

operation, or both?

If yes:

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

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?

Yes No

Describe:

n. Will the proposed action have outdoor lighting?

Yes No

If yes:

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

current flood lights attached to barn 10 ft high
no new lighting - 40 ft from house

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:



If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

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

If Yes: provide name and location of facility: _____

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

NO hazardous waste will be generated

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.7	0	0
• Forested	3	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			



ORIGINAL

REVISED

JAN 12 22

DUANESBURG

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: Soc Weekley Day Care

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

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____



ORIGINAL

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 200 feet

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

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

d. What is the average depth to the water table on the project site? Average: 300 feet

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

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: 100 % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

If Yes:
 i. Name of aquifer: _____

REVISED



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

If Yes:

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

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

iii. Extent of community/habitat:

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

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

If Yes:

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

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

If Yes:

i. Species and listing: _____

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____



ORIG

REVISED

JAN 12 22

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?

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site 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? Yes No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Joseph Smith Date 12/12/21

Signature [Signature] Title owner

REVISED

JAN 12 22

DUANESBURG

PRINT FORM

Page 13 of 13



ORIGINAL

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
Project : Serth Event Venue Site
Date : 1/12/22

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

REVISED

JAN 12 22

DUANESBORO

FEAF 2019



ORIGINAL

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>



I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
 If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>



g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>



ORIGINAL

REVISED
JAN 12 22
DUANESBURG

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) NO YES
If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>



ORIGINAL

REVISED

JAN 12 22

DUANESBURG

9. Impact on Aesthetic Resources
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
 If "Yes", answer questions a - g. If "No", go to Section 10. NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
 If "Yes", answer questions a - e. If "No", go to Section 11. NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>



ORIGINAL

REVISED

JAN 12 27

DUANESBURG

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. NO YES

(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) NO YES

If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



ORIGINAL

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>



ORIGINAL

REVISED

JAN 12 22

DUANE

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

REVISED

JAN 12 22

DUANESBURG



ORIGINAL

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans.
 (See Part 1. C.1, C.2. and C.3.)
 If "Yes", answer questions a - h. If "No", go to Section 18.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character.
 (See Part 1. C.2, C.3, D.2, E.3)
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM



ORIGINAL

REVISED

JAN 12 22

DUANESBURG



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

December 9, 2021

Dale Warner
Planner
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

Re: SEQRA
Serth Event Venue: Hold Weddings and Parties in an existing Barn
216 Batter St, Mariaville Lake, NY 12137
21PR07767

Dear Dale Warner:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of the Division for Historic Preservation and relate only to Historic/ Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impact must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We note that the Serth house and barn are adjacent to, but not in, the National Register Listed Mariaville Historic district. Based on this review, our office has no concerns with potential impacts to historic resources resulting from the proposed project.

If this project will involve state or federal permitting, funding or licensing, it may require continued review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,

Weston Davey
Historic Site Restoration Coordinator

Dale Warner

From: New York State Parks CRIS Application <cris.web@parks.ny.gov>
Sent: Tuesday, December 14, 2021 3:05 PM
To: Dale Warner
Subject: NY SHPO: Unrequested Submission FGQ7OREF5427 Accepted for Consultation Project 21PR07767

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Unrequested Submission Accepted

The New York State Historic Preservation Office (SHPO) has accepted the following unrequested submission.

Unrequested Submission Token: FGQ7OREF5427

New Submission Number: 21PR07767.003

Project Number: 21PR07767

Project Type: Consultation

Project Name: Serth Event Venue: Hold Weddings and Parties in an existing Barn

Submission Description: Photos of House Apartment and Barn along with site location

New York State Historic Preservation Office

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189
518-237-8643 | <https://parks.ny.gov/shpo>
CRIS: <https://cris.parks.ny.gov>

Are you registered to vote? [Register to vote online today](#). Moved recently? Update your information with the NYS Board of Elections. Not sure if you're registered to vote? [Search your voter registration status](#).

Who sent this email?

This email is a notification from the [New York State Cultural Resource Information System \(CRIS\)](#). CRIS is an online service administered by the [New York State Division for Historic Preservation](#), also known as the New York State Historic Preservation Office (SHPO), which is a division of [New York State Parks, Recreation & Historic Preservation](#).

This message pertains to a submission for a consultation project. Please see SHPO's [Environmental Review](#) web page for more information about the consultation process.

Why did I receive this email?



January 14, 2022

Ref: 20871.00

Joe Serth
8496 Mariaville Road
Pattersonville, NY 12138

Re: Traffic Evaluation, 216 Batter Street Event Facility, Duanesburg, NY

Dear Mr. Serth:

VHB Engineering, Surveying, Landscape Architecture and Geology, PC (VHB) has conducted a traffic evaluation for the proposed event facility located at 216 Batter Street in the Town of Duanesburg, New York. The project includes the use of 216 Batter Street as seasonal indoor/outdoor event space and is expected to have minimal impact to the surrounding roadway network.

