

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairman
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk
Teresa 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, Teresa 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 Duaneburg 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.

Novak/Harris 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.

Schmitt/Novak 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.

Harris/Novak 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.

Harris/Novak 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.

Harris/Hoffman 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
Teresa Bakner, Board Attorney
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk



Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
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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 **MAXIMUM 4 minutes** on items not on the agenda.

Pure Sky Oak Hill Solar Update

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.

Comments: _____

Kruger Energy Inc.- Alexander Road Solar

Comments: _____

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
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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 Duaneburg 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 Duaneburg 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: _____

ADJOURNMENT

Jeffrey Schmitt, Planning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Teresa 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

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 COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 90 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 8-29-23
Case No. D-16-23
Returned 8-12-23

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

Municipality:

Town of Duanesburg

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

(tel.) 386-2225

(fax) 382-5539

Schenectady County

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☐ Site Plan Review

☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify)

AUG 29 2023

Economic Development
and Planning Dept

PUBLIC HEARING OR MEETING DATE: _____

SUBJECT: #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.

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

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☒ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☒ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Carol Sowycz

Title: Planning/Zoning Clerk

Address: 5853 Western Turnpike Duanesburg, NY 12056

E-mail: csowycz@duanesburg.net

Phone: (518) 885-2040

Signature

Date: 8-22-2023

RECEIVED

SEP 14 2023

TOWN OF DUANESBURG
TOWN CLERK

ORIGINAL



PLANNING & ZONING COORDINATION REFERRAL

Case No. D-16-23

Applicant Mohammad Siddiqui

Referring Officer Carol Sowoyz

Municipality Duanesburg

Considerations: Regarding a single family dwelling, requesting a special use permit to install a 3 KWH wind turbine for use by the residence. Located on the southwest corner of the Schoharie Turnpike (CR 74) and Chadwick Road (CR 131) Intersection immediately south of I-88.

RECOMMENDATION

Receipt of zoning referral is acknowledged on August 29, 2023. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☐ *Approve of the proposal.
- ☒ Defer to local consideration (No significant county-wide or inter-community impact)
- ☐ Modify/Conditionally Approve. Conditions:

☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

9/6/23
Date

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

2 ORIGINAL

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

CHECKLIST OF REQUIRED INFORMATION:

- | | |
|---|---|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> Tax Map ID # Zoning district & Fire District<input checked="" type="checkbox"/> Current Original Deed<input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) (If applicable)<input checked="" type="checkbox"/> North Arrow, scale (1"=100')<input checked="" type="checkbox"/> Long EAF http://www.dec.ny.gov/eafmapper/<input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale, any existing public roads.<input checked="" type="checkbox"/> Existing Structures, Dimensions and Uses.<input checked="" type="checkbox"/> Distances from tower or panels to nearest residence.<input type="checkbox"/> Property owners within 500ft. of boundary labeled.<input checked="" type="checkbox"/> Setback distances from proposed structure.<input checked="" type="checkbox"/> Locations of all above and below ground utility lines, as well as transformers, interconnection point with transmission lines.<input checked="" type="checkbox"/> Any ancillary structures or facilities, i.e. fencing, access roads, storage and maintenance units etc. | <ul style="list-style-type: none"><input checked="" type="checkbox"/> 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.<input type="checkbox"/> Lighting plan including FAA review for structures equal to or greater than 200ft. above ground.<input checked="" type="checkbox"/> Operation and maintenance plan<input checked="" type="checkbox"/> Other requirements<input checked="" type="checkbox"/> Buffer/Screening<input checked="" type="checkbox"/> Decontamination plan (if applicable)<input type="checkbox"/> Sound analysis (if applicable)<input type="checkbox"/> Noise monitoring plan. (post construction)<input checked="" type="checkbox"/> Lot Coverage<input checked="" type="checkbox"/> Height, Glare |
|---|---|

Signature is required that owner is aware of applicant's proposal. _____

Date 8/7/23

Signature of Owner (S) if different from Applicant

Application type: ☐ Wind Energy Facility (larger than or equal to 100 kilowatts.) ☐ Solar Energy System Major
☒ Small Wind Energy Facility (less than 100 kilowatts) ☐ Wind measurement tower.

Proposed action is: ☐ New ☐ Modification or alteration

Proposal: INSTALL 3 KW/H WIND TURBINE FOR SINGLE FAMILY DWELLING
PER USE IN ONLY SINGLE HOME.
Under Section _____ of _____ Ordinance.

Property Owner: MOHAMMAD SIDDIQUI (AS APPEARS ON DEED!!)

Address: 5559 SCHOMBERG RD Zip code: 12053 Phone # (required) 518-630-2040

Applicants Name (if different): _____ Phone# (required) _____

Location of Property (If different from owners) _____

Tax Map # 70.00-1-12.32 Zoning District R-2

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

Mohammad Siddiqui Date 08-07-2023
Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

(For office use only)

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

☐ Approved ☐ Disapproved Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Board Chairperson

Date

Agricultural Data Statement

Date: 8-7-2023

ORIGINAL

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

Applicant	Owner if Different from Applicant
Name: <u>Mohammed W. Siddiqui</u> Address: <u>5559 Schoharie Turnpike</u> <u>Delhi, NY 12053</u>	Name: _____ _____ _____

1. Type of Application: Special Use Permit Site Plan Approval: Use Variance
Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:
3 RW Wind Turbine
3. Location of project: Address: 5559 Schoharie Turnpike
Tax Map Number (TMP): 76.00-1-12.32
4. Is this parcel within an Agricultural District? YES NO (Check with your local
5. If YES, Agricultural District Number D assessor if you do not know.)
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>John E. Jones Jr.</u> ADDRESS: <u>Delhi, NY</u> Is this parcel actively farmed? YES <u>NO</u>	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES <u>NO</u>	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO

Mohammed W. Siddiqui
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____
Date R. Warner

