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



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

RECEIVED

OCT 23 2023

TOWN OF DUANESBURG SCHENECTADY COUNTY

TOWN OF DUANESBURG

TOWN CLERK
Town of Duanesburg Planning Board Minutes September 21, 2023 Final Copy

MEMBERS PRESENT:

Jeffery Schmitt- Chairperson, Elizabeth Novak, Joshua Houghton, Matt Hoffman, Michael Walpole, Michael Harris- Vice Chairman, Terresa Bakner- Town Attorney, Chris Parslow- Town Planner and Coryn VanDeusen-Clerk.

INTRODUCTION:

Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to the September 21, 2023, Planning Board meeting and stated the agenda for the night's meeting.

OPEN FORUM:

Schmitt/Novak made a motion to open the open forum at 7:03 pm. Schmitt yes, Novak yes, Houghton yes, Hoffman yes, Harris yes, Walpole yes. Approved.

One public comment was submitted by Lynne Bruning. Please see attached.

Schmitt/Novak made a motion to close the open forum at 7:04 pm. Schmitt yes, Novak yes, Houghton yes, Hoffman yes, Harris yes, Walpole yes. Approved.

SKETCH PLAN REVIEW:

#23-17 Sorya, Kevin: SBL#68.00-2-7.151/SBL#68.00-2-47/SBL#68.00-2-48 1177/1179/1197 North Mansion Road is proposing to reverse /abandon the subdivision made in 2005 and merge the 3 parcels back into one.

The Board discussed whether the house on the maps was part of the application, but it is for further development down the road. Chris Longo is the engineer for the Sorya application. The board further discussed whether the back lot had road frontage. Board member Novak confirmed that these 3 parcels conjoined equal 13.9 acres.

Harris/Walpole made a motion to approve the Sorya application to consolidate the three parcels and refer the application to the Code Enforcement Officer to complete.

Town Hall • 5853 Western Turnpike • Duanesburg, NY 12056 • (518) 895-8920

Over→

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

Kruger Energy Inc. - Alexander Road Solar. Anthony Stephan, senior project manager introduced himself, his team, and the company located in Montreal, Canada. The company said that they are proposing a 4.2-megawatt solar array and are in a land lease with Mr. Rhodes. Also, there are 60 acres on site, but they would only be using 20 acres. Board members stated that the site in question is problematic due to the owner doing site clearing without a permit and disturbing over 1 acre of land. Members explained there is a 5-year lookback on clear cutting. Members and applicants discussed how much work was done on the property. It was also mentioned that the applicant had never got a SWPPP.

The applicant states that contact with the landowner first began in 2022. May of 2022 is when an agreement was made between Kruger/Mr. Rhodes. The applicant states that the land was previously slotted for residential development. The town attorney read aloud the adopted Solar Law. The board members with guidance from the town attorney advised the applicants that they need to go to the zoning board of appeals for an area variance for setbacks so that they can avoid the clearing area and not have the concerning lots as participating parcels. The definition of clear cutting was discussed at length between the board and the applicant. The board notified the applicant that the SEQRA application needs to be reviewed and they also need to review the delineation of wetlands as well as the acre plus of land disturbance that should've received a DEC permit.

The board made a motion to table the Kruger Energy application.

PUBLIC HEARINGS:

#23-15 Siddiqui. Mohammad: SBL# 76.00-1-12.32, (R-2) located at 5559 Schoharie Turnpike is seeking a special use permit for installation of a 3 KWH wind turbine for a single-family dwelling under the Town of Duanesburg Local Law #2 of the 2008 Wind Ordinance. The applicant described the wind turbine as 40 inches tall and would be mounted at 7 feet and that it's rated for up to 7 KWH, but he intends to use only 3 KWH.

Schmitt/Harris made a motion to open the public hearing for the Siddiqui application. Schmitt yes, Harris yes, Novak yes, Houghton yes, Hoffman yes, Walpole yes. **Approved**.

No public comment.

Hoffman/Novak made a motion to close the public hearing for the Siddiqui application. Hoffman yes, Novak yes, Schmitt yes, Harris yes, Houghton yes, Walpole yes. **Approved**. This application is a SEQRA type 2 action and is exempt from further review.

Please see attached resolution.

<u>Novak/Harris</u> made a motion to approve the Siddiqui application whereas the small wind energy facility shall be no more than 10 foot high.

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

#22-10 Kagas, Spiro: SBL#53.00-1-29.21, (c-1) located at 9938 Western Turnpike is seeking a site plan approval for the accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance.

<u>Schmitt/Novak</u> made a motion to open the public hearing for Kagas. Schmitt yes, Novak yes, Harris yes, Houghton yes, Hoffman yes, Walpole yes. **Approved.**

The applicant received an email back from DEC 09/20/23 and is proposing to recycle all the water from the car wash. They have added a fourth tank and plan to close off the discharge to the existing pond. The applicant will then lower the upper pond to hold all the water in the lower pond. The discharge will go down to DOT and applicant is going to check with them. The applicant plans to pump water from lower to upper pond and it is considered ground water discharge which doesn't require testing. Once the pond is lowered the excavation can begin for the bio retention attention area. The sediment in the pond does not require testing per the applicant.

The board discussed the cause/effect of why pumping the water from the lower pond to upper pond is necessary. The board advises the applicant that the plan needs to be approved by the DEC (which the applicant states has already been done) and SEQRA review is needed as well. The board advised the applicant to get the sediment tested by the TBD. This design is to prevent flooding to the neighbor's property.

Patrick Wren residing at 9866 Western Turnpike made a public comment questioning when the flooding of his yard will stop. The board asked how bad the flooding has been and the resident advised that he gets water in his yard every time it rains. The board advised that the implementation of the storm water design is to stop the flooding from the neighbor's yard and that the next step is for this to be reviewed by the TBD.

<u>Harris/Novak</u> made a motion to continue the public hearing to the October 19th meeting for the Spiro Kagas application.

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

NEW BUISNESS:

#23-19 Samuelson. Thomas: SBL#67.05-2-13.1 (H) located at 6928 Duanesburg Rd is proposing to convert existing residential building back to a two-family dwelling.

The board and the applicant discussed the parking requirements and the necessity of going to the zoning board regarding an area variance for parking and lot size. The house was previously a two-family dwelling but due to vacancy the special use permit is void.

<u>Harris/Novak</u> made a motion to table the Samuelson application. Harris yes, Novak yes, Schmitt yes, Houghton yes, Hoffman yes, Walpole yes. **Approved.** #23-20 McCauley, Lewis & Stephanie: SBL#67.00-1-2.12 (R-2) located at 192 Crosier Rd is proposing to split one 11-acre parcel into two parcels.

The applicant states that the property with the house currently on it is to be sold and the other half is to be later developed by his son into a residential lot. The board advised the applicant that a flag lot is necessary to provide road frontage on the lot without the house and an easement for sewer needs to be addressed as well.

<u>Harris/Hoffman</u> made a motion to table the McCauley subdivision to the October meeting. Harris yes, Hoffman yes, Schmitt yes, Novak yes, Houghton yes, Walpole yes. **Approved.**

Minute Approval:

Novak/Hoffman made a motion to approve the August 17, 2023, Planning Board minutes with slight adjustments.

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

ADJOURNMENT:

Walpole/Houghton made a motion to adjourn.

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

Jeffery Schmitt, Planning Board Chair Michael Harris, Vice Chairperson Teressa Bakner, Board Attorney Chris Parslow, Town Planner Coryn Van Deusen, Clerk



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

Town of Duanesburg Planning Board Agenda September 21, 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 <u>MAXIMUM 4 minutes</u> on items not on the agenda.

Pure Sky Oak Hill Solar Update

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KETCH PLAN REVIEW:	
23-17 Sorya, Kevin: SBL#68.00-2-7.151/SBL#68.00-2-47/SBL#68.00-2-48 177/1179/1197 North Mansion Road is proposing to reverse /abandon the subdiv	.1 -1
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omments:	
ruger Energy Inc Alexander Road Solar	
omments:	

PUBLIC HEARINGS:

#23-15 Siddiqui. Mohammad: SBL# 76.00-1-12.32, (R-2) located at 5559 Schoharie Turnpike is seeking a special use permit for installation of a 3 KWH wind turbine for a single-family dwelling under the Town of Duanesburg Local Law #2 of the 2008 Wind Ordinance.

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



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

Comments:
#22-10 Kagas. Spiro: SBL#53.00-1-29.21, (C-1) located at 9938 Western Turnpike is seeking a special use permit for the accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance. Comments:
NEW BUSINESS: #23-12 C-TEC Solar LLC: SBL#64.00-2-8, (R-2) is seeking a pre-submission conference with the Planning Board in the manner set forth in the Town Zoning Code Section 14.6.2.2. Comments:
#23-18 Parkview at Ticonderoga, LLC.: SBL#65.00-1-19.1(C-2) located at 9811-9515 Western Turnpike is proposing a multi-phased development that may include Retail, Professional Offices, Flex Warehouse space and Residential. Comments:
#23-19 Samuelson, Thomas: SBL#67.05-2-13.1 (H) located at 6928 Duanesburg Rd is proposing to convert existing residential building back to a two-family dwelling. Comments:
#23-20 McCauley, Lewis & Stephanie: SBL#67.00-1-2.12 (R-2) located at 192 Crosier Rd is proposing to split one 11-acre parcel into two parcels. Comments:
Other:
Minute Approval: August 17, PLANNING BOARD MEETING MINUTES: Approved: Yes No:
ADIOHDMBAENT



Michael Harris, Vice Chairperson 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 September 21, 2023 AT 7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE APPLICATION OF:

#23-15 Siddiqui. Mohammad: SBL# 76.00-1-12.32, (R-2) located at 5559 Schoharie Turnpike is seeking a special use permit for installation of a 3 KWH wind turbine for a single-family dwelling under the Town of Duanesburg Local Law #2 of the 2008 Wind 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

ZONING COORDINA SCHENECTADY COUNTY DEPT, OF ECO Recommendations shall be made within 30 d proposed	NOMIC DEVELOPMENT & PLANNING Received 8-39-23 ays after receipt of a full statement of the Case No. 10-110-33
FROM: Legislative Body Zening Board of Appeals Planning Board	Municipality: Town of Duanesburg
TO: Schenectady County Department of Schaffer Heights, 107 Nott Terrace Schenectady, NY 12308	f Economic Development and Planning (tel.) 386-2225 , Suite 303 (fax) 382-5539 ved Schenaotady County
ACTION: Zoning Code/Law Amendment Zoning Map Amendment Subdivision Review Site Plan Review	☑Special Permit AUG 2 9 2023 ☐Use Variance ☐Area Variance Economic Development ☐Other (specify) and Planning Dept.
PUBLIC HEARING OR MEETING DATE:	
SUBJECT: #23-15 Siddiqui. Mohammad: SBL# special use permit for installation of Duanesburg Local Law #2 of the 20	76.00-1-12.32, (R-2) located at 5559 Schoharle Turnplke is seeking a few of a single-family dwelling under the Town of 108 Wind Ordinance.
ENCLOSURES: 2. Map of property affects 3. Completed environment	copy of the application. d. (including Tax Map I.D. number if available) atal assessment form and all other materials required by the referring body ermination of significance pursuant to the state environmental quality review
This zoning case is forwarded to your case is forwarded to your case. Article 12-B of the General Municipal Let	office for review in compliance with Sections 239-I, 239-m and 239-n of aw, New York State.
 This material is sent to you for review a is located within 500 feet of the followin 	and recommendation because the property affected by the proposed action g:
if the right-of-way of any existing highway; the existing or proposed right-o the County has established cha the existing or proposed bound institution is situated; √ the boundary of a farm operati	proposed County or State park or other recreation area; or proposed County or State parkway, thruway, expressway, road or of-way of any stream or drainage channel owned by the County or for which
SUBMITTED BY: Name: Carol Sowycz	Title: Planning/Zoning Clerk
Address: 5853 Western Turnplke Duanesburg	
E-mail: osowycz@duanesburg.net	Phone: (518) 895-2040
Cond Chouse	Date: <u>名・23 - 2023</u>
Signature	RECEIVED

SEP 14 2023



For Use By SCDEDP

D ORIGINAL



PLANNING & ZONING COORDINATION REFERRAL

D-16-23	Applicant Mohammad Siddigui
Case No. D-16-23	Municipality Duanesburg
Referring Officer Carol Sowyoz Considerations: Regarding a single family dwelling wind turbine for use by the residence (CR 74) and Chadwick	ng, requesting a special use permit to Install a 3 KWH ence. Located on the southwest corner of the Schoharle Road (CR 131) Intersection immediately south of 1-88.
RECON	MENDATION
	nent and Planning of the County of Schenectady (having s and duties of a County Planning Board) has reviewed the is form and makes the following recommendations:
*Approve of the proposal.	
Defer to local consideration (No significant co	ounty-wide or inter-community impact)
Modify/Conditionally Approve. Conditions:	
Advisory Note:	
Disapprove, Reason:	
the market are need action has met certain Louin	ed that the County has reviewed all local concerns and/or endorses the ity considerations.
Section 239-m of the general Municipal Law require	es that within 30 days after final action, the referring body shar me Schenectady County Department of Economic Development and a recommendation of modification or disapproval of a proposed
9/6/23	Ray Gillon/Commissioner
Date/	Economic Development and Planning



APPLICATION FOR THE PLANNING BOARD TOWN OF DUANESBURG CHECKLIST OF REQUIRED INFORMATION:

Tax Map ID is Zoning district & Fire District Current Original Deed NYS Survey (L.S. & P.E.) (If applicable) North Arrow, scale (1"=100") Long BAF http://www.dec.ny.gov/eafmapper/ Boundaries of the property plotted and labeled to scale, any existing public roads. Existing functures, Dimensions and Uses. Distance from tower or panels to nearest residence. Distance from tower or panels to nearest residence. Property owners within 500 ft. of boundary labeled. Setback distances from proposed structure. Locations of all above and below ground utility lines, as well as transformers, Interconnection point with transmission lines. May anollary structures or facilities, i.e. fencing, access roads,	EX Proposed make, model, picture and manufacturer's specifications of the proposed Wind Turbine and/or Solar Panels, with noise decibel data and all MSDS information. Lighting plan including FAA review for structures equal to or greater than 200ft, above ground. Operation and maintenance plan Other requirements Ruffer/Screening Decommissioning plan (If applicable) Sound analysis (if applicable) Noise monitoring plan. (post construction) Lot Coverage Height, Glare
[X] Any ancillary structures or facilities, i.e. fencing, access roads,	
storage and maintenance unites etc.	
Signature is required that owner is aware of applicant's p	próposal.
Date 8/7/23	* - * · · · · · · · · · · · · · · · · ·
Signature of Owner (S) if different from Applicant	
Application type: I Wind Bnergy Facility (larger than or eq	
河口 Small Wind Energy Facility (less than 100 kilowatts) ロ	☐ Wind measurement tower.
Proposed action is: OD New DD Modification or alteration	
Braniagoli latter 2 2 2014 . Nach 47.00.	ret late Sante Para to December 1
Proposal: /AISTALC 3 KWH WIND TWENTS. POR USE VIN GOLY SUBJECT France. Under Section	is twee Dividen Lander Bank 1986
Under Section	of Ordinance
Property Owner: MoHAMMAD SIDDIQUI (AS Address: 5554 5r HoHAP) e Tund Zip cod Applicants Name (if different):	APPEARS ON DEEDII)
Address: 5559 50 HOHARIE TUND Zip cod	e: 12053 Phone # (required) 518-630-2040
Applicants Name (if different):	Phone# (required)
	Ì
Location of Property (If different from owners)	and the later to the state of t
Tax Map # 72,00-1-12,32 Zoning District R-2	r-hijidad
I CERTIFY THAT THE ABOVE INFORMATION IS TR	TIE AND COUDDATE The Armitonet having souther
that he/she is the owner of the above property or has duly	
this application. Further, by signing this application, the o	
Toyon of Duanesburg to wall the property for the purpose	
Mahammed ilsideligari	Date 0,9-07-2023
Signature of Owner(S) and/or Applicant(S)	
	•
ALL APPLICATION FEES ARE NON-REFUNDABLE! (For office	. 4 B 4 4 4 4 4 5 5 6 7 7 8 7 8 7 8 7 8 7 8 7 8 8 8 8 8 8 8
(For office	use only)
Application fee paid: Check#	Reviewed By Date
Application fee paid: Check# OApproved Disapproved Section of	f Ordinance
	'
Planning Commission Comments:	\$\tag{\frac{1}{2}}\$
·	
Planning Board Chairperson	Date
	L/City
Revised 08/03/16	

Agricultural Data Statement	Date: 8-7-2023 9-7	
Instructions: Per § 305-a of the New York State Agricuse permit, site plan approval, use variance or a subdiapproval would occur on property within a New York farm operation or property with boundaries within 500-District shall include an Agricultural Data Statement.	vision approval requiring municipal review and State Certified Agricultural District containing a D feet of a farm operation located in an Agricultural	ORIGINAL
Applicant .	Owner if Different from Applicant	
Name: Mohanimul W Si DDIGU Address: S559 ECholish 12 This Dalan con MY 12953	Name;	
1. Type of Application: (Special Use Permit;)	Site Plan Approval: (Site Variatione:)	
Area Variance; Subdivision Approval (circ 2. Description of proposed project:	ole one or more)	mananan ara ya Manaka mu uman en afabi ga u tilaja da
3. Location of project: Address: (553) Tex Map Number (T 4. Is this parcel within an Agricultural District 5. If YES, Agricultural District Number 6. Is this parcel actively farmed? YES (NO	MP 76.00 - 1-12.32 ? YES NO (Check with your local assessor if you do not know.)	
7. List all farm operations within 500 feet of yo	our parcel. Attach additional sheet if necessary.	
NAME: John F. Forces Jo ADDRESS: Charling BH Discourage BY	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)	Is this parcel actively farmed? YES NO	dkt.
Manny () ill 9/11	Signature of Owner (if other than applicant)	_
Reviewed by: Dale R. Warner	Date	

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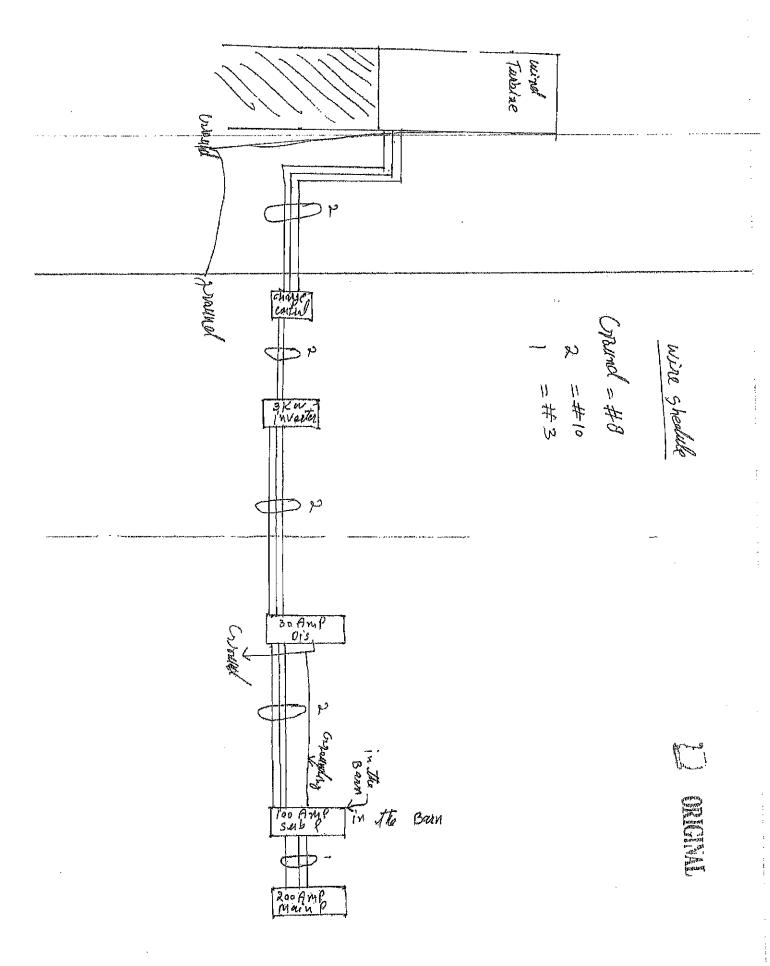
FARM NOTE

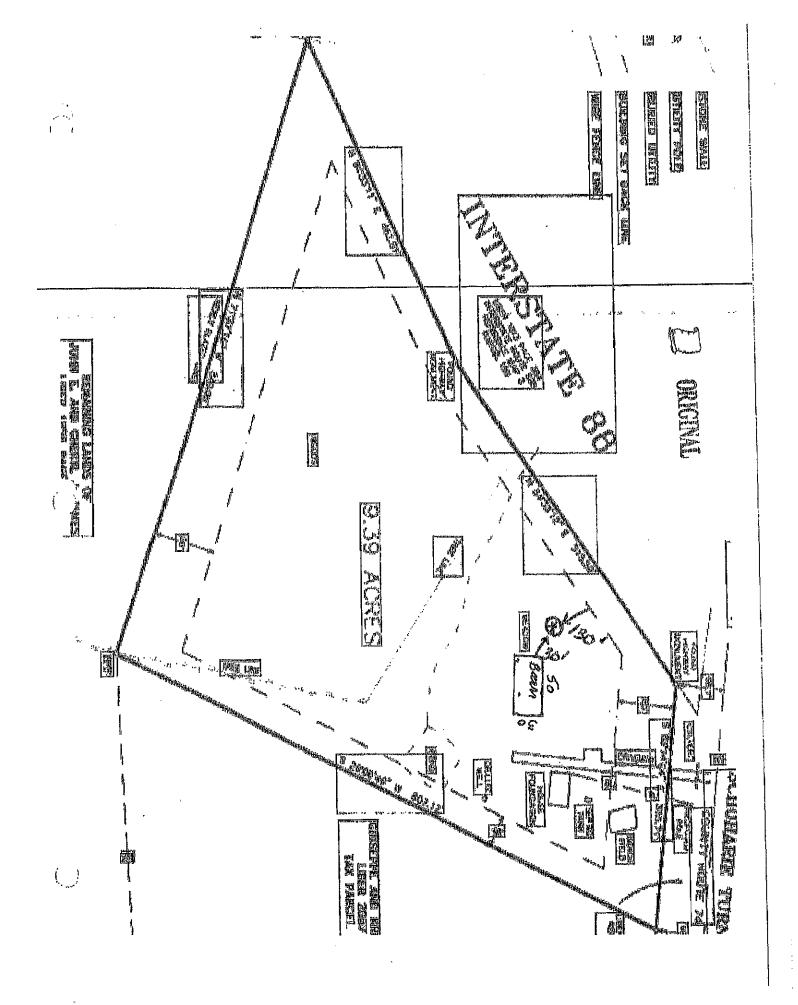
Revised 4/4/17

Date

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.





Designed in California Assembled in London TESUP

"WIND POWER NOW AT YOUR DOORSTEP."

Vertical Axis Wind Turbine

USER MANUAL

TESUP

Jeffrey Schmitt, Planning Board Chair ivris Parslow, Town Planner .ryn VanDeusen, Clerk Terresa Bakner, Board Attorney Michael Harris, Vice Chairperson 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

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APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS

BY ORDER OF THE CHAIRPERSON PLANNING BOARD

TOWN OF DUANESBURG

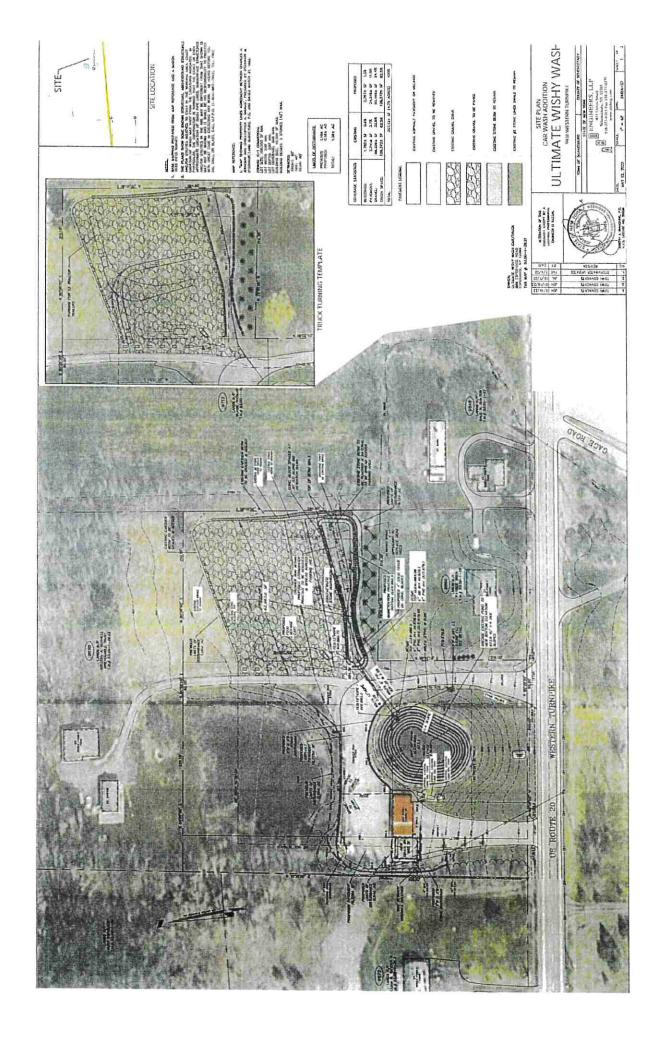
CHAIRPERSON

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

Town Hall 5853 Western Tumpike, Duanesburg, NY 12056 (518) 895-8920



Jeffrey Schmitt, Planning Board Chair Chris Parslow, Town Planner Carol Sowycz, Clerk Terresa Bakner, Board Attorney



Michael Harris, Vice Chairperson Blizabeth Novak, Board Member Matthew Hoffman, Board Member Michael Walpole, Board Member Joshua Houghton, Board Member

TOWN OF DUANESBURG SCHENECTADY COUNTY

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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 July 20, 2023 AT 7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE

APPLICATION OF:

#22-10 Kagas, Spiro: SBL#53.00-1-29.21, (c-1) located at 9938 Western Turnpike is seeking a special use permit for the accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance.

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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

Town Hall • 5853 Western Turnpike • Duanesburg, NY 12056 • (518) 895-8920



Michael Harris, Vice Chairperson Blizabeth 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 May 18, 2023 AT 7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE

APPLICATION OF:

#22-10 Kagas.Spiro: SBL#53.00-1-29.21, (c-1) located at 9938 Western Turnpike is seeking a special use permit for the accessory parking under section 5.2.2 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

Town Hall • 5853 Western Tumpike • Duanesburg, NY 12056 • (518) 895-8920

July 19, 2023

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

Re: Town of Duanesburg

Wishy Wash Site Plan & Special Use Permit Review

Amendment #3 for Engineering Services

Dear Mr. Schmitt:

As you know, our proposal for the above project review was executed on June 24, 2022 and the escrow account for the project was established in the amount of \$3,375.00. Amendment #1 was executed on October 12, 2022 for additional work associated with review of materials from a prior Planning Board review of the project and issues regarding site runoff that have developed (\$2,200.00). A second amendment was executed on February 7, 2023 for an additional \$3,650.00 to review additional submittals of revised plans and reports. PRIME AE was provided with a July 17, 2023 submission of new materials for review which will require additional effort above the previously approved escrow amount provided by the developer. PRIME AE, therefore, proposes the following scope of work for this Amendment #3:

- Additional technical and administrative support to the Planning Board.
- Technical review of one (1) revised submission including 7/17/2023 ABD response letter, 7/17/2023
 SWPPP, 7/17/2023 Site Plan, and 5/16/2023 FEAF.
- Review of car wash water treatment changes and SPDES permit modification.
- Review of pond dredging and materials disposal.
- Attend up to two (2) additional Planning Board meetings for the project.
- Review of a final submission to confirm Conditions of Approval have been met and provide a final sign-off letter.