Batter Street is designated Schenectady County Route 94 from NY Route 159 (Mariaville Road) to Duanesburg Churches Road. Along the project frontage, Batter Street provides a single travel lane in each direction with narrow paved shoulders and has a posted area speed limit of 35-mph. Access to the site is proposed via the existing full access driveway to Batter Street. Opposite the existing driveway is a private boat launch, dock, and deck providing access to Mariaville Lake. This space is not expected to be used by event patrons. Review of available New York State Department of Transportation (NYSDOT) traffic volume data from 2019 shows that Mariaville Road east of Batter Street has an annual average daily traffic volume (AADT) of 1,385 vehicles per day (vpd). Traffic volume data is not available along the project frontage, but it is expected that traffic volumes are lower than on Mariaville Road.

The proposed project is an event facility anticipated to operate seasonally on Saturdays with a maximum of 20 events, 200 attendees, and a single event per day. Events would typically last for a total of four hours between 9:00 AM and 10:00 PM with two staff coordinating the on-site parking. The project is located slightly east of the Harley Rendezvous Classic event site showing that event traffic occurs in the study area.

Information published by the Federal Highway Administration (FHWA) shows that vehicle occupancy for events typically ranges from 2.2 to 2.8 persons per vehicle. Using an average vehicle occupancy of 2.5 persons per vehicle results in 80 vehicle trips for a 200 person event. The arrival period for an event will generally peak during the 30-minute period prior to the event while the departure period will be more dispersed. Based on this information, the anticipated maximum trip generation at the site is expected to be 80 vehicles during a 30-minute period which correlates to 2 to 3 vehicles per minute during the arrival period. A worst-case departure would mimic the arrival period but is more likely to be spread out over a longer period of time. The maximum level of anticipated traffic, which would occur a maximum of 20 days per year, can be accommodated for on the existing roadway network and no project-related mitigation is recommended.

Engineers | Scientists | Planners | Designers

100 Great Oaks Boulevard, Suite 118, Albany, New York 12203

P 518.389.3600 F 518.452.0324 www.vhb.com

Joe Serth
Ref: 20871.00
January 14, 2022
Page 2



ORIGINAL



Review of the surrounding roadway network indicates that the majority of patrons will arrive at the site from Mariaville Road (NY Route 159) resulting in right-turn movements entering the site. As vehicles exit the site, any potential vehicle queues would occur on site and not on Batter Street.

Please call with any questions regarding the above.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

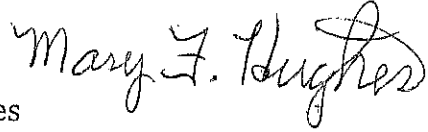
Alanna M. Moran, PE
Project Manager

To whom it may concern:

I am Joe and Christine Serth's neighbor and am fully aware that they are applying for a special use permit for an event venue site, which requires two means of access, one of which is to be used for emergency vehicles. I give Mr. Serth full permission to use my driveway as a second means of access to the event venue site at 216 Batter Street for emergency vehicle use.

Sincerely,

Mary Hughes

A handwritten signature in cursive script that reads "Mary F. Hughes". The signature is written in black ink and is positioned to the right of the typed name "Mary Hughes".



ORIGINAL

Mariaville Volunteer Fire Department
9284 Mariaville Rd, Pattersonville NY
(518) 864 5793