Date

Revised 4/4/17

FARM NOTE

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

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

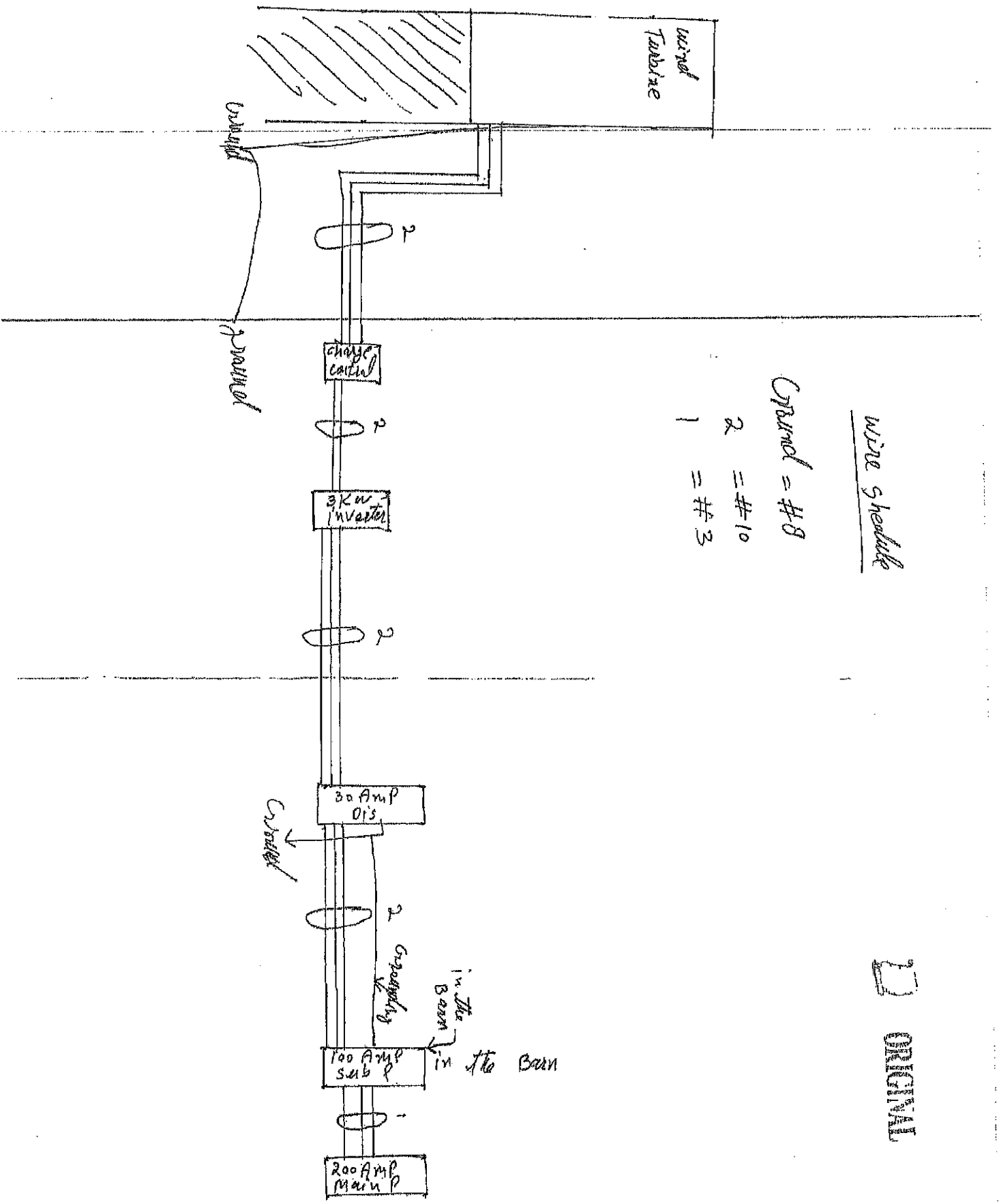
wire schedule

Ground = #8

2 = #10

1 = #3

200V



ORIGINAL

RECORDS SECTION
COUNTY CLERK
COUNTY CLERK
COUNTY CLERK

RECORDS SECTION
COUNTY CLERK
COUNTY CLERK
COUNTY CLERK

STATE OF MISSISSIPPI
COUNTY OF HARRIS

RECORDS SECTION
COUNTY CLERK
COUNTY CLERK
COUNTY CLERK

9.39 ACRES

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COUNTY CLERK
COUNTY CLERK

Designed in
California

Assembled in
London

TESUP

"WIND POWER NOW AT
YOUR DOORSTEP."

ATLASX7

ATLASX7

ATLASX7



TESUP

ATLASX7

Vertical Axis Wind Turbine

USER MANUAL

ORIGINAL

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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:

#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 Turnpike, Duanesburg, NY 12056 (518) 895-8920



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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 **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
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PLANNING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

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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

Jeffrey Schmitt, Planning Board Chair
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Carol Sawycz, Clerk
Teresa Bakner, Board Attorney



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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
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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 Turnpike • Duanesburg, NY 12056 • (518) 895-8920



Albany Office
100 Great Oaks Boulevard | Suite 114 | Albany, New York 12203
P: 518.382.1774

July 19, 2023

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

Re: Town of Duaneburg
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

Douglas P Cole

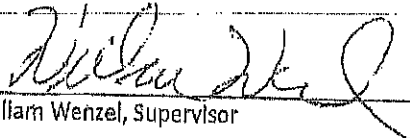
Douglas P Cole, P.E.
Senior Director of Engineering

cc: William Wenzel, Supervisor



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www.primeeng.com

AGREED TO BY TOWN OF DUANESBURG:

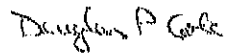

William Wenzel, Supervisor

DATE:

7/27/23

AGREED TO BY KB GROUP OF NY, INC. DBA

PRIME AE GROUP OF NY:

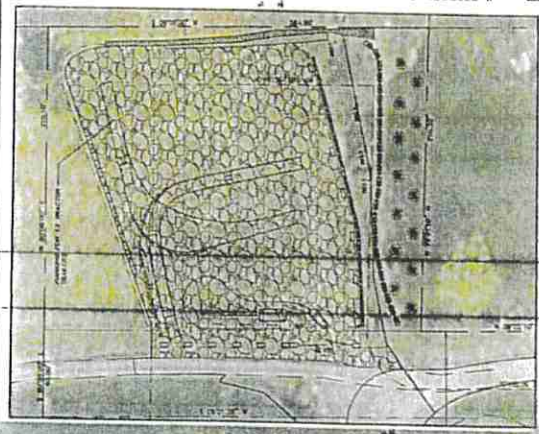

Douglas P. Cole, P.E., Senior Director of
Engineering - NY

DATE: 7/19/2023





SITE LOCATION



TRUCK TURNING TEMPLATE



NOTES:
 1. THIS DRAWING PROVIDES THE LAYOUT AND DIMENSIONS OF THE PROPOSED CAR WASH ADDITION.
 2. THE CAR WASH ADDITION IS TO BE CONSTRUCTED ON THE EXISTING PAVED SURFACE.
 3. THE CAR WASH ADDITION IS TO BE CONSTRUCTED TO THE EXISTING CURB LINE.
 4. THE CAR WASH ADDITION IS TO BE CONSTRUCTED TO THE EXISTING SIDEWALK LINE.
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 8. THE CAR WASH ADDITION IS TO BE CONSTRUCTED TO THE EXISTING DRIVEWAY LINE.

MAP REFERENCES:
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UNIT OF MEASUREMENT

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SITE PLAN
CAR WASH ADDITION
ULTIMATE WISBY WASH
 WITH WESTERN TURNPIKE

DATE: MAY 15, 2012
 SCALE: 1" = 40'
 SHEET: 1 OF 1

ENGINEER: J. J. JENSEN
 J. J. JENSEN & ASSOCIATES, P.C.
 4411 South Main Street
 Suite 100
 Portland, ME 04106
 TEL: 603-733-3333 FAX: 603-733-3334

REVISIONS

NO.	DATE	DESCRIPTION
1	5/15/12	ISSUED FOR PERMIT
2	5/15/12	ISSUED FOR PERMIT
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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?



Department of
Environmental
Conservation

4. Part 2, Item 6: clarify response in table – what triggered this project?
 5. Part 2, Item 7.3 was left blank
 6. 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.

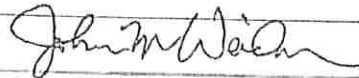
As discussed on Friday, June 23, 2023, during a meeting with you and your engineer at the NYSDEC Region 4 Headquarters in Schenectady, any reuse of the sediment in the pond will need to be reviewed, and if necessary approved, by Division of Materials Management staff.

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,

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 Catherine.Winters@dec.ny.gov.

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)

PARTNERS
LUIGI A. PALLIESCHI, 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

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

Jeffery Schmitt, Chairperson, Planning Board
5853 Western Turnpike
Duaneburg, 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 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 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.

Site Plan- Please note that previous comments, Site Plan # 1, 2, 3, 5, 6 & 7, have been satisfied.

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 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 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 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 "1B- U.D" to "1C- 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.

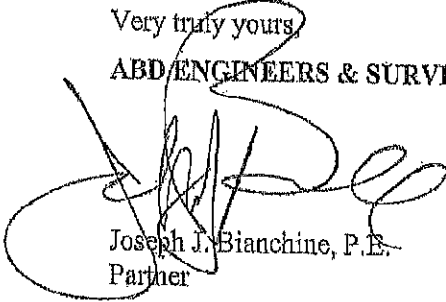
Enclosed are the following;

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 LBAF,
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.

