIGNED BY A LICENSED ENGINEER OR ARCHITECT AND REVIEWED AND APPROVED BY THE SCHOHARIE DEPT. OF HEALTH. ON LOTS REQUIRING ALTERNATIVE SEPTIC SYSTEMS, SCHOHARIE COUNTY HEALTH DEPT. APPROVAL SHALL BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT BY THE BUILDING INSPECTOR.
CONVENTIONAL SEPTIC SYSTEMS WILL BE ALLOWED ONLY WHEN AND WHERE PERCOLATION TEST RESULTS AND SOIL EVALUATIONS ARE IN CONFORMANCE IN EVERY RESPECT WITH THE STANDARDS SET FORTH IN THE CURRENT NEW YORK STATE DEPT. OF HEALTH PUBLICATION "WASTE TREATMENT STANDARDS–INDIVIDUAL HOUSEHOLD SYSTEMS" AND APPROVED BY THE SCHOHARIE COUNTY DEPT. OF HEALTH. FOR CONVENTIONAL SYSTEMS THE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH MUST WITNESS THE SOIL INVESTIGATION AND PERCOLATION TESTS.

THIS PROPERTY IS ADJACENT TO LANDS IN THE AGRICULTURAL DISTRICT AND FARMING ACTIVITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

THIS LAND IS COMMERCIAL ZONED (C-1) AND MAY ON OCCASION BE SUBJECT TO ENVIRONMENTAL CONDITIONS ASSOCIATED WITH A POTENTIAL BUSINESS. THESE ENVIRONMENTAL CONDITIONS MAY INCLUDE NOISE, LIGHT, TRAFFIC, ODORS, ETC.

SHOPS NOTE:
PROPOSED TRACT OF FOLLOWING THE HOUSE SURVEY, DRAWING & WILL BEGIN FOR LOTS 1,2,3,4,5,6 & 7 TOTAL LESS THAN 5 ACRES. ANY PROPOSED LAND DEVELOPMENT BY FUTURE OWNERS WITH DISTURBANCE OF 5 ACRES OR MORE INCL. BOUND. / FULL STORMWATER POLLUTION PREVENTION-EROSION & SEDIMENT CONTROL PLAN (SWPPP) COMPLIANT WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

RECEIVED
MAR 0 8 2023

SURVEY MAP

OF

YOUNGS ROAD SUBDIVISION

A SURVEY FOR

HELDERBERG REALTY LLC

U.S. ROUTE 20, N.Y.S. ROUTE 30 AND YOUNGS ROAD

TOWN OF QUAKERBRIDGE — COUNTY OF SCHOHARIE

SCALE : 1" = 200' — DATE : JANUARY 2, 2023

200 0 200 400 600
GRAPHIC SCALE – FEET

PREPARED BY :