We propose to provide these additional services for a fee not to exceed \$4,950.00, for a total of \$14,175.00 for this project. Our work will be billed monthly on a percentage complete basis. Our original Terms and Conditions for this contract will remain in effect for this amendment.

A separate amendment for construction phase engineering and inspection services, including attendance at the preconstruction meeting, can be provided upon request.

If this amendment #3 proposal is acceptable, please execute the signature block below and return to us.

Sincerely,

KB Group of NY, Inc. dba PRIME AE Group of NY

Denighen P Cole

Douglas P Cole, P.E. Senior Director of Engineering

cc: William Wenzel, Supervisor

CONNECTING, CREATING, CONSERVING, COMMUNITY, www.primeeng.com

Mr. Jeffery Schmitt Wishy Wash Project Review, Amendment #3 July 19, 2023 – Page Two

DATE:

AGREED TO BY TOWN OF DUANESBURG:

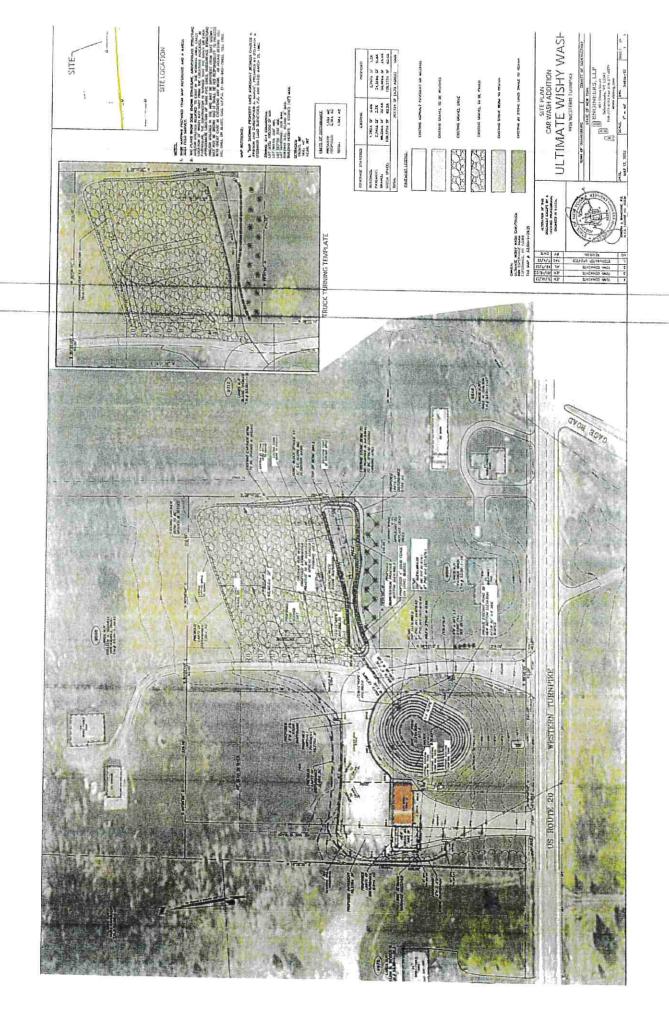
William Wenzel, Supervisor

AGREED TO BY KB GROUP OF NY, INC. DBA
PRIME AE GROUP OF NY:

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Douglas P. Cole, P.E., Senior Director of Engineering - NY

DATE: 7/19/2023



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Region 4 1130 North Westcott Road, Schenectady, New York, 12306-2014 Phone: (518) 357-2045 www.dec.ny.gov

7/17/2023

VIA ELECTRONIC MAIL WishyWashCarAndTruckCentre@yahoo.com

Spiro L. Kagas Owner, Ultimate Wishy Wash Car & Truck Centre 889 Esperance Road Esperance, NY 12066

Re: Ultimate Wishy Wash Car & Truck Centre Ultimate Wishy Wash Car & Truck Centre, NY0122891 SPDES Permit Notice of Incomplete Application & Request for Information: **Emerging Contaminant Monitoring and Reporting** Response due: October 1, 2023

Dear Spiro Kagas:

In December 2020, NYSDEC sent a letter informing you that a full SPDES permit application was required to review and renew your SPDES permit because of planned capital improvement projects at your facility. In a letter dated July 7, 2021, NYSDEC acknowledged receipt of your application to renew the above referenced industrial SPDES - Groundwater Discharge permit. In the July 2021 letter, NYSDEC also informed you that your permit was extended under the State Administrative Procedures Act (SAPA), allowing your current permit to continue in effect beyond the expiration date of 03/31/2022.

NYSDEC received your application on March 16, 2022, and sent a letter, dated April 15, 2022, noting the application was incomplete. Below is a list of comments on the application received along with a list of additional information that is needed in order for the application to be deemed complete. Please remember, in accordance with 6 NYCRR 750-2.10, the final permit must be issued before approval of any design documents can occur and before construction can begin.

For any sampling required, as described below, please submit a sampling plan to NYSDEC for review and approval by August 1, 2023, and before any samples are collected.

Specific comments on the permit application received March 16, 2022:

1. Topographic map (Part 1, Item 7.1) is needed

2. Part 1, Item 9.2: you report that 500 mgd are used from the intake pond. Is this number correct? If not, please submit a corrected application with the correct flow.

3. Part 2, Item 3.1: does the rinse cycle really use 300 mgd? How are solids disposed?



Ultimate Wishy Wash Car & Truck Centre Ultimate Wishy Wash Car & Truck Centre, Schenectady County NY0122891

- 4. Part 2, Item 6: clarify response in table what triggered this project?
- 5. Part 2, Item 7.3 was left blank
- Part 2, Items 7.9-7.14 were checked "No" but you must review the lists of pollutants that are "believed absent" or "believed present" and sample for those "believed present." You must also sample for the parameter required in the April 15, 2022, letter (#9 below).
- 7. Is the reclamation flow diagram representative of the current system or the planned expansion?

Additional items required:

- 8. The sampling results reported in the application were collected from the pond; however, sampling the pond is not representative of the discharge from the treatment system discharge. Effluent samples must be taken from within the final settling tank, prior to discharge to the pond. The sampling location will be updated in the upcoming permit modification, as well.
- 9. Sampling must also include all parameters in Tables A C as requested in the NYSDEC letter dated April 15, 2022.
- 10. Flow diagram of the current system that includes the discharge pond and describes the treatment processes in place.
- 11. Flow diagram of the proposed expansion.
- 12. Any additional information available about the planned expansion, such as increase in flow, preliminary design, etc.

An electronic fillable version of all the NY-2C application form can be found here: https://www.dec.ny.gov/permits/6304.html

Please submit the sampling plan by August 1, 2023, and all requested items electronically to SPDESApp@dec.ny.gov by October 1, 2023. DEC would like to make sure you're aware that the upcoming permit will also include Perfluorooctanoic acid (PFOA), Perfluorooctane sulfonic acid (PFOS), and 1,4-Dioxane (1,4-D) requirements in accordance with the implementation of Technical and Operational Guidance Series (TOGS) 1.3.13 which recently became effective.

As discussed on Friday, June 23, 2023, during a meeting with you and your engineer at the NYSDEC Region 4 Headquarters in Schenectady, any reuse of the sediment in the pond will need to be reviewed, and if necessary approved, by Division of Materials Management staff.

As was also discussed at a second meeting at NYSDEC Region 4 Headquarters on Thursday, June 29, 2023, with both the Town of Duanesburg and DEC staff, if you chose to update your car wash system to a closed loop system and discontinue discharge, you will need to follow the closure requirements for disposal systems at 6 NYCRR Part 750-2.11,

Ultimate Wishy Wash Car & Truck Centre Ultimate Wishy Wash Car & Truck Centre, Schenectady County NY0122891

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which would allow you to terminate your SPDES permit and negate the need to submit a SPDES Application or conduct any additional sampling related to the SPDES permit.

If you have any questions regarding this letter, please contact Catherine Winters, at 518-357-2044 or <u>Catherine.Winters@dec.ny.gov</u>.

Sincerely,

John Weidman, P.E.

Regional Water Engineer, Region 4

ec:

Joseph Bianchine, ABD Engineers (Joe@abdeng.com, john@abdeng.com)

NYSDEC, Permit Writer (Catherine.Winters@dec.ny.gov)

NYSDEC Region 4, Regional Permit Administrator (Kate.Kornak@dec.ny.gov)
NYSDEC Division of Environmental Permits (Michael.Schaefer@dec.ny.gov)

<u>Partners</u> Luigi a. Palleschi, p.e. Joseph J. Bianchine, p.e.

ROBERT D. DAVIS, JR., P.L.S.



ENGINEERS

SURVEYORS

411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax 518-377-0379 www.abdeng.com DEDICATED RESPONSIVE - PROFESSIONAL

July 17, 2023

Rei

Wishy Wash 9938 Western Turnpike Town of Duanesburg

Project # 5461A

Jeffery Schmitt, Chairperson, Planning Board 5853 Western Tumpike Duanesburg, NY 12056

Dear Mr. Schmitt,

As you know, on June 29, 2023, ABD Engineers & Surveyors, the applicant and members of the Town's Planning Board met with NYSDEC to discuss handling stormwater and car wash wastewater at the Ultimate Wishy Wash site. Now, in an effort to satisfy the Planning Board's concern over stormwater discharge to the existing drainage swale located at the southeast corner of the applicants percel we are proposing an alternative that will send all runoff from the parking area to the existing pond adjacent to the Wishy Wash facility. Runoff from the hill to the north of the site will continue to be diverted from the parking lot via the existing swale and discharge to the Blaise parcel and eventually to the stream that runs under NYS Route 20, as it always has, However, all runoff from the crushed stone parking lot will be treated within the proposed bioretention and overflow from the 10 & 100-year storm events will be conveyed to the existing modified pond. The applicant is proposing to eliminate carwash discharge to the existing pond by adding a 4th holding tank and creating a closed loop water recycling system. This will eliminate the need of a NYSDEC SPDES permit for groundwater discharge from the Wishy Wash facility. Once the 4th tank is added and the closed loop water recycling system is online and NYSDEC has inspected and approved the system, the applicant will pump the pond water to the upper pond and then reshape the pond using clay excavated from the bio-retention area, as shown on the site plan. The modified pond will allow for more than adequate storage for the 100-year storm event. An outlet control structure will be installed in the pond using a 2" pvc outlet that will release runoff from the 100-year storm event at a very slow rate of 0.16 cfs down the west end of the Wishy Wash access road. We feel this option should alleviate the Town's concern regarding drainage to the east and ours and NYSDOT's concern about increasing flow to the Route 20 ditch. Please see below for our response to Prime AE comments.

In response to the new comments (in italics), (previous comments unaltered font) of Doug Cole of Prime AE of April 12, 2023, we respond as follows (in bold):

FEAF - Please note that previous comments, FEAF # 1, 2, 3 & 4, have been satisfied.

5. The Applicant has provided an answer to question D.2.d.v. that was previously left blank, however, we ask them to clarify whether the treatment process currently in place for the wash water has capacity for the extra 400 gpd proposed for this expansion. The Applicant provided a response in their letter that states that the system "has the capacity to treat up to 3,000 gallons per day, which is more than the expected total water usage of 400-gpd for the car/truck wash. The additional flow was previously stated to be 400-gpd, so the applicant should state the new total expected water use for comparison with the system capacity of 3,000 gpd. A copy of the SPDES permit for this discharge should also be provided. A revised FEAF with this information should be provided for review and confirmation the response has been added.

Applicant is proposing to add a 4th holding tank and create a closed loop water recycling system. This will eliminate discharge to the pond. This will also eliminate the need of a SPDES permit.

6. The Applicant has provided an answer to question D.2.d.vi. that was previously left blank, however, we ask them to clarify whether the treatment process currently in place for the wash water has capacity for the extra 400 gpd proposed for this expansion. See comment 5 above.

See response no. 5 above.

9. Question D.2.j. is answered that the proposed action will NOT result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services. However, since the project is adding a wash bay, truck queuing area and food vender truck, it appears that there would be an increase in use of the facility, which should be quantified for the record. The applicant should provide data on existing use of the facility, so that the stated increase of "about 20-30 vehicles per day" can be verified as a "minimal" increase as indicated.

See attached page two of Donald Zee, PC's letter to the Planning Board from May 14, 2021.

2. The proposed bioretention practice shows a 6" underdrain pipe to daylight discharging to the south of the facility onto lands of the applicant and a 12" HDPE outlet pipe and emergency spillway from the facility are shown exiting to the east onto lands of Thomas into an existing drainage swale which then flows through lands of Chilton prior to Joining a stream that flows under NYS Route 20 near Gage Road. We have learned that a similar gravel parking area project was reviewed and approved by the Planning Board last year with a different stormwater design that kept all stormwater discharges on site, however, the design was not constructed as approved and the Town-Permit was rescinded. In the December 15, 2021 letter to Dale Warner from Brett Steenburgh, P.E. regarding nelghbor property flooding due to prior work performed on the gravel parking area, we located a statement attributed to Jamie Malcolm, NYSDEC Region 4 which said he "suggested that they maintain the existing drainage pattern and drain the pad to the southeast corner and not try to create the swale towards the car wash driveway and down US Route 20 ... as it may cause problems within the highway drainage system and inundate the existing culverts under the driveways of Wren and Chilton." We have not verified this statement with Mr. Malcolm, however, it is in keeping with NYSDEC requirements that the project design must ensure that there is no increase in runoff from a new development project and that there are no adverse effects downstream of the project. We understand that a bioretention practice has been designed to mitigate the offsite impacts of this project, however, since there are own issues with the current drainage pattern, we ask that the applicant provide additional information why the original plan to keep discharges on site are not practical if proper stormwater management practices are put into place to mitigate effects on the Route 20 drainage system and neighboring driveway culverts. Please also refer to our further comments on the stormwater design in the Drainage Narrative section of this letter. We have read the response to this comment in the 10/7/22 response letter from ABD, which did not answer the question above. Additionally, there are still concerns as noted below:

See revised stormwater plan. We are proposing to partially fill in the existing pond with clay excavated from the bio retention area. By doing so, more than adequate storage will be provided for the 100-yr storm event. An outlet control structure is proposed with a 2-inch PVC discharge to slowly release the 100-year storm at slow flow rate of 0.16 cfs.

2b. Review of the Stormwater Design Manual (SWDM) shows that Bioretention is an acceptable practice for water quality treatment but is not to be used for water quantity control. An appropriate quantity control practice needs to be included for this project. Please refer to comment 5,e under SWPPP section.

The existing pond will be used for quantity control. Please see the new stormwater management design.

2c. The anticipated water quantity control practice could be situated at the southwest corner of the gravel parking area. The stormwater design point would be changed to the culvert under Route 20 and the applicant/owner would have full control over the stormwater management system up to the point it empties into the ditch at Western Turnpike. The applicant responded that the "quantity control will be handled via a dry detention basin", however, we see no such structure on the site plan. See response to comment 2b above.

4. The Site Plan shows that the proposed additional bay is encroaching more than 20 feet into the 40-foot side lot setback, however, the Applicant has indicated they have a setback variance. Please provide a copy of the approved variance. We acknowledge that the Applicant has made the request for a copy of the approved variance from the Town, however, we have not been provided this document for review to date.

To date we have not received a copy of the variance.

8. The plans appear to be missing the required grass filter strip between the stone dtaphragm and Bioretention practice for pretreatment of direct runoff from the parking lot. The Stormwater Design Manual section referenced for Design Guidance of filtering systems in the applicants response states that "Adequate pretreatment for bioretention systems should incorporate all of the following: (2) grass filter strip below a level spreader or grass channel. (b) gravel diaphragm and (c) a mulch layer." ('Adequate' and 'all' are underlined for emphasis). The grass filter strip will catch fines and keep the stone diaphragm from clogging and becoming ineffective.

Not required. "Should" is defined in the manual as meaning a recommendation. Also, the detail from the manual you provided in your letter shows the stone diaphragm upstream from the grass filter strip, therefore, having no benefit on the stone diaphragm.

9. The Drainage Narrative in Appendix E of the SWPPP, page 3, states that "Two new trenches are proposed along the edge of pavement that will collect stormwater from the asphalt surface. There is a negligible difference in runoff volume generated from the existing impervious crusher run stone and proposed impervious asphalt." The plans show a 12" pipe outlet from the stone trench without any treatment practices associated with this concentrated flow. The plans and SWPPP should be revised to include the proper stormwater treatment for a redevelopment project in this area of the site. We disagree with the applicant that this is not a case of redevelopment. As stated in the SDM in Chapter 9, redevelopment includes reconstruction of existing impervious surfaces. Please review section 9.2.1 of the SDM and accordingly size or describe the WQv practices to meet the requirements.

This is not a case of redevelopment; it is just a building addition. However, a 2-w-by 2-deep stone-diaphragm trench is proposed at the westerly end of the Wishy Wash exist drive and along the edge of gravel nearest the pond to handle stormwater runoff, as depicted on the enclosed plans.

10. Please label the proposed stone swale along the eastern edge of the parking lot on the site plan.

The existing stone swale is labeled on the enclosed plans. There is no proposed stone swale on the plans.

11. Please indicate the swale which the 6" underdrain feeds into on the site plan. The swale is defined by the existing contours shown.

SWPPP- Please note that previous comments, SWPPP #1, & 3 through 10, have been satisfied.

2. The "Project Description" section should include a mention of which type of construction project is being proposed (i.e., which table does the project fall under in Appendix B of the NYSDEC SPDES General Permit). Applicant needs to mention "this project requires the preparation of a SWPPP which includes post-construction stormwater management practices". We agree that commercial projects fall under Table 2 of Appendix B and thereby requires both Sediment and Erosion Control practices as well as Post-Construction Stormwater practices. The applicant still needs to include the following in the Project Description: "this project requires the preparation of a SWPPP which includes postconstruction stormwater management practices"

This is now noted in the SWPPP, but doesn't providing a SWPPP with postconstruction stormwater management practices listed in the provided SWPPP make it clear that a SWPPP is required? Seems a bit redundant.

Drainage Narrative & Stormwater Calculations (Appendix E of the SWPPP) Please
Please note that previous comments, Drainage Narrative # 1, 2, 3, 4 & 6, have been satisfied.

5. The following points need to be incorporated for the bioretention practice:

a. A flow regulator/flow splitter is needed as per the NYS SWDM to divert the Water Quality Volume (WQv) to the filtering practice and allow larger flows to bypass the practice. As the Bioretention practice is for water quality only, a regulator or flow splitter is required to direct flow to the water quantity control practice. The draft 2022 SWDM does not appear to require a flow splitter if the practice is designed with the proper pretreatment features.

As stated in my last letter, a flow splitter is not required when conveying stormwater via sheet flow to the bioretention area, it is only required when conveying stormwater via closed pipe system. The new design now provides 12" pipe is set at the peak elevation of the WQv, therefore, releasing larger storms from the bioretention area.

b. The bioretention practice requires pretreatment as specified in the Stormwater Design Manual. What is the pretreatment practice proposed ahead of the bioretention area? The applicant has added a pre-treatment stone trench, however, a grass buffer is also required. The stone diaphragm volume calculations should also be provided for review. Please refer to comment no. 8 under "Site Plan".

Please refer to my response to your comment no. 8.

d. Provide the details of the bioretention outlet structure that will be used to release flows below the predevelopment rate through the 12" outlet pipe. As the Bioretention practice is for water quality only, how is the water quantity being handled? Clarification is still required regarding which practice is proposed to be used for treating water quantity. See above responses and new stormwater management design.

e. Provide ponding depths in addition to elevations for 1, 10 and 100 year storm events on the Bioretention Detail. As the Bioretention practice is for water quality only, how is the water quantity being handled? The response provided by the applicant is acknowledged. However, according to the Stormwater Design Manual, bioretention practices are used for water quality treatment and not quantity (bioretention is listed for water quality treatment under Table 3.3 of the Stormwater Design Manual).

See above responses and new stormwater management design.

7. For the proposed eastern swale and off-site conveyance, the applicant should provide a detailed survey of the swale from the stormwater practice discharge to the Route 20 ditch, develop a profile and sections showing depths of flow at the design storm events and verify the amount of reshaping that is necessary. The applicant will need to obtain a permanent easement of adequate width for the length of the off-site drainage swale through the neighboring properties and extending to the Route 20 ROW so that they can perform the necessary reshaping and future maintenance of the stormwater discharge from the site.

Please see the new stormwater management design enclosed. An easement is not necessary due to riparian rights and the new design.

8. Please correct stone trench to stone "berm" on page three of the Drainage Narrative since the stone berm is being removed and replaced with the bioretention practice. Please clarify if it is incorrect.

Revised.

9. The post drainage conditions exhibit mentions that in subcatchment 1C there is a flow of 0.2 CFS and 0.22 CFS for the 10 and 100-year storm events which are directed to design point 2. However, the drainage narrative suggests that all flow generated from a 10 year and 100-year storm event would flow to design point 1. Please clarify.

Please see revised drainage narrative regarding new stormwater management design.

- 10. The post drainage conditions exhibit lists the 1-year CFS for 1B as 2.33 while the in-text table lists it as 2.53. Please clarify. See revised table.
- 11. Please correct "IB- U.D" to "IC- U.D" in the table for design point 2 in the drainage narrative

 See revised table.
- 12. The area mentioned on the post drainage conditions exhibit for subcatchment 1B is 2.9 acres when the area for the same subcatchment for post development conditions in the HydroCAD model is calculated to be 2.75 acres. Please confirm which is correct and accordingly modify.

See revised drainage map - 2.75 acres is the correct acreage, which was modeled in HydroCAD.

13. Please clarify why the runoff generated for pre and post conditions for subcatchment 3A and 3B are the same considering the surface is changing from gravel (CN = 0.91) to pavement (CN = 0.98), Additionally, please provide the HydroCAD model sheets for subcatchment 3A and 3B,

Please see enclosed SWPPP for HydroCAD model sheets. The reason the runoff generated did not change is because the difference in CN values is very small that it does not change the weighted CN value of 0.80 for subcatchment 3B. Subcatchment 3A does not change from pre to post as there is no change in impervious in this subcatchment area.

Architectural Plans- Please note that previous comments, Architectural plans #1 been satisfied.

Enclosed are the following;

1. Twelve (12) copies of this Letter dated July 17, 2023.

2. Twelve (12) copies of the updated site plans Rev. 3 dated July 17, 2023.

3. Twelve (12) copies of the revised LEAF,

4. Three (3) copies of the Stormwater Pollution Prevention Plan (revised 7/17/23).

5. One (1) copy of NYSDEC SPDES Permit no 0122891 receipt.

6. One (1) copy of page 2 of Donald Zee, PC letter dated May 14, 2021.

Should you require anything else or have any questions, please do not hesitate to contact me.

Very truly yours

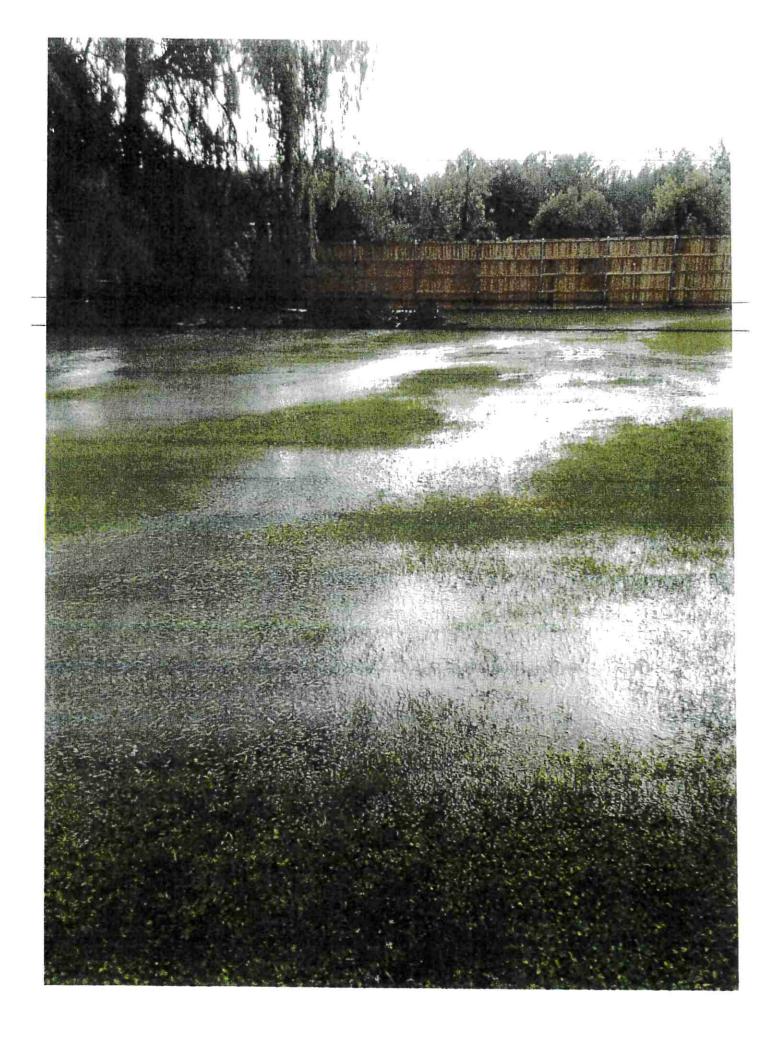
ABD/ENGINEERS & SURVEYORS, LLP

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JJB; clv CC: (via email) Spiro Kagag w/ encl. Don Zee w/ encl. Doug Cole w/ encl. Theresa Bakner w/ encl. 5461A-07172023







Full Environmental Assessment Form Part 1 - Project and Setting

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: Ultimate Wishy Wash Project Location (describe, and attach a general location map): 9938 Western Tumpika, Duanasburg, NY 12056 Brief Description of Proposed Action (include purpose or need): Construction of a crusher run for staging area of trucks waiting to be washed. Construction of a 986 SF Truck Wash Bay. Installation of a movable Food service van for take out only, Associated grading, drainage for Stormwater Management. Name of Applicant/Spoasor: Telephone: 518-701-4870 Ultimate Wishy Wash (Spiro Kagas) E-Mail; wishywashcarandtruckcentre@yahoo.com Address: 689 Esperance Road City/PO:Esperance State: NY Zip Code: 12066 Project Contact (if not same as sponsor; give name and title/role); Telephone: 518-701-4870 / 518-377-0315 Spiro Kagas / Joseph J. Blanchine, P.E. E-Mail: Joe@abdeng.com Address: 889 Esparance Rd / 411 Union Street City/PO: State: Zip Codo: 12068 / 12305 Esperance / Scheneclady Property Owner (If not same as sponsor): Telephone: SAME B-Mail: Address: City/PO: State: Zip Code:

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### If No, anticipated period of construction: ####################################	c. Will the proposed action be constructed in multiple phases?	FTYestZINo
Anticipated commencement date of phase 1 (including demolition)	I DENTE control was a second of the second o	firmed to COURTER L. CO
Anticipated completion date of final phase Generally describe connections or relationships among phases, including any partitions also also also also also also also als	Total number of phases anticipated	
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determine timing or duration of future phases:	* Autigipared completion date of final phase	*
	determine timing or duration of future phases;	rogress of one phase may

f. Does the proje	et include new resi	deutial uses?		والمساورة والمراورة والمرا	□Yea⊠No
it yes, show him	nbers of units prop-	osea, Two Family	Three Family	Multiple Family (four or more)	
Initial Phase		Andreas Bridgerste	A PARTY OF THE PAR	AMERICAN STREET, STREET,	
At completion		And the state of t	Mark Mark to a superarge op quantities and are on the second		
of all phases		kan sun sama and an			
	osed action include	new non-residenti	al construction (incl	uding expansions)?	VYes No
If Yes,	r of structures	Laddillon			
11. Dimensions	(in feet) of largest (proposed structure:	23' 6"± height:	80± width; and 33± longth	
tti. Approximate	extent of building	space to be heated	or cooled:	0 square feet	
h. Does the prop	osed action include	onshuction or of	her activities that wi	Il result in the impoundment of any	
Ilquids, such a	is creation of a wat	er subbly' reservou	, pond, lake, waste l	lagoon or other storage?	
t. Purpose of th	e impoundment; 9k	omweler Managemer	nt		
Stormyater run	off			Cround Water Surface water strea	ma []Other specify:
LIA	•		contained liquids a	· ·	
h. Approximate	size of the propos	ed impoundment.	Volume:	0.06± million gallous; surface area; _2' height;230' length	0,18± Rores
v. Dimensions	of the proposed dar	n or impounding st	ructure:	2' height; 230' length	
vz. Construction éarthfill	method/materials	for the proposed d	am or impounding s	tructure (e.g., earth fill, rock, wood, con	oreto):
D.2. Project O	sorations	A STATE OF THE STA	A Maria de Caración (escriptor de la place de Mérica de Caración de La place de Mérica de Caración de La proposación de Caración de Caraci		
(Not including materials will	general site prepa	any excavation, mation, grading or i	dning, or dredging, on dredging, on detailetion of utilities	during construction, operations, or both s or foundations where all excavated	Yes No
If Yes:					
i. What is the p	urpose or me excar sterial (including r	vation or dredging? references	ts. etc.) la reference d	to be removed from the site?	
 Volume 	s (specify tons or o	ubio yards):	and eact) to be obegine	to octombion with the and	
r Overw	hat duration of tim	67			
lil. Describe nata	ure and characterist	ics of materials to	be excayated or drea	dged, and plans to use, manage or dispo	se of thom.
iv. Will thore b	e onsite dewatering	or processing of e	xcavated materials?		Yes No
If yes, desor	ibe.	All the second s			
v. What is the t	otal area to be dred	ged or excavated?	No. de	actes	· · · · · · · · · · · · · · · · · · ·
vi. What is the r	naximum area to b	e worked at any on	e timo?	ACTES	
My Apat Aoma	be the thaxilution of	epth of excuvation	or dredging?	feet	
will. Will the exc	eavation require bla	sting?			Yes No
ia duminitizo si	по теопичиний Воз	is and baut:	NEW AND ADDRESS OF THE PARTY OF		1/1 LET 1/4 A LET 1 LET
fisheren errie		49 - 19 - 19 - 19 - 19 - 19 - 19 - 19 -	- Taylany		
b. Would the pro- lute any exist	posed action cause ling wetland, water	or result in alterat body, shoreline, be	don of, increase or deach or adjacent are	decrease in size of, or eneroschment a?	Yes ZNo
If Yes:			, and the second	, water index number, wetland map nun	- h.a.u
description):	wanted of Marcing	erk witten Moaid o	» аповод (оў пяцю	, water index number, wettand map into	noor or geograpmo
	7,1		100		AND THE PROPERTY AND TH

	MARKED A CONTRACTOR OF THE STREET
. Will the proposed action cause or result in disturbance to bottom sediments? If Yes, describe:	∐Yes∐No
If Yes, describe: • Will the proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes:	∐ Yes□No
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 blant removal: 	
if chemical/herbiolde treatment will be used, specify product(s): Describe any proposed reclamation/mitigation following disturbance:	
Describe any proposed reclamation/mitigation following disturbance:	The state of the s
Will the proposed action use, or create a new demand for water?	Z Yes ∏No
Yes:	
. Total anticipated water usage/demand per day: 400 gailons/day Will the proposed action obtain water from an existing public water supply?	Yes ZNo
y with the proposed action conting water from all existing phone water supply?	Annual Track Birthis
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
f. Will line extension within an existing district be necessary to supply the project? Yes:	□Yes □No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district;	
y. Is a new water supply district or service area proposed to be formed to serve the project site?	☐ Yes☐No
Yes:	•
Applicant/sponsor for new district:	
Date application submitted or anticipated:	A CONTRACTOR OF THE PROPERTY O
 Proposed source(s) of supply for new district: 	CALLY COMPLEX AND A STATE OF THE STATE OF TH
v. If a public water supply will not be used, describe plans to provide water supply for the project:	
t. If water supply will be from wells (public or private), what is the maximum pumping capacity:	
Will the proposed action generate liquid wastes?	Z Yeş □No
Yes: 200-600 gpd	
Total anticipated liquid waste generation per day: 496 gallons/day Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe	منا ممسوسونيات سيما
1. Mature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, desorbly	a im combottenta into
approximate volumes or proportions of each): Wash water	
syrital 1 de constituir de la constituir	□Yes Z No
Mill the proposed action use any existing public wastewater treatment facilities? If Yes:	
Name of wastewater treatment plant to be used:	- 4
Name of district:	<u> </u>
 Does the existing wastewater treatment plant have capacity to serve the project? Is the project site in the existing district? 	Yes No

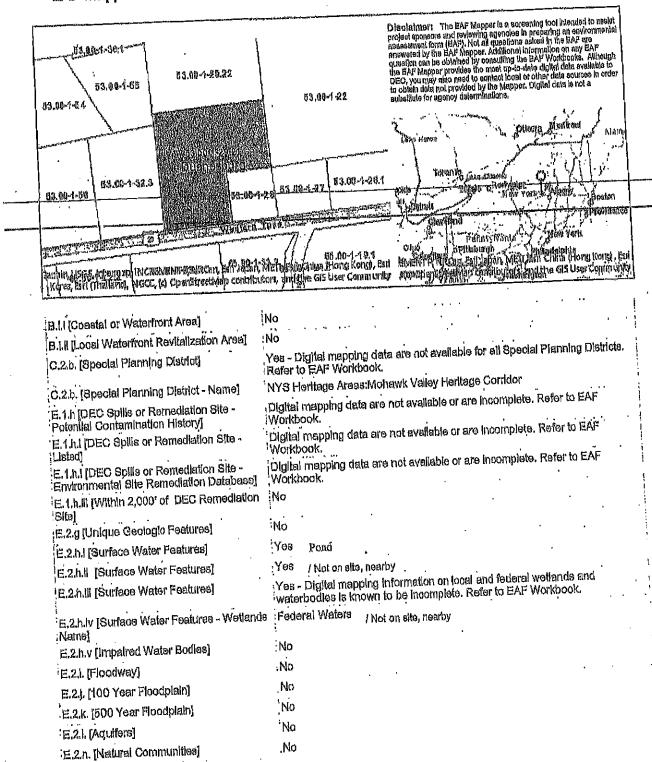
7,174	 Do existing sewer lines serve the project site? Will a line extension within an existing district be necessary to serve the project? 	□Yes□No □Yes□No
	If Yes: Describe extensions or capacity expansions proposed to serve this project:	NAME OF A CONTRACT WAS ASSESSED TO SECURE OF A CONTRACT OF
Ip.	Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: Applicant/sponsor for new district;	∐Yes ZNo
1	 Date application submitted or anticipated; What is the receiving water for the wastewater discharge? If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specificating water (name and classification if surface discharge or describe subsurface disposal plans): sh water will be recycled and any waste will be discharged after passing through 3 settling lanks to an unclassified pond. 	
	Describe any plans or designs to capture, recycle or reuse liquid waste:	
Was	sh water will be recycled and any wastewater will be discharged after passing through 3 settling tanks to an unclassified pond	
	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 sformwater) or non-point source (i.e. sheet flow) during construction or post construction?	Z Y es ∏No
I I	Yes: How much impervious surface will the project create in relation to total size of project parcel? Square feet or 4.76 acres (impervious surface) Square feet or 4.76 acres (parcel size)	
ti	Describe types of new point sources. Surface runoff from crusher run to bloretention stormwater menagement area.	
u u	Where will the stermwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p groundwater, on-site surface water or off-site surface waters)? On site bioretention area stormwater management with flow reduction to pre-development levels to onsite dich and overflow	
per	pre-development flow conditions. If to surface waters, identify receiving water bodies or wetlands:	to addition property
	Officer (citation)	
	 Will stormwater runoff flow to adjacent properties? after treatment and flow reduction Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? 	
If	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, identify: L. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	□Yea⊠No
	ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
	ii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	a special space and space
	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
Í,	Yes: Is the project site located in an Air quality non-attainment area? (Area routinely or periodically falls to meet ambient air quality standards for all or some parts of the year) 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 ₂ O ₂)	∐Yés∐No
	Tons/year (short tons) of Perfluorogarbons (PFCs) Tons/year (short tons) of Sulffur Hexafluoride (SF6) Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs) Tons/year (short tons) of Hazardous Air Poliutants (HAPs)	

h. Will the proposed action gen landfills, composting facilitie If Yes:	erate or emit methane (inclus)?	ding, but no	limited to, sewage treat	nent plants,	LYes / No
 Estimate methene generation it. Describe any methane capturelevirieity, floring); 	i in tons/year (metric); re, control or elimination me	easures inclu	ded in project design (e.	3., combustion to go	enerate heat or
in the state of th			A N. Inilia		
Will the proposed action resu quarry or landfill operations? If Yes; Describe operations and	•			•	Yes No
J. Will the proposed action resu new demand for transportation	It in a substantial increase in n facilities or services?	traffic aboy	e present levels or gener	ate substantlal	Yes ✓ No
i. When is the peak traffle exp. [I Randomly between hours ii. For commercial activities of	veoted (Cheok all that apply) s of to only, projected number of tir	ı ⊟Morı ick trips/day	ning Evening and type (erg., semi trail	— IWeekend ersand-dump-truck	8);
					.
Ni. Parking spaces: Existing	18	Proposed	Net Increas	e/decrease	
iv. Does the proposed action in v. If the proposed action inch	lolude anv shared use parkin	lα?			TVan Talo
vi. Are public/private transport vii Will the proposed action inc or other alternative fueled v	clude nocess to public transp whicles?	ortation or a	ocommodations for use	of hybrid, electric	Yes No
vill. Will the proposed action in pedestrian or bioyele routes	clude plans for pedestrian o ?	r bioyolo noo	commodations for conne	utions to existing	[]Yes[]No
k. Will the proposed action (for for energy? If Yes:		•		al domand	ZYes∏No
 Bstimate annual electricity d 40,000 KW 	emand during operation of i	the proposed	l action:		
it. Anticipated sources/supplier other): Local utility grid				enewable, via grid/	local utility, or
iti. Will the proposed action req	ulre e now, or an upgrade, t	o an existing	substation?	delication of the second se	∐Yes Z No
l. Hours of operation. Answer	ill items which apply.		The state of the s	negativativity and the state of	**************************************
t. During Construction:	'	il Dur	ing Operations;		
 Monday - Friday: 	8 am = 6 pm	Ð	Monday - Friday:	24 hours	
Saturday:	8 am - 4 pro	Ŕ	Saturday:	24 hours	1
Sunday: Holidays:	N/A N/A		Sunday:	24 hours	
- AMPLICATION -	N/A		Holidays:	za nours	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	Z Yes No
If yes:	
I. Provide details including sources, time of day and duration:	
Weah bay addition construction notees. 7 am to 7 pm Monday to Saturday for about 3 months.	
tt. Will the proposed action remove existing natural barriers that could not as a noise barrier or screen? Describer	☐Yes☐No
n. Will the proposed action have outdoor lighting?	□Yes ZNo
If yos:	Pillot to the Balt 10.
i. Describe source(s), location(s), height of fixture(s), direction/alm, and proximity to nearest occupied structures:	- National Control of the Control of
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe:	□Yes□No
a. Does the proposed artion have the potential to produce adors for more than one hour perday?	[*IVesEZINO
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	- Parket by the same of the sa
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? If Yes: I. Product(s) to be stored II. Volume(s) per unit time (e.g., month, year)	∐Yes⊠No
III. Generally, describe the proposed storage facilities:	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., horbioides, insecticides) during construction or operation? If Yes:	☐ Yes ØNo
t. Describe proposed treatment(s):	
Note that the second se	
#. 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 disposa of solid waste (excluding hazardous materials)? If Yes:	I ☐ Yes ☑No
t. 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 rouse of materials to avoid disposal as solid was	
* Construction:	
Operation:	
#### Proposed disposal methods/facilities for solid waste generated on-site; Construction:	
• Operation:	

		The second se	□Ÿ85 ZNO
'Yes: I. Describe the habitat/commu	a designated significant natural community (composition, function, and basis	for dealgnation):)
	of project as proposed:	· · · · · · · · · · · · · · · · · · ·	
 Gain or loss (indicate 	+ of -):	MATA	CA Variation
ondangered of threatened, or	does it contain any areas identified as	d by the federal government or NYS as habitat for an endangered or threatened sp	
	red or threatened):		
special concern?	n any species of plant or animal that i	listed by NYS as rare, or as a species of	Yes[Z]No
I. Species and listing:			
i. Species and listing:	ing area currently used for hunting, tra of how the proposed action may affe	pping, fishing or shell fishing? of that use:	LY 98 KNO
I. Species and listing: q. Is the project site or adjoin If yes, give a brief description	ing area currently used for hunting, tra a of how the proposed action may affo	white fielding or shall fishing?	LY 98 KNO
d. Species and listing: q. Is the project site or adjoint fyes, give a brief description E.3. Designated Public Res a. Is the project site, or any p Actioulture and Markets in	ing area currently used for hunting, tra n of how the proposed action may afform ources On or Near Project Site ortion of it, located in a designated up Law, Article 25-AA, Section 303 and	pping, fishing or shell fishing? of that use: cloultural district certified pursuant to	□Yes No
q. Is the project site or adjointfyes, give a brief description. E.3. Designated Public Res a. Is the project site, or any p Agriculture and Markets I H Yes, proylde county plus b. Are agricultural lands con	ing area currently used for hunting, tra of how the proposed action may afform ources On or Near Project Site ortion of it, located in a designated ag .aw, Article 25-AA, Section 303 and district name/number:	pping, fishing or shell fishing? of that use: cloultural district certified pursuant to 104?	☐Yes ZNo
q is the project site or adjoint fyes, give a brief description. E.3. Designated Public Res. Is the project site, or any page and Markets if Yes, provide county plus to b. Are agricultural lands cont. If Yes: acreage(s) on profit Source(s) of soil rating(c. Does the project site cont.	ing area currently used for hunting, tra of how the proposed action may afform ources On or Near Project Site ortion of it, located in a designated ag Law, Article 25-AA, Section 303 and district name/number: sisting of highly productive soils presi- ject site?	pping, fishing or shell fishing? of that use: cloultural district certified pursuant to	☐Yes ZNo
q. Is the project site or adjointf yes, give a brief description. E.3. Designated Public Res. a. Is the project site, or say p. Agriculture and Markets! If Yes, provide county plus. b. Are agricultural lands con. i. If Yes: acreage(s) on profit. Source(s) of soil rating(source). C. Does the project site cont. Natural Landmark? If Yes:	ing area currently used for hunting, transfer of how the proposed action may afform our case on or Near Project Site ortion of it, located in a designated agraw, Article 25-AA, Section 303 and district nane/number: sisting of highly productive solls president aits? s): ain all or part of, or is it substantially	pping, fishing or shell fishing? that use: cloultural district certified pursuant to 304? contiguous to, a registered National	☐Yes ZNo

or State Register of Fisher Flaces, it that has been of Parks, Recreation and Elistoric Preservation to be eligible for listing on	the State Register of Historic.	sloner of the NYS Places?
rade	ric Building or District	
If Agency (Material Control of Co		the state of the s
n, Name; III, Brief description of attributes on which listing is based:	And the second s	
f. Is the project site, or any portion of it, located in or adjacent to an area designate	d as sensitive for	□Yes\ZNo
archaeological sites on the NY State Historic Preservation Critice (SELPO) archae	Ological and arvoled)	and the state of t
g. Have additional archaeological or historic site(s) or resources been identified on	the project site?	□Yes \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
If Yes: i. Describe possible resource(s):		
I, Describe possible resource(s): II. Basis for identification:		
th. Is the project site within fives miles of any officially designated and publicly ac	oscelble federal state or loca	l Yes ZNo
h. Is the project site within fives miles or any ornerally designated and priority at	0000thin remitted arms at 1222	- Intelligence of the second
TP Vac		
i. Identity rescuree:	1 1 - de akata lelatania tua	I on annua hiniau
1. Identity rescutes: 11. Nature of, or basis for, designation (e.g., established highway overlook, state etc.):	or local park, state distoric tra	II of sootie by way
etc.): III. Distance between project and resource: miles.		Yes Z N
 Is the project site located within a designated river corridor under the Wild, So Program 6 NYCRR 666? If Yes: Identify the name of the river and its designation: It is the activity consistent with development restrictions contained in 6NYCRI 		
II. Is the activity constatent with development restrictions contained in 6NYCRI	R Part 6667	Yes_N
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 you measures which you propose to avoid or minimize them.		ose impauts pius a
G. Verification I certify that the information provided is true to the best of my knowledge.		10 0000
I certify that the information provided is true to the best of my knowledge.	October 7, 2022 Revised: Ma	ну 16, 2023
I certify that the information provided is true to the best of my knowledge. Applicant/Sponsor Name Joseph J. Elafichine, P.E. Date	OGODET 1, ZVZZ	ay 16, 2023
I certify that the information provided is true to the best of my knowledge. Applicant/Sponsor Name Joseph J. Elafichine, P.E. Date	October 7, 2022 Revised: Ma Parliner	ay 16, 2023



E.2.o. [Endangered or Threatened Species]	.Yes		
E.2.o. [Endangered or Threatened SpeciesName]	Northern Long-eared Bat		
'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 Historio Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Workbook.	Refer to	o EAF
E.3.f. [Archeological Sites]	No	٠	
E.3.I. [Designated River Corridor]	No		





DEDICATED RESPONSIVE PROFESSIONAL

May 16, 2023

Re: Wishy Wash 9938 Western Turnpike Town of Duanesburg

Project # 5461A

Jeffery Schmitt, Chairperson, Planning Board 5853 Western Turnpike Duanesburg, NY 12056

Dear Mr. Schmitt,

As you know ABD Engineers & Surveyors did not request this public hearing, it was scheduled by the Planning Board without representation by the client. At the time we were in the process of obtaining further clarification from NYSDOT and NYSDEC regarding the project. Now, in an effort to satisfy the Planning Board's concern over stormwater discharge to the existing drainage swale at located at the southeast corner of the applicants parcel we are proposing an alternative that will send all runoff from the parking area to the existing pond adjacent to the Wishy Wash facility. Runoff from the hill to the north of the site will continue to be diverted from the parking lot via the existing swale and discharge to the Blaise parcel and eventually to the stream that runs under NYS Route 20, as it always has. However, all runoff from the crushed stone parking lot will be treated within the proposed bioretention and overflow from the 10 & 100-year storm events will be conveyed to the existing modified pend. The applicant is proposing to lower the pend by approximately 4-feet. This will allow for more than adequate storage for the 100-year storm event. An outlet control structure will be installed in the pond using a 2" pvc outlet that will release runoff from the 100-year storm event at a very slow rate of 0.12 cfs down the west end of the Wishy Wash access road. We feel this option should alleviate the Town's concern regarding drainage to the east. Please see below for our response to Prime AE comments.

In response to the new comments (in tialics), (previous comments unaltered font) of Doug Cole of Prime AB of April 12, 2023, we respond as follows (in bold):

FEAF - Please note that previous comments, FEAF # 1, 2, 3 & 4, have been satisfied.

5. The Applicant has provided an answer to question D.2.d.v. that was previously left blank, however, we ask them to clarify whether the treatment process currently in place for the wash water has capacity for the extra 400 gpd proposed for this expansion. The Applicant provided a response in their letter that states that the system "has the capacity to treat up to 3,000 gallons per day, which is more than the expected total water usage of 400-gpd for the car/truck wash. The additional flow was previously stated to be 400 gpd, so the applicant should state the new total expected water use for comparison with the system capacity of 3,000 gpd. A copy of the SPDES permit for this discharge should also be provided. A revised FEAF with this information should be provided for review and confirmation the response has been added.

Max 50% increase, or 200gpd to 600gpd per SPDES permit ID no. 0122891, see attached permit receipt.

6. The Applicant has provided an answer to question D.2.d.vi. that was previously left blank, however, we ask them to clarify whether the treatment process currently in place for the wash water has capacity for the extra 400 gpd proposed for this expansion. See comment 5 above.

This is a DEC issue and if needed a 4th tank will be added.

9. Question D.2.]. is answered that the proposed action will NOT result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services. However, since the project is adding a wash bay, truck queuing area and food vender truck, it appears that there would be an increase in use of the facility, which should be quantified for the record. The applicant should provide data on existing use of the facility, so that the stated increase of "about 20-30 vehicles per day" can be verified as a "minimal" increase as indicated.

See attached page two of Donald Zee, PC's letter to the Planning Board from May 14, 2021.

2. The proposed bioretention practice shows a 6" underdrain pipe to daylight discharging to the south of the facility onto lands of the applicant and a 12" HDPE outlet pipe and emergency spillway from the facility are shown exiting to the east onto lands of Thomas into an existing drainage swale which then flows through lands of Chilton prior to joining a stream that flows under NYS Route 20 near Gage Road. We have learned that a similar gravel parking area project was reviewed and approved by the Planning Board last year with a different stormwater design that kept all stormwater discharges on site, however, the design was not constructed as approved and the Town Permit was rescinded. In the December 15, 2021 letter to Dale Warner from Brett Steenburgh, P.E. regarding neighbor property flooding due to prior work performed on the gravel parking area, we located a statement attributed to Jamie Malcolm, NYSDEC Region 4 which said he "suggested that they maintain the existing drainage pattern and drain the pad to the southeast corner and not try to create the swale towards the car wash driveway and down US Route 20 ... as it may cause problems within the highway drainage system and inundate the existing culverts under the driveways of Wren and Chilton." We have not verified this statement with Mr. Malcolm, however, it is in keeping with NYSDEC requirements that the project design must ensure that there is no increase in runoff from a new development project and that there are no adverse effects downstream of the project. We understand that a bioretention practice has been designed to mitigate the offsite impacts of this project, however, since there are own issues with the current drainage pattern, we ask that the applicant provide additional information why the original plan to keep discharges on site are not practical if proper stormwater management practices are put into place to mitigate effects on the Route 20 drainage system and neighboring driveway culverts. Please also refer to our further comments on the stormwater design in the Drainage Narrative section of this letter. We have read the response to this comment in the 10/7/22 response letter from ABD, which did not answer the question above. Additionally, there are still concerns as noted below:

See revised stormwater plan. We are proposing to lower the existing pond by about 4-feet. By doing so, more than adequate storage will be provided for the 100-yr storm event. An outlet control structure is proposed with a 2-inch PVC discharge to slowly release the 100-year storm at slow flow rate of 0.12 cfs.

2b. Review of the Stormwater Design Manual (SWDM) shows that Bioretention is an acceptable practice for water quality treatment but is not to be used for water quantity control. An appropriate quantity control practice needs to be included for this project. Please refer to comment 5.e under SWPPP section.

The existing pond will be used for quantity control. Please see the new stormwater management design.

2c. The anticipated water quantity control practice could be situated at the southwest corner of the gravel parking area. The stormwater design point would be changed to the culvert under Route 20 and the applicant/owner would have full control over the stormwater management system up to the point it empties into the ditch at Western Turnpike. The applicant responded that the "quantity control will be handled via a dry detention basin", however, we see no such structure on the site plan.

See response to comment 2b above.

4. The Site Plan shows that the proposed additional bay is encroaching more than 20 feet into the 40-foot side lot setback, however, the Applicant has indicated they have a setback variance. Please provide a copy of the approved variance. We acknowledge that the Applicant has made the request for a copy of the approved variance from the Town, however, we have not been provided this document for review to date. To date we have not received a copy of the variance.

8. The plans appear to be missing the required grass filter strip between the stone diaphragm and Bioretention practice for pretreatment of direct runoff from the parking lot. The Stormwater Design Manual section referenced for Design Guidance of filtering systems in the applicants response states that "Adequate pretreatment for bioretention systems should incorporate all of the following: (2) grass filter strip below a level spreader or grass channel. (b) gravel diaphragm and (c) a much layer." ('Adequate' and 'all' are underlined for emphasis). The grass filter strip will catch fines and keep the stone diaphragm from clogging and becoming ineffective. Not required. "Should" is defined in the manual as meaning a recommendation. Also, the detail from the manual you provided in your letter shows the stone diaphragm upstream from the grass filter strip, therefore, having no benefit on the stone diaphragm.

9. The Drainage Narrative in Appendix E of the SWPPP, page 3, states that "Two new trenches are proposed along the edge of pavement that will collect stormwater from the asphalt surface. There is a negligible difference in runoff volume generated from the existing impervious crusher run stone and proposed impervious asphalt." The plans show a 12" pipe outlet from the stone trench without any treatment practices associated with this concentrated flow. The plans and SWPPP should be revised to include the proper stormwater treatment for a redevelopment project in this area of the site. We disagree with the applicant that this is not a case of redevelopment. As stated in the SDM in Chapter 9, redevelopment includes reconstruction of existing impervious surfaces. Please review section 9.2.1 of the SDM and accordingly size or describe the WQv practices to meet the requirements. This is not a case of redevelopment. The applicant is only proposing to pave the existing gravel, not reconstruct or add new impervious to the area.

10. Please label the proposed stone swale along the eastern edge of the parking lot on the site plan.

The existing stone swale is labeled on the enclosed plans. There is no proposed stone swale on the plans.



- 11. Please indicate the swale which the 6" underdrain feeds into on the site plan. The swale is defined by the existing contours shown.
- SWPPP- Please note that previous comments, SWPPP # 1, & 3 through 10, have been satisfied.
 - 2. The "Project Description" section should include a mention of which type of construction project is being proposed (i.e., which table does the project fall under in Appendix B of the NYSDEC SPDES General Permit). Applicant needs to mention "this project requires the preparation of a SWPPP which includes post-construction stormwater management practices". We agree that commercial projects fall under Table 2 of Appendix B and thereby requires both Sediment and Erosion Control practices as well as Post-Construction Stormwater practices. The applicant still needs to include the following in the Project Description: "this project requires the preparation of a SWPPP which includes postconstruction stormwater management practices"

This is now noted in the SWPPP, but doesn't providing a SWPPP with postconstruction stormwater management practices listed in the provided SWPPP make it clear that a SWPPP is required? Seems a bit redundant.

- Drainage Narrative & Stormwater Calculations (Appendix E of the SWPPP) Please Please note that previous comments, Drainage Narrative # 1, 2, 3, 4 & 6, have been satisfied.
 - 5. The following points need to be incorporated for the bioretention practice:

 a. A flow regulator/flow splitter is needed as per the NYS SWDM to divert the Water Quality Volume (WQv) to the filtering practice and allow larger flows to bypass the practice. As the Bioretention practice is for water quality only, a regulator or flow splitter is required to direct flow to the water quantity control practice. The draft 2022 SWDM does not appear to require a flow splitter if the practice is designed with the proper pretreatment features.

 As stated in my last letter, a flow splitter is not required when conveying stormwater via sheet flow to the bioretention area, it is only required when conveying stormwater via closed pipe system. The new design now provides 12° pipe is set at the peak elevation of the WQv, therefore, releasing larger storms from the bioretention area.
 - b. The bioretention practice requires pretreatment as specified in the Stormwater Design Manual. What is the pretreatment practice proposed ahead of the bioretention area? The applicant has added a pre-treatment stone trench, however, a grass buffer is also required. The stone diaphragm volume calculations should also be provided for review. Please refer to comment no. 8 under "Site Plan".