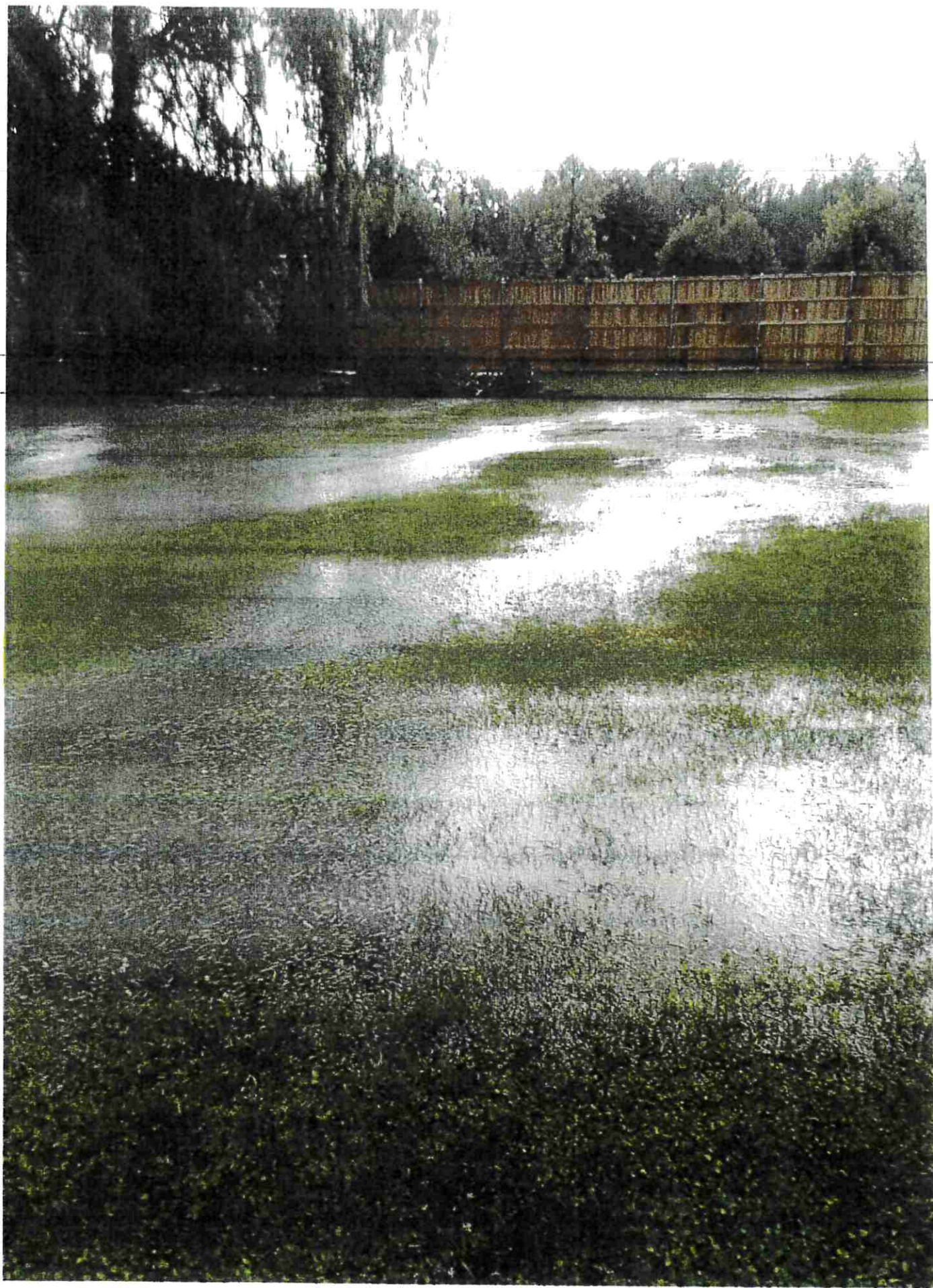
Very truly yours,

ABD ENGINEERS & SURVEYORS, LLP



Joseph J. Bianchine, P.E.
Partner

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 Wisby Wash		
Project Location (describe, and attach a general location map): 8838 Western Turnpike, Canaanburg, 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 985 SF Truck Wash Bay. Installation of a movable Food service van for take out only. Associated grading, drainage for Stormwater Management.		
Name of Applicant/Sponsor: Ultimate Wisby Wash (Spro Kagas)		Telephone: 516-701-4870 E-Mail: wisbywashcarandtruckcentre@yahoo.com
Address: 889 Esperance Road		
City/PO: Esperance	State: NY	Zip Code: 12066
Project Contact (If not same as sponsor, give name and title/role): Spro Kagas / Joseph J. Blanchine, P.E.		Telephone: 516-701-4870 / 516-377-0315 E-Mail: joe@abdeng.com
Address: 889 Esperance Rd / 411 Union Street		
City/PO: Esperance / Schenectady	State: NY	Zip Code: 12068 / 12306
Property Owner (If not same as sponsor): SAME		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes, Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town Planning Site Plan	May 13, 2022
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Referral	By Town
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Stormwater, SWPPP	To Be Submitted
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>I. Coastal Resources.</p> <p>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>* If Yes, complete sections C, F and G.</p> <p>* If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</p>	
C.2. Adopted land use plans.	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Heritage Areas: Mohawk Valley Heritage Corridor	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3, Zoning

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

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

- c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

- i. What is the proposed new zoning for the site?

C.4. Existing community services.

- a. In what school district is the project site located? DUANESBURG CENTRAL SCHOOL DISTRICT

- b. What police or other public protection forces serve the project site?

SCHENECTADY COUNTY SHERIFF AND NEW YORK STATE POLICE

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

DUANESBURG VOLUNTEER FIRE DISTRICT AND DUANESBURG VOLUNTEER AMBULANCE CORPS

- d. What parks serve the project site?

VAN PATTEN MILL PARK, ROBERT B. SHAFFER MEMORIAL PARK, CHRISTMAN SANCTUARY

D. Project Details**D.1. Proposed and Potential Development**

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

- b. a. Total acreage of the site of the proposed action? 4.75 acres

- b. Total acreage to be physically disturbed? 1.2 acres

- c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.75 acres

- c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

- i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 55% Units: 1 wash bay

- d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

- i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

- ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

- iii. Number of lots proposed?

- iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

- e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

- i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.			
<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase			
At completion			
of all phases			

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures <u>1 addition</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>23' 6"</u> height; <u>80'</u> width; and <u>33'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>0</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: <u>Stormwater Management</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: <u>Stormwater runoff</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u>	
iv. Approximate size of the proposed impoundment. Volume: <u>0.06±</u> million gallons; surface area: <u>0.13±</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>2'</u> height; <u>230'</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earthfill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____	
• Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____ _____ _____	

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

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

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

If Yes, describe:

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

If Yes:

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

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

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

If Yes:

1. Total anticipated water usage/demand per day: _____ 400 gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

VI. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ 5+ gallons/minute.

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

If Yes:

1. Total anticipated liquid waste generation per day: _____ 200-600 gpd 400 gallons/day

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

Wash water

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

If Yes:

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p> <p>Wash water will be recycled and any waste will be discharged after passing through 3 settling tanks to an unclassified pond _____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>Wash water will be recycled and any wastewater will be discharged after passing through 3 settling tanks to an unclassified pond _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point sources (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 20px;">_____ Square feet or <u>1.0</u> acres (impervious surface)</p> <p style="margin-left: 20px;">_____ Square feet or <u>4.75</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Surface runoff from crusher run to bioretention stormwater management area.</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p style="margin-left: 20px;"><u>On site bioretention area stormwater management with flow reduction to pre-development levels to on-site ditch and overflow to adjacent property per pre-development flow conditions.</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <li style="margin-left: 20px;"><u>Underdrain</u> • Will stormwater runoff flow to adjacent properties? after treatment and flow reduction <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p> <p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/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 Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend

☐ Randomly between hours of _____ to _____

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
40,000 KW

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

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

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

i. During Construction:		ii. During Operations:	
• Monday - Friday:	8 am - 8 pm	• Monday - Friday:	24 hours
• Saturday:	8 am - 4 pm	• Saturday:	24 hours
• Sunday:	N/A	• Sunday:	24 hours
• Holidays:	N/A	• Holidays:	24 hours

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>Wash bay addition construction noises. 7 am to 7 pm Monday to Saturday for about 3 months.</u></p>
<p>n. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____</p>
<p>p. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>q. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>r. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>
<p>s. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____ _____ _____</p>
<p>t. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>u. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> * Construction: _____ tons per _____ (unit of time) * Operation: _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> * Construction: _____ * Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> * Construction: _____ * Operation: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Typical Suburban _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p>R.3. Designated Public Resources On or Near Project Site</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site: _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SEPO) archaeological site inventory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program § NYCRR 6667? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in NYCRR Part 6667? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

F. Additional Information

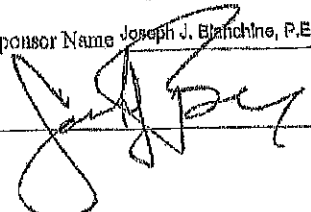
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

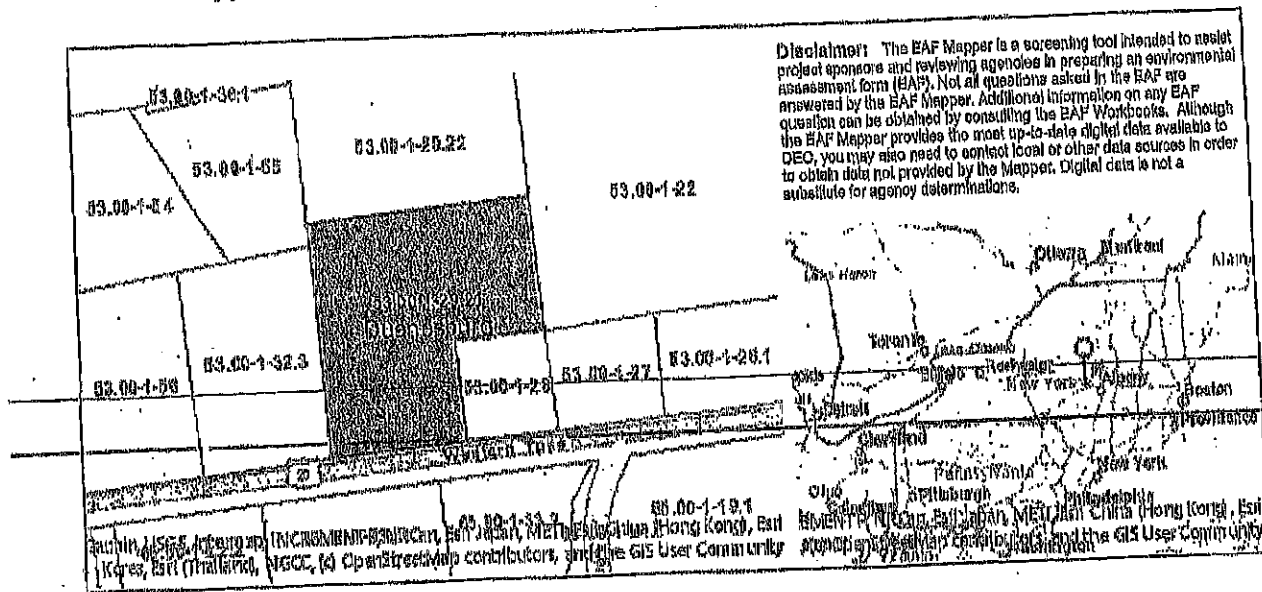
Applicant/Sponsor Name Joseph J. Blanchine, P.E. Date October 7, 2022 Revised: May 16, 2023