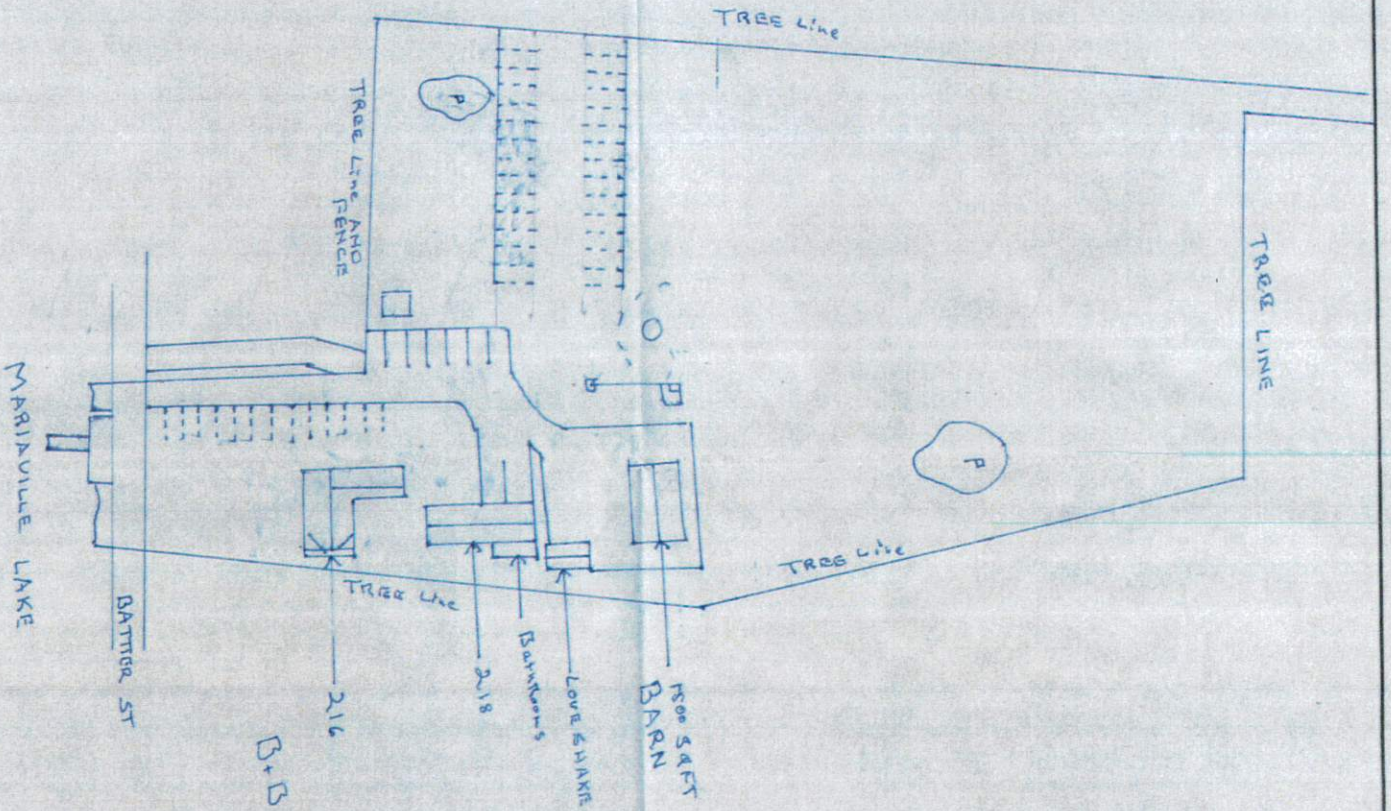
January 13, 2022

To: The Planning Board of Duanesburg

After reviewing the site plan and completing a pre-plan with Mr. Serth, I am fully aware of the plan to use 216-218 Batter Street as an event venue site. I have conducted a site visit and have no concerns with the ability for the fire equipment to access the site. See site map attached.

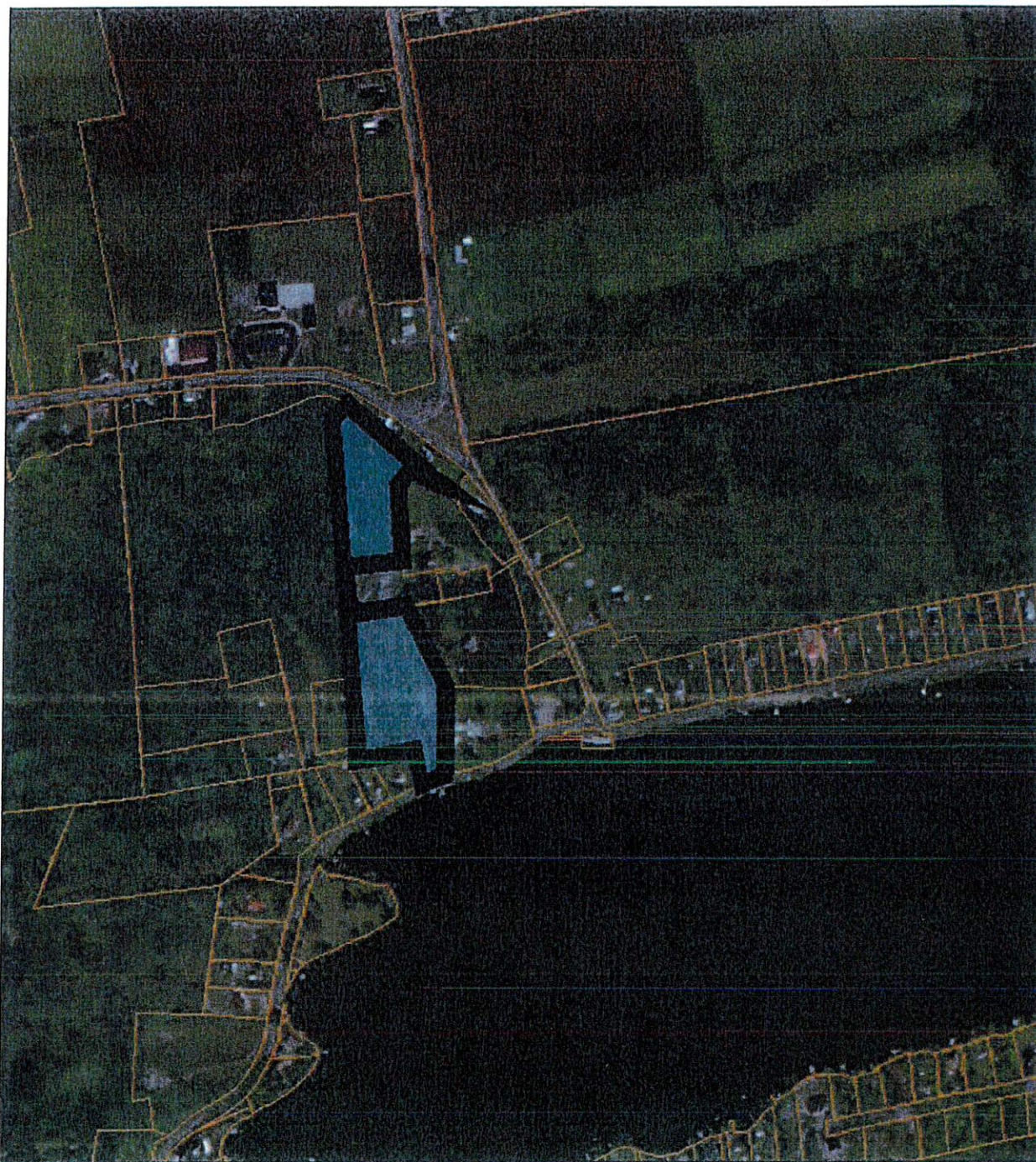
A handwritten signature in black ink, which appears to read "Scott A. Bukowski".