Please refer to my response to your comment no. 8.

d. Provide the details of the bioretention outlet structure that will be used to release flows below the predevelopment rate through the 12" outlet pipe. As the Bioretention practice is for water quality only, how is the water quantity being handled? Clarification is still required regarding which practice is proposed to be used for treating water quantity.

See above responses and new stormwater management design.

e. Provide ponding depths in addition to elevations for 1, 10 and 100 year storm events on the Bioretention Detail. As the Bioretention practice is for water quality only, how is the water quantity being handled? The response provided by the applicant is acknowledged. However, according to the Stormwater Design Manual, bioretention practices are used for water quality treatment and not quantity (bioretention is listed for water quality treatment under Table 3.3 of the Stormwater Design Manual).

See above responses and new stormwater management design.

7. For the proposed eastern swale and off-site conveyance, the applicant should provide a detailed survey of the swale from the stormwater practice discharge to the Route 20 ditch, develop a profile and sections showing depths of flow at the design storm events and verify the amount of reshaping that is necessary. The applicant will need to obtain a permanent easement of adequate width for the length of the off-site drainage swale through the neighboring properties and extending to the Route 20 ROW so that they can perform the necessary reshaping and future maintenance of the stormwater discharge from the site.

Please see the new stormwater management design enclosed. An easement is not necessary due to riparian rights and the new design.

- 8. Please correct stone trench to stone "berm" on page three of the Drainage Narrative since the stone berm is being removed and replaced with the bioretention practice. Please clarify if it is incorrect.

 Revised.
- 9. The post drainage conditions exhibit mentions that in subcatchment IC there is a flow of 0.2 CFS and 0.22 CFS for the 10 and 100-year storm events which are directed to design point 2. However, the drainage narrative suggests that all flow generated from a 10 year and 100-year storm event would flow to design point 1. Please clarify. Please see revised drainage narrative regarding new stormwater management design.
- 10. The post drainage conditions exhibit lists the 1-year CFS for 1B as 2.33 while the in-text table lists it as 2.53. Please clarify.

 See revised table.
- 11. Please correct "IB- U.D" to "IC- U.D" in the table for design point 2 in the drainage narrative

 See revised table.

12. The area mentioned on the post drainage conditions exhibit for subcatchment 1B is 2.9 acres when the area for the same subcatchment for post development conditions in the HydroCAD model is calculated to be 2.75 acres. Please confirm which is correct and accordingly modify.

See revised drainage map -2.75 acres is the correct acreage, which was modeled in HydroCAD.

13. Please clarify why the runoff generated for pre and post conditions for subcatchment 3A and 3B are the same considering the surface is changing from gravel (CN=0.91) to pavement (CN=0.98). Additionally, please provide the HydroCAD model sheets for subcatchment 3A and 3B.

Please see enclosed SWPPP for HydroCAD model sheets. The reason the runoff generated did not change is because the difference in CN values are very small that it does not change the weighted CN value of 0.80 for subcatchment 3B. Subcatchment 3A does not change from pre to post as there is no change in impervious in this subcatchment area.

Architectural Plans- Please note that previous comments, Architectural plans # 1 been satisfied.

Enclosed are the following:

1. Twelve (12) copies of this Letter dated May 16, 2023.

2. Twelve (12) copies of the updated site plans Rev. 3 dated May 16, 2023.

3. Twelve (12) copies of the revised LEAF.

4. Three (3) copies of the Stormwater Pollution Prevention Plan (revised 5/15/23).

5. One (1) copy of NYSDEC SPDES Permit no 0122891 receipt.

6. One (1) copy of page 2 of Donald Zee, PC letter dated May 14, 2021.

Should you require anything else or have any questions, please do not hesitate to contact me. We would greatly appreciate being scheduled to present this to the Planning Board at the May 18th Public Hearing. Please advise me as to the required fee.

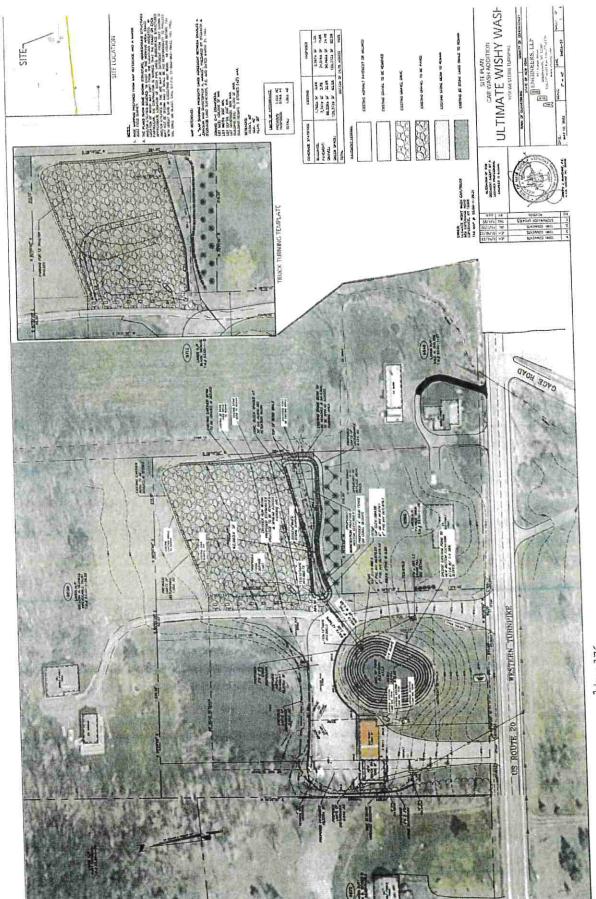
Very truly yours.

ABD ENGINEERS, LLP

Joseph J. Blanchine, P.E.

Partner

JiB; olv CC: (via email) Spino Kagag w/ enol, Don Zee w/ enol, Dong Cole w/ enol, Therese Baker w/ enol, 546 [A-05] [62023



260-275

Full Environmental Assessment Form Part 1 - Project and Setting

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, any nont, preaso answer as moroughly as possible once on outen information, includes whether meaning information does not essentially 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 reprice meroposacies must comprise an mente in according to the initial question is "Yes", complete the sub-questions that follow. If the 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 "Yo", proceed to the next question. Section F allows the project sponsor to identify and attach any answer to the inner question is 130, proceed to the next question. Section I altows no project sponsor to verify that the information 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/Spousor Information. Name of Action of Project: Utimale Wishy Wash Project Location (describe, and attach a general location map): 9938 Western Turnpike, Duanesburg, NY 12056 Brief Description of Proposed Action (include purpose or need): Construction of a quetier run for staging area of trucks weiting to be washed. Construction of a 985 SF Truck Wash Bay. Installation of a movable Food service van for take out only. Associated grading, drafnage for Stormwater Management. Telephone: 518-701-4870 Name of Applicant/Sponsor: E-Mall: wahywashcarandtruckcentre@yahoo.com Ultimate Wishy Wash (Spiro Kagas) Address: 888 Esperance Road Zip Code: 12068 State: NY Telephone: 518-701-4870 / 518-877-0315 Clty/PO: Esperance Project Contact (If not same as sponsor; give name and title/rule): E-Mall: |oe@abdeng.com Joseph J. Blanchine, P.E. Spiro Kagas / Address: Zip Code: 12066 / 12306 411 Union Street 889 Esperance Rd / State: City/PO: Schemeclady Telephone: Esperance / Property Owner (If not same as sponsor); E-Mall: SAME Address: Zlp Code: State: City/PO:

B. Goyernment Approvals B. Government Approvals, Funding, or Spousorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) Government Entity If Yes: Identify Agency and Approval(s) Application Date Required (Actual or projected) a. City Counsel, Town Board, Yes No or Village Board of Trustees b. City, Town or Village ZYes No Town Planning Site Pien May 13, 2022 Planning Board or Commission e. City, Town or □Yes ZNo Village Zoning Board of Appeals d. Other local agencies Yes ZNo ZYes No e. County agencies Referral ☐Yes Z No f. Regional agencies Z]Yes□No g. State agencies Stormwater, SWPPP To Be Submitted h. Federal agencies Yes Z No i. Constal Resources. t. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? Yes ZNo ☐ Yes☑No tt. Is the project site located in a community with an approved Local Waterfront Rovitalization Program? III. Is the project site within a Coastal Broston Hazard Area? ☐ Yes Z 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? 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, VIYe8∐No 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? [Z]Yes∐No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? b. Is the site of the proposed action within any local or regional special planning district (for example; Greenway; Z Yes No Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) If Yes, identify the plan(s): NYS Heritage Areas:Michawk Valley Haritage Comdon

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?

If Yes, identify the plan(s):

S. Zoning	Z Yes No
i. Zoning Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Is the site of the proposed action (a) including any applicable overlay district? Yes, what is the zoning classification(a) including any applicable overlay district?	
	Z Yes□No
. Is the use permitted or allowed by a special or conditional use permit?	□Yos☑No
. Is a zouling change requested as part of the proposed action? f Yes, L. What is the proposed new zoning for the site?	
2.4. Existing community services.	
C.4. Existing community services. 3. In What school district is the project site located? DUANESBURG CENTRAL SCHOOL DISTRICT	
b. What police or other public protection forces serve the project site?	
Which fire protection and emergency medical services serve the project site? Which fire protection and emergency medical services serve the project site? DUANESBURG VOLUNTEER FIRE DISTRICT AND DUANESBURG VOLUNTEER AMBULANCE CORPS	
d. What parks serve the project site? VAN PATTEN MILL PARK, ROBERT B. SHAFER MEMORIAL PARK, CHRISTMAN SANCTUARY	
D. Project Details	
The state of the s	A Commission of the Commission
D.L. Proposed and Potential Development a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreation components)? Commercial	al, it mixed, needed
b. a. Total acreage of the site of the proposed addion? 4.75 acres 1.2 acres	
b. Total acreage to be physically distributed by Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.78 acres	[∕] Yes_No
e. Is the proposed action an expansion of an existing project or use? or is the proposed action an expansion of an existing project or use? If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g.,	acres, miles, housing units,
square feet)? % 55% Chita: d. Is the proposed notion a subdivision, or does it include a subdivision?	□YesiZNo
d. Is the proposed action a subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) 1. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
	TI ear Tru
ii. Is a cluster/conservation layout proposed?	AND THE PROPERTY OF THE PROPER
	∏YeskZiNo

Does the projec	t inolude new res	ldential uses?		word for all the live to the construction of the live	L Yes Z No
if Yes, show min	ibers of units prop	osed. Two Family	Three Family	Multiple Family (four or more)	
	One Family	TAN COUNTY	THOS FISHER	TAXESTER P. LONGOLD IN THE TOTAL PARTY OF THE PARTY OF TH	Ì
initial Phase. At completion	Special control of the control of th	<u> </u>		A Company of the Comp	
of all phases				and the state of t	
-			1) - t-t-t-den dust	Conchine and	ZYes No
g, Does the prope If Yes.	psed action monto	e new non-residenti	ят форендолон Оттор	uding expansions)?	RT + colmit / co
/ Total proviter	r of structures	1 addition		204.	
il. Dimensions ((in feet) of largest	proposed structure:	28'8''s height;	30th width; and 33th length	
<i>lit.</i> Amproximate	extent of buildin	g abace to be neared	or cooled:	O SUMMO 1000	F/37 F/33/
ii. Does the prop	esed action includ	le construction or of	her activities that w	ll result in the impoundment of any lageon or other storage?	Z Yas∏No
YUT KITAN		•		KEGOTI Of Autor provides	
/ Purpose of th	e impoundment; ^S	lomwater Manageme	nt		
ii. If a water im	poundment, the pr	incipal source of th	e water:	Ground water Surface water stream	ms [_]Other specify:
Stormwater fun	off	type of impounded	Voontained Havids e	nd their source.	TOTAL PROPERTY COLUMN TO THE PROPERTY COLUMN
***	•				
tv. Approximate	size of the propo	sed impoundment.	Yolume;	<u>0.06s</u> million gallons; surface area; <u>2' height; 230' leugth</u> structure (e.g., earth fill, rock, wood, cor	0,13± Bores
v. Dimensions	of the proposed d	am or impounding s	tructure:	2' height; 230' leight	norehali
earthfill	i memod/materini	a ros me inobosen c	int of importants	attitutus (mRi' ettini mi' isani u sani aan	
ON INPA					The state of the s
D.2. Project O	perations				
(Not includin materials will	g general sito pret remain onsite)	paration, grading or	installation of utiliti	during construction, operations, or both es or foundations where all excavated	:(□), oal y _1, ro
t. What is the t	surpose of the exc	evation or dredging	}	I to be removed from the site?	
ii. How much m	natorial (including	rock, carth, sedime	uta, etc.) re brobosé	to de temoveo from his svot	,
◆ Oxer a	e (apeony tona or Chat duration of ti	onore yardayi	-W		•
# Describe nat	ture and character	istics of materials to	be excavated or dr	edged, and plans to use, manage or dispo	ase of them.
				AND SECOND SECON	
ly, Will there t	o onsito dewateri ribe.	ng or processing of		the state of the s	∐Yes No
		a dand or experience		pathu	<u> </u>
v, what is the	mayimum area to	edged or excavated the worked at any c	ne time?	geros geros	
vil. What would	i be the maximuo	depth of excavation	n or dredging?	feat	
wit. Will the ex	payation require !	blasting?			Yes No
b. Summariza	site reclamation g	oals and plan:		484	
1	<u> </u>				
		may a statistic comments of the state of the			
into any exi	roposed action oa sting wotland, wo	use or result in alter terbody, shoreline,	ation of, increase or beach or adjacent a	r decrease in size of, or encroschment ea?	Ŭ Yes ZNo
				o, water index mimber, wetland map nu	mber or geographic
):			The state of the s	
				programming and the state of th	

Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placem Iteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in sq	Liure feet or Auresi
h' ll-lu-barge in jostom garilments?	☐Yes ☐No
Will the proposed action cause or result in disturbance to bottom sediments?	☐ Yes ☐ No
Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Will the proposed action cause or result in the destruction or removal of aquatic vegetation?	1-1 x001-1x40
'FVac'	,
of counting very elation proposed to be removed:	
expected acreage of aquatic vegetation fernanting after project control boat acress):	
• purpose of proposed removal (e.g. beach oteating, invasive species	
avoraged method of plant removal:	
proposed method of plant removal: if chemical/herbicide treatment will be used, specify product(s): Describe any proposed reclamation/mitigation following disturbance:	
Describe any proposed reclamation/mitigation following disturbance.	
	V Yes □No
Will the proposed action use, or oreste a new demand for water?	
Yes: Ago gallons/day	pombo a Prifera
Will the proposed action obtain water from an existing public water supply? I. Will the proposed action obtain water from an existing public water supply? Yes:	☐Yes ☑No
Will the proposed sotion outsin water from an extension	
4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	[]Yes]No
The autorium public water supply have capacity to serve the proposati	☐ Xes ☐ No
was a second that also has the accusting district?	☐ Yes☐ No
war and the district needed?	Yes No
	Yes No
 Do existing lines serve the project suct Will line extension within an existing district be necessary to supply the project? 	bread in an inner.
Yes	
Yes: Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district: // Is a new water supply district or service area proposed to be formed to serve the project site? // Is a new water supply district or service area proposed to be formed to serve the project site?	☐ Yos☐No
ly, Is a new water supply district or service area proposed to be control to the	
f, Yes: • Applicant/sponsor for new district:	The state of the s
that an enteroffed of anticipated.	
Date application subtiffee of adjoint and district: Proposed source(s) of supply for new district:	
to another uniter among will not be used, describe plans to provide which supply to	
vi. If water supply will be from wells (public or private), what is the maximum pumping capacity:	5± gallons/minute.
M. I. Marel subhit, Anti no reput to any	Z Yes□No
d. Will the proposed action generate liquid wastes?	
If Yes: 409 gallons/day	u It is a second and
if Yes: 200-660 gpd If Yes: 200-660 gpd 200-600 gpd	sanos an combónema sua
II. Nature of liquid wastes to be generated (e.g., sanitary wastewater, madstrai, it community approximate volumes or proportions of each):	- Maria
The property of the second of	∐Yes ZNö
iii. Will the proposed action use any existing public wastewater treatment facilities?	
If Yes: Name of wastewater treatment plant to be used:	
Name of wastewater treatment plant to be used:	THE STATE OF THE S
Name of wasteward troubletter plant have capacity to serve the project? Does the existing wastewater treatment plant have capacity to serve the project?	☐Yes☐No
Does the existing wastowater treatment plant have supposed. Is the project site in the existing district?	☐Yes☐No
Is the project site in the existing district	□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?	∐Yea∐No
	If Vos.	
	Describe extensions or capacity expansions proposed to serve this project:	· · · · · · · · · · · · · · · · · · ·
	The state of the s	Application for the same and th
		☐Yes ZNo
v. WII	l a new wastowater (sewage) treatment district be formed to serve the project site?	T I cold I to
TF Y	os:	
٠	Applicant/spousor for new district:	
	Applicant/sponsor for new district: Date application submitted or anticipated: What is the receiving water for the wastewater discharge? What is the receiving water for the wastewater discharge? ublic facilities will not be used, describe plans to provide wastewater treatment for the project, including spec	
	What is the receiving water for the wastewater disonarger ublic facilities will not be used, describe plans to provide wastewater treatment for the project, including spec	ifving proposed
ı lfp	ublic facilities will not be used, describe plans to provide wastewater treatment in the project to be view of the project to	the prompt prompt of
rec	selving water (hame and olassinoshor it surrace disoriarige of describe disortine describes as unclassified pond	
est w	ate. Mill be legacied and any meats will be discussible shet beabliff uncorture to be year to the uncorture of the contract of	
The	scribe any plans or designs to capture, recycle or reuse liquid waste:	the state of the s
AN, LAG	sorroe any trans or cosigns to capture, roy discharged after passing through 3 settling tanks to an unclassified pond.	
/a.an .w	ELSE, WIII Des IROX (Real of the thirty Acquested of the control o	
	100 Maria Caracteria	VYes No
e, Wil	I the proposed action disturb more than one acre and create stormwater runoff, either from new point	18" = #4 +114
it cut 1	wass fire disches, pines, swales, curbs, sulfers of other concentrated nows of swithward of hon-point	
	nrce (i.e. sheet flow) during construction or post construction?	
If Yes	si by much impervious surface will the project create in relation to total size of project parcel?	
f, H	Square feet or 1.6 scres (impervious surface)	
	Occupied the Art Art Indian (1997) PITO	
B Da	squire feet of 10 acros (parect star) scoribe types of new point-sources. Surface runoff from crusher run to biorelegition stormwater management area.	
ш. W	there will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent	: propernes,
	The state of the s	
7	On site biorelention area elormwater manacement with flow reduction to pre-develorment levels to oned and shall study set to	A ID Beltrouic brobarts
hor brë	development flow conditions. If to surface waters, identify receiving water bodies or wetlands:	
. •	If to surface waters, identity receiving water comes or wetlands:	
	Underdrain	
	Will storm water runoff flow to adjacent properties? after treatment and flow reduction	☑Yes□ No
Li Ti	was the recovered also minimize impervious surfaces. Use Dervious materials or college and re-use storm water	r? ☑Yes□No
10.10	oes the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	∐Yes Z]No
L 130	nest the proposed action inclines, or with this outlines, and at the outlines	
10 SE	vo litorită i	
1,111	ns, meantry: Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
11. 1	Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
٠.		
III.	Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
l .		THISE INTE
g V	/ill any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permi	C LILES KILLO
[a	r Federal Clean Air Act Title IV or Title V Permit?	
Longit		□Yes□No
t, Is	est sthe project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	F=1 + N2 F=114/1
ہ ا	mistant ate amolity standards for all or some parts of the year)	
ii. I	anddition to emissions as calculated in the application, the project will generate:	
	Tons/year (short tous) of Carbon Dioxide (CO ₂)	
	Tous/year (short tons) of Nitrous Oxide (N2O)	
1	Tons/year (short tons) of Perfluerocarbons (PFCs)	
1	Tons/year (short tons) of Sulfur Hexafluoride (SF6)	
1	Tens/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
	Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

the proposed action generate or emit methane (including, but not limited to, sewage treatment plants,	Yes No
the proposed action generate or enterment including, which was a second of the control of the co	<u> </u>
fills, composting facilities)?	1
timate methane generation in tons/year (metric): sorbe any methane capture, control or elimination measures included in project design (e.g., combustion to gene	rate heat or
and to say methane capture, control or elimination measures included in project design (e.g., comoustou to gene	I may italia
sorticity, flaring):	
	YesZNo
the proposed action result in the release of air pollutants from open-air operations or processes, such as	T COME TALL
arry or landfill operations?	.)
arry or landfill operations? s: Describe operations and nature of emissions (e.g., diesel exhaust, rook particulates/dust):	
	∏Yes [No
If the proposed action result in a substantial increase in traffic above present levels or generate substantial	TIX 62/KIIIAA
w demanti for transportation facilities or services?	
19: When is the peak traffic expected (Check all that apply): [] Morning [] Evening [] Weekend	
When is the peak traffic expected (Check an that apply): Literarming Library and Library (Randomly between hours of to to Truck trips/day and type (e.g., sem) trailers and dump trucks) For commercial activities only, projected number of truck trips/day and type (e.g., sem) trailers and dump trucks)	
For commercial activities only, projected tilitoos of transfer approach	
The Hannan / ANNOSA	
Parking spaces: Existing Proposed Net increase/decrease	Tyes No
Does the proposed action include any shared use parking?	ncess, describe:
Does the proposed action include any shared use parking? If the proposed action includes any modification of existing roads, creation of new roads or change in existing a	
11 11 11 11 11 11 11 11 11 11 11 11 11	Yes No
Are public/private transportation service(s) or facilities available within 71 unto of the proposed action include access to public transportation or accommodations for use of hybrid, electric will the proposed action include access to public transportation or accommodations for use of hybrid, electric	∐Yes∏No
Will the proposed action include access to public transportant and actions for connections to existing or other alternative fueled vehicles?	Yes No
or other alternative fueled valueles? Will the proposed action include plans for pedestrian or bioyole accommodations for connections to existing	1 X 68 1140
pedestrian or bloycle routes?	
·	
Will the proposed action (for commercial or industrial projects only) generate new or additional demand	Z Yes□No
Will the proposed action (for commercial or management programs of the proposed action (for commercial or management programs)	
for energy?	
Yes: Estimate annual electricity demand during operation of the proposed action:	
40,000 KW Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid	local utility, or
Anticipated sources/suppliers of electricity for the project (e.g., on-site computation, on-s	••
officer's	
Local utility grid . Will the proposed action require a now, or an upgrade, to an existing substation?	∐Yes ∑ No
. Will the proposed socion require a new, or an approach to an	
	a the track of the supply of t
Hours of operation. Answer all items which apply. ### During Operations:	
Hours of operation. Answer all items which apply. L During Construction: Ban - 6 pm • Monday - Friday: 24 hours	
Hours of operation. Answer all items which apply. I. During Construction: Monday - Friday: Barn - Born Saturday: 24 hours 24 hours	
Hours of operation. Answer all items which apply. L During Construction: Ban - 6 pm • Monday - Friday: 24 hours	

Will the proposed action have the potential to produce adors for more than one hour per day? Describe activatives: Will the proposed action have existing natural barriers that could act as a noise barrier or screen? Will the proposed action have cutdoor lighting? Will the proposed action have cutdoor lighting? Will the proposed action have cutdoor lighting? Will proposed action have cutdoor lighting? Will proposed action have existing natural barriers that could act as a noise barrier or screen? Will proposed action have cutdoor lighting? Will proposed action have the potential barriers that could act as a light barrier or screen? Will proposed action have the potential to produce adors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) Will the proposed action for mit time (e.g., month, year) Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicidos, lassociades) Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicidos, lassociades) Will the proposed action (commercial or industrial and recreational projects only) use pesticides (i.e., herbicidos, lassociades) Will the proposed action (commercial or industrial and recreational projects only) use pesticides (i.e., herbicidos, lassociades) Will the proposed action (commercial or industrial projects only) involve or require the management or disposal lassociación social wasto (excluding hazardous materials)?	the state of the s	. ZYes□No
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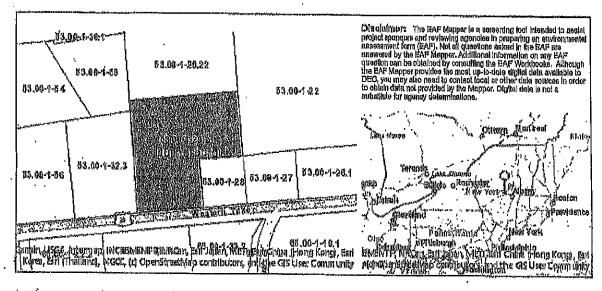
13 10	Alexander realist	mant facility?	Yes V No
Does the proposed action include construction or modifica			
Yes: . Type of management or handling of waste proposed for	the site (e.g., recycling or tre	nusfer station, composting, la	ndfill, or
1.6 44 f (1-111-a)			And the second s
other disposal addyters); Andelpated rate of disposal/processing:	The state of the s	egypticapi, w west or processor (downsors or construct a construct or	
Tous/month, if transfer or other non-con-	abustion/thermal treatment, c)Y	
Tons/hour, if compustion of thermal trea	Magne	•	
ii. If landfill, anticipated are lire: Will the proposed action at the site involve the commercia	1 mary the second	age on districted of hazardous	Yes /No
	il Beneration' meannear' grou	iffe' or mabosur or misuraces	FT TO AN INC.
waste?			
Yes: f. Name(s) of all hazardous wastes or constituents to be go	enerated, handled or manage	d at facility:	
The state of the s	At the At		
II. Generally describe processes or activities involving haz	audara senatas ar sanatituant	Q1	
II. Generally describe processes or activities involving haz	SHOOMS MUSICA OF CONTRACTOR	allo-procedures with the state of the state	
iii. Specify amount to be handled or generated ton	s/mouth		
		onstruents:	
M. Describe any proposals for on-site minimization, racyc			
v. Will any hazardous wastes be disposed at an existing of	ffsite hazardous waste facili	tu?	Yes No
v. Will any hazardous wastes be disposed at an existing of Yes; provide name and location of facility:		4	
	and a ship will make by port	ha a bassardono resista facility:	
f No: describe proposed management of any hazardous w		to d'Itératores autres messals.	
The state of the s			
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E. Site and Setting of Proposed Action			
E.1. Land uses on and surrounding the project site			
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E.I. Land uses on and surrounding the project site a. Existing land uses. i. Check all uses that occur on, adjoining and near the purchase in Industrial	Current Aoreage 1.80± AC N/A PONDS 0.79± AC N/A	Acreage After Project Completion 1.78±AC N/A N/A 0.79±AC N/A	Change (Acres +/-) - 0.11± AC 0 AC N/A N/A