Signature  Title Partner

PRINT FORM

EAFF Mapper Summary Report

Wednesday, August 17, 2022 2:50 PM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes Pond
E.2.h.ii [Surface Water Features]	Yes / Not on site, 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.iv [Surface Water Features - Wetlands Name]	Federal Waters / Not on site, nearby
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species] Yes

E.2.o. [Endangered or Threatened Species - Northern Long-eared Bat Name]

E.2.p. [Rare Plants or Animals] No

E.3.a. [Agricultural District] No

E.3.c. [National Natural Landmark] No

E.3.d. [Critical Environmental Area] No

E.3.e. [National or State Register of Historic Places or State Eligible Sites] 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. BIANCHINI, P.E.
LUIGI A. PALLESCHI, P.E.
ROBERT D. DAVIS, JR., P.L.S.

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 ORIGINAL

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 pond. The applicant is proposing to lower the pond 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 italics*), (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.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.

Site Plan- Please note that previous comments, Site Plan # 1, 2, 3, 5, 6 & 7, have been satisfied.

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 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. 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 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 "1B- U.D." to "1C- 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.

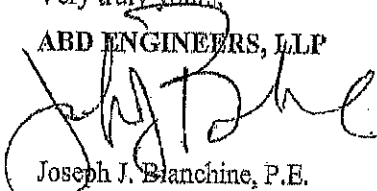
Enclosed are the following;

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:otv
CC: (via email)
Suzie Kagag w/ encl.
Don Zee w/ encl.
Doug Cole w/ encl.
Theresa Bakier w/ encl.
5461A-05162023

**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): 9839 Western Turnpike, Duaneburg, NY 12058		
Brief Description of Proposed Action (include purpose or need): Construction of a washer run for staging area of trucks waiting to be washed. Construction of a 936 SF Truck Wash Bay. Installation of a movable Food service van for take out only. Associated grading, drainage for Stormwater Management.		
Name of Applicant/Sponsor: Ultimate Wishy Wash (Spiro Kagas)	Telephone: 518-701-4870 E-Mail: wishywashcarandtruckcentre@yahoo.com	
Address: 889 Esperance Road		
City/PO: Esperance	State: NY	Zip Code: 12068
Project Contact (If not same as sponsor, give name and title/role): Spiro Kagas / Joseph J. Blanchino, P.E.		Telephone: 518-701-4870 / 518-377-0315 E-Mail: joe@abdang.com
Address: 809 Esperance Rd / 411 Union Street		
City/PO: Esperance / Schoenecady	State: NY	Zip Code: 12068 / 12306
Property Owner (If not same as sponsor): SAME		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town Planning Site Plan	May 13, 2022
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Referral	By Town
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Stormwater, SWPPP	To Be Submitted
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
I. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Areas/Mohawk Valley Heritage Corridor	
_____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____ _____ _____	

C.3. Zoning ☒ Yes ☐ No

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?

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

c. Is a zoning change requested as part of the proposed action?
If Yes, ☐ Yes ☒ No

i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? DUANESBURG CENTRAL SCHOOL DISTRICT

b. What police or other public protection forces serve the project site?
SCHENECTADY COUNTY SHERIFF AND NEW YORK STATE POLICE

c. Which fire protection and emergency medical services serve the project site?
DUANESBURG VOLUNTEER FIRE DISTRICT AND DUANESBURG VOLUNTEER AMBULANCE CORPS

d. What parks serve the project site?
VAN PATTEN MILL PARK, ROBERT B. SHAFFER MEMORIAL PARK, CHRISTMAN SANCTUARY

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 4.75 acres
 b. Total acreage to be physically disturbed? 1.2 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.75 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 55% Units: 1 wash bay ☐ Yes ☒ No

d. Is the proposed action a subdivision, or does it include a subdivision?
If Yes, ☐ Yes ☒ No
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____ ☐ Yes ☒ No

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

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed. <div style="display: flex; justify-content: space-around;"> One Family Two Family Three Family Multiple Family (four or more) </div>			
Initial Phase, _____ At completion _____ of all phases _____			
g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, i. Total number of structures <u>1 addition</u> ii. Dimensions (in feet) of largest proposed structure: <u>23'</u> height; <u>30'</u> width; and <u>33'</u> length iii. Approximate extent of building space to be heated or cooled: _____ square feet			
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, i. Purpose of the impoundment: <u>Stormwater Management</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: <u>Stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u> iv. Approximate size of the proposed impoundment: Volume: <u>0.06</u> million gallons; surface area: <u>0.13</u> acres v. Dimensions of the proposed dam or impounding structure: <u>2'</u> height; <u>230'</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earthfill</u>			
D.2. Project Operations			
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes: i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____			
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____			

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

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 400 gallons/day ☐ Yes ☒ No

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

If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____ ☐ Yes ☐ No

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

If Yes:

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

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

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gpm ☒ Yes ☐ No

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 200-600 gpd _____ 400 gallons/day

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

Wash water

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

If Yes:

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p> <p>Wash water will be recycled and any waste will be discharged after passing through 3 settling tanks to an unclassified pond _____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>Wash water will be recycled and any wastewater will be discharged after passing through 3 settling tanks to an unclassified pond _____</p>	
<p>a. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or <u>1.6</u> acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or <u>4.76</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Surface runoff from crusher run to bioretention stormwater management area.</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p style="padding-left: 40px;"><u>On site bioretention area stormwater management with flow reduction to pre-development levels to onsite ditch and overflow to adjacent property per pre-development flow conditions.</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <li style="padding-left: 40px;"><u>Underdrain</u> • Will stormwater runoff flow to adjacent properties? after treatment and flow reduction <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/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 Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ ☐ Yes ☐ No

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
40,000 KW

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

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

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

i. During Construction:

• Monday - Friday:	8 am - 6 pm
• Saturday:	8 am - 4 pm
• Sunday:	N/A
• Holidays:	N/A

ii. During Operations:

• Monday - Friday:	24 hours
• Saturday:	24 hours
• Sunday:	24 hours
• Holidays:	24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No
 If yes:
 i. Provide details including sources, time of day and duration:
 Wash bay addition construction noises. 7 am to 7 pm Monday to Saturday for about 3 months.

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

n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing: _____

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

B. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acre +/-)
• Roads, buildings, and other paved or impervious surfaces	1.89± AC	1.78± AC	- 0.11± AC
• Forested	1.39± AC	1.39± AC	0 AC
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	N/A	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	PONDS 0.70± AC	0.70± AC	0 AC
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: <u>LAWN & BIORETENTION AREA</u>	0.71± AC	0.82± AC	+ 0.11± AC

c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes, explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, i. Identify Facilities: _____	
e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Dimensions of the dam and impoundment:	
• Dam height: _____	feet
• Dam length: _____	feet
• Surface area: _____	acres
• Volume impounded: _____	gallons OR acre-feet
ii. Dam's existing hazard classification: _____	
iii. Provide date and summarize results of last inspection: _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. Has the facility been formally closed?	
• If yes, cite sources/documentation: _____	
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____	
iii. Describe any development constraints due to the prior solid waste activities: _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	
h. Potential contamination history: Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	
<input type="checkbox"/> Yes - Spills Incidents database	Provide DEC ID number(s): _____
<input type="checkbox"/> Yes - Environmental Site Remediation database	Provide DEC ID number(s): _____
<input type="checkbox"/> Neither database	
ii. If site has been subject of RCRA corrective activities, describe control measures: _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, provide DEC ID number(s): _____	
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ over 10 feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <u>BURDETT-SGRIBA CHANNERY</u> 100 %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: <u>2</u> feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input checked="" type="checkbox"/> Poorly Drained 100 % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: 100 % of site	
<input type="checkbox"/> 10-15%: % of site	
<input type="checkbox"/> 15% or greater: % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.l.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name Federal Waters, Federal Waters	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

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

n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): _____
Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No
If yes, give a brief description of how the proposed action may affect that use: _____

13. 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 23-AA, Section 303 and 304? ☐ Yes ☒ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

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 Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
l. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

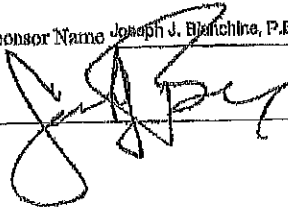
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joseph J. Blanchina, P.E.