Scott A. Bukowski
Chief
Mariaville Volunteer Fire Dept
Cell: 518 956 4923
ScottB@Mariavillefire.com



216 BATTER ST EVENT SITE	
SCALE: 1" = 50'	DESIGNED BY:
DATE:	APPROVED BY:
JOSEPH SETH	
DRAWING NUMBER	

35.05-1-19.2




November 12, 2021

polygonLayer

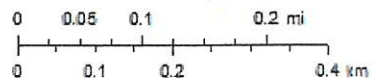
 Override 1

Parcels

 Override 1

Parcels

1:8,426



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

No Author
This map and information is provided as is. We make no warranties or guarantees, expressed or implied. The user assumes all risks and responsibility for data in using the line; this map is sufficient for purposes intended. The data is deemed reliable but not guaranteed.

History

216 Batter Street is a 6.8-acre lot on Mariaville Lake. It has two rental houses, two smaller structures and a 150-year old barn. The property has been used for many years for large gatherings of up to 200 people. This year alone, there were six events ranging in size from 50 to 100 people. In the past, it has been the site for the start of the Duanesburg triathlon event. It has also been used for weddings, anniversary parties, camping family reunions, birthday parties and more. The history of the non-commercial use of the land pre-dates my use of the property back in 1989. Unfortunately, in 1990 the old historic barn that was used to host these events, burnt down. In 2020, my family and three of the abutting property owners of 216 Batter Street, erect a 150-year old barn on the property. This barn was re-erected and built to commercial code. It has passed building inspection and electrical inspection. The square footage is just under 1,500 square-foot, making its maximum capacity of 99 people.

How This Will Comply to the Town Law 1 of 2021

Section 1: This permit will cover commercial event venue events only

Section 3: The events will use the existing structures and tents will be erected in the tent area

Section 4. 1-1: The property is split zoned, but only the Non-Lake District will be used

1-2: This permit will not cover non-commercial events. They will continue as they have in the past

1-3: The events will be limited to 150 people and will not cause any significant effect on traffic or emergency service. Before events, there will be two people allocated to help park on our grass parking area to ensure no effect on traffic

Section 4. 2-1:


A. The lot is just under 7 acres

B. The site will use its driveway for all traffic with the exception of emergency vehicles; they will use the neighbor's driveway. The neighbor's driveway will be kept free of obstructions during events. The Fire Chief has inspected both driveways and is okay with the plan and the neighbor will provide permission in writing for the use of her driveway during any event

C. We are looking to start events out at a 99-person capacity and intend to expand to a maximum of 150 people

D. All parking will take place on our grass parking area. We have used this area for parking for events of up to 200 people previously

E. We would like to use the traffic study from the Indian Lookout property, just down the road

 ORIGINAL

RECEIVED
NOV 18 2021

- F. Customers will be required to provide one Port-A-Potty for every 50 attendees and will be required to provide bottled water
- G. No off-site parking is planned at this time
- H. Amplified sound will be permitted to a maximum of four hours per day and will not exceed 70 Db at the property line with houses and will end at 9PM
- I. Commercial events will end by 10PM

2-3:

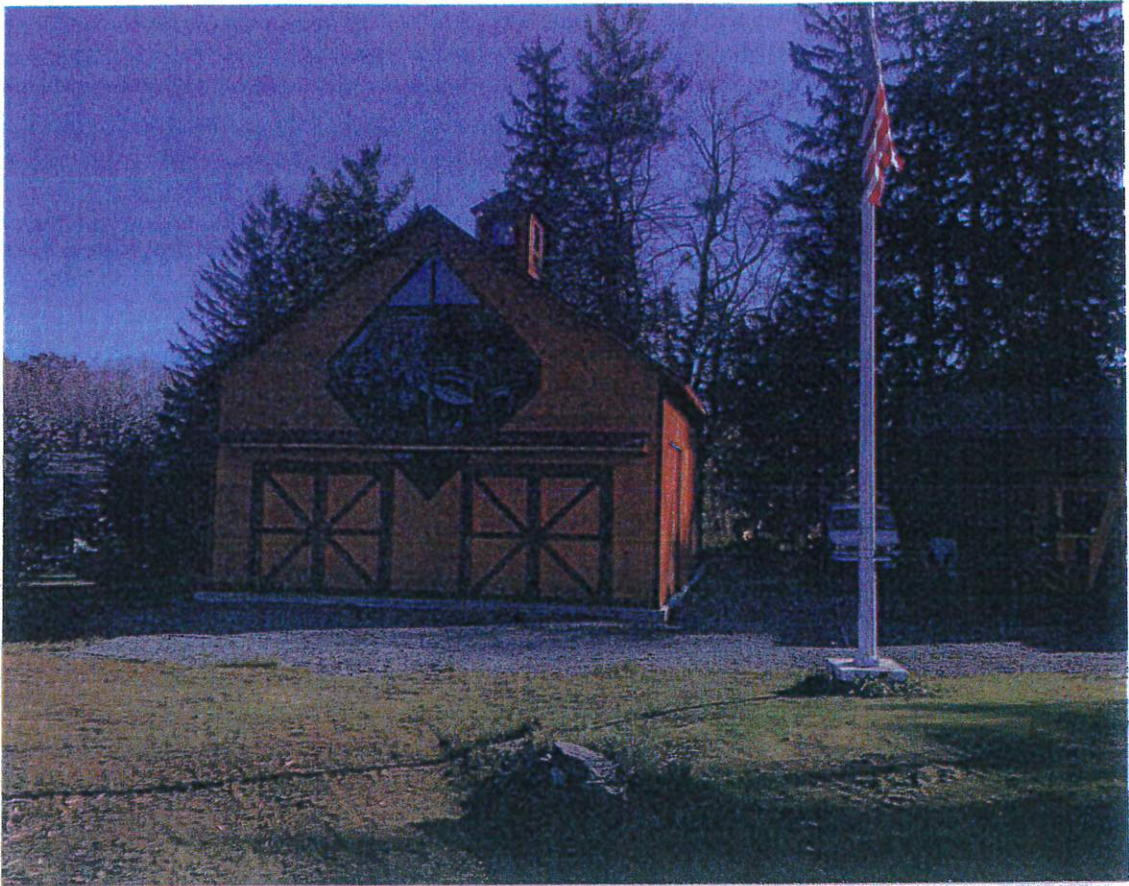
A, B, C. The barn was built to commercial code with a capacity of 99 people and has already passed building and electrical inspections. I will have the building inspector re-inspect for this permit

2-4:

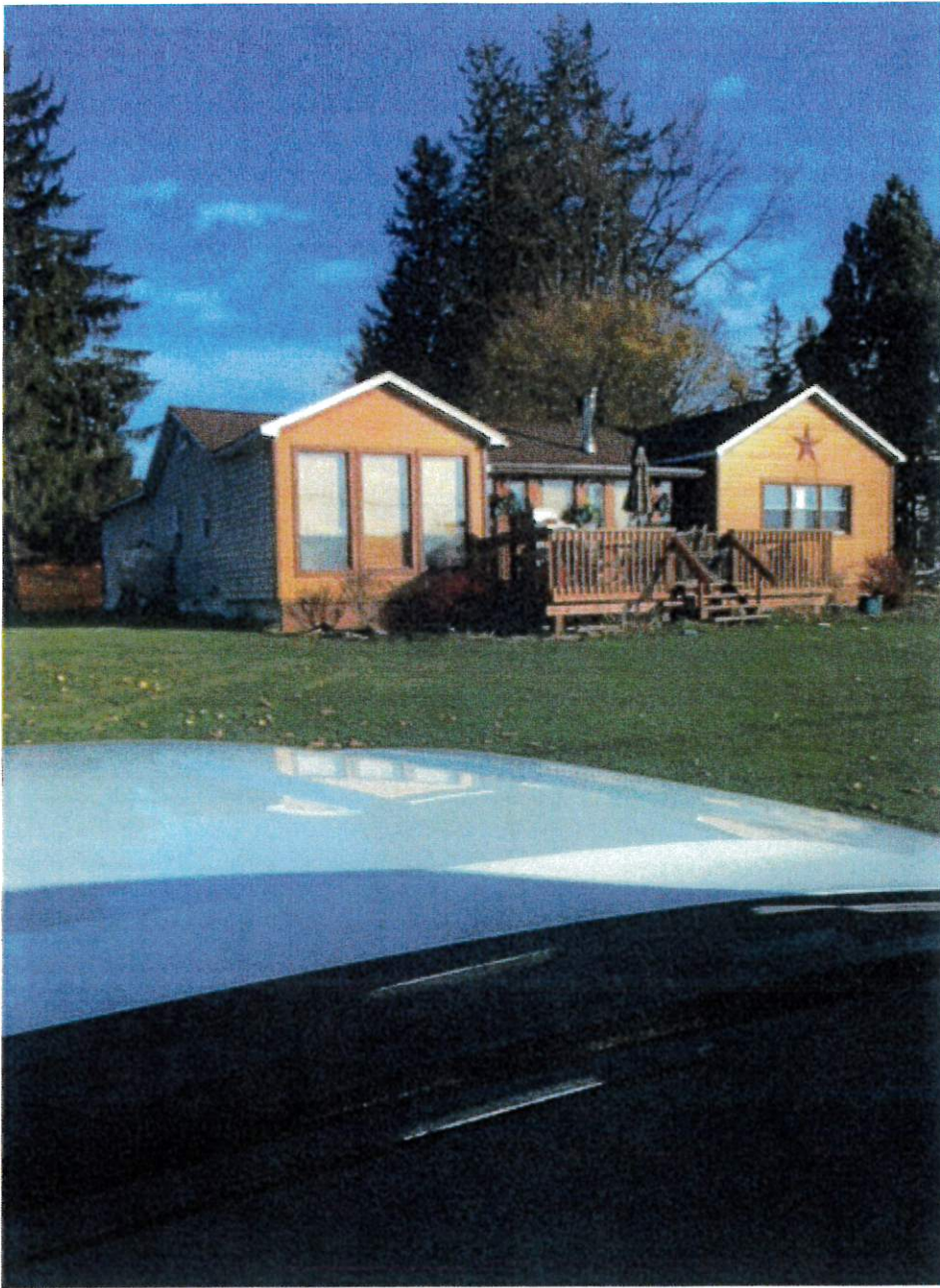
A. The plan is to host events seasonally; mostly on Saturday's between 9AM and 10PM. Most events will be booked as a four-hour event