is the project site presently used by members of the community	y for public recreation?	□Yes No
is the project site presently used by the project site pr	ith dischilities (e.g., schools, hospitals, licensed	Yes V No
Are there any facilities serving charge, the diderty people wh day once centers, or group homes) within 1500 feet of the proje	not site?	
Yer,	•	•
, Identify Facilities:	The state of the s	· · · · · · · · · · · · · · · · · · ·
		Yes No
Does the project site contain an existing dam? Yes:		
1 Olmonsions of the dam and impoundment:		
- Tram height:	feet	
Dam length:	feet	
• Surface area:	ROTOS .	
Antage gree: Antage gree:	ganone Orc sore-roov	
U Transle evicting howard classification:	1,000	
### Provide date and summarize results of last inspection:		1
		F-142 - 1-21-17
. Has the project site over been used as a municipal, commerci	ial or industrial solid waste management facility,	.[_] X 68[85] MO
. Flas the project site ever been used as a municipal, commerci or does the project site adjoin property which is now, or was	s at one time, used as a solid waste management ru	Эпицут
#Veg:		∐Yes∐ No
L Has the facility been formally closed?	•	PM
	Add 101 who was a ground fordiffer	
If yes, olde sources/documentation: Describe the location of the project site relative to the bourtest.	adaries of the solid waste management month;	
	- ATTICATION AND ADDRESS OF THE ADDR	
111. Describe any development constraints due to the prior soli	ld waste activities:	
g. Have huzardous wastes been generated, treated and/or dispo	osed of at the site, or does the project alte acijoin	Yes No
 Have hazardous wastes been generated, treated and/or disperproperty which is now or was at one time used to commercial 	dally treat, store and/or dispose of hazardous waste	<i>?</i> .
broberth Aurey 18 now or Mas at one must be a second		
If Yes! i. Describe weste(s) handled and waste management activities	es, including approximate time when activities occ	mred:
f. Puzzerine Adomán improve	A STATE OF THE PROPERTY OF THE	
	a Maria de de la companya de la comp	☐Yes☑ No
h. Potential contamination history: Has there been a reporter	d spill at the brobased bidleor and in make any	1
remedial actions been conducted at or adjacent to the prop	eged sitot	•
If Yes: A ls any portion of the site listed on the NYSDEC Spills In	aldents database or Environmental Site	□Yes□No
is la any portion of the site listed on the response to	A CONTRACTOR OF THE PROPERTY O	
Remediation database? Check all that apply:	Provide DEC ID number(s): Provide DEC ID number(s):	
☐ Yes — Spills Incidents database ☐ Yes — Environmental Site Remediation database	Provide DEC ID number(s):	
Nolther database		•
L. If site has been subject of RCRA corrective activities, des	ceribe control measures:	
it. If site has been subject of RCRA corrective activities, eds	MITO OTILY OF THE PROPERTY OF	
particular description of the second	16 The Language of City Paradiation database?	[YosZNo
iii. Is the project within 2000 feet of any site in the NYSDE	20 EMAROUMORIST DIM Promoditation granting.	
If yes, provide DEC ID number(s):		
is. If you to (i), (ii) or (iii) above, describe current status of	aits(a);	
The state of the s	and the second s	

v. Is the project site subject to an institutional control limiting property uses? • If yes, DEC site ID number: • Describe the type of institutional control (e.g., deed restriction or essement):	YeskINo
Describe any use limitations: Describe any engineering controls: Will the project affect the institutional or engineering controls in place? Explain:	
E 2. Natural Resources On or Near Project Site	NA STATE OF THE ST
a. What is the average depth to bodrock on the project site? over 10 feet	
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings?	_]Yes. ✓ No
c. Predominant soil type(s) present on project site: BURDETT=SCRIBA CHANNERY. 9	6
d. What is the average depth to the water table on the project site? Average: 2 feet	٠
c. Drainage status of project site soils: Well Drained: % of site Moderately Well Drained: % of site Poorly Drained 100 % of site	- Marina de la companya de la compa
Approximate proportion of proposed aution site with slopes: Z 0-10%: 406 % of site 10-15%: % of site 13% or greater: % of site	,
g. Are there any unique geologic features on the project site? If Yes, describe:	_ Yos ZNo
 b. Surface water features. f. Does any portion of the project size contain wetlands or other waterbodies (including streams, rivers, 	Z Yes∏No
ponds or lakes)? ### Do any wetlands or other waterbodies adjoin the project site?	Z Yes□No
If Yes to either t or it, continue. If No, skip to E.2.1. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	MYcs∏No
ty. For each identified regulated wetland and waterbody on the project site, provide the following information: Streams: Name Classification	- participation of the second
Lakes or Ponds; Namo Classification	<u></u>
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 budy/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 Ploodplain?	□Yes ZNo
k. Is the project site in the 500-year Floodplain?	∐Yes Z No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes: I. Name of aquifer:	□Y¢8 ZNo

o. Identify the predominant wildlife species that cocupy or use the project site; Typical Suburban	
n. Does the project site contain a designated significant natural community? If Yes:	☐Yes ZNo
t. Describe the habitat/community (composition, function, and basis for designation):	
tt. Source(s) of description or evaluation: tt. Bxtent of community/habitat:	-
Currently:	
Chrrently: Following completion of project as proposed: Gain or loss (indicate + or -):	TAIRAARYA
b. Does project site contain any species of plant or animal that is listed by the federal government or NYS as undangered or threatened, or does it contain any areas identified as habital for an endangered or threatened spec	WYes∐No ?asic
If Yest 1. Species and listing (endungered or threafcued);	- Inches
Vorthern Long-eared Bat	t .
The state of the s	∐Yes Z No
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?	
If Yes; i. Species and fisting:	
	□Yes ZNo
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? 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	
g. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Applying and Markets Law, Article 25-AA, Section 303 and 3047	[]Yes[Z]No
If Yes, provide county plus district name/number: b. Are agricultural lands consisting of highly productive soils present? t. If Yes: acreage(s) on project site?	∐Yes ZNo
il. Source(s) of soil rating(s);	□Yes ZNo
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?	[_1 % oz [%] v.c.
If Yes: 1. Nature of the natural landmark: Biological Community Geological Feature Biological Community Geological Feature Provide brief description of landmark, including values behind designation and approximate size/extent:	A STATE OF THE STA
d. Is the project site located in or doss it adjoin a state listed Critical Environmental Area? If Yes:	∏Yes [No
i. CEA name: H. Basis for designation:	
ith Designating agency and date:	veilan, and a second

c. 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 Piaces, or that has been determined by the Commissic Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Piace.	
If Yes: // Nature of historic/archaeological resource: [Archaeological Site Historic Building or District	
#. Name: ##. 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 (SEPO) archaeological site inventory?	∐Yes Z No
g. Heve additional archaeological or historic site(s) or resources been identified on the project site? If Yes: 1. Describe possible resource(s):	□Yes ZNo
# Basis for identification:	The state of the s
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or assinetic resource?	☐ Yes ZNo
If Yes: 1. Identify resource: 1. Identify r	or scenic byway,
etc.): lii, 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? 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 measures which you propose to avoid or minimize them.	impaota pina any
G. Verification I certify that the information provided is true to the best of my knowledge.	
Applicant/Sponsor Name Joseph J. Blanchine, P.E. Date October 7, 2022 Rovised: May 1	8, 2023
Signature Title Partner	119/IN) specially like in



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 iWorkbook.
E.1.h.i [DEC Spills or Remodetion Site - [Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.It.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.lii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	iNa
E.2.h.l [Surface Water Features]	Yes Pond
E.2.h.ll [Surface Water Features]	Yes / Not on elto, nearby
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.lv [Surface Water Features - Wetlands Name]	Federal Waters / Not on alte, nearby
E.2.h.v [Impaired Water Bodles]	. No
E.2.I. [Floodway]	:No
E.2.], [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	'No
E.2.n. [Natural Communities]	.No

E.2.o. [Endangered or Threatened Species]	. Yos
E.2.o. [Endangered or Threatened SpeciesName]	Northern Long-eared Bat
'E.2.p. [Rare Plants or Animals]	:No
·E.3.a. [Agrioultural District]	¹ No
E.3.c. [National Natural Landmark]	No
E.3.d [Oritical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

PARTNERS JOSEPH J. BIANCHINE, P.E. LUIGHA, PALLESCHI, P.E. ROBERT D. DAVIS, JR. P.L.S.



DEDICATED RESPONSIVE PROFESSIONAL

January 18, 2023

Re: Wishy Wash
9938 Western Turnpike
Town of Duanesburg
Project # 5461A

Town of Duanesburg Planning Board Chairman Jeffery Schmitt & Planning Board Members 5853 Western Turnpike Duanesburg, NY 12056

As requested, ABD Engineers, LLP has reviewed and analyzed the impacts of redirecting stormwater discharges to the west, down the Wishy Wash driveway and then to the east in the NYSDOT ditch to the NYSDOT culvert under Route 20. The enclosed exhibit shows the westerly 29± acre drainage area to the ditch on the north side of Route 20. The flow from this ditch must flow through the two 18-inch culverts under the Wishy Wash Driveways then through a 24 inch CMP to a catch basin on the west side of the driveway for 9866 Route 20, Lands of Patrick Wren and then exits the catch basin east through a 24-inch concrete pipe to the drainage course flowing to the NYSDOT culvert under Route 20. The expected flows to this ditch at the easterly culvert under the Wishy Wash driveway are 1 year 9.89± CFS, 10 year 26.91± CFS, and 100 year 60.37± CFS. The existing culvert and the downstream driveway culvert/pipe have an expected capacity of about 4 CFs or enough for not even a 1-year storm event without surcharging the pipe and ditch. Therefore, we cannot direct any more flow to the NYSDOT ditch on the north side of Route 20.

I have also reviewed the plan prepared by Brett Steenburgh, P.E. and his drainage report (copy attached). Neither of these indicated to me that he stated the stormwater discharge could be directed to the Wishy Wash driveway. His plan and his report show the discharge going in a similar fashion as we are proposing.

We have shown the bioretention practice underdrain to day light to the easterly ditch along the Wishy Wash driveway. This discharge is approximately equal to the predevelopment flow that would cross the driveway of the Wren property overland to the northerly Route 20 ditch. Therefore, we are not adding to the expected flow of the northerly Route 20 ditch, and we are redirecting the flow to the Wren property which should help dry up their land.

We have also reevaluated our stormwater design and verified that we are not increasing the 1,10-, & 100-year predevelopment flow rates to the discharge point and to the existing drainage course along the Thomas property and at the rear of the Chilton property.

As previously stated, the ditch on the Chilton property needs to be cleared of vegetation so that there is a proper swale to the existing small stream flowing to the NYSDOT Route 20 culvert. My client has previously offered to assist in the clearing work.

In summary, discharging all stormwater to the west and down the Wishy Wash easterly driveway ditch is not practical nor desirable and will lead to increased flooding on NYS Route 20. Draining (not dumping) the stormwater discharge to the east per pre-development condition and as designed will not increase the 1,10, & 100-year flows in that direction, with adding a bioretention system with an underdrain system is the only practical solution to stormwater discharge.

In response to the comments (in italics) of Doug Cole of Prime AE of October 19, 2022, we respond as follows (in bold):

<u>FEAF</u>

- The Applicant has removed the word 'temporary' from the project description and clarified
 the word was meant in reference to the temporary waiting of the trucks and not the crusher
 run. No further comments.
 No response required.
- The applicant has provided the general nature of the proposed action, satisfying our comment.
 No response required.
- The applicant has provided the number of units for the proposed expansion as one wash bay. No further comments.
 No response required.
- The applicant has addressed the comment by stating that the well produces 5 +/- gpm. No further comments.
 No response required.

- 5. The applicant has provided an answer to question D.2.d.v that was previously left blank, however, we ask them to clarify whether the treatment process currently in place for the washwater has capacity for the extra 400 gpd proposed for the expansion.

 The treatment system for the existing car / truck wash has three 1,000-gallon tanks in series and has the capacity to treat up to 3,000 gallons per day, which is more than the expected total water usage of 400-gpd for the car / truck wash.
- 6. The applicant has provided an answer to question D.2.d.v.i that was previously left blank, however, we ask them to clarify whether the treatment process currently in place for the washwater has capacity for the extra 400 gpd proposed for the expansion. See response no. 5 above.
- 7. The applicant has addressed the comment. No further comments. No response required.
- 8. The Applicant has revised their answer to reflect that there will be construction noise above the current ambient levels from 7am-7pm Monday to Saturday for approximately three months. No further comments.

 No response required.
- 9. Question D.2.j. is answered that the proposed action will NOT result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services. However, since the project is adding a wash bay, truck queuing area and food vender truck, it appears that there would be an increase in use of the facility, which should be quantified for the record.
 There will be an minimal increase in the use of the facility in the amount of about 20-30 vehicles per day.

Site Plan:

 The applicant has provided Erosion and Sediment Control Plan on Sheet 2 of 3 in the plan set. No further comments.
 No response required.

- 2. The proposed bioretentian practice shows a 6" underdrain pipe to daylight discharging to the south of the facility onto lands of the applicant and a 12" HDPE outlet pipe and emergency spillway from the facility are shown exiting to the east onto lands of Thomas into an existing drainage swale which then flows through lands of Chilton prior to joining a stream that flows under NYS Route 20 near Gage Road. We have learned that a similar gravel parking area project was reviewed and approved by the Planning Board last year with a different stormwater design that kept all stormwater discharges on site, however, the design was not constructed as approved and the Town Permit was rescinded. In the December 15, 2021 letter to Dale Warner from Brett Steenburgh, P.E. regarding neighbor property flooding due to prior work performed on the gravel parking area, we located a statement attributed to Jamie Malcolm, NYSDEC Region 4 which said he "suggested that they maintain the existing drainage pattern and drain the pad to the southeast corner and not try to create the swale towards the car wash driveway and down US Route 20 ... as it may cause problems within the highway drainage system and inundate the existing culverts under the driveways of Wren and Chilton." We have not verified this statement with Mr. Malcolm, however, it is in keeping with NYSDEC requirements that the project design must ensure that there is no increase in runoff from a new development project and that there are no adverse effects downstream of the project. We understand that a bioretention practice has been designed to mitigate the offsite impacts of this project, however, since there are known issues with the current drainage pattern, we ask the applicant to provide additional information why the original plan to keep discharges on site are not practical if proper stormwater management practices are put into place to mitigate effects on the Route 20 drainage system and neighboring driveway culverts. Please also refer to our further comments on the stormwater design in the Drainage Narrative section of this letter. We have read the response to this comment in the 10/7/22 response letter from ABD, which did not answer the question above. Additionally, there are still concerns as noted below:
 - a. There needs to be test pit data that shows the proposed bottom of the Bioretention practice will be at least 2 feet above the high groundwater table. There is a note on the detail for the practice about using a poly-liner if the separation cannot be met, but this should be known at this point in the process.

A poly-liner is proposed as indicated on the enclosed plans. We know ground water to

b. Review of the Stormwater Design Manual (SWDM) shows that Bioretention is an acceptable practice for water quality treatment but is not to be used for water quantity control. An appropriate quantity control practice needs to be included for this project.

Section 6.4.2 of the NYSDEC Stormwater Manual requires that flows conveyed to the filtering practice via storm drain system be provided with a flow splitter diversion structure. However, the proposed design conveys runoff to the bioretention via sheet flow. The bioretention system, as proposed, is designed to treat the 1-year storm (WQv), allowing it to pond to an elevation of 882.72, approximately 3" above the bioretention basin bottom (elevation 882.5). A 6" culvert is proposed at an elevation 882.75, slightly above the 1-year storm peak elevation. This will allow the 10 and 100-year storm events to slowly discharge, at a rate less than preexisting conditions, to the existing swale along the Thomas property. Attached for your review is section 6.4.2 and figure K-5: On-line versus Off-line Schematic of the NYSDEC Stormwater Manual.

c. The anticipated water quantity control practice could be situated at the southwest corner of the gravel parking area, which would put the discharge point back to the prior approved location. The stormwater design point would be changed to the culvert under Route 20 and the applicant/owner would have full control over the stormwater management system up to the point it empties into the ditch at Western Turnpike.

As stated above, quantity control will be handled via a dry detention basin, which will slowly discharge the 10 & 100-year flows, at a rate less than preexisting conditions, to the existing drainage swale that runs along the Thomas property. This is the natural drainage course of the property, and the design will not adversely affect the existing swale. The drainage swale along Route 20 handles a large drainage area and is known to have issues in and around the Wishy Wash site and Wren property. Additionally, it has been stated many times that the drainage swale along the Thomas property needs to be cleaned of debris, sediment and overgrown vegetation, which the applicant has stated he would assist with doing. Nevertheless, the proposed stormwater design complies with the requirements of NYSDEC stormwater manual.

3. The Applicant has indicated that 2, possibly 3 of the 14 Norway Spruce planted on the project site have died. Any trees which have died need to be replanted/replaced.

It is noted on the enclosed plans to have any dead trees removed and replaced.

- 4. We acknowledge that the Applicant has made the request for a copy of the approved variance from the Town and will provide review and comment once received.

 No response required.
- The applicant has identified the total square footage of the proposed new truck bas as 985' SF on the site plan. No further comments.
 No response required.
- 6. The Applicant has provided details on the proposed fence. We find that the proposed fence meets the Town Zoning Ordinance maximum fence height of 6 feet and the stockade style fencing is compatible with the general surroundings.
 No response required.
- 7. The Applicant has verified that no new signage is proposed. If any new signage is proposed on this project, the details must be submitted for review prior to final Application approval. No response required.
- 8. The plans appear to be missing the required grass filter strip between the tone diaphragm and bioretention practice for pretreatment of direct runoff from the parking lot.

 Section 6.4.3 of the NYSDEC Stormwater manual only recommends the use of a grass filter strip along with other pretreatment measure as "design guidance", the manual does NOT require it. The stone trench diaphragm is adequately sized to handle the required pretreatment. Attached for your review is section 6.4.3 of the NYSDEC Stormwater Manual.
- 9. The Drainage Narrative in Appendix E of the SWPPP, page 3, states that "Two new trenches are proposed along the edge of pavement that will collect stormwater from the asphalt surface. There is a negligible difference in runoff volume generated from the existing impervious crusher run stone and proposed impervious asphalt." The plans show a 12" pipe outlet from the stone trench without, any treatment practices associated with this concentrated flow. The plans and SWPPP should be revised to include the proper stormwater treatment for a redevelopment project in this area of the site.

 The 12" pipe is existing, the construction of the stone trench will end just before the outlet of the pipe. The applicant's proposal to pave the existing hard packed gravel drive and constructing the building addition will not add additional impervious surfaces to the site and does not constitute as redevelopment.

1 1

- The applicant has addressed the comment.
 No response required.
- 2. We agree that commercial projects fall under Table 2 of Appendix B and thereby requires both Sediment and Erosion Control practices as well as Post-Construction Stormwater practices.

 No response required.
- 3. The applicant has advised that the pipe will be 'destroyed' by the new construction. The Drainage Narrative mentions that the existing three (3) drain tiles under the parking lot "were terminated in order to prevent future runoff to the Wren property." The location of this termination should be shown on the plans and the end of the pipes confirmed to be sealed in the field.

The applicant and his contractor cut and capped the tile drains during construction. ABD is not aware of the exact location of the termination of the drains. However, they will be dug up and capped further back as part of the construction of the bioretention area.

4. The surface area of the adjacent parking lot which will be overlaid with asphalt needs to be stated in the "Project Description" section. The applicant needs to mention the surface area of the parking lot which will be overlaid with asphalt. (16,776 SQ. FT. has not been incorporated).

This has been added to the project description section of the SWPPP.

- The applicant has addressed the comments. No further comments.
 No response required.
- 6. The applicant has addressed the comment stating that the recycling tanks are pumped out every 2 to 4 months, as needed. No further comments.
 No response required.
- 7. We acknowledge your response in the letter; However, the information was not included in the SWPPP under Section 6.0 Please see section 6.1of the SWPPP.
- 8. The applicant has addressed the comment by stating that it will be a visual inspection to determine sediment depth. No further comments.

 No response required.

- 9. The applicant has addressed all subpoints. No further comments. No response required.
- 10. The applicant needs to revise the response to Q.43 of the NOI to reflect that the project is not subject to MS4 requirements. The question has been revised.

Drainage Narrative & Stormwater Calculations (Appendix E of the SWPPP):

- The applicant has addressed the comment by stating bioretention (F-5) for WQv treatment.
 No further comments.
 No response required.
- The applicant has addressed the comment. No further comments.
 No response required.
- 3. The applicant has addressed the comments and included the respective details for outlet protection of the existing ditch. No further comments.

 No response required.
- 4. The applicant has addressed the comment. No further comments. No response required.
- 5. The following points need to be incorporated for the bioretention practice:
 - a. A flow regulator/flow splitter is needed as per the NYS SWDM to divert the Water Quality Volume (WQv) to the filtering practice and allow larger flows to bypass the practice. As the Bioretention practice is for water quality only, a regulator or flow splitter is required to direct flow to the water quantity control practice. As state above, this is not require for sheet flow conveyance, only closed system drain pipe conveyance. Please refer to my response to your comment number 2.b under the site plan section above.

b. The bioretention practice requires pretreatment as specified in the Stormwater Design Manual. What is the pretreatment practice proposed ahead of the bioretention area? The applicant has added a pre-treatment stone trench, however, a grass buffer is also required. The stone diaphragm volume calculations should also be provided for review.

As stated above this is only a recommendation NOT a requirement. Please refer to my response to your comment number 2.c under the site plane section above.

- c. The bioretention worksheet is provided in Appendix E. No response required.
- d. As the bioretention practice is for water quality only, how is the water quantity being handled?
 Addressed above, no response required.
- e. As the bioretention practice is for water quality only, how is the water quantity being handled?

 As designed the existing truck / trailer food service cart area will drain via sheet flow to a pea stone gravel diaphragm just above the bioretention / detention area. The pea stone diaphragm provides "first flush" treatment of the stormwater runoff. The bioretention provides further treatment for the 1-year storm. The 10 and 100-year storm events are stored in the bioretention area start discharging to the Thomas property after the 1-year after the 1-year storm event and continue to discharge to the Thomas property at a rate less than the predeveloped flow rates. The storage volume over the 1-year flow will occur within the bioretention and will provide extra treatment for the 10 and
- 6. The following points need to be incorporated for the proposed new diversion swale in the north"
 - The applicant has addressed the comment stating that the existing swales will be reshaped for this project. No further comments.
 No response required.

100-year storm events. It also further reduces the flow to the Thomas property.

- The applicant has addressed the comment, No further comments.
 No response required.
- The applicant has addressed the comment with a new detail in the plan sheets. No further comments.
 No response required.

7. Need to provide description of the design of the swale in the body of the SWPPP. The response letter mentions that it was added, Please direct us to the exact location the design criteria of the diversion swale were added to the Drainage Narrative.

A description of the swale can be found in the summary section of the Drainage narrative.

Architectural Plans:

1. The Applicant has provided plans and elevations that show the total height of the proposed new wash bay is 23 feet, 6 inches. The total height is below the Town Zoning Ordinance maximum building height of 42 feet in zone C-1 Commercial. Question D.I.g has been amended in the revised FEAF reflecting this change.

No response required.

Buclosed are:

- 1. Twelve (12) copies of this Letter dated 1/18/23.
- 2. Twelve (12) copies Pre-Drainage Conditions Exhibit.
- 3. Twelve (12) copies of Brett Steenburgh's Drainage Report dated December 15, 2023
- Twelve (12) copies of Brett Steenburgh's design Amended Site Plan Ultimate Wish Wash Car / Truck.
- 5. Twelve (12) copies of the updated site plans Rev. 3 dated 1/18/23
- 6. Three (3) copies of the Stormwater Pollution Prevention Plan (revised 1/18/2023).
- Three (3) copies of Section 6.4.2, 6.4.3, & Appendix K.-5: On-line Versus Off-line schematic, of the NYSDEC Stormwater Manual.

Electronic copies of the above will be forwarded to Melissa Deffer.

Should you have any questions or need anything further, please do not hesitate to contact me,

Very truly yours; ABD ENGINEERS, L

Joseph J. Bianchine, P.E.

Earther

We would be pleased to present this information again to the Planning Board at your next meeting.

CC: Spiro Kagag w/enol. Don Zee w/enol. Doug Cole w/enol.

5461A-01182023

Brett L. Steenburgh, P.E., PLLC

2832 Rosendale Boad Niskayuna, NY 12309 (518) 365-0675

December 15, 2021

Town of Duanesburg Building Department 5853 Western Turnpike Duanesburg, NY 12056

Re: The Ultimate Wishy Wash

Attn: Dale Warner

Dear Dale:

This has been notified that there have been several concerns regarding the construction of the truck parking area adjacent to The Ultimate Wishy Wash car wash. On Monday December 13, 2021 we performed a field inspection of the construction with the owner and contractor to discuss the issues raised as well as field changes that occurred. The following is a summary of these issues and discussions:

- During clearing and grubbing three drain tiles running north to south through the
 parcel were discovered. The drain tiles discharged at the adjoining property line
 with lands of Wren. These drain tiles were terminated to prevent future runoff
 to the adjoin property. The termination now drains into the drainage swale
 around the pad. It is our understanding that you inspected the site with Spiro
 and the contractor when the drain tiles were located.
- It was determined upon clearing that he existing grade at the southeast corner
 of the pad was significantly lower than the grade at the southwest corner and
 the natural flow of drainage flows northwest to southeast across the meadow.
- Jamie Malcolm, P.E. from the New York State Department of Environmental Conservation visited the site after receiving complaints from the neighbors. I was told that Mr. Malcolm suggested that they maintain the existing drainage pattern and drain the pad to the southeast corner and not try to create the swale towards the car wash driveway and down to US Route 20. He stated that it may cause problems within the highway drainage system and inundate the existing culverts under the driveways of Wren and Chilton. He also requested that the diversion ditch around the parking area be filled with crushed stone to prevent erosion.



CIVIL ENGINEERING ENVIRONMENTAL ENGINEERING STRUCTURAL ENGINEERING Our inspection revealed that the crusher run parking area has been graded to pitch to the southeast corner as suggested above. While we do not have an issue with this construction we will need to verify that we are not discharging stormwater at a rate greater than the existing rate to this location. We reviewed the discharge location to verify that there is a defined drainage channel off the site. Currently there is an existing swale that runs north to south along the Wishy Wash / Thomas common property line. This swale turns east at the common property corner of Wishy Wash, Thomas, Wren and Chilton and parallels the rear of the Chilton property line to the existing stream channel. The preliminary walk of the channel revealed that there is adequate capacity and pitch to convey the stormwater to the existing stream channel and under US Route 20. However, there are a few areas where lawn debris should to be removed from the swale to assure maximum flow.

The owner will need to provide attenuation on the existing crusher run pad to assure that the rate of runoff to this swale does not exceed the pre-development rate of runoff. While we do not have this design modification at this time we have instructed the contractor to install a stone berm along the southeast corner of the parking area to attenuate the runoff until the design can be finalized. The berm will be 18" high and not compacted to allow the stormwater to slowly weep off the pad.

The other outstanding item that we identified during our visit was the lack of a gate to prevent overnight parking as requested by the planning board. The owner has indicated that the gate has been ordered is on backorder due to issues with the supply chain but it will be installed as soon as it is received.

I will continue to work to prepare the stormwater attenuation plan for the parking area. Once we have completed that design we will forward it to you for review prior to implementation. However it is our opinion that the actions the owner is currently taking at our request will prevent any downstream impacts.

If you have any questions please feel free to contact me.

Sincerely Brett L. Steenburgh, P.E.



TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVEOPMENT PLAN APPROVAL

- 11 Lune M Tata	. 07-13-2023 Fi	nai 🗆 Date:
(Check appropri	ate box)	
Name of proposed d		
Id Witte at for observer as		11 m
Applicant:		Plans Prepared by: Name David J. Hopper, architect Address 65 Flansburg Lane
Nigrae	Kevin Sorya	Address 65 Flansburg Lane
Address_	AGS PICKIO HIII NOBU	
		7007113-3571707 Telephone 518-937-7260
Telephon	617-982-8026	Telebuons
T avalana		and defendant for such
Owner (if differe	ent):	(if more than one owner, provide information for such)
OMING (II cirries.	Kevin Sorya	Jessica Rodriquez
Manio	AND DICKIE HIII ROAD	
Address.	495 Pickle Hill Road Fort Plain, NY 13339	Fort Plain, NY 13339
	ne 617-982-8026	518-844-4299
Telephor	no	
_	t to a malone	
Ownership intentio	ns, i.e., purchase options	made in ~2005;
Reverse/abai	ndon the subdivisions	one lot.
Marcie the 3 t	SUDDIVISIONS DACK THE	
Location of site	The second secon	J. Duanashurg, NY 12056
1177/1179/11	97 North Mansion Road	d, Duanesburg, NY 12056
	1. d.	Lot 47/48/7.151
Scotlon 68.00	Block	2 Lot 47/48/7.151
Corrent zoning old	assification R-2	
Cattorn possess		
Otata and ferleral	permits needed (list type and ap	propriate department)
N/A		to the state of th
19/24		
\$1+-140 harris		
	. II atea	
Proposed use(s)	orstva Love plagle-family hol	me,
Residential	. One surgressums	
	the state of the s	
•	. 44000	acres
Total site area (square feet or nores) 14.909	III O
Amildated cor	estruction time Fall 2023	
Witnesharen		
manual 11	ent be phased? No	
Will developm	our no burnour	

Current land use of site (agricultural, commercial, underdeveloped, etc.)
Current land use of site (agricultum)
Underdeveloped Current condition of site (buildings, brush, etc.) Brush and existing driveway Current condition of site (buildings, brush, etc.) Brush and existing driveway Suburban
www s the (buildings, brush, etc.) Brush and existing
Current concusion of saw contract Suburban Suburban
Current condition of site (contours, contours), contours, contours, sec.) Suburban Character of surrounding lands (suburban, agricultural, wetlands, stc.)
Character of sutrodicade
Estimated wast of proposed improvement \$ N/A
Estinguel bost of professional profession of the second of
Estimated sest of proposed improvements, shoppers, employees, etc. (as applicable) Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)
A a?MANTS
Describe proposed use, including primery and secondary uses; ground floor area; height; and number of Describe proposed use, including primery and secondary uses; ground floor area; height; and number of dwelling units by size (efficiency, one-bedroom, two-
and secondary uses; ground floor steet, magazin
Describe proposed use, including primery and secondary uses, some size (efficiency, one-bedroom, two-stories for each building; include number of dwelling units by size (efficiency, one-bedroom, two-for residential buildings include number of dwelling spaces to be provided.
Describe for each building: stories for each building: for residential buildings include number of dwelling units by size (ernomoty) and for residential buildings include total floor greateness area; number of automobile and truck bedroom, three or more bedrooms) and number of parking spaces to be provided. For non-residential buildings, include total floor greateness area; number of automobile and truck
hedroom, three or more bedrooms, and meaning area sales area, mimoer of asserting
TAN MAI-TOSKURINGA WATER
Other proposed structures. (Use separate sheet if needed) Residential building, one single-family home, 3 bedrooms / 3,5 baths / One 2-car garage and one 1-car garage.
Desidential building, one single-family to the and one 1-gar garage.
3 hedrooms / 3.5 baths / One 2-car guras
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TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVEOPMENT PLAN APPROVAL

	Preliminary Date: 8/7/2023 Final C	Date:
	(Check appropriate box)	
	On the Dien	Davidonment for Parkview at Ticonderoga, LLC
	Name of proposed development OVOTAL SHE Plan	Development for Parkview at Ticonderoga, LLC
	Applicant: Name <u>Parkview at Ticonderoga, LLC</u> Address <u>885 RT 67, Ballston Spa, N</u> Y	Plans Prepared by: Name <u>Environmental Design Partnership</u> , LLP Address <u>900 RT 146</u> , Clifton
	Addiesa <u>865 KT 67, Ballotett sparts</u>	P81K-NY-12065
 	Telephone	Telephone (518) 371-7621
	Owner (if different): Name Address	(if more than one owner, provide information for each)
	Telephone	
į, j	Ownership intentions, i.e., purchase options Applicant is proposing a multi-phased deve Professional Offices, Flex Warehouse spac Location of site 9811-9815 Western Turnpike, Duanesburg	NY 12053
	Section 65.00 Block 1	Lot 19.1
	Current zoning classification Manufacturing Light	
	State and federal permits needed (list type and appropris	Martin Ma
	Proposed use(s) of site Mixed use development consisting of Ret Warehouse space and Residential	ail, Professional Offices, Flex
	Total site area (square feet or acres) 87.75 acres	
,	Anticipated construction time TBD	
	Will development be phased? Yes	

Over 🗲

	Current land use of site (agricultural, commercial, underdeveloped, etc.) Light industrial / Commercial/Undeveloped
1	Current condition of site (buildings, brush, etc.) Warehouse Buildings, wellands, forest
	Realdential, Commercial, Character of surrounding lands (suburban, agricultural, wetlands, etc.) Realdential, Commercial, Undeveloped lands, wetlands
	Estimated cost of proposed improvement \$ TBD
	Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) TED
	Describe proposed use, including primary and secondary uses, ground floor area, height, and number of stories for each building: - for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided. - For non-residential buildings, include total floor area sales area; number of automobile and truck parking spaces. - Other proposed structures. (Use separate sheet if needed) SubdMslon or the Creation of up to 11 Lease Percels that will include the following:
	Lot 1- Retail, 10,000± SF Building, parking and outdoor storage areas
	Lot 2- Commercial/Professional Office, 36,000± SF Building, Parking areas
	Lot 3- Commercial/Professional Office, 40,000± SF Building, Parking areas
	Lot 4- Warehouse/Flex Space, 40,000± SF Building, Loading Docks and Parking areas
	Lot 5- Warehouse/Flex Space, 20,000± SF Building, Loading Dooks and Parking areas
	Lot 6- Warehouse/Flex Space, 40,000± SF Building, Loading Docks and Parking areas
	Lot 7- Existing 30,000± SF Warehouse/Flex Space Building to remain, Loading Docks and Parking area upgrades
	Lot 8- (2) Warehouse/Flex Space, 40,000± SF Building and 30,000± SF Building, Loading Docks and Parking areas
	Lot 9- Single Family Residential, House size and Number of stories TBD, driveway
	Lot 10- Single Family Residential, House size and Number of stories TBD, driveway
	Lot 11- Existing 40,000± SF Warehouse/Flex Space Building to remain, Loading Docks and Parking area upgrades

Project Narrative

PARKVIEW AT TICONDEROGA, LLC

MIXED-USE SUBDIVISION LAYOUT

NYS ROUTE 20

Town of Duanesburg

Schenectady County, New York

August 2023

Prepared By:
The Environmental Design Partnership, LLP
900 Route 146
Clifton Park, NY 12065





1.0 INTRODUCTION AND BACKGROUND

The attached sketch plan represents a concept for a commercial, industrial and residential development located on the southeastern corner of NYS Route 20 and Gage Road. The 89.24-acre property is located within the Town of Duanesburg and has a tax map identification number of 65.00-1-19.1.

The plan illustrates the general intent of the site development concept and the configuration for the major elements of the proposed design. The Concept, Site Plan Application, and Agricultural Data Statement were compiled in accordance with the Manufacturing and Light Industrial District from Section 12 of the Town of Duanesburg Zoning Ordinance.

The general topography of the site slopes from east to west towards Gage Road. United States Army Corps of Engineers (USACE) wetlands run east to west through the site. Portions of those wetlands will be disturbed to allow access through the site. Disturbances would be limited to the narrowest portions of the wetlands and culverts would be provided to preserve the existing hydrology. There are no FEMA Floodplains within the parcel area.

The Applicant and property owner is Parkview at Ticonderoga, LLC. The overall character of the surrounding area is generally residential with some commercial businesses along Route 20. The property consists of a large brush area with some mature trees to the eastern side of the property. One industrial facility with a storage building has been located on the site since before 1985. Jamaica Millworks has been operating out of the industrial facility since 2010 and Lucia Specialized Hauling has also been operating out of the industrial facility since the mid 2000's, as well as other business utilization of the light industrial storage use. The applicant is looking to develop the remaining portions of this property into a mixed-use commercial/industrial park.

The attached plan illustrates a conceptual full buildout design that subdivides the parcel up to 11 lots that would retain the existing 30,000 SF storage building. Additionally, the plan would create a 10,000 SF retail space, 2 commercial/professional office spaces with total floor areas of 36,000 SF and 40,000 SF, 6 flex warehouses varying in size from 20,000 SF to 40,000 SF, and 2 single family lots along Gage Road. As interested future tenants come forward, user-specific building sizes and layouts would be developed and presented to the Town Planning Board for site plan approval. This conceptual sketch plan is included to depict a possible full-buildout of the property and provide the basis for a full-buildout review to expedite site plan approvals and avoid segregation under the State Environmental Quality Review Act.

2.0 ZONING

The Property is zoned a Manufacturing and Light Industrial District C-2. Bulk standards within the C-2 zoning district include a minimum lot size of 100,000 SF with a minimum depth and width of 200-feet. Additionally, there is an 80-foot front yard setback, a 40-foot side yard



setback (80-foot side yard setback on the corner lot), and an 80-foot rear yard setback. The maximum building coverage allowed under C-2 zoning is 50% and a maximum building size of 40,000 SF. Building height cannot exceed 42-feet in the zone. The proposed concept plan meets or exceeds the required bulk standards.

3.0 PARKING

According to the zoning code, it is required to have 1 parking space per every 180 SF of total floor area for retail buildings; 1 parking space per every 1,000 SF of total floor space for warehouses; 1 parking space per every 250 SF of total floor area for office buildings; 2 parking spaces-per-single-family-dwelling. The-retail-building lot-includes the required number of parking spaces. Each of the office lots contain the minimum required amount of parking spaces for a building size of 40,000 SF. The warehouse lots all contain at least the minimum required spaces for the varying building footprints. The existing storage building incorporates the surrounding impervious area to provide the minimum number of required spaces. Each of the single-family dwellings also have more than 2 parking spaces.

4.0 ACCESS / DRIVEWAY LOCATION

There are two (2) driveways proposed on New York State Route 20 for ingress and egress. The primary access point to the site is located 825 feet west of the intersection of Route 20 and Gage Road. The main retail store access point is also located on Route 20 just west of Gage Road. Five (5) driveways are proposed on Gage Road for multiple uses. The primary ingress and egress points for a proposed warehouse, the existing warehouse, a secondary access road to the site, and the two single-family homes are all located along Gage Road. The proposed curb cuts along Route 20 would need to be reviewed and approved by the New York State Department of Transportation (NYSDOT). Upon commencement of the detailed design phase of this project, a commercial driveway permit application will be submitted to the NYSDOT for review and approval.

5.0 STORMWATER

The project would disturb greater than one acre and would be subject to the New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-20-002). A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for the project during detailed design. Stormwater would be managed on-site.

6.0 WATER AND SANITARY

The property is not currently served by public water or sewer. The applicant is proposing to install wells and septic systems on-site.



7.0 COMPREHENSIVE PLAN

The following is recommendations and goals from the Town of Duanesburg Comprehensive Plan that support the development of the parcel:

- Commercial and Residential Development Objective Creating deeper roadside zones to encourage centers of development and discourage strips.
 - To support eliminating trips along main routes within the town this design
 centralizes development in the site rather than along Route 20. The various
 proposed lots-will-be accessed-by an-interior-road-which-pulls-traffic-away-from-Route 20 and Gage Road.
- Commerce and Industry Preserve and strengthen the Town's local employment opportunities and services and expand commercial property tax.
 - The proposed development of commercial offices, multiple warehouses, and a retail space would create opportunities for local businesses to expand their existing operations, as well as entice businesses out of the area to migrate or expand into the area with the project's location on Route 20 with a short drive to access Interstate 90.
- Commerce and Industry Mixed Use Commercial Park Objective: Consider permitting mixed-use commercial/retail/small warehousing park development.
 - The Comprehensive Plan includes the proposed property as an opportunity to create a mixed-use commercial park, which is the proposed project.
- 4. Natural Resources Steep Slopes Preservation Objective: Preserve steep slopes and ridge lines.
 - Slopes in the development areas of the parcel are below 15%
- 5. Schenectady County Metroplex Service District
 - The project is located within the Metroplex District whose mission is to "enhance the long-term economic vitality and quality of life in Schenectady County by cooperative, purposeful actions and investments within the Metroplex corridor". The proposed project would aid in that mission by expanding job opportunities in the area and increase the tax revenue received by the Town and the Schenectady County Metroplex Service District as well.

OFFICE OF THE SCHENECTADY





Maryellen Brehm

Alicia Godleyyski

Jeffrey Morrette

Carla Sagilmbeni Deputy County Clerks

Cara M. Ackerley County Clerk

Instrument Number - 201950169

-Recorded On 11/4/2019 At 9:39:45 AM-

* Instrument Type - DEED

*Book/Page - DEED/2023/456

* Total Pages - 4

Invoice Number - 1029286

9286 Uset-ID: LPD

* Dooument Number - 2019-4692

* Grantor - 500 DUANESBURG ROAD LLC

* Grantee - PARKVIEW AT TICONDEROGA LLC

TRANSFER TAX

*RETURN DOCUMENT TO:

Saratoga springs, ny 12866

-DRIVER-GREENE-LLP

228 CHURCH ST

Real Estate Transfer Tax Num - 1309 Transfer Tax Amount - \$ 4,000.00

* FEBS	
NY REALTY TRANSFER	\$4,000.00
XAT	
NY LAND GUR	\$4.75
MY E & A FEES	\$241,00
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
TOTAL PAID	\$4,315.00

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

> Cara M. Ackerley Schonectady 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.



CT19-9248 D/A

WARRANTY DEED

THIS INDENTURE, Made this 1st day of November, Two Thousand Nineteen.

BETWEEN 500 DUANESBURG ROAD, LLC, a New York limited liability company, with a mailing address of 1363 Gliffords Church Road, Scheneotady, New York 12306, party of the second part; and,

PARKVIEW AT TICONDEROGA, LLC, a New York limited liability company, with a mailing address of 885 Route 67, Ballston Spa, New York 12020, party of the second part,

WITNESSETTI that the party of the first part, in consideration of ——ONE AND NO/100 (\$1.00) DOLLAR—— lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its or successors and/or assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Duanesburg, County of Schenectady and State of New York, and known and distinguished on the general map or plan of the subdivision of said Town as Lot No. 231 and bounded on the east by lands of George Liddle; on the South by lands of Matthew Roctor, and on the West and North by the public highway, containing 104 acres or thereabout.

"Excepting from the above the following parcels:

Premises conveyed to Donald R. Smith and Estella Smith, his wife, by Elton Fisher and Nellie Fisher, his wife, by Warranty Deed dated March 20, 1948 and recorded March 20, 1948 in the Schenectady County Clerk's Office in Liber 576 of Deeds at Page 406.

Premises conveyed to the Town of Duanesburg by Jamaica Builders Supply Corp. by Quit Claim Deed dated August 31, 1971 and recorded October 18, 1971 in the Schenectady County Clerk's Office in Book 951 of Deeds at Page 206.

Premises conveyed to David N. Mosher by Jamaica Builders Supply Corp. by Bargain and Sale Deed dated December 30, 1975 and recorded January 2, 1976 in the Schenectady County Clerk's Office in Book 993 of Deeds at Page 1038.

Premises conveyed to Alexander Stevenson and Mary J. Stevenson, his wife, by Jamaica Builders Supply Corp. by Bargain and Sale Deed dated August 1, 1977 and recorded August 2, 1977 in the Schenectady County Clerk's Office in Liber 1009 of Deeds at Page 331.

Premises conveyed to John Showerman and Caren C. Showerman, his wife, by Jamaica Builders Supply Corp. by Bargain and Sale Dood dated June 15, 1978 and recorded June 16, 1978 in the Schenectady County Clerk's Office in Book 1017 of Deeds at Page 1025.

Premises conveyed to Lance A. Manus and Wendy L. Manus, his wife, by Jamaica Builders Supply Corp. by Bargain and Sale Deed dated July 8, 1978 and recorded July 10, 1978 in the Schenectady County Clerk's Office in Book 1018 of Deeds at Page 822.

DEED Book 2023 Pass 457 Doc No 2019-4692 Premises conveyed to Ronald Baehr and Lillian Baehr, his wife, by Jamaica Builders Supply Corp. by Quit Claim Deed dated August 15, 1981 and recorded October 2, 1981 in the Schenectady County Clerk's Office in Book 1049 of Deeds at Page 570.

Premises conveyed to Scott W. Lundetedt and Sandra K. Lundetedt or the survivor of them, by Jamaica Builders Supply Corp. by Covenant vs. Grantor Deed dated July 31, 1973 and recorded August 1, 1973 in the Schenectady County Clerk's Office in Book 970 of Deeds at Page 946.

Subject to an easement to the Niagara Mohawk Power Corporation dated July 25, 1979 and recorded October 9, 1979 in Book 1031 of Deeds at Page 495.

BRING the same premises conveyed to the party of the first part, by a deed from Joseph Lucarelli, dated January 3, 2006, and recorded in the Schenectady County Clerk's Office on April 12, 2006, in Book 1731 of Deeds at Page 647.

Subject to any and all enforceable covenants, restrictions and easements of record; and any state of facts which an inspection and/or accurate survey may show.

This conveyance is made with the unanimous consent of the grantor's member in its normal course of business and does not constitute all or substantially all of the assets of the limited liability company.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and/or assigns forever.

And the party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises.

Second, That the party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized member this 1st day of November, Two Thousand Nineteen.

500 DUANESBURG ROAD, LLC

BŸ:

OSTOPI PICARELLY MEMBE

STATE OF NEW YORK

COUNTY OF ALBANY

ን 88.:

On the 15th day of November, 2019, before me, the undersigned, a notary public in and for said state, personally appeared Joseph Lucarelli, 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 person upon behalf of which the individual acted, executed the instrument.

Notary Public

RECORD AND RETURN

Driver Greene LLP 228 Church Street Saratoga Springs NY 12866 CHERI ANN MCGEARY Notary Public, State of New York No. 01 MC6038407 Qualified in Albany County Commission Expires March 13, 2014 Z.a.

DEED Book 2023 Page 459 Doc No 2019-4692

TOWN OF DUANESBURG	Application#
Agricultural Data Statement	Date:
Instructions: This form must be completed for any appuse variance or a subdivision approval requiring munic feet of a farm operation located in a NYS Dept. of Ag	pipal review that would occur on property within 500
Applicant	Owner If Different from Applicant
Name: Parkview at Ticonderoga, LLC Address:885 RT 67, Balleton Spa, NY 12020	Name; Seme
Veriance; If Subdivision Approval (circle on 2. Description of proposed project: Applicant is proposing a multi-phased de	M Site Pian Approval; Il Use Variance; — Area e or more) velopment that may include Retail, Professional idential.
Tax Map Number (T) 4. Is this parcel within an Agricultural District? 5. If YES, Agricultural District Number 6. Is this parcel actively farmed? YES NO	? IT YES KNO (Check with your local assessor if you do not know.)
NAME: Thomas Blaise	NAME: Majorle Martratt
NAME: Thomas Blaise ADDRESS: 9712 Western Turnpike	ADDRESS: 9560 Western Turnolke
Delanson, NY 12053 Is this parcel actively farmed? EIYES IINO	Delanson, NY 12053 Is this percel actively farmed? MYES INO
NAME: ADDRESS:	NAME: : : ADDRESS:
is this parcel autivaly farmed? TYES TNO	Is this parcel actively farmed? TYES TNO
Signature of Applicant	Signature of Owner (if other than applicant)
Reviewed by: Dale R. Warner	Date
Revised 6/30/08	

NOTH 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.

Full Environmental Assessment Form Part 1 - Project and Setting

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 project sponsor to verify that the information contained in Part Tis accurate and complete.

. Project and Sponsor Information.	Company of the second of the s	
Tame of Action or Project:	•	
verall Site Plan Development for Parkview at Ticonderoga, LLC Project Location (describe, and attach a general location map):		
TOJECT L'OCHTON (GENOTION, MILL BURON & BRANCH TOOMSON THEFT.		
ns southeast corner of Western Ave (NYS Route 20) and Gage Road		
Brief Description of Proposed Action (include purpose or need):		n to about 5 about Destagaigned
ne Applicant is proposing a multi-phased development that may include a subdivision files, Flex Warehouse space and single family residential.	or creating lease parcels that wil	II IVORIOR Metali, Protessioner
· ·		
Name of Applicant/Sponsor:	Tolophone:	
Parkylew at Ticonderoga, LLC	E-Mall:	NAME OF THE PARTY
SILVAGAS CIT I I GOLDON AGAIL		
Address: 885 Rt 67		and the second s
City/PO: Ballaton Spa	State: NY	Zip Code: 12020
	"O-lantamas	
Project Contact (if not same as sponsor; give name and title/role):	Telephone: 518-857-	
Arrihony Guldarelli - Representative	B-Mail: anthony@bu	lldgcl.com
Addross:		, , , , , , , , , , , , , , , , , , ,
Augusta. 805 Ft 67		
City/PO;	State:	Zip Code: 12020
Ballston Spa	NY	12040
Property Owner (if not same as sponsor):	Telephone:	
Same	E-Mail:	
Address:		
CIL TYP	State;	Zip Code:
City/PO:		

B. Government Approvals B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

assistance.)	G/ ···			
Government End	ity	If Yes: Identify Agency and Approval(s) Required	Application (Actual or pr	_
a. City Council, Town Board, or Village Board of Trustees	□Yes ⊠ No			
 b. City, Town or Village Planning Board or Commiss 	⊠Yes∐No ion	Planning Board (sketch plan, site plan, and subdivision)	8/7/2028	
 c. City Council, Town or Village Zoning Board of Ap 				
d. Other local agencies	□Yes Z No			
e. County agencies	ZYes□No	County Planning Board (Section 239 Realty Subdivision)		
f. Regional agencies	Z Yes∐No	NYSOPRHP (Historical Site), NYSDOH (Water Supply)		
g. State agencies	ZYes No	NYSDEC (SWPPP, SPDES Parmil, Sewer), NYSDOT (Curb Cut)		
h. Federal agencies	∐Yea ⊠ No	ACOE (Wetlands)		
• •	l in a community	or the waterfront area of a Designated Inland W with an approved Local Waterfront Revitaliza Hazard Area?		□Yes ZNo □Yes ZNo □Yes ZNo
C. Planning and Zoning				THE COLOR
C.1. Planning and zoning act				
only approval(s) which must be If Yes, complete section	e granted to enal ons C, F and G.	mendment of a plan, local law, ordinance, rule ble the proposed action to proceed? nplote all remaining sections and questions in	·	Yes VNo
C.2. Adopted land use plans.	, , ,			
where the proposed action v If Yes, does the comprehensive would be located?	vould be located? e plan include sp	ecific recommendations for the site where the	proposed action	☑Yes□No ☑Yes□No
	ca (BOA); design	local or regional special planning district (for a nated State or Federal heritage area; watershed Comdor		Z Yes∟îNo
c. Is the proposed action local or an adopted municipal fa If Yes, identify the plan(s):	ted wholly or par rmland protection	tially within an area listed in an adopted muni on plan?	cipal open space pian,	_iYes ZNo

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? C-2 Manufacturing Light industrial	☑ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	Z Yes No
c. Is a zoning change requested as part of the proposed action? If Yes, I. What is the proposed new zoning for the site?	Yes ZNo
C.4. Existing community services.	
a. In what school district is the project site located? Duanesburg Central School District	
b. What pulice or other public protection forces serve the project site? New York State Police, Schenectady County Sheriff	
c. Which fire protection and emergency medical services serve the project site? Dejanson Fire Department	
d. What parks serve the project site? None	
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 components)? Residential, industrial, and Commercial	mixed, include all
b. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 89.27 acres	
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, square feet)? %	☐ Yes☑ No miles, housing units,
square feet)? %	☑Yes ☐No
Hesidential, Industrial, and Commerical ii, Is a cluster/conservation layout proposed? iii. Number of lots proposed?Upto 11 iv. Minimum and maximum proposed lot sizes? Minimum100,000sF_ MaximumTBD	□Yes ZNo
e. Will proposed action be constructed in multiple phases? i. If No, anticipated period of construction: months ii. If Yes:	∠ Yes∟No
Total number of phases anticipated Anticipated commencement date of phase 1 (including demolition) Anticipated completion date of final phase Generally describe connections or relationships among phases, including any contingencies where determine timing or duration of future phases:	ır.
Phases will be constructed based upon the market demands once project is approved	

f. Does the proj	ect include new res	anganian nees (Yes No
If Yes, show nu	mbers of units proj				
	One Family	Two Family	Three Family	Multiple Family (four or more)	
Initial Phase	0	0	0	0	
At completion of all phases	2	0	0	0	
If Yes, i. Total number ii. Dimensions	or of structures (in feet) of largest	10 proposed structure:	al construction (incl 42 height;	TBD width: and TBD length	ZYes□No
h, Does the prop	osed action includ	e construction or of	her notivities that wi	40.000 square feet (maxim I result in the impoundment of any agoon or other storage?	
t. Purpose of th	ie impoundment: S	tormwater Manageme	nt		
u. II a water im Rahwater	poundment, the pr	incipal source of the	water;	Ground water Surface water strea	ıms 🖊 Other specify;
L. COTH IAASTERI				d their source	
Ourface Water Flun	oft	Sha or mileomoon	contained liquids an	THE MAN TO STATE OF THE STATE O	
vi. Construction	or me proposed da method/materials	un or impounding st for the proposed d	tructure: TR	TBD million gallons; surface area: D height; TBD length ructure (e.g., earth fill, rock, wood, cor	
PERMINITIONAL PRIMISE	repliett edarbitett Mi	iche dinizad to cleate t	ne inal esun du stormy	Ater area	
D.2. Project O		A and avaduation m	inias or deadoine :	inviore anathypting around a Last	2 - 197-4 2057
a. Does the prop (Not including materials will If Yes: i. What is the p	osed action includ g general site preparential onsite) ourpose of the exca	aration, grading or in wation or dredging?	nstallation of utilities	luring construction, operations, or both s or foundations where all excavated	? Yes No
a. Does the prop (Not including materials will If Yes: i. What is the p it. How much m	osed action includ g general site prepa remain onsite) ourpose of the exca aterial (including a	aration, grading or in wation or dredging? rook, earth, sedimen	nstallation of utilities	or foundations where all excavated	? Yes No
a. Does the prop (Not including materials will If Yes: i. What is the p it. How much m Volume Over w	osed action includ g general site preparemain onsite) ourpose of the exca aterial (including a e (specify tons or contact duration of the	exation, grading or in exation or dredging? rock, earth, sodimen subic yards);	ustallation of utilities	or foundations where all excavated to be removed from the site?	
a. Does the prop (Not including materials will If Yes: i. What is the p it. How much in Volume Over w	osed action includ g general site preparemain onsite) ourpose of the exca aterial (including a e (specify tons or contact duration of the	exation, grading or in exation or dredging? rock, earth, sodimen subic yards);	ustallation of utilities	or foundations where all excavated	
a. Does the prop (Not including materials will If Yes: i. What is the p ii. How much m • Volum. • Over w iii. Describe nat	osed action includ g general site preparemain onsite) curpose of the exca aterial (including a e (specify tons or othat duration of tin ure and characteristic onsite dewaterin	aration, grading or invation or dredging? rock, earth, sedimentubic yards); ne? stics of materials to	ustallation of utilities	or foundations where all excavated to be removed from the site? ged, and plans to use, manage or dispo	
a. Does the prop (Not including materials will If Yes: i. What is the p ii. How much m Volum. Over w iii. Describe nat iv. Will there b If yes, descri	cosed action included general site preparation on the preparation of the excalatorial (including a coperity tons or other duration of tinure and characteristics.	aration, grading or invation or dredging? rock, earth, sedimentable yards); us? utics of materials to be gor processing of edged or excavated?	nstallation of utilities ats, etc.) is proposed be excavated or dred xcavated materials?	or foundations where all excavated to be removed from the site? ged, and plans to use, manage or dispo	se of them.
a. Does the prop. (Not including materials will If Yes: i. What is the prop. ii. How much m • Volum. • Over w. iii. Describe nat iv. Will there b. If yes, describe. v. What is the t. vi. What is the t.	posed action included general site preparation on the preparation of the excalatorial (including a capecify tons or other duration of tinure and characteristics. Total area to be dremaximum area to the general site of the preparation of the	aration, grading or invation or dredging? rock, earth, sedimentable yards); us? uties of materials to be g or processing of e dged or excavated? se worked at any on	nstallation of utilities ats, etc.) is proposed be excavated or dred xcavated materials?	ged, and plans to use, manage or dispo	se of them.
a. Does the prop (Not including materials will If Yes: i. What is the p it. How much m • Volum. • Over w iti. Describe nat iv. Will there b If yes, describe v. What is the e vit. What is the e vit. What would	eosed action included general site preparemain onsite) ourpose of the excauterial (including a specify tons or other duration of tingure and characteristics. cotal area to be dremaximum area to the maximum area.	aration, grading or invation or dredging? rock, earth, sedimentable yards): tics of materials to be gor processing of edged or excavated? the worked at any ondepth of excavation	nstallation of utilities ats, etc.) is proposed be excavated or dred xcavated materials?	ged, and plans to use, manage or dispo	se of them.
a. Does the prop (Not including materials will If Yes: i. What is the p ii. How much m Over w iii. Describe nat iv. Will there b If yes, descri v. What is the t vi. What is the t vii. What would viii. Will the exce	eosed action included general site preparements on the exca aterial (including a capecify tons or other duration of timure and characteristics. Total area to be dremaximum area to the maximum area to be evaluation require blee evaluation require evaluation require blee evaluation	aration, grading or invation or dredging? rock, earth, sedimentable yards); the? these of materials to be g or processing of e dged or excavated? the worked at any ondepth of excavation asting?	astallation of utilities ats, etc.) is proposed be excavated or dred excavated materials?	ged, and plans to use, manage or dispo	se of them.
a. Does the prop (Not including materials will If Yes: i. What is the p ii. How much m Over w iii. Describe nat iv. Will there b If yes, describe v. What is the c vi. What would viii. Will the exception.	eosed action included general site preparements on the exca aterial (including a capecify tons or other duration of timure and characteristics. Total area to be dremaximum area to the maximum area to be evaluation require blee evaluation require evaluation require blee evaluation	aration, grading or invation or dredging? rock, earth, sedimentable yards); the? these of materials to be g or processing of e dged or excavated? the worked at any ondepth of excavation asting?	astallation of utilities ats, etc.) is proposed be excavated or dred excavated materials?	ged, and plans to use, manage or dispo	se of them.
a. Does the prop (Not including materials will If Yes: i. What is the p ii. How much m Over w iii. Describe nat iv. Will there b If yes, descri v. What is the c vii. What is the c viii. What would viii. Will the exc ix. Summarize s b. Would the pre- into any exis If Yes;	sosed action included general site preparements on site preparements on site preparements of the exception of the exception of the exception of the consistence of the exception	aration, grading or invation or dredging? rock, earth, sedimentable yards); ne? stics of materials to decrease of excavated? the worked at any on depth of excavation asting? als and plan: the or result in alterative body, shoreline, be	ts, etc.) is proposed to the excavated or dred excavated materials? e time? or dredging?	sor foundations where all excavated to be removed from the site? ged, and plans to use, manage or dispo acresacresfeet	se of them, Yes No Yes No