Date October 7, 2022

Revised: May 18, 2023

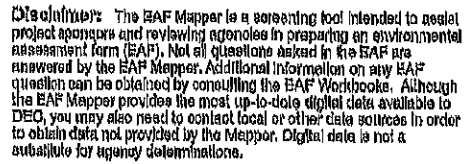
Signature _____



Title Partner

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Wednesday, August 17, 2022 2:50 PM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes Pond
E.2.h.ii [Surface Water Features]	Yes / Not on site, 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.iv [Surface Water Features - Wetlands Name]	Federal Waters / Not on site, nearby
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.c. [Endangered or Threatened Species] Yes

E.2.d. [Endangered or Threatened Species - Northern Long-eared Bat
Name]

E.2.p. [Rare Plants or Animals] No

E.3.a. [Agricultural District] No

E.3.c. [National Natural Landmark] No

E.3.d. [Official 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. [Archaeological Sites] No

E.3.i. [Designated River Corridor] No

PARTNERS
JOSEPH J. BIANCHINI, P.E.
LUIGI A. PALLESCI, P.E.
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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**):

FEAF

1. *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.
2. *The applicant has provided the general nature of the proposed action, satisfying our comment.*
No response required.
3. *The applicant has provided the number of units for the proposed expansion as one wash bay. No further comments.*
No response required.
4. *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:

1. *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 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 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 be approximately 18" from the surface.

- 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.
5. *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 stone 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.

SWPPP:

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.
5. *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 6.1 of 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):

1. *The applicant has addressed the comment by stating bioretention (F-5) for WQv treatment.*
No further comments.
No response required.

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

6. *The following points need to be incorporated for the proposed new diversion swale in the north"*

- a. *The applicant has addressed the comment stating that the existing swales will be reshaped for this project. No further comments.*
No response required.
- b. *The applicant has addressed the comment. No further comments.*
No response required.
- c. *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.1.g has been amended in the revised FEAF reflecting this change.*
No response required.

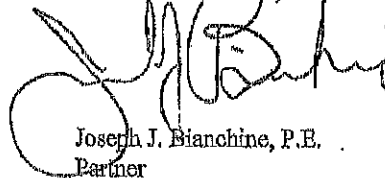
Enclosed are:

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
4. Twelve (12) copies of Brett Steenburgh's design Amended Site Plan Ultimate 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).
7. 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, LLP.



Joseph J. Bianchine, P.E.
Partner

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

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

5461A-01182023

Brett L. Steenburgh, P.E., PLLC

2882 Rosendale Road
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 the 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 DEVELOPMENT PLAN APPROVAL

Preliminary ☒ Date: 07-13-2023 Final ☐ Date: _____
(Check appropriate box)

Name of proposed development N/A

Applicant:

Name Kevin Sorya
Address 495 Pickle Hill Road
Fort Plain, NY 13339
Telephone 617-982-8026

Plans Prepared by:

Name David J. Hopper, architect
Address 65 Flansburg Lane
Voorheesville, NY 12186
Telephone 518-937-7260

Owner (if different):

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

Name <u>Kevin Sorya</u>	<u>Jessica Rodriguez</u>
Address <u>495 Pickle Hill Road</u>	<u>495 Pickle Hill Road</u>
<u>Fort Plain, NY 13339</u>	<u>Fort Plain, NY 13339</u>
Telephone <u>617-982-8026</u>	<u>518-844-4299</u>

Ownership intentions, i.e., purchase options:

Reverse/abandon the subdivisions made in ~2005;
Merge the 3 subdivisions back into one lot.

Location of site

1177/1179/1197 North Mansion Road, Duanesburg, NY 12056

Section 68.00 Block 2 Lot 47 / 48 / 7.151

Current zoning classification R-2

State and federal permits needed (list type and appropriate department)
N/A

Proposed use(s) of site

Residential. One single-family home.

Total site area (square feet or acres) 14.989 acres

Anticipated construction time Fall 2023

Will development be phased? No

Over →

Current land use of site (agricultural, commercial, underdeveloped, etc.)

Underdeveloped

Current condition of site (buildings, brush, etc.) Brush and existing driveway

Character of surrounding lands (suburban, agricultural, wetlands, etc.) Suburban

Estimated cost of proposed improvement \$ N/A

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

2 residents

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)

Residential building, one single-family home,
3 bedrooms / 3.5 baths / One 2-car garage and one 1-car garage.



TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

Preliminary ☒ Date: 8/7/2023 Final ☐ Date: _____
(Check appropriate box)

Name of proposed development Overall Site Plan Development for Parkview at Ticonderoga, LLC

Applicant:

Name Parkview at Ticonderoga, LLC
Address 885 RT 67, Ballston Spa, NY
12020

Telephone _____

Plans Prepared by:

Name Environmental Design Partnership, LLP
Address 900 RT 146, Clifton
Park, NY 12065

Telephone (518) 371-7621

Owner (if different):

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

Name _____
Address _____
Telephone _____

Ownership intentions, i.e., purchase options

Applicant is proposing a multi-phased development that may include Retail,
Professional Offices, Flex Warehouse space and Residential.

Location of site

9811-9815 Western Turnpike, Duanesburg, NY 12053

Section 65.00 Block 1 Lot 19.1

Current zoning classification Manufacturing Light Industrial, C-2

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

Proposed use(s) of site

Mixed use development consisting of Retail, Professional Offices, Flex
Warehouse space and Residential

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

Current condition of site (buildings, brush, etc.) Warehouse Buildings, wetlands, forest

Character of surrounding lands (suburban, agricultural, wetlands, etc.) Residential, Commercial, undeveloped lands, wetlands

Estimated cost of proposed improvement \$ TBD

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

TBD

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)

Subdivision or the Creation of up to 11 Lease Parcels 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 Docks 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



ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.



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 Duaneburg Comprehensive Plan that support the development of the parcel:

1. *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.

2. *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.

3. *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 COUNTY CLERK

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

Maryellen Brelun

Alicia Godlewski

Jeffrey Morrette

Carla Saglimbeni
Deputy County Clerk

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 User-ID: LPD

* Document Number - 2019-4692

* Grantor - 500 DUANESBURG ROAD LLC

* Grantee - PARKVIEW AT TICONDEROGA LLC

*RETURN DOCUMENT TO:

DRIVER-GREENE-LLP

228 CHURCH ST

SARATOGA SPRINGS, NY 12866

* FEES

NY REALTY TRANSFER TAX \$4,000.00

NY LAND SUR \$4.75

NY 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

TRANSFER TAX

Real Estate Transfer Tax Num - 1309

Transfer Tax Amount - \$ 4,000.00

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

C. Mackeney

Cara M. Ackerley
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

INSTRUMENT NUMBER - 201950169



CT19-02448 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 Giffords Church Road, Schenectady, 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,

WITNESSETH 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 Rector, 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 Deed 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 Page 457
Doc No 2019-4692

19.1
65.00
SEC 1
LOT 1

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. Lundstedt and Sandra K. Lundstedt 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.

BEING 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.

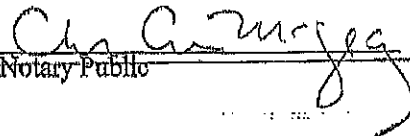
IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized member this 1st day of November, Two Thousand Nineteen.