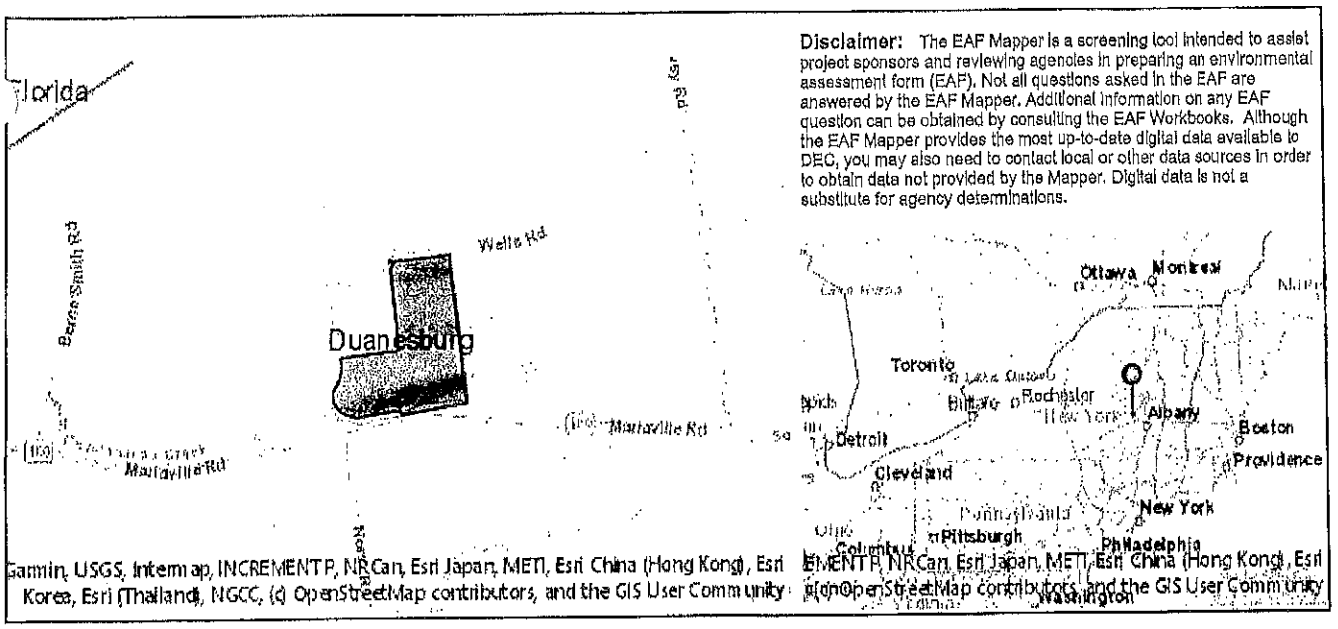
WILLIAM J. SYMCLOW, JR.
LAND SURVEYOR
LICENSE NUMBER 49443

202 WASHINGTON STREET
SARATOGA SPRINGS, NEW YORK 12866
518-350-7033

REVISED : 2/3/23

EAF Mapper Summary Report

Friday, March 3, 2023 9:57 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	876-160, 876-164
E.2.h.iv [Surface Water Features - Stream Classification]	C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

ORIGINAL

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Youngs Road Subdivision		
Project Location (describe, and attach a general location map): Corner of Youngs Rd and NYS Rt. 30 Tax I.D. 64.-1-4.3		
Brief Description of Proposed Action (include purpose or need): to divide 169.969 acres of vacant land into 7 large lots with average size of 24 acres. the parcels will be sold as vacant land. the land is zoned C-1 Commercial No construction and no earth moving will be done.		
Name of Applicant/Sponsor: Helderberg Realty LLC	Telephone: 518 861 6541	
	E-Mail: pt whipple@gmail.com	
Address: 325 Old Stage Rd.		
City/PO: Altamont	State: NY	Zip Code: 12009
Project Contact (if not same as sponsor; give name and title/role): Henry A. Whipple Sole owner	Telephone: 518-256-6344 cell	
	E-Mail: pt whipple@gmail.com	
Address: 325 Old Stage Rd.		
City/PO: Altamont,	State: NY	Zip Code: 12009
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Duanesburg Planning Board for Subdivision Approval	March 6, 2023
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Schenectady County Department of Health	To be scheduled
f. Regional agencies ☐Yes☑No		
g. State agencies ☐Yes☑No		
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

NYS Heritage Areas:Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Commercial C-1

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes,
i. What is the proposed new zoning for the site? N/A

C.4. Existing community services.

a. In what school district is the project site located? Duanesburg

b. What police or other public protection forces serve the project site?
NY State Police

c. Which fire protection and emergency medical services serve the project site?
Esperance

d. What parks serve the project site?
Van Patten Mill Park, Robert B. Shafer Park
Christman Sanctuary

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
commercial / residential

b. a. Total acreage of the site of the proposed action? 169.969 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 169.969 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
commercial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No
iii. Number of lots proposed? 7
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: No construction will take place. The lots will be sold as vacant land.

f. Does the project include new residential uses? ☐Yes ☐No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	1	0	0	0
At completion of all phases	5	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____
_____
_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

N/A

ORIGINAL

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☒No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: N/A
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☒No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): N/A

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☒No

If Yes:

- Name of wastewater treatment plant to be used: N/A
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

N/A Square feet or N/A acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. Swales

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

  Tributaries
- Will stormwater runoff flow to adjacent properties? ☐Yes☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☒No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

ORIGINAL

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☒No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☒No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): N/A

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☒No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: N/A
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☑No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No

Describe:

n. Will the proposed action have outdoor lighting? ☑Yes ☐No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Residential style

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐Yes ☐No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

ORIGINAL

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: N/A

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: there will be no hazardous waste.

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: N/A

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

the project site has hayfields and woods surrounded by single family Houses and commercial businesses

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested	50 Acres	50 Acres	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10 Ac.	10 Ac	
• Agricultural (includes active orchards, field, greenhouse etc.)	106.969 Ac.	106.969 Ac	
• Surface water features (lakes, ponds, streams, rivers, etc.)	1 Ac.	1 Ac.	
• Wetlands (freshwater or tidal)	2 Ac.	2 Ac.	
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

ORIGINAL

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Odessa silt loam	45 %
Hudson silty clay loam	45 %
other soil types	10 %

d. What is the average depth to the water table on the project site? Average: 1 to 1½ feet

e. Drainage status of project site soils:

☐ Well Drained:	20	% of site
☐ Moderately Well Drained:	50	% of site
☐ Poorly Drained	30	% of site

f. Approximate proportion of proposed action site with slopes:

☐ 0-10%:	90	% of site
☐ 10-15%:	10	% of site
☐ 15% or greater:		% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 879-11 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 2 Acres
- Wetland No. (if regulated by DEC) N/A

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ORIGINAL

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: N/A

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

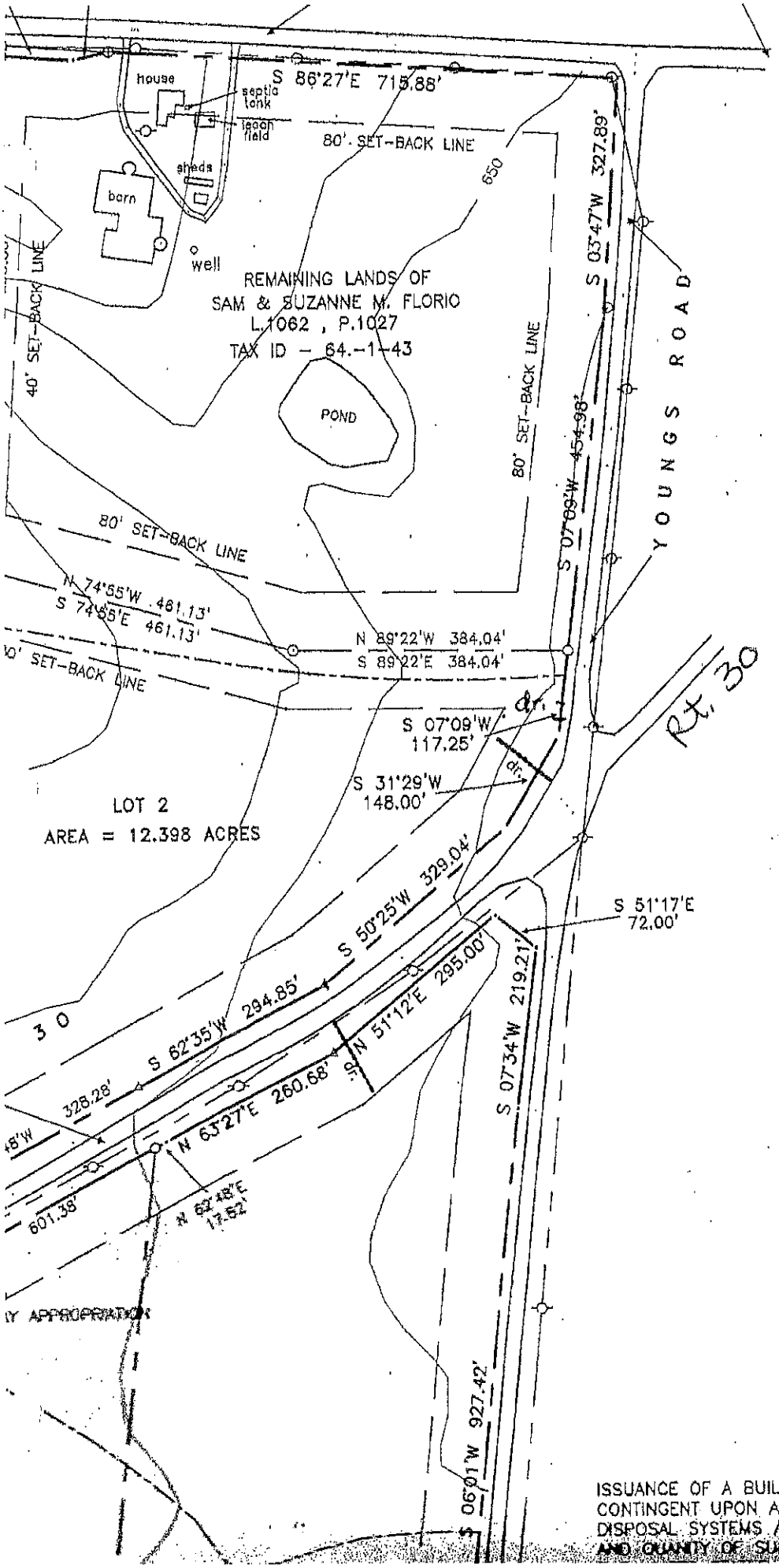
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Helderberg Realty LLC Date _____

Signature Henry A. Whipple Title sole owner

PRINT FORM



access off Rt 20 to Lot 1

ISSUANCE OF A BUILDING PERMIT FOR EACH LOT AS SHOWN
CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTOR C
DISPOSAL SYSTEMS AND WATER SUPPLY WELLS FOR LOCATION
AND QUANTY OF SUPPLY BASED UPON SOIL SURVEY DATA C

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairman
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Terresa Bakner, Board Attorney

Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Planning Board Minutes
February 16, 2023
Draft Copy

DRAFT

MEMBERS PRESENT:
Jeffery Schmitt- Chairperson, Michael Harris- Vice Chairperson, Elizabeth Novak, Joshua Houghton, Michael Walpole, Terresa Bakner- Planning Board Attorney, Chris Parslow -Town Planner and Planning Board Clerk Carol Sowycz.