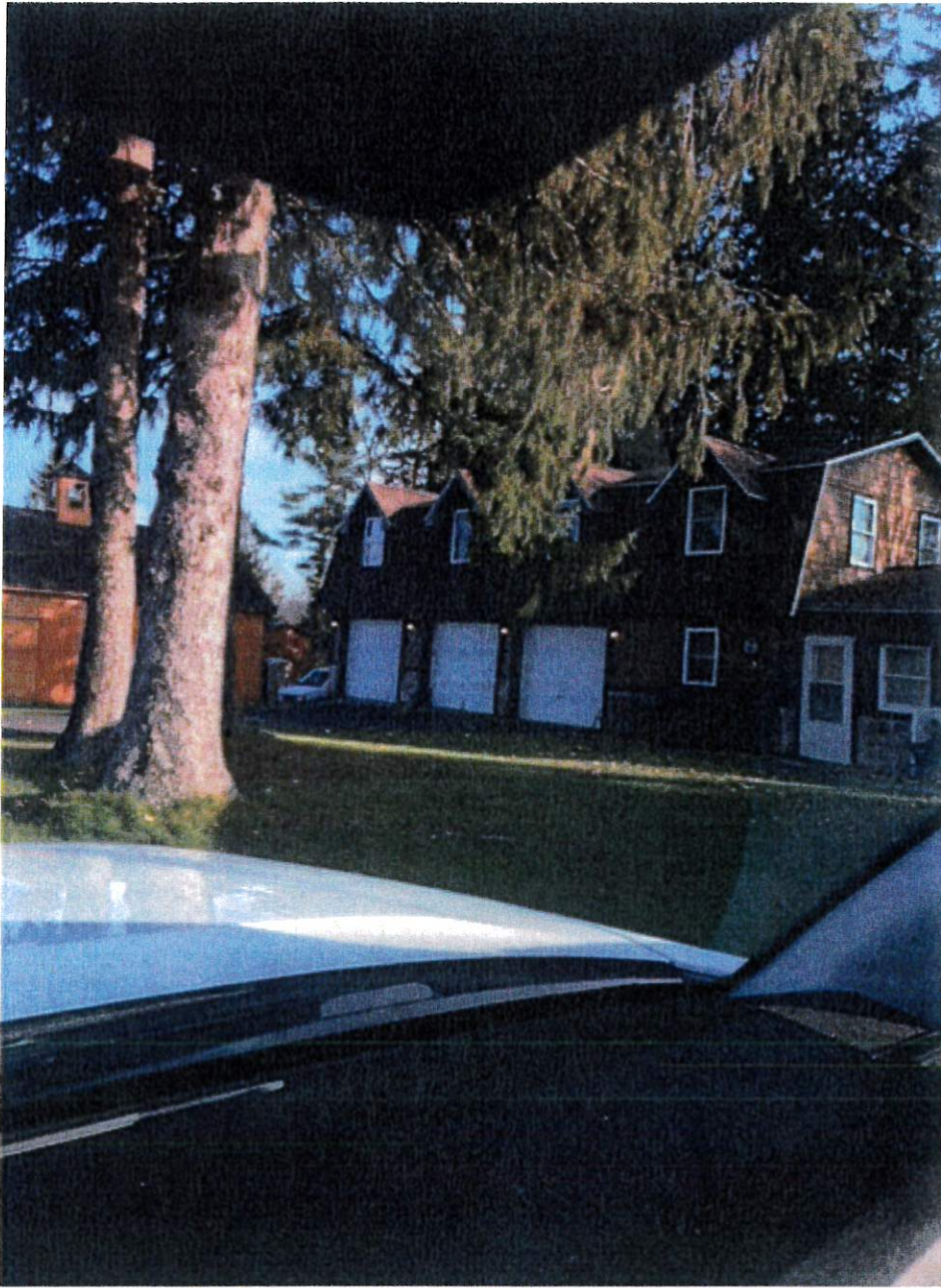




RECEIVED
NOV 18 2021
ORIGINAL



Sent from my iPhone





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

June 22, 2022

Dale Warner, Town Planner
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

**Re: Town of Duanesburg
Primax Properties LLC – Dollar General Site Plan & Special Use Permit Review
Proposal for Engineering Services**

Dear Mr. Warner:

We are pleased to submit this proposal to provide professional engineering technical assistance to the Town of Duanesburg Planning Board for the Primax Properties, LLC Dollar General Project review. The applicant proposes to construct a 10,696SF building and make site improvements on a property located on Duanesburg Road (State Route 7) (parcel #55.00-4-11.6). The project would disturb about 1.5 acres out of the 2.5 acre parcel for the new construction. We propose the following scope of engineering services:

A. Base Services

1. Review of the project in accordance with the Town of Duanesburg Zoning Law and Site Plan Review Law.
2. Review the proposed Stormwater Pollution Prevention Plan (SWPPP).
3. Review of the Short Environmental Assessment Form.
4. Attend up to two (2) Planning Board meetings where the project will be discussed.
5. Provide review and written comment on the initial and one subsequent submission by the applicant.

B. Fee

We propose that the developer provide an initial escrow amount of **\$3,975.00** for the above work, to be billed monthly on a percentage complete basis. This amount can be provided to the applicant to set up the escrow account to cover the engineering fees. The developer should be made aware that additional funds may be required if the scope of the project is changed or increased from their initial submission.

C. Exceptions and Limitations - none

D. Additional Services

Additional projects and services will be the subject of a mutually agreed and separately executed Change Order. In the event that you request additional routine services that substantively relate to the subject of this Proposal and which in our judgement do not rise to the level of a Change Order or require a new proposal, ("Out-of-Scope Services"), our fees for such services will be based on the time required for the work performed at our standard rates, plus expenses. All such services will be subject to the terms of this Proposal, including PRIME AE's Standard Terms and Conditions, attached hereto.



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

E. Access to Client Facilities.

In providing the Services, PRIME AE may from time to time need to test, access, or use the Client's systems, applications, or hardware (collectively, "Client Network"). Client shall provide PRIME AE in advance of the commencement of the affected Services with a copy of Client's safety, security, and facilities policies which are applicable to the use of, and access to, the Client Network and PRIME AE shall use commercially reasonable efforts to abide by such communicated policies as appropriate under the circumstances. If compliance with such policies will prevent or impair PRIME AE from performing the Services or its obligations under this Agreement, the Parties shall work in good faith to develop reasonable exceptions to such policies. If such exceptions cannot be agreed upon, the applicable Statement(s) of Work will be modified to excuse PRIME AE's performance of the affected Services. If PRIME AE's adherence to Client's policies increases PRIME AE's costs of providing the Services, PRIME AE shall notify Client of the foregoing and Client shall pay PRIME AE for the increased costs associated with adherence to such policies.

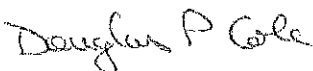
F. Terms & Conditions

Our work under this Proposal shall be performed in accordance with PRIME AE's Standard Terms and Conditions, attached hereto and hereby incorporated herein and made a part of this Proposal for all purposes as if fully set forth herein.

If you agree with this Proposal, please return an executed copy of this Proposal. If you have any questions, please feel free to contact me.

Sincerely,

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



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


Enclosure: Standard Terms & Conditions

AGREED TO BY TOWN OF DUANESBURG:

William Wenzel, Supervisor

DATE: _____

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



Mark J. Buchenic, P.E. – Vice President

DATE: 06/23/2022



COPY

Town Designated Engineer Proposal

2603 Guilderland Avenue
Schenectady, NY 12306

T 518 393 7725
F 518 393 2324
E info@ingallsllp.com

www.ingallsllp.com

June 29, 2022

Mr. Dale Warner
Town of Duanesburg
Department of Planning & Zoning
5853 Western Turnpike
Duanesburg, New York 12056

**Re: Proposed Dollar General Retail Store
Routes 7, Duanesburg, NY**

Dear Mr. Warner:

In response to your request, Ingalls & Associates, LLP (*Ingalls*) is pleased to provide a proposal for engineering review services to the Planning Board regarding the proposed Site Plan review and special use permit application for a new Dollar General retail store at the above noted property.

Project Understanding

Ingalls has completed a review of the conceptual project information provided, and understands the following relative to the Special Use Permit, Site Plans, Subdivision, Environmental Assessment Form and Applications:

- The project consists of new Dollar General retail store on a recently subdivided 2.5 acre parcel with Tax map ID # 55.00-4-11.6. The facility would include a 10,696± SF store and associated parking and driveways. Water supply and sewage disposal is proposed through use of private onsite well and onsite septic system.
- The proposed use is allowed with the C-2 Zone by Special Use Permit.
- The project includes greater than 1 acre of commercial disturbance and is subject to the current New York State Department of Environmental Conservation's (NYSDEC) Stormwater Regulations, including Green Infrastructure and Runoff Reduction standards, as well as the SPDES General Permit, GP-0-20-001, including post construction stormwater controls.
- The project proposes direct access onto a State Highway, which will require NYSDOT approval.

Below is a description of the tasks to be completed and estimated fees for the services:

Task 1 - SEQR Review-Coordination & Special Use Permit

- Verification of completeness of application packages and documents. Specific review will include the Special Use application and supporting documents (reference is made to Zoning Law 12.4 (28) Special Use Permit).

- Review of completeness of the Short Environmental Assessment Form and assistance to the Town to ensure compliance with applicable SEQRA requirements. Ingalls will assist with review of a potential SEQR resolution for evaluation of potential environmental impacts. Specific environmental concerns are anticipated to be potential impacts from visual, noise, stormwater and public safety.

Task 2 – Special Use Permit-Site Plan Review -Preliminary and Final Site Plan Review will include:

- Review of compliance with the Town Zoning Ordinance (referenced Zoning Law).
- Review of proposed lighting, landscaping and potential visual impacts.
- Review of proposed signage and compliance with Section 13.4 of the Zoning Ordinance.
- Review of the set of Plans either already created or anticipated to be created for the proposed development, including, but not limited to Existing Conditions Plan, Site Plan, Grading and Utility Plan, Erosion and Sediment Control and Details, Landscaping Plan and renderings.

Task 3 - Stormwater Management Plan & SWPPP Review

Ingalls will review the SWPPP Report and associated Stormwater Management Plans. This review will include verification that the proposal meets the requirements established within the New York State Stormwater Design Manual, as created by the New York State Department of Environmental Conservation (NYSDEC) GP-0-20-001 regulations for stormwater generated from Construction Activities.

Task 4 - Review/Comment Letters

It is assumed that *Ingalls* will issue one preliminary review letter and one final review letter in response to plan revisions by the applicant's engineer, which will address all items relative to the SEQR-LEAF, Site Plan Set, Stormwater Management Plan, SWPPP and Special Use Permit-Subdivision application.

Task 5 - Meeting Representation

Ingalls anticipates preparing for and attending one (1) Planning Board meeting. Meetings will be invoiced on an hourly basis per the attached Rate Schedule.

GENERAL CONDITIONS AND ASSUMPTIONS

- All services performed in association with this proposal are subject to the attached, "*Standard Conditions for Engagement*".
- Payment for our services shall be in accordance with the fees listed above.
- Any schedule conveyed to the Client is only an estimate and not a guarantee. The final schedule is subject to meeting schedules and any unanticipated circumstances encountered during the review process.
- The scope and fees presented in this proposal assume all work outlined herein is performed by *Ingalls*, unless specified. Should the client request any additional services or elect to have any services outlined herein deleted or provided by others, this proposal shall be revised and the fee renegotiated.

Time and Materials Estimates		
Task	Description	Estimated Fee
1	SEQR Review-Coordination & Special Use Permit	\$300
2	Special Use Permit-Site Plan Review	\$2,000
3	Stormwater Management Plan & SWPPP Review	Included in task 2
4	Review/Comment Letters	Included above
5	Meeting Representation-Hourly	\$300 (Budget)
Total Estimated Fee		\$2,600

TIME BASIS SERVICES

Any required services, which are not specifically included within this scope of services shall be performed on a time basis or mutually agreed upon lump sum fee as authorized by the client per change order request.

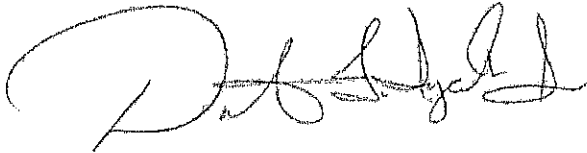
2022 HOURLY RATE SCHEDULE

2022 Hourly Rate Schedule	
Principal in Charge	\$200
Senior Project Engineer	\$140
Senior Engineer/Project Manager	\$130
Project Engineer	\$120
Design Engineer	\$110
Environmental Specialist	\$100 to \$150
Chief of Survey	\$175
Senior Survey Technician	\$135
Survey Crew-1 Person Robotic/GPS	\$150
Survey Crew- 2 Person	\$300
Survey Crew-1 Person Robotic/GPS Prevailing	\$225
Survey Crew- 2 Person Prevailing	\$425
Construction Inspector	\$100-\$200
Technician	\$80
Technical Aide	\$80
Administrative Assistant	\$65

Agreement

As formal authorization to proceed, please return one executed copy of this page. If you have any comments, questions or need any additional information regarding this matter, please do not hesitate to contact this office at (518) 393-7725. Thank you for the opportunity to submit the above Proposal.

Sincerely,
Ingalls & Associates, LLP



David F. Ingalls, P.E., CPESC
Principal

CONTENTS NOTED AND APPROVED:

Ingalls Proposal No. 22-082

Signature

Title

Name (Please Print)

Date

Company Name (Please Print)

Telephone

Street

City/State/Zip

Attachment: Standard Conditions for Engagement



17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor, Suite 15
Rochester, NY 14625
585.866.1000

July 8, 2022

via overnight delivery

Town of Duanesburg Planning Board
5853 Western Turnpike
Duanesburg, NY 12056

Attention: Jeffery Scmitt, Planning Board Chairperson

**Re: Special Use Permit & Site Plan Review
Proposed Retail Store
NYS Route 7
Town of Duanesburg, New York**

Dear Members of the Planning Board:

On behalf of our client, Primax Properties, LLC, we are pleased to submit additional information for our site plan and special use permit application for the above referenced project to the Town of Duanesburg Planning Board. This information is provided based on our introductory discussions with the Board at the June Planning Board meeting. As discussed we have added land-banked parking to bring the parking count up