500 DUANESBURG ROAD, LLC

BY: 
JOSEPH LUCARELLI, MEMBER

STATE OF NEW YORK }
 ss.:
COUNTY OF ALBANY }

On the 1st 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 12806

CHERI ANN MCGEARY
Notary Public, State of New York
No. 01MC0036407
Qualified in Albany County
Commission Expires March 13, 2022

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Doc No 2019-4692

TOWN OF DUANESBURG

Application# _____

Agricultural Data Statement

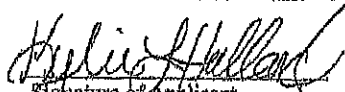
Date: _____

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

Applicant	Owner if Different from Applicant
Name: <u>Parkview at Ticonderoga, LLC</u> Address: <u>885 RT 67, Ballston Spa, NY</u> <u>12020</u>	Name: <u>Same</u> _____ _____

1. Type of Application: ☐ Special Use Permit; ☒ Site Plan Approval; ☐ Use Variance; ☐ Area Variance; ☐ Subdivision Approval (circle one or more)
2. Description of proposed project:
Applicant is proposing a multi-phased development that may include Retail, Professional Offices, Flex Warehouse space and Residential.
3. Location of project: Address: 9811-9815 Western Turnpike, Duaneburg, NY 12053
Tax Map Number (TMP) 65.00-1-18.1
4. Is this parcel within an Agricultural District? ☐ YES ☒ NO (Check with your local
5. If YES, Agricultural District Number _____ assessor if you do not know.)
6. Is this parcel actively farmed? ☐ YES ☒ NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>Thomas Blaise</u> ADDRESS: <u>9712 Western Turnpike</u> <u>Delanson, NY 12053</u> Is this parcel actively farmed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	NAME: <u>Majorie Martratt</u> ADDRESS: <u>9560 Western Turnpike</u> <u>Delanson, NY 12053</u> Is this parcel actively farmed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO


Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____

Dale R. Warner

Date _____

Revised 6/30/08

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

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 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Overall Site Plan Development for Parkview at Ticonderoga, LLC		
Project Location (describe, and attach a general location map): The southeast corner of Western Ave (NYS Route 20) and Gage Road		
Brief Description of Proposed Action (include purpose or need): The Applicant is proposing a multi-phased development that may include a subdivision or creating lease parcels that will include Retail, Professional Offices, Flex Warehouse space and single family residential.		
Name of Applicant/Sponsor: Parkview at Ticonderoga, LLC		Telephone: E-Mail:
Address: 885 Rt 67		
City/PO: Ballston Spa	State: NY	Zip Code: 12020
Project Contact (if not same as sponsor; give name and title/role): Anthony Guiderelli - Representative		Telephone: 516-657-0541 E-Mail: anthony@bulldgcl.com
Address: 885 Rt 67		
City/PO: Ballston Spa	State: NY	Zip Code: 12020
Property Owner (if not same as sponsor): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board (sketch plan, site plan, and subdivision)	8/7/2028
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board (Section 238 Realty Subdivision)	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDPRHP (Historical Site), NYSDOH (Water Supply)	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDRC (SWPPP, SPDES Permit, Sewer), NYSDOT (Curb Cut)	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	ACOE (Wetlands)	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2 Manufacturing Light Industrial

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Duaneburg Central School District

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

New York State Police, Schoharie County Sheriff

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

Delanson 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 mixed, include all components)? Residential, Industrial, and Commercial

b. a. Total acreage of the site of the proposed action? 89.48 acres

b. Total acreage to be physically disturbed? 46.5 acres

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? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Residential, Industrial, and Commercial

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? Up to 11

iv. Minimum and maximum proposed lot sizes? Minimum 100,000SF Maximum TBD

e. Will proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: months

ii. If Yes:

- Total number of phases anticipated 11
- Anticipated commencement date of phase 1 (including demolition) TBD month TBD year
- Anticipated completion date of final phase TBD month TBD year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Phases will be constructed based upon the market demands once project is approved

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	0	0	0	0
At completion of all phases	2	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>10</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>42</u> height; <u>TBD</u> width; and <u>TBD</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>40,000</u> square feet (maximum one building)	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: Stormwater Management	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Surface Water Runoff</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source.	
iv. Approximate size of the proposed impoundment. Volume: <u>TBD</u> million gallons; surface area: <u>TBD</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>TBD</u> height; <u>TBD</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth moving construction equipment will be utilized to create the final earth fill stormwater area</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	

iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	

v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan:	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>PSS1E as identified on MWI Wetland Mapper. Other wetlands on-site were field delineated</u>	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The current plan proposes to construct a permanent paved road across the wetlands delineated on-site with a culvert to facilitate the existing flow of water through the wetlands.

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

If Yes, describe: Wetland sediment disturbed by the culvert will be placed within the culvert with a depth of 2" min.

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

If Yes:

- acres of aquatic vegetation proposed to be removed: 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 crossings
- proposed method of plant removal: Excavation
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

Embedded culvert to facilitate existing flowpaths remain after construction is completed

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

- Source(s) of supply for the district:

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

If Yes:

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

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

Wells

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

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 components and approximate volumes or proportions of each):

Sanitary wastewater

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

If Yes:

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____	
Separate private septic systems _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
Liquid wastes will be collected in on-site septic systems _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ <li style="padding-left: 20px;"> <input type="text"/> Square feet or <input type="text"/> acres (impervious surface) <li style="padding-left: 20px;"> <input type="text"/> Square feet or <input type="text"/> acres (parcel size) ii. Describe types of new point sources: _____ iii. Describe types of new point sources: _____ iv. Describe types of new point sources: _____ Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ On-site stormwater management facilities _____ • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/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 Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☐ Weekend

☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ TBD _____

iii. Parking spaces: Existing _____ TBD _____ Proposed _____ TBD _____ Net increase/decrease _____ TBD _____ ☐ Yes ☒ No

iv. Does the proposed action include any shared use parking?

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

vi. Are public/private transportation service(s) or facilities available within 1/4 mile of the proposed site? ☐ Yes ☒ No

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

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

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

If Yes:

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

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

Local Utility Company

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

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

i. During Construction:

- Monday - Friday: _____ 7am - 7pm _____
- Saturday: _____ 7am - 7pm _____
- Sunday: _____ . _____
- Holidays: _____ . _____

ii. During Operations:

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

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No
 If yes:
 i. Provide details including sources, time of day and duration:
 Mechanical construction equipment during work hours 7am - 7pm Monday through Saturday

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No
 Describe: Forested areas and hills

n.. Will the proposed action have outdoor lighting? ☒ Yes ☐ No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Lights typical of commercial and residential settings that includes parking area lighting, walkway lamps, and building sconces. Height TBD

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No
 Describe: Forested areas and hills

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No
 If Yes:
 i. Product(s) to be stored
 ii. Volume(s) per unit time (e.g., month, year)
 iii. Generally describe proposed storage facilities:

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: TBD tons per TBD (unit of time)
 • Operation: TBD tons per TBD (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-site Commingling

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Local hauling company
 • Operation: Local hauling company

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

Industrial facility located on a mainly rural non-developed site

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±7.41	±26.0	+18.59
• Forested	±72.87	±34.71	-34.71
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±3.63	±19.85	+16.22
• Agricultural (includes active orchards, field, greenhouse etc.)	±0	±0	±0
• Surface water features (lakes, ponds, streams, rivers, etc.)	±0.16	±0.16	±0
• Wetlands (freshwater or tidal)	±5.40	±5.30	-0.1
• Non-vegetated (bare rock, earth or fill)	±0	±0	±0
• Other Describe: _____	±0	±0	±0

c. Is the project site presently used by members of the community for public recreation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,	
i. Identify Facilities: _____	

e. Does the project site contain an existing dam?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Dimensions of the dam and impoundment:	
• Dam height: _____	feet
• Dam length: _____	feet
• Surface area: _____	acres
• Volume impounded: _____	gallons OR acre-feet
ii. Dam's existing hazard classification: _____	
iii. Provide date and summarize results of last inspection: _____	

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Has the facility been formally closed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
• If yes, cite sources/documentation: _____	
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____	

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	
<input type="checkbox"/> Yes - Spills Incidents database	Provide DEC ID number(s): _____
<input type="checkbox"/> Yes - Environmental Site Remediation database	Provide DEC ID number(s): _____
<input type="checkbox"/> Neither database	
ii. If site has been subject of RCRA corrective activities, describe control measures: _____	

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, provide DEC ID number(s): _____	
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	

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

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

II.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ +8 feet On-site test pits of upland areas

b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1 %

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

Silt loam	_____	88.9 %
Rock Outcrop	_____	1.1 %
_____	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 8 feet On-site test pits of upland areas

e. Drainage status of project site soils: ☐ Well Drained: _____ % of site
☐ Moderately Well Drained: _____ % of site
☒ Poorly Drained: _____ 100 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 66.7 % of site
☒ 10-15%: _____ 16.7 % of site
☒ 15% or greater: _____ 16.7 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

• Streams:	Name <u>879-11</u>	Classification <u>G</u>
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name <u>ACOE Federally Regulated Wetlands</u>	Approximate Size <u>5.40</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 body/bodies and basis for listing as impaired: _____

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: Squirrel _____ Deer _____ Chipmunk _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat:	
• Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Northern Long-eared Bat & Monarch Butterfly	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? 19.0 AC ii. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: <u>Halladay Farmhouse, on an adjacent site</u>	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles,	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name D. Brian Ragone Date August 7, 2023

Signature *D. Brian Ragone* Title Landscape Architect (LA #002135)

PRINT FORM

Notes

Blank lined paper for notes.

TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

Preliminary ☒ Date: 6/1/2023 Final ☐ 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
Telephone 585-734-0945 (Mike Lewis)

Plans Prepared by:

Name Tetra Tech, Inc.
Address 3136 S. Winton Road, Ste 303
Rochester, NY 14623
Telephone 585-749-3949 (Sonja Torpey)

Owner (if different):

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

Name Martin & Donna Hebert
Address 10516 Western Turnpike
Delanson, NY 12053
Telephone 518-424-3048

Ownership intentions, i.e., purchase options

C-TBC Solar has entered into a lease agreement with Martin and Donna Hebert for siting of a solar energy generation facility

Location of site

10516 Western Turnpike, Delanson, NY 12053

Section 64.00 Block 2 Lot 8

Current zoning classification Part of property is Commercial-1 and part is Agricultural & Residential (R-2)

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

State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity, as required by the New York State (NYS) Dept of Environmental Conservation.
Commercial Driveway/Access Permit, as required by the NYS Dept of Transportation. No other required permits have been identified at this time.

Proposed use(s) of site

Community-scale (2.11 MW AC) solar energy generation facility

Total site area (square feet or acres) Site Area = ~90 acres; Total Project Area of Disturbance = 10.9 acres

Anticipated construction time October 2023

Will development be phased? No, development will not be phased.

Over ➔

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 Site

Character of surrounding lands (suburban, agricultural, wetlands, etc.) commercial, agricultural, residential, forested

Estimated cost of proposed improvement \$ Approximately \$5MM

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

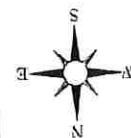
Not applicable.

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 Turnpike, and a temporary laydown area (during the construction phase). There will be no building structures.



- 7' FENCE
- POLES
- FIXED GROUP
- NO BATTERY STORAGE

PROJECT DETAILS	
NUMBER OF PANELS	5,330
EACH PANEL	535 W
TOTAL DC WATTAGE	2,851 MW
DC/AC RATIO	1.35:1
TOTAL AC POWER OUTPUT	2.11 MW
TOTAL DISTURBED AREA	10.9 ACRES
TOTAL FENCED AREA	4.2 ACRES
TOTAL PARCEL ACREAGE	90.9 ACRES

- LEGEND**
- PROPOSED SOLAR PANELS
 - PROPOSED ACCESS ROAD
 - PROPOSED FENCE
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED OVERHEAD ELECTRIC
 - PROPOSED UNIT OF DISTURBANCE

[illegible]

DATE	4/26/2023
DRAWN BY	SEB
ENGINEER	SA
APPROVED BY	SA
PROJECT PHASE 10% DESIGN	
SCALE	
SHEET NO.	

CTEC
CITY OF TOLSON
CITY OF TOLSON
CITY OF TOLSON



STRA TECH ENGINEERING CORPORATION
10000 W. 15TH AVE.
DENVER, CO 80202
303.751.1000 FAX 303.751.1001

**NOT FOR
CONSTRUCTION**

DUANESBURG
SOLAR PROJECT
10516 WESTERN TURNPIKE
DELANSON, NY 12053

PROJECT NUMBER:
194-1409-0003



APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

FOR OFFICE USE ONLY

Revised 04/12/2017



ORIGINAL

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing
- ☒ Tax Map ID #
- ☒ Zoning district
- ☒ Current Original Deed
- ☒ NYS Survey (L.S. & P.E.)
- ☒ North Arrow, scale (1"=100')
- ☒ Boundaries of the property plotted and labeled to scale
- ☒ School District/Fire District
- ☒ Green area/ landscaping
- ☒ Existing watercourses, wetlands, etc
- ☒ Contour Lines (Increments of 10ft.)
- ☒ Easements & Right of ways
- ☒ Abutting Properties Wells/ Sewer Systems within 100ft.
- ☒ Well/ Water system

- ☒ Septic system: Soil investigation completed?
- ☒ Sewer System: Which district?
- ☐ Basic SWPPP (1± & <5)
- ☐ Full Storm Water Control Plan (5acres or more)
- ☐ Storm Water Control Plan
- ☒ Short or long EAF www.dec.ny.gov/eafmaoap/
- ☐ 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 Subdv ☐ Minor Subdv ☒ Special Use Permit ☐ Site/ Sketch Plan Review ☐ LotLine Adjust
Proposal: Return building to a two family dwelling

Section 8.4 of 8 Ordinance.

Present Owner: THOMAS SAMOBLAN (AS APPEARS ON DEED!!)
Address: 308 LAKE ROAD Zip code: 12053
Phone # (required) 518-688-4971

Applicants Name (if different): _____ Phone# (required) 518-688-4971
Location of Property (if different from owners) 6928 Duaneburg Rd
Tax Map # 67.05-2-13.1 Zoning District H

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

LANDS CONVEYED TO (REQUIRED FOR MERGERS)

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

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

Thomas D. Samoblan Date _____
Signature of Owner (S) and/or Applicant (S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: \$100 Check# 398 (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

 ORIGINAL

Date 09-07-2023

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



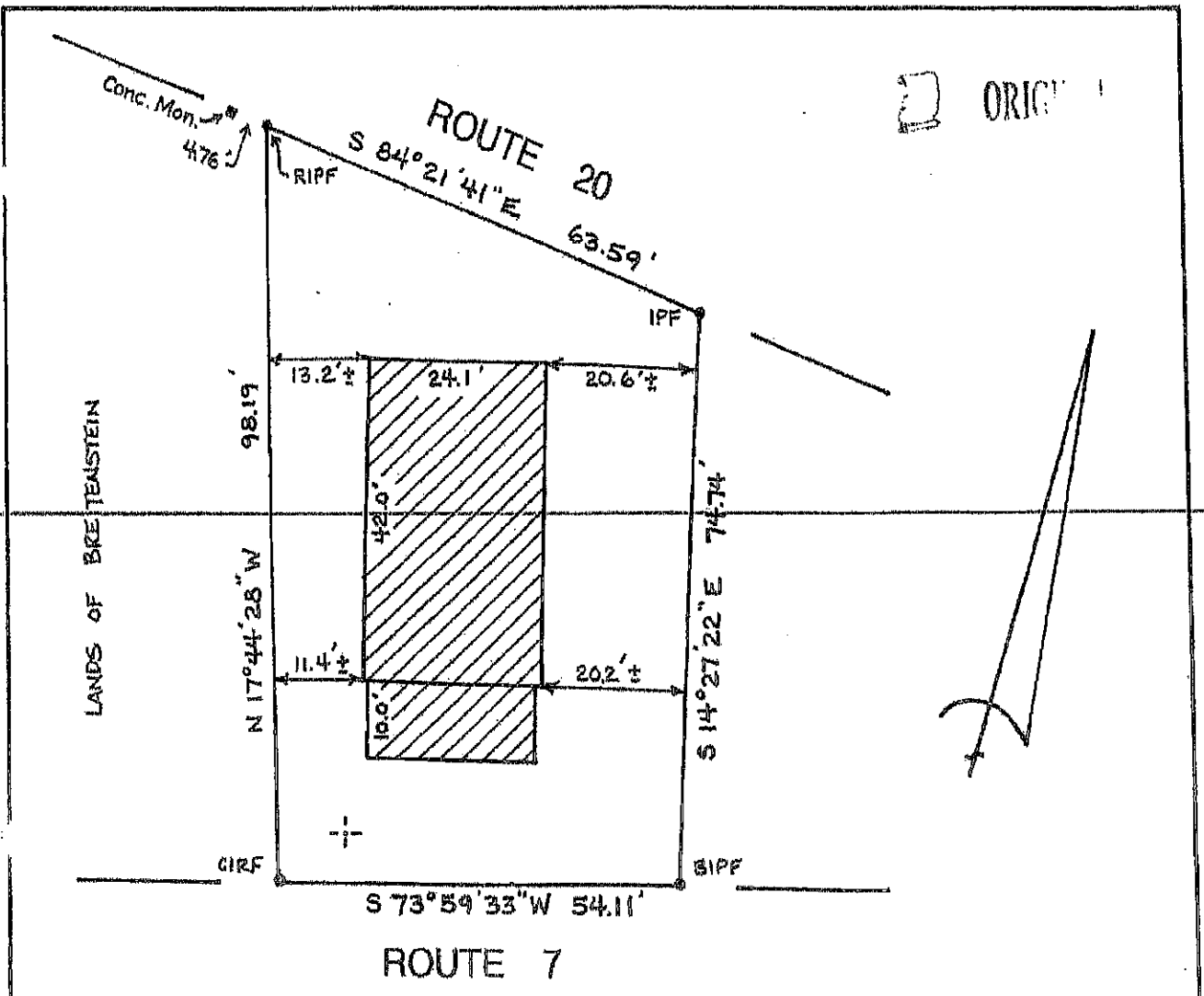
Signature of Owner (AS IT APPEARS ON DEED!)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby 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.