INTRODUCTION:
Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to tonight's Planning Board meeting. Chairperson Schmitt mentioned that board member Matt Hoffman was absence from tonight's meeting. Chairperson Schmitt introduced two new employees, Carol Sowycz as the new planning board clerk and Chris Parslow the new town planner. Chairperson Schmitt ask for everyone to have patience with the new employees. Chairperson Schmitt asked the Board to introduce themselves to the public. Jeff Schmitt- Chairperson, Elizabeth Novak-Board Member, Josh Houghton- Planning Board Member, Mike Walpole- Planning Board Member, and Michael Harris Vice Chairperson.

OPEN FORUM:
Schmitt/Novak made a motion to open the open forum at 7:01 pm.
Schmitt yes, Novak yes, Houghton yes, Walpole yes, Harris yes. **Approved**.
Lynn Bruning located at 13388 Duanesburg Road via Zoom. Lynn wanted to thank the town for posting the agenda online, having the supporting documents to review before the meeting is very important for everybody for accountability and transparency of the town. She wanted to remind everyone that the Public Hearing for the solar law remains open and will continue next Thursday night at 7PM. While some people believe that the substation is full and therefore there will not be more solar in Duanesburg. It's important to understand that the substation can be added to. That solar projects can connect to substations in other towns, not just the one on Alexander Road and that the projects can connect to the high-powered lines. So, solar will be coming through. There will be more projects and it's important that everybody read the laws ahead of time and understand how it can help or harm you. Also, the law has gone from 3 ½ pages to 22 or 25 pages. Lynn asked if the planning board has given any thought as to how they are going to keep track of all the documentation.

Chairman Schmidt informed Lynn Bruning that there is a member on the board that is quite familiar with the laws. He assured Lynn Bruning that everything would be in compliance.
Harris/Walpole made a motion to close the open forum at 7:09 pm.
Harris yes, Walpole yes, Houghton yes, Novak yes, Schmitt yes **Approved**.

PUBLIC HEARINGS:
None

OLD BUSINESS:
#23-01 Farnum, John: SBL# 66.00-5-2.14, (C-1) located at 8175 Duanesburg Rd is seeking a Special Use Permit to convert existing building into a single-family residence under Section 11.4(10);11.3(22) of the Town of Duanesburg Zoning Ordinance.

Novak/Houghton make a motion for a public hearing for Mr. Farnum for a special use permit on March 16, 2023 and to amend the SEQR classification to a type II instead of a type I so no review is needed.
Novak yes, Houghton yes, Walpole yes, Harris yes, Schmitt yes. **Approved**.

NEW BUSINESS:
#22-20 Whipple, Henry: SBL PT/O#64.00-1-4.3, (C-1) located at Youngs Rd and St Hwy 30 is seeking a Major Subdivision under Section 3.5 of the Town of Duanesburg Subdivision Ordinance. Chairman Schmitt would like some clarity on the area around Mexico Road. He thinks it should be enhanced as there are concerns that Mexico Road is very narrow and would pose a problem with Lot #1 to the point that it would not be able to be used for commercial purposes. Other concerns are that there are possible wetlands on the eastern side of Route 30, as well as the driveway for Lot#5 & Lot#6 staked out to close to the intersection.

Landowners Mike Behrman and Ken Ruthers were in attendance as they were curious about the subdivision.

Town attorney, Terresa Bakner stated that a public hearing could be setup as soon as all requirements are met as there were quite a few items missing. She pointed out that all items that are needed are listed on the top of the application for a major subdivision.

Novak/Schmitt made a motion to table the Whipple major subdivision until Mr. Whipple meets all requirements.
Novak yes, Schmitt yes, Houghton yes, Walpole yes, Harris yes. **Approved**.

SKETCH PLAN REVIEW:
None

OTHER:
None

MINUTES APPROVAL:
Harris/Walpole made the motion to approve, January 6, 2023, Planning Board minutes with no corrections.
Harris yes, Walpole yes Novak yes, Houghton yes, Harris yes. **Approved.**

ADJOURNMENT:
Houghton/Novak made the motion to adjourn at 7:52 pm.
Houghton yes, Novak yes, Schmitt yes, Harris yes, Walpole yes. **Approved.**

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