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square. The current plan proposes to construct a permanent paved road across the wetlands delineated on-site with a cuiv.	feet or acres:
existing flow of water through the wetlands.	
iii. Will proposed action cause or result in disturbance to bottom sediments?	☑Yes No
If Yes, describe: Welland sediment disturbed by the culvert will be placed within the culvert with a depth of 3" min. iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes:	☑ Yes□No
acres of aquatic vegetation proposed to be removed: 0.10	
 expected acreage of aquatic vegetation remaining after project completion: 5.40 purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): 	
Road drossings	
 proposed method of plant removal; Excevation 	
if chemical/herbicide treatment will be used, specify product(s):	
v. Describe any proposed reclamation/mitigation following disturbance:	
Embedded gulvert to facilitate existing flowesths remain after construction is completed	
c. Will the proposed action use, or create a new demand for water? If Yes:	Z Yes ∐No
i. Total anticipated water usage/demand per day: TED gallons/day	
ti. Will the proposed action obtain water from an existing public water supply?	□Yes ZNo
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
ttt. Will line extension within an existing district be necessary to supply the project? If Yes:	Yes Mo
Describe extensions or capacity expansions proposed to serve this project:	With the state of
Source(s) of supply for the district:	***************************************
iν. Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	☐ Yes ZNo
Applloant/sponsor for new district:	7, 100 mg and 100 mg a
Date application submitted or anticipated:	A let literature and the second secon
Proposed source(s) of supply for new district: N. If a public water supply will not be used, describe plans to provide water supply for the project: Output Description:	
Walla	æ,
d. Will the proposed action generate liquid wastes?	✓ Yes □No
If Yes:	
 i. Total anticipated liquid waste generation per day: TBD gallons/day ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all combination. 	
ti. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all comparisons of each because of each by	omponents and
approximate volumes or proportions of each): Sanitary wastewater	
iti. Will the proposed action use any existing public wastewater treatment facilities?	. Yes ZNo
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?	∐Yea∐No
2 vo Authoritori of 11th efemine monthle	F" TOUT BAO

the state of the s	The state of the s
Do existing sewer lines serve the project site?	∐Yes ∐No
• Will line extension within an existing district be necessary to serve the project?	∐Yes □No
Tr Vac	ì
Describe extensions or capacity expansions proposed to serve this project:	
Pogotioc eventuatorie or exhaust, askernatorie had	J.,.
	TYes ZNo
v. Will a new wastewater (sewage) treatment district be formed to serve the project site?	LI 1 68 KINO
If Yes:	ì
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
• What is the receiving water for the wastewater discharge? If public facilities will not be used, describe plans to provide wastewater treatment for the project, including sp	edifying proposed
If public facilities will not be used, describe plans to provide wastewater treatment for the project heritage of receiving water (name and classification if surface discharge, or describe subsurface disposal plans):	
receiving water (name and classification it suchoe discharge, or describe acceptance displaced by	
epar <u>ate private septin systems</u>	
ri. Describe any plans or designs to capture, recycle or reuse liquid waste:	
works we start will be collected to checke earlie everyng	
THE WASTERS WILL DE CONTROLLED IN ON 1910 CUPPLE STATEMENT	This is a second of the second
Do although Anna agreement of the	—- ✓ Yes = No
e. Will the proposed action disturb more than one agree and create stormwater runoff; either from new point	IET v Ad Prija se
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?	
If Yes: t. How much impervious surface will the project create in relation to total size of project parcel?	
TEM Square feet or TEM acres (impervious surface)	
### Square rect of	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjace	nt properties,
groundwater, on-site surface water or off-site surface waters)?	
On-site atormwater management facilities	
. • If to surface waters, identify receiving water bodies or wetlands:	
IT to suffice waters, identify receiving water bounds of water and	
	100 EN 5 V
• Will stormwater runoff flow to adjecent properties?	Yes No
by Does pronosed 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	☐Yea Z No
combustion, waste incineration, or other processes or operations?	
If Vos 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)	
iii. Stationary sources during operations (e.g., process critisatons, targe notices, electro Services delivered.)	
The state of the s	nit, Yes No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Perm	tive for a no light to
or Federal Clean Air Act Title IV or Title V Permit?	
If Yes: L is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to mee	± □Yes□No
t. Is the project site located in an Air quanty non-attainment area? (Airsz toutines) of postuments are ambient air quality standards for all or some parts of the year)	
ambient air quality standards for an or some parts of the year) ### In addition to emissions as calculated in the application, the project will generate:	
# in addition to emissions as calculated in the approach, the project will gestern a few massions as calculated in the approach, the project will gestern a few massions as calculated in the approach, the project will gestern a few massions as calculated in the approach, the project will gestern a few massions as calculated in the approach and the approach and the approach as a few massions as calculated in the approach and the approach are approached and the approach and the ap	
Tous/year (short tons) of Nitrous Oxide (N2O)	
Tons/year (short tons) of Perfluorocarbons (PFCs)	
Tons/year (short tons) of Sulfur Hexafluoride (SF6)	
Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
Tons/year (short tons) of Caroon Dioxide equivalent of Flydroxide tons (FIAPs)	
TOUS/AGAL (SHOLL FORS) OF LISTSTRONG STILL ATTACHMEN (TILLY IN)	

	Yes No
Will the proposed action generate or emit methane (including	but not limited to, sewage treatment plants,
Will the proposed action generate or emil methane (methang	I full tite tulinoa an arrange
Landfille composting includesit	
tadurins, composing warms	ares included in project design (e.g., combustion to generate heat or
Yes:	and the contract of the contra
Estimate methane generation in tonaryon (montage)	ures included in project design (e.g., combustion to generale near or
Describe any methane capture, control or enfunction means	(1) Of Ball of the second of t
Cicotion), man med	Yes No
Will the proposed action result in the release of air pollutants	from onest-air operations or processes, such as
Will the proposed action result in the release of air ponduous	3 Mont obour and alean
quarry or landfill operations?	
quarry or landfill operations? I Yes: Describe operations and nature of emissions (e.g., diese	el exhansi, fock particulates analy
Yes: Describe operations and	The state of the s
Standard William Company and Company of Standard	The second secon
The second secon	Yes No
Will the proposed action result in a substantial increase in tra	eaffic above present levels or generate substantial
Will the proposed action result in a substantial mercase in a	miles and the first
new demand for transportation facilities or services?	
C X 7	☑ Morning ☑ Evening ☐Weekend
i. When is the peak traffic expected (Check all that apply):	Morning Evening Liweekend
A When is the peak name of the tran	Morning Method Increase Increa
I Randomly between nours at the latest number of pani	i-trailer truck trips/day: TBD
ii. For commercial activities only, projected number of activities	Net increase decrease
iiLParkingspacesi Fxisting	TOPOSOG TAGS MICHO
iii. Parking spaces: FXISHING CONTROL OF PARKING iv. Does the proposed action include any shared use parking iv. Does the proposed action include any modification of existing the control of the proposed action include any modification of existing the control of	2? hing roads, creation of new roads or change in existing access, describe:
Total an appropriate includes any modification of existing	ing roads, creation of new roads of onling
h. It the biologed perior merens and	
where the contract we have the contract of the	The second section of the section
the second secon	Part S A C
vi. Are public/private transportation service(s) or facilities a	West of the proposed site?
are public/private transportation service(s) or menutes a	available within Wintle of the proposed short
- 22 MIN Man memoraph aciting inciting the control of the control	
VII Will the proposed dated vehicles?	Yes No
or other atternative factor volumes for nedestrian or	bicycle accommodations for confections to externs
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian or	•
pedestrian or bicycle routes?	
•	Yes No
k. Will the proposed action (for commercial or industrial pro-	volacts only) generate new or additional demand
Will the proposed action (for commercial or industrial pro-	Ologo amil i Samanni
for energy.	
If Yes:	the proposed action:
i. Estimate annual electricity definada datas operation	the proposed action: ect (e.g., on-site combustion, on-site renewable, via grid/local utility, or
TBD	eer le g on-site combustion, on-site renewable, vin granocal unity, of
ii Anticipated sources/suppliers of electricity for the proje	201 (or E. t. great and
other):	
Local Utility Company	TYESTNO
Local Utility Gompany iii. Will the proposed action require a new, or an upgrade to	to, an existing substation?
Will the proposed action require a norm of the organic	The state of the s
The state of the s	
	Takkining transmit film and an analysis of the first of t
1	Province Characterists
1 Hours of operation. Answer all items which apply.	ii During Operations:
I. Hours of operation. Answer all items which apply.	ii. During Operations: TBD Monday - Friday:
I. Hours of operation. Answer all items which apply. i. During Construction:	ii. During Operations: T80 Monday - Friday: T80
I. Hours of operation. Answer all items which apply. i. During Construction: Monday - Friday: 7am - 7pm Saturday: 7am - 7pm	ii. During Operations: Monday - Friday: Saturday: TBD
I. Hours of operation. Answer all items which apply. i. During Construction: Monday - Friday: 7am - 7pm Saturday: 7am - 7pm Sunday: 7am - 7pm	ii. During Operations: Monday - Friday: Saturday: Sunday: Sunday:
I. Hours of operation. Answer all items which apply. i. During Construction: 7am - 7om	ii. During Operations: Monday - Friday: Saturday: Sunday: Sunday:

	m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? If yes: i. Provide details including sources, time of day and duration: Mechanical construction equipment during work hours 7am - 7pm Monday through Saturday	Zi Yesi INo
, se eq	ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe: Forested areas and fills	MYes LINO
		Z Yes □No
	n. Will the proposed action have outdoor lighting? If yes:	
	If yes: 1. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures 1. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures 1. Lights typical of commercial and residential settings that includes parking area lighting, walkway lamps, and building scones	
	tt. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe: Forested areas and hills	Yes No
, fe	o. Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to neare occupied structures:	□Yes ☑No st
	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? If Yes:	□Yes Z No
	t. Froduct(s) to be stored it. Volume(s) per unit time (e.g., month, year) itt. Generally describe proposed storage facilities:	FIX. DAY
(q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicide insecticides) during construction or operation? If Yes: i. Describe proposed treatment(s):	s, Tyes MNo
		☐ Yes ∐No
	tt. Will the proposed action use Integrated Pest Management Practices? r. Will the proposed action (commercial or industrial projects only) involve or require the management or disp of solid waste (excluding hazardous materials)?	
	If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: • Construction: • Operation: TED tons per TED (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid	waste:
	Construction: On-site Commingling	
	Operation: On-alte Commingling	
	Proposed disposal methods/facilities for solid waste generated on-site: Construction: Local hauling company	
	Operation: Local hauling company	

11.70 11	on of a polid weets manageme	nt facility?	Yes No
s. Does the proposed action include construction or modificati	OB OL 8 SOUCH MARKS THROWS SILVE	Sto Weeks and	
If Yes: Type of management or handling of waste proposed for the	he site (e.g., recycling or trans	fer station, composting, lan	dfill, or
other disposal notivities): ii. Anticipated rate of disposal/processing: Tous/month, if transfer or other non-comb			
Tons/nonth, if transfer or order non-come Tons/hour, if combustion or thermal treatr	ment		
iii, If landfill, anticipated site life:	yeara		
iii. If landfill, anticipated site life: t. Will proposed action at the site involve the commercial gen	eration, treatment, storage, or	disposal of hazardous	Yes No
t. Will proposed action at the site involve the commercial gen	toravious summers and a	•	ì
waste? If Yes:		. C. Milen	
If Yes: i. Name(s) of all hazardous wastes or constituents to be gen	ierated, handled or managed a	t racinity.	
tt. Generally describe processes or activities involving haza	rdous wastes or constituents:		
M. Generally describe processes of activities in the second processes of activities activities and activities a			
	f1		
m. Specify amount to be handled or generated tons to Describe any proposals for on-site minimization, recycle	ing or reuse of hazardous cons	stituents:	
iv. Describe any proposals for on-site minimization, recycli	TITE OF LOCATOR OF EXPERIENCE		
	. 0 111		Yes No
v. Will any hazardous wastes be disposed at an existing of	fisite hazardous waste facility	<u></u> .	,, ,
If Yes: provide name and location of facility:			
If No; describe proposed management of any hazardous wa	stes which will not be sent to	a hazardous waste facility:	· ·
If No: describe proposed management of any naturation			
E. Site and Setting of Proposed Action			
E.1. Land uses on and surrounding the project site	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
ia. Existing land uses. 1. Check all uses that occur on, adjoining and near the p.	roject site.	B	Ì
Theban Mindustrial Wi Commercial Wi Reside	ntial (suburban) 🛮 Rurai (non-tarm)	ļ
Z Rorest Z Agriculture L Aquatic L Outer	(specify):	<u></u>	
I II Tembr of nece centrally deaccide;	Advantage of the second		
Industrial facility located on a mainly rural non-developed alte	A		
II and out the			
b. Land uses and covertypes on the project site.	Current	Acreage After	Change
Land use or	Acreage	Project Completion	(Acres +/-)
c Roads, buildings, and other paved or impervious		±26.0	+18.59
Roads, buildings, and other paved of impervious surfaces	±7.41		-34.71
	±72,67	±34.71	*045.71
and a selection of the	±3,63	±19.85	·r16.22
agricultural, including abandoned agricultural)	20100		
A orientural	. ±0	<u>+</u> 0	平0
(includes active orchards, field, greenhouse etc.)		Tre-17 . Tre	
Surface water features	±0.16	±0.18	#0
(lakes, ponds, streams, rivers, etc.)	±6,40	±5,30	-0.1
Wetlands (freshwater or tidal)	10,40	±0	±0
 Non-vegetated (bare rock, earth or fill) 	±0	130	
Other			±0
Describe:	走0	#0	

	☐Yes☑No
i. If Yes: explain: 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 Z No
Yes, i. Identify Facilities:	_
	19-12 - 19/2 -
Does the project site contain an existing dam? Yes;	□Yes No
i. Dimensions of the dam and impoundment:	
Dam height: feet 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:	
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 fa	☐Yes ☑ No acility?
?Yes: 1. Has the facility been formally closed?	∐Yes∐ No
If yes_cite sources/documentation:	
ti. Describe the location of the project site relative to the boundaries of the solid waste management facility:	
ii. Describe any development constraints due to the prior solid waste activities:	
. 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	oN VeaY No
f Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occ	curred:
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
remedial actions been conducted at or adjacent to the proposed site? f Yes: t. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site	□Yes ☑ No
remedial actions been conducted at or adjacent to the proposed site? f Yes: t. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes — Spills Incidents database Provide DEC ID number(s): Yes — Environmental Site Remediation database Provide DEC ID number(s):	∐Yes⊡No
f 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 — Spills Incidents database Provide DEC ID number(s): Yes — Environmental Site Remediation database Provide DEC ID number(s): Noither database It if site has been subject of RCRA corrective activities, describe control measures:	∐Yes⊡No · .
remedial actions been conducted at or adjacent to the proposed site? f Yes: f. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes — Spills Incidents database Yes — Environmental Site Remediation database Notither database	∐Yes∐No

A' TR III	he project site subject to an institutional control limitin	g property uses?		☐ Yes☐No
•	If yes, DEC site ID number:			
•	If yes, DEC site ID number: Describe the type of institutional control (e.g., deed	restriction or easement):		- All Control of the
•	Describe any use limitations:			
*	Describe any use initiations. Describe any engineering controls: Will the project affect the institutional or engineering.	a anabola in viaca?		Yes No
ŧ	Will the project affect the instrumonal or engineering	TR CORMORS AN TANOGR		Fr. 7 00 F-1+14
G	Explain:			
E,2. N	Natural Resources On or Near Project Site			
a. Wha	at is the average depth to bedrook on the project site?	pro	+6 feet. On-slie test pits of up	land areas
	there bedrock outcroppings on the project site?			✓ Yes No
D, MIO	, what proportion of the site is comprised of bedrock o	uteroppings?	1%	
				. 0/
c. Pred		am) 70 96
	Rock	- Outgrop	1	
d. Wh	at is the average depth to the water table on the projec	t site? Average:	8 feet On-alte lest pits of upland	areas
a Theal	Inage status of project site soils: Well Drained:	% of s	lte	
G, DEM	Moderately Well I	Orained: % of s		
	WI PODTIV Drained			
	Poorly Drained		posts % of site	
f. App			6683% of site	
f. App			6677 % of site 1577 % of site 1871 % of site	
	roximate proportion of proposed action site with slope	es:	66配 % of site 16图 % of site 18頁 % of site	∐Yes ∠ No
g. Are		es: 0-10%: 0-15%: 15% or greater:		• • •
g. Are If Yes h. Suri	there any unique geologic features on the project site s, describe: face water features. best any portion of the project site contain wetlands or	es: 🗹 0-10%: 💆 10-15%: 💆 15% or greater: ?		• • •
g. Are If Yes In. Suri I. Do pot II. Do	there any unique geologic features on the project site s, describe: face water features. these any portion of the project site contain wetlands or any or lakes)? The any wetlands or other waterbodies adjoin the project	es: 0-10%: 2 10-15%: 2 15% or greater: ? other waterbodies (includ		
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g. Are If Yes h. Suri l. Do por lt. Do ff Yes tti. Ar	there any unique geologic features on the project site s, describe: face water features. these any portion of the project site contain wetlands or any wetlands or other waterbodies adjoin the project s to either i or ii, continue. If No, skip to H.2.i. the any of the wetlands or waterbodies within or adjoin the or local agency?	es: 7 0-10%: 7 10-15%: 7 15% or greater: ? other waterbodies (includes): site? ning the project site regula	ing streams, rivers,	ZYes No ZYes No ZYes No
g. Are If Yes In. Suri I. Do por II. Do ff Yes Iti. As	there any unique geologic features on the project site s, describe: face water features. these any portion of the project site contain wetlands or ands or lakes)? In any wetlands or other waterbodies adjoin the project site either i or ii, continue. If No, skip to E.2.i. The any of the wetlands or waterbodies within or adjoin ate or local agency? The reach identified regulated wetland and waterbody or	es: 7 0-10%: 7 10-15%: 7 15% or greater: 9 other waterbodies (includes site? 10 the project site regulars the project site, provides the project site, pr	ing streams, rivers, ated by any federal, the following information	ZYes No ZYes No ZYes No
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g. Are If Yes In Suri I. Do pot II. Do If Yes Iti. An sta iv. Fo	there any unique geologic features on the project site s, describe: face water features. face contain wetlands or days adjoin the project sto either i or ii, continue. If No, skip to H.2.i. face any of the wetlands or waterbodies within or adjoin ate or local agency? for each identified regulated wetland and waterbody or face Streams: Name 879-11 Lakes or Ponds: Name Wetlands: Name ACOE Federally Regulater Wetland No. (if regulated by DEC) face any of the above water bodies listed in the most received.	es: 7 0-10%: 7 10-15%: 7 15% or greater: ? other waterbodies (includes site? ning the project site regulates the project site, provided desired waterbodies (includes site)	ing streams, rivers, ated by any federal, the following information Classification Classification Approximate Size water quality-impaired	
g. Are If Yes In. Suri I. Do por II. Do If Yes III. Ai sta iv. Fo v. Are We If yes	there any unique geologic features on the project site s, describe: face water features. face contain wetlands or any wetlands or adjoin the project sto either i or ii, continue. If No, skip to H.2.i. fre any of the wetlands or waterbodies within or adjoin ate or local agency? for each identified regulated wetland and waterbody or for Extremals: Name 879-11 Lakes or Ponds: Name ACOE Faderally Regulater Wetland No. (if regulated by DEC) fee any of the above water bodies listed in the most receptive features.	es: 7 0-10%: 7 10-15%: 7 15% or greater: ? other waterbodies (includes site? ning the project site regulates the project site, provided desired waterbodies (includes site)	ing streams, rivers, ated by any federal, the following information Classification Classification Approximate Size water quality-impaired	
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g. Are If Yes In. Suri I. Do pot If Yes III. An sta iv. Fo v. An If yes i. Is ti j. Is ti	there any unique geologic features on the project site s, describe: face water features. these any portion of the project site contain wetlands or ands or lakes)? any wetlands or other waterbodies adjoin the project s to either i or ii, continue. If No, skip to E.2.i. re any of the wetlands or waterbodies within or adjoin ate or local agency? or each identified regulated wetland and waterbody or streams: Name 879-11 Lakes or Ponds: Name Wetlands: Name ACOE Federally Regulated. Wetland No. (if regulated by DEC) the any of the above water bodies listed in the most recaterbodies? a, name of impaired water body/bodies and basis for light project site in a designated Floodway?	es: 7 0-10%: 7 10-15%: 7 15% or greater: ? other waterbodies (includes site? ning the project site regulates the project site, provided desired waterbodies (includes site)	ing streams, rivers, ated by any federal, the following information Classification Classification Approximate Size water quality-impaired	Yes No Yes No Yes No

n. Does the project site contain a designated significant natural community? If Yes: i. Describe the habitat/community (composition, function, and basis for designation):	□Yes ZNo
tt. Source(s) of description or evaluation: iii. Extent of community/habitat: Currently: Following completion of project as proposed; 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 a	
endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatene Northern Log-eared Bat & Monarch Butterfly	d species?
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species special concern?	of Yes No
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? 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	
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? If Yes, provide county plus district name/number:	∐Yes ∠ No
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
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? If Yes, provide county plus district name/number: b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site? 19.0 AC	□Yes ☑No □Yes ☑No □Yes ☑No
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? If Yes, provide county plus district name/number: b. Are agricultural lands consisting of highly productive soils present? 1. If Yes: acreage(s) on project site? 19.0 AC 11. Source(s) of soil rating(s): USDA c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: 1. Nature of the natural landmark: Biological Community Geological Feature Checked Part Checked Part Part	□Yes☑No □Yes☑No nt:

-	Does the project site contain, or is it substantially contiguous to, a building, erchaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the		
1,	State or National Register of Historic Places? f Yes:		
	1 Nature of historio/archaeological resource: Archaeological Site	☑Historic Building or District	
	ii. Name: Halladay Farmhouse, on an adjecent site	Emiliation Dunding of Liberton	
` j 4	i. Brief description of attributes on which listing is based:		
Ĺ		· · · · · · · · · · · · · · · · · · ·	
1	Is the project site, or any portion of it, located in or adjacent to an area archaeological sites on the NY State Historic Preservation Office (SHF	designated as sensitive for O) archaeological site inventory?	Yes ZNo
	. Have additional archaeological or historic site(s) or resources been ide f Yes:	ntified on the project site?	∐Yes Z No
	i. Describe possible resource(s):		
	D. The all and the state of the		
	. Is the project site within fives miles of any officially designated and procedure or aesthetic resource?	ublicly accessible federal, state, or local	∐Yes ⊠ No
]]	(X 65)		
-	t. Identify resource: D. Nature of, or basis for, designation (e.g., established highway overlor	nk state as local nock state blatenia testi s	e namia herrore
1	eto.):	ри, этого от 100st bitti" вейа птяюта ftiitt a	t acoute byway,
i		les,	
ĺ	Is the project site located within a designated river corridor under the Program 6 NYCRR 666? Yes:	Wild, Scenic and Recreational Rivers	∐Yes ⊠ No
,	I Identify the name of the river and its decimation:		
1	ii. Is the activity consistent with development restrictions contained in t	5NYCRR Part 666?	Yes No
			I and in the basis
.1	F. Additional Information Attach any additional information which may be needed to clarify your If you have identified any adverse impacts which could be associated v measures which you propose to avoid or minimize them.		mpacts plus any
	G. Verification I certify that the information provided is true to the best of my knowled	dge.	
	Applicant/Sponsor Navus D. Brlen Ragone	Date_August 7, 2023	