Date 9-8-2023

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



CIRF Capped Iron Rod Found
 BIPF Bent Iron Pipe Found
 RIPP Reset Iron Pipe Found
 IPF Iron Pipe Found



MAP SHOWING SURVEY OF THE LANDS OF

THOMAS A. SAMUELSON

TOWN OF DUANESBURG
 SCHENECTADY COUNTY, N.Y.

SCALE 1" = 20'
 NOVEMBER 30, 2011

BLACKSTONE LAND SURVEYORS

1152 FORT HUNTER RD. SCH'DY, NY 12303

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

Revised 04/12/2017

*****FOR OFFICE USE ONLY*****



ORIGINAL

CHECKLIST OF REQUIRED INFORMATION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Title of drawing. | <input checked="" type="checkbox"/> Septic system: Soil investigation completed? |
| <input checked="" type="checkbox"/> Tax Map ID # | <input checked="" type="checkbox"/> Sewer System: Which district? |
| <input checked="" type="checkbox"/> Zoning district | <input type="checkbox"/> Basic SWPPP (12 & <6) |
| <input checked="" type="checkbox"/> Current Original Deed | <input type="checkbox"/> Full Storm Water Control Plan (6 acres or more) |
| <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) | <input type="checkbox"/> Storm Water Control Plan |
| <input checked="" type="checkbox"/> North Arrow, scale (1"=100') | <input checked="" type="checkbox"/> Short or long EAF www.dec.ny.gov/efmapper/ |
| <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale. | <input type="checkbox"/> Street pattern: Traffic study needed? |
| <input checked="" type="checkbox"/> School District/Fire District | <input type="checkbox"/> All property Mergers REQUIRE both owners' signatures on the Application |
| <input checked="" type="checkbox"/> Green area/ landscaping | <u>Additional Requirements for Special Use Application:</u> |
| <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc. | <input checked="" type="checkbox"/> New or existing building |
| <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.) | <input checked="" type="checkbox"/> Business Plan, Hours of operation, & number of employees, |
| <input checked="" type="checkbox"/> Easements & Right of ways | floor plan, uses, lighting plan/ landscaping/signage |
| <input checked="" type="checkbox"/> Abutting Properties Wells/ Sewer Systems within 100ft. | Parking, Handicap Spaces, & lighting plan |
| <input checked="" type="checkbox"/> Well/ Water system | |

Date 9/7/23

Application type: ☐ Major Subdiv ☒ Minor Subdiv ☐ Special Use Permit ☐ Site/ Sketch Plan Review ☒ Lot/Line Adjust

Proposal: Subdivide parcel in (roughly) half to sell existing home and build in the future

Section _____ of _____ Ordinance _____

Present Owner: Lewis + Stephanie McCauley (AS APPEARS ON DEED)

Address: 192 Cmsler Rd Zip code: 12056

Phone # (required): 518 505 7900

Applicants Name (if different): _____ Phone# (required) _____

Location of Property (if different from owners) _____

Tax Map # 67.00-1-2.12 Zoning District R-2

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

LANDS CONVEYED TO (REQUIRED FOR MERGERS)

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

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

SMcCauley Lewis + Stephanie McCauley Date 9/7/23

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

ALL APPLICATION FEES ARE NON-REFUNDABLE!

(For office use only)

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

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

Planning Commission Comments: _____

Planning Chairperson _____ Date _____ Code Enforcement _____ Date _____

TOWN OF DUANESBURG

Application# _____

Agricultural Data Statement

Date: 9/7/23**ORIGINAL**

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

Applicant	Owner if Different from Applicant
Name: <u>Lewis F. Stephanie McCauley</u>	Name: _____
Address: <u>3214 Western Trk</u>	_____
<u>Duanesburg NY 12054</u>	_____

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance;
Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:

Subdivide parcel of approx 11 acres into 2 equal pieces,
to sell existing home and build on remaining land in
future

3. Location of project Address: _____
Tax Map Number (TMP) 07.00-1-2.12
4. Is this parcel within an Agricultural District? YES NO (Check with your local
assessor if you do not know.)
5. If YES, Agricultural District Number _____
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary. none

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

Smccauley Lewis M. McCauley
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: Dale R. Warner

Date: _____

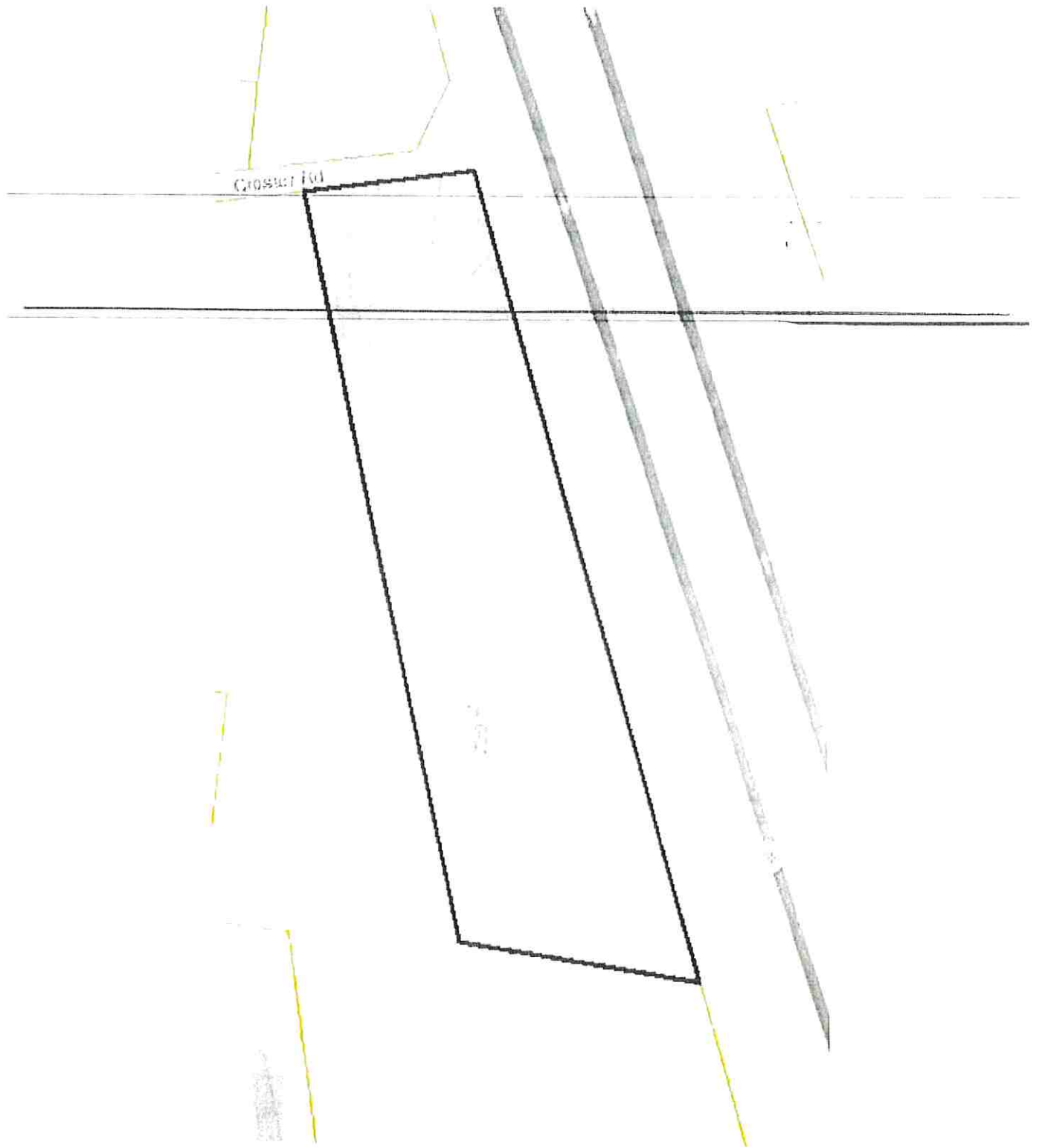
Revised 4/4/17

FARM NOTE

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

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

Product 101



PO Box 160
Quaker Street, NY 12141

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

Transmitted via 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 15 - 2023

Moved by Novak; Seconded by Harris

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; No public comment

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.

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

Planning Board of the Town of Duanesburg

Date: September 21, 2023

Chair of the Planning Board Jeff Schmitt

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
SCHENECTADY COUNTY

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:

Schmitt/Novak 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.

Schmitt/Novak 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.**

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

Over➔

Novak/Walpole 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.

Harris/Novak made a motion to continue the public hearing to the September 21 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.

Harris/Hoffman 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.**