	=Notes =====
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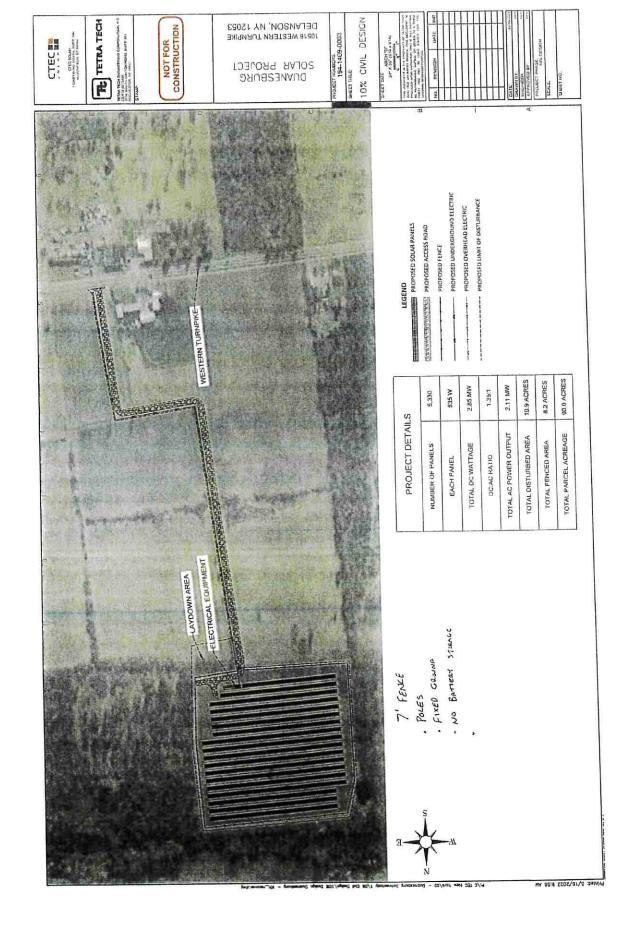
TOWN OF DUANESBURG

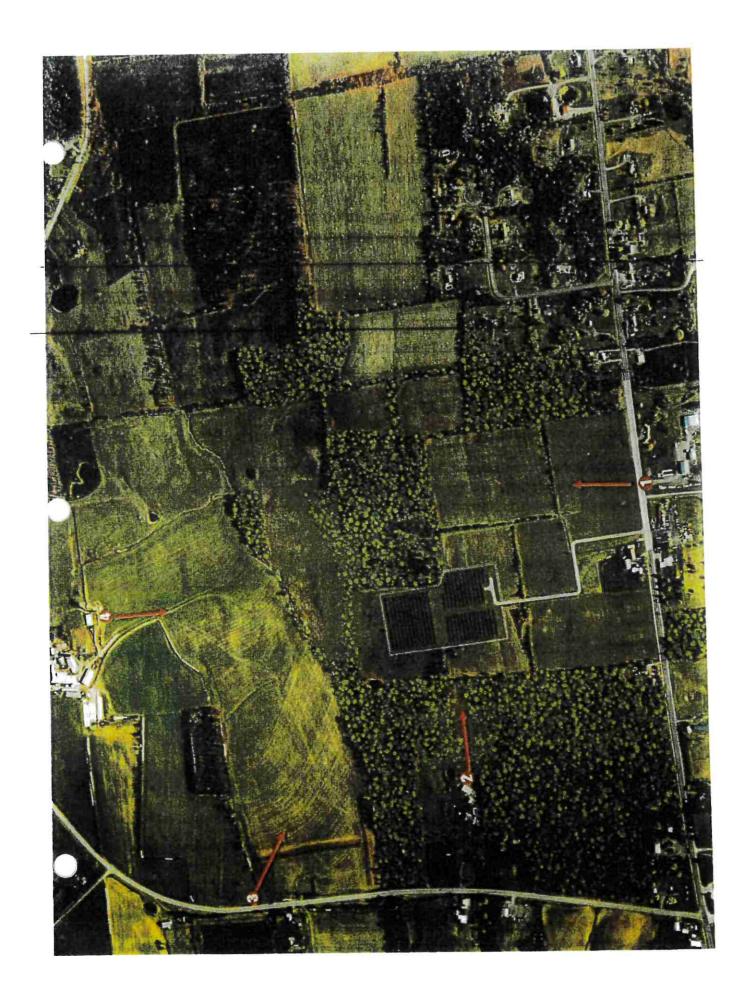
APPLICATION FOR SITE/ SKETCH DEVEOPMENT PLAN APPROVAL

Prominings to recor	al Li Date:
(Check appropriate box)	
Name of proposed development MarDon Community	Solar
Applicant: Name C-TEC Solar, LLC Address 1 Griffin Road South Suite 200 Bloomfield, CT 06002	Plans Prepared by: NameTetra Tech, Inc. Address 3136 S. Winton Road, Ste 303 Rochester, NY 14623
Telephone 585-734-0945 (Mike Lewis)	Telephone 585-749-3949 (Sonja Torpey)
Owner (if different): Name Martin & Donna Hebert Address 10516 Western Turnpike Delanson, NY 12053 Telephone 518-424-3048	(if more than one owner, provide information for each)
Ownership intentions, i.e., purchase options C-TEC Solar has entered into a lease agreement of a solar energy generation facility Location of site 10516 Western Turnpike, Delanson, NY 12053	
Section 64.00 Block 2	
Current zoning classification Part of property is Com	mercial-1 and part is Agricultural & Residential (R-2)
State and federal permits needed (list type and appropriate State Pollutant Discharge Elimination System (SPDBS) C Construction Activity, as required by the New York State Commercial Driveway/Access Permit, as required by the permits have been identified at this fine. Proposed use(s) of site Community-scale (2.11 MW AC) solar energy	department) General Petrait for Stormwater Discharges from (NYS) Dept of Environmental Conservation. NYS Dept of Transportation. No other required
tage of the state	
تمنيد - Total site area (square feet or acres) <u>Site Area = ~90 acre</u>	s: Total Project Area of Disturbance = 10.9 acres
Anticipated construction time October 2023	The state of the s
Will development be phased? No, development will no	ot be phased.

Current land use of site (agricultural, commercial, underdeveloped, etc.) Agricultural
Current condition of site (buildings, brush, etc.) Actively maintained agricultural land with forested tracts bordering the Si
Character of surrounding lands (suburban, agricultural, wetlands, etc.) <u>commercial, agricultural, residential, forested</u>
Estimated cost of proposed improvement \$ Approximately \$5MM
Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) Not applicable.
Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building: - for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided. - For non-residential buildings, include total floor area sales area; number of automobile and truck parking spaces, - Other proposed structures. (Use separate sheet if needed) The MarDon Community Solar energy generation facility will consist of a ground-mounted array with the capacity to generate a total of 2.11 megawatts (MW) alternating current (AC). The racking system for the photovoltaic (PV) panels will be installed on small I-beam posts driven into the ground. Medium voltage collector cabling running from the PV panels to inverters will be buried underground. The facility will also feature fencing around the array, an equipment pad for electrical components (i.e., inverters and switchgear), an access road from the Western Tumpike, and a temporary laydown area (during the construction phase). There will be no building structures.
- Control of the Cont

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APPLICATION FOR THE PLANNING BOARD TOWN OF DUANESBURG FOR OFFICE USE ONLY

Revised 04/12/2017



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.nv.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 9/7/23					
Application type: Major Subdy Minor Subdy MS Proposal: Peturn building to a	pecial Use Permit Site/Sketch Plan Review LotLine Adjust Lot Lot				
Present Owner: THOMAS SAMORISMAS APPEARS ON DEED!!) Address: 308 LAKE ROAD Zip code: 12053 Phone # (required) 518-688-4971 Applicants Name (if different): Phone# (required) Location of Property (if different from owners) 6928 Duanes Duanes Qd Tax Map # 67.05-3-13. Zoning District #					
Signature of Owner (S) if different from Applicant (A					
LANDS CONVEYED TO (REQUIRED FOR MERGE Signature of receiving Property Owner	(AS APPEARS ON DEED!!)				
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE the above property or has duly authorized, in writing, by the tion, the owney gives permission for a representative (s) of the site review.	AND CORRECT. The Applicant herby certifies that he/she is the owner of owner of record to make this application. Further, by signing this applicate Town of Duanesburg to walk the property for the purposes of conducting a				
Signature of Owner(S) and or Applicator(S)					
ALL APPLICATION FEES ARE NON-REFUNDABLE! TAXABBAR AND AREA AREA AREA NON-REFUNDABLE! (For office use only) Reviewed By Date					
☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement	Section of Ordinance				
Planning Commission Comments:					
Planning Chairperson Date	Code Enforcement Date				



Date <u>09-07-2023</u>

Application type: Special Use Permit

Proposal: Return Building to a two family dwelling

Section

8.4 of

8

Ordinance.

Present Owner: Thomas Samuelson (AS IT APPEARS ON DEED!!!)

Address: 308 Lake Road

Zip code: 12053

Phone # (required) 518-688-4971

Applicants Name: Thomas Samuelson Phone# 518-688-4971

Location of Property (if different from owner): 6928 Duanesburg Road

Tax Map# 67.05-2-13.1

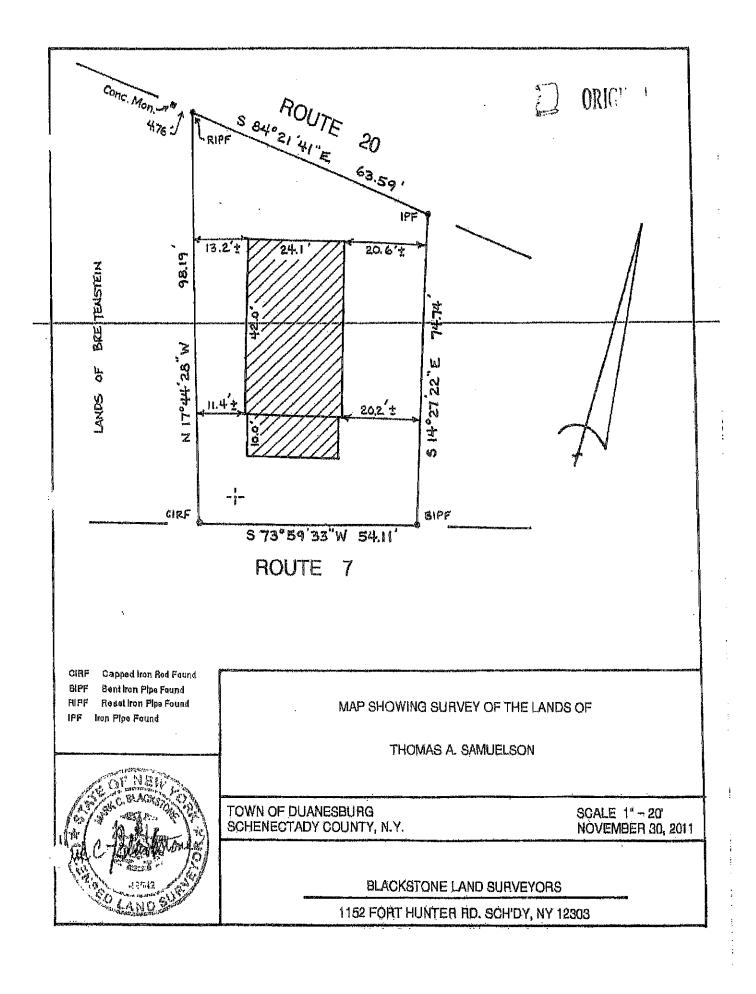
Zoning District H

Signature of Owner (AS IT APPEARS ONDEED!)

I CERTIFY THAT THE ABOVEINFORMATION IS TRUE AND CORRECT. The Applicant herby certifies that he 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 purpose of conducting a site review.

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

___ Date 9-8-2023



APPLICATION FOR THE PLANNING BOARD Revised OF TOWN OF DUANESBURG

Revised 04/12/2017

ORIGI: 1

CHECKLIST OF REQUIRED INFORMATION:

	Planning Chairperson Date	
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۵.		on of Ordinance
A.	Application fee paid: Check# Re	oe use only) viowed By Date
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A	ALL APPLICATION FEES ARE NON-REFUNDABLE	•
1 -7	Signature of Owner(S) and/or Applicant(S)	Date 91125
1 ***	Mada A	alalas
la	the above property or has duly authorized, in writing, by the owner tion, the owner gives permission for a representative (s) of the Town site review.	Of Paroled for makes this application. Court on the simple with a will a
I	I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND	CORRECT. The Applicant herby certifies that he/she is the owner
S	LANDS CONVEYED TO (REQUIRED FOR MERGERS)	(AS APPEARS ON DEEDII)
I	LANDS CONVEYED TO (REQUIRED FOR MERGERS)	mana on Derini)
-	Signature of Owner (5) if different from Applicant (AS APP	FADS ON DEWIN
1,	Tax tytap # 1: UO-1- or 12 Zoning District /2-2	
	Applicants Name (If different): Location of Property (If different from owners) Tax Map #67.00-1-2.12 Zoning District 12-2	
	Address: 142 CO Str Rd Zip code Phone # (required) 218 505 7900	2056
h	Present Owner: Lewis + Step name Wccauses Address: 192 CM Stee Rd Zip code Phone # (required) 518 505 7900	FARSON DEEDIN
	Proposal: Subdivide Pancel in (mughty) hara Section of	Ordinance, I sme and build
1	Application type: El Major Subdy Alinor Subdy El Special	I Use Permit LI Site/ Sketch Plan Review ALLotLine Adjust
4	Application time: Flactor Sub-Jacks Comments To the Fig.	~
٢	9-7/20	Farking, Handican Spaces, & lighting plan
le tra	⊠ Well/ Water system	floor plan, uses, lighting plant landscaping/signage
	国 Easements & Right of ways 因 Abutting Properties Wells/ Sewer Systems within 100ft.	New or existing building Business Plan, Hours of operation, & number of employee
	区 Existing wateroourses, wetlands, etc. Contour Lines (Increments of 10ft.)	Application Additional Requirements for Special Use Application:
	☑ Green area/ landscaping	Street pattern: Traffic atudy needed? All property Mergers REQUIRE both owners Signatures on the
	図 Boundaries of the property plotted and labeled to scale. 図 School District/Fire District	Short or long EAF <u>www.dec.nv.gov/ea/mapper/</u>
	区 North Arrow, scale (f"=100"),	more) El Storm Water Control Plan
	Mar 1911 of Guilden (C. S. S. P. P.)	
	☑ Zoning district ☑ Current Original Deed ☑ NYS Survey (L.S. & P.E.)	☐ Basio SWPPP (1≥ & <5)☐ Full Storm Water Control Plan (Sacres or

	•		
TOWN OF DUALYESBURG	Application#		
Agricultural Data Statement	Date: 9(7/23 F) ORIGINAL		
Instructions: Per § 305-a of the New York State Agric use permit, site plan approval, use variance or a subdisapproval would occur on property within a New York farm operation or property with boundaries within 500 District shall include an Agricultural Data Statement. Applicant Name: LUIS F STONGIAL MCCULLUY Address: 3214 MeSton Tok	ulture and Markets Law, any application for a special vision approval requiring municipal review and State Certified Agricultural District containing a peet of a farm operation located in an Agricultural Owner if Different from Applicant		
Type of Application: Special Use Permit;			
Ama Variance Subdivision Approval (circle one or more) 2. Description of proposed project: Subdivide Power of approx 11 acres into 2 council piece), Location of project: Address: Tax Map Number (TMP) 10 1.00 - 1 - 2.12 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. NOVA			
NAME: ADDRESS: Is this parcel actively farmed? YES NO	NAME: ADDRESS: Is this parcel actively farmed? YES NO		
NAME: ADDRESS:	NAME: ADDRESS:		

Is this parcel actively farmed? YES NO

Is this parcel actively farmed? YES NO

MCCULLY

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by:

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.

Crosser 100

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

Transmitted vis email: jhowe@duanesburg.net

September 21, 2023

Re: Privilege of the Floor - provide solar application documents online

Dear Jeffery Schmitt and the Planning Board,

Planning Board Zoom Meetings restrict viewers from sharing their screen and audio. I request that my letter is read into the record during Privilege of the Floor.

Since July 2023 the Planning Board is reviewing at least two energy resource facilities. Careful and thoughtful review of these complex and detailed applications is required by the board, community and neighbors.

I request that all application documents and correspondence between the applicant and the town are provided on a publicly accessible online resource such as the town website, drop box, or share site.

Free and full access to the application documents may save the town clerk's time responding to Freedom of Information requests. Online access will save the taxpayers money in obtaining the documents. Additionally, it will allow the board to view available documents in a timely manner.

Please require energy developers to provide all application documents and communications on a publicly accessible online service.

Thank you for your time and consideration.

Respectfully, Lynne Bruning 720-272-0956 lynnebruning@gmail.com

TOWN OF DUANESBURG PLANNING BOARD

Resolution <u>| 5 - 2023</u>

Moved by Novak; Seconded by Harri S

WHEREAS, the Town of Duanesburg Planning Board (TDPB) received an application for a Small Wind Energy Facility permit from Mohammed W. Siddiqui, (the "Owner") who is seeking a permit to operate a 3 kW Small Wind Energy Facility at 5559 Schoharie Turnpike, Delanson NY SBL #76.00-1-12.32 (the "Property"); and

WHEREAS, the Property is zoned R-2 Agricultural Residential and a Small Wind Energy Facility is a specially permitted use under Section 8.4 (17) of the Zoning Ordinance of the Town of Duanesburg; and

WHEREAS, the Town Building Inspector has confirmed that a special use permit and site plan review is required for this proposed use and that the proposed use meets all of the dimensional requirements of the Zoning Ordinance and Wind Energy Facility Local Law as to lot size, setbacks, etc.;

WHEREAS, the Owner submitted as application a completed form, site plan and manufacturer's specifications of the proposed 3 kW Small Wind Energy Facility that would generate energy solely for the single-family home on the Property; and

WHEREAS, the TDPB determined that the action is a SEQRA Type II action pursuant to 6 NYCRR § 617.5 (c)(12) and therefore no further review is required;

WHEREAS, the application was referred to Schenectady County Planning and Schenectady County Planning found that this was a local concern and made several recommendations all of which have been evaluated and incorporated by the TDPB;

WHEREAS, a duly noticed public hearing was held September 21, 2023 by the TDPB at which public comments were accepted and considered:

WHEREAS, the TDPB has carefully considered the application, the public comments and the relevant provisions of the zoning code;

WHEREAS, the Town of Duanesburg Wind Energy Facility Law (the "Wind Energy Law") § 18 (A) authorizes the Planning Board to waive strict adherence to certain requirements in the Wind Energy Law after holding a duly noticed public hearing; and

NOW THEREFORE BE IT RESOLVED, that the TDPB has determined that the application is complete, and

BE IT FURTHER RESOLVED, that the TDPB finds that the application meets the performance standards for a special use permit as provided in the Zoning Ordinance § 14.6.3.1 and § 14.6.2 as

"the use is reasonably necessary or convenient to the public health, welfare of the economic or social benefit of the community; the use is suitably located in relation to transportation, water and sewerage requirements of this ordinance or, where not specifically required, that such facilities are otherwise adequate to accommodate anticipated use; and the character of the neighborhood and values of surrounding property is reasonably safeguarded;"

BE IT FURTHER RESOLVED, that the TDPB finds that the application meets the bulk requirements in the Wind Energy Law § 11 (B) regarding setbacks, (C) sound generation and (E) maximum height limitations of 200';

BE IT FURTHER RESOLVED, that the TDPB finds that the application substantially complies with the required safety measures in the Wind Energy Law § 12, and grants a waiver from the 15' height requirement of § 12 (D);

BE IT FURTHER RESOLVED, that pursuant to Wind Energy Law § 14 (C) the TDPB directs the Town Code Enforcement Officer to issue a permit for the proposed Small Wind Energy Facility, subject to the following conditions:

1. The Small wind energy facility shall be no more than 10' high
BE IT FURTHER RESOLVED, that the TDPB directs that the decision be filed with the Town
Clerk (§ 14 (D)) within five (5) days and a copy mailed to the Applicant.

By (majority) vote of the Planning Board of the Town of Duanesburg at its regular meeting of September 21, 2023.

Roll Call Vote:	Yes	<u>No</u>	Abstain/Absent
Jeffrey Schmitt, Chairperson Elizabeth Novak, Board Member Michael Harris, Vice Chairperson Joshua Houghton, Board Member Matthew Hoffman, Board Member Michael Walpole, Board Member	× × × ×		
Planning Board of the Town of Duanesburg			

Chair of the Planning Board Jeff Schmitt

Date: September 21, 2023

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



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

Town of Duanesburg Planning Board Minutes August 17, 2023 **Final Copy**

MEMBERS PRESENT:

Jeffery Schmitt- Chairperson, Elizabeth Novak, Joshua Houghton, Matt Hoffman, Michael Walpole, Michael Harris- Vice Chairman, Terresa Bakner- Town Attorney, Chris Parslow- Town Planner and Carol Sowycz- Clerk, Coryn VanDeusen.

INTRODUCTION:

Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to the August 17, 2023, Planning Board meeting and stated the agenda for the night's meeting.

OPEN FORUM:

<u>Schmitt/Novak</u> made a motion to open the open forum at 7:02 pm. Schmitt yes, Novak yes, Houghton yes, Hoffman yes, Harris yes Walpole yes. **Approved**. No comment.

<u>Schmitt/Novak</u> made a motion to close the open forum at 7:03 pm. Schmitt yes, Novak yes, Houghton yes, Hoffman yes, Harris yes, Walpole yes. **Approved**.

PUBLIC HEARINGS:

#23-08P Chandler Jr., Robert: SBL#44.00-1-8.21, (R-2) located at 2978 Duanesburg Churches Rd is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance. Mr. Chandler is being represented by Mark Blackstone. Mr. Blackstone stated that they had the wetlands delineated by a professional and because there were more wetlands than expected, the project was revised to two lots instead of 3 with frontage on Hardin Road. The lot sizes are 3.2 and 3.6 acres, which will accommodate a house, driveway, septic and well.

Schmitt/Hoffman made a motion to open the public hearing for Robert Chandler. Schmitt yes, Hoffman yes, Novak yes, Houghton yes, Walpole yes, Harris yes. Approved. Several neighbors were in attendance to ask questions related to where the lots were located, how many lots were being divided and where the wetlands were. All questions were answered. Hoffman/Houghton made a motion to close the public hearing for Robert Chandler. Hoffman yes, Houghton yes, Schmitt yes, Novak yes, Walpole yes, Harris, yes. Approved.

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Over→

<u>Novak/Walpole</u> made a motion that the Town of Duanesburg Planning board identified the Chandler subdivision as an unlisted action in accordance with SEQRA.

Novak yes, Walpole yes, Schmitt yes, Houghton yes, Hoffman yes, Harris yes. **Approved**. **Novak/Harris** made a motion to approve the Chandler subdivision with the condition that a note be added to the final plat with regards to a qualified wetlands specialist and the date that the delineation was done.

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

#23-13 Northern Clearing Inc.: SBL#67.00-3-19.21, (C-2) located at 3851 Western Turnpike is seeking an amendment to a special use permit to allow accessory parking to accommodate 35 cars instead of the current 15, under Section 3.5.2(1) accessory structure or use. Scott Greschner, Project Manager for Northern Clearing Inc., repeated his presentation from the prior month and answered all questions asked by the board members. He also explained that Northern Clearing is trying to purchase the site from Howard Daigle and if the sale goes through the company would do their own site plan for the property at that time.

Schmitt/Novak made a motion to open the public hearing for Northern Clearing Inc. for an amendment to the special use permit.

Schmitt yes, Novak, yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes. **Approved**. No Comment.

Hoffman/Walpole made a motion to close the public hearing for Northern Clearing Inc. Hoffman yes, Walpole yes, Harris yes, Houghton yes, Novak yes, Schmitt yes. Approved. Harris/Novak made a motion to approve the special use permit with 35 parking spaces subject to returning within 90 days for resubmission of the site plan and that this application is a Type 2 action.

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

#23-15 Siddiqui. Mohammad: SBL# 76.00-1-12.32, (R-2) located at 5559 Schoharie Turnpike is seeking a special use permit for installation of a 3 KWH wind turbine for a single-family dwelling under the Town of Duanesburg Local Law #2 of the 2008 Wind Ordinance. The applicant described the wind turbine as 40 inches tall and would be mounted at 7 feet and that it's rated for up to 7 KWH, but he intends to use only 3 KWH. **Harris/Houghton** made a motion to set a public hearing for Mohammad Siddiqui for September 21, 2023, and it is a Type 2 SEQRA action with considerations of several waivers to be compliant with the wind law.

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

#23-16 Balog. Chris & Nicole: SBL# 65.00-1-22.111, (C-1) located at 10057 Western Turnpike is seeking a special use permit to convert an existing commercial structure to a residential structure under section 11.4(9) Dwelling, Multifamily (10) Dwelling, Single Family, Consisting of a minimum gross floor area of 60 sq. ft., (11) Dwelling, two family. Mr. Balog stated that they had just purchased the property and are requesting a special use permit to convert the commercial building into a one-bedroom home. He also said that there is no water or sewer in the commercial building, and they are currently working with a septic engineer to incorporate the well for both buildings. Board members asked Mr. Balog to bring a more accurate map to the next meeting.

Novak/Walpole made a motion that this is a type 2 action and set the public hearing for October 19, 2023. It is an unlisted action in accordance with SEQRA and approved negative declaration.

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

OLD BUSINESS:

#22-10 Kagas,Spiro: SBL#53.00-1-29.21, (c-1) located at 9938 Western Turnpike is seeking a site plan approval for the accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance. Member Hoffman shared that he had spoken to DEC about the storm water and one of the items that was brought up last month was the installation of temporary measures to help mitigate runoff on to neighboring properties. DEC stated that they would be able to install and maintain any temporary measures needed to control runoff sedimentation from this project because it's been partially started already. They would be in favor of having the applicant install and maintain temporary measures and one of those measure could be a sediment trap which is a storage detention pond with an emergency overflow outlet control structure that allows during construction until a final storm water practice and put online. Joe Bianchine, P.E. representing Spiro Kagas stated that he had an email from DEC the prior day. Member Hoffman requested that Mr. Bianchine relay to his client that this temporary construction is appropriate, and it should be done to prevent any additional runoff.

<u>Harris/Novak</u> made a motion to continue the public hearing to the September21 meeting for Spiro Kagas application.

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

SKETCH PLAN REVIEW:

Kruger Energy Inc. - Alexander Road Solar. Anthony Stephan, senior project manager introduced himself, his team, and the company located in Montreal, Canada. The company said that they are proposing a 4.2-megawatt solar array and are in a land lease with Mr. Rhodes. Also, there are 60 acres on site, but they would only be using 20 acres. Board members stated that the site in question is problematic due to the owner doing site clearing without a permit and disturbing over 1 acre of land. Members explained there is a 5-year lookback on clear cutting. Members and applicants discussed how much work was done on the property. It was also mentioned that the applicant had never got a SWPPP.

Parkview at Ticonderoga, LLC.: SBL#65.00-1-19.1(C-2) located at 9811-9515 Western Turnpike is proposing a multi-phased development that may include Retail, Professional Offices, Flex Warehouse space and Residential. Brian Ragone and Anthony Guidarelli are representing Parkview at Ticonderoga. Mr. Ragone gave his presentation on the application, describing where the property is located and that it consists of approximately 90 acres. He explained that the site would be developed in 3 phases. Also, that 11-12 acres are currently in use, the site is surrounded by residential properties. They would propose an internal road system. The company believes that it would bring employment

opportunities and tax revenue to the town of Duanesburg. Board members agree that the development would fit in with the TOD Comprehensive Plan. Representatives will submit an application at September's planning board meeting.

Minute Approval:

Novak/Walpole made a motion to approve the June 15, 2023, Planning Board minutes. Novak yes, Walpole yes, Schmitt yes, Houghton yes, Hoffman abstains, Harris abstains. **Approved**.

<u>Harris/Hoffman</u> made a motion to approve the July 20, 2023, Planning Board minutes. Harris yes, Hoffman yes, Walpole abstains, Schmitt yes, Houghton yes, Novak abstains. **Approved**.

ADJOURNMENT:

Harris/Novak made a motion to adjourn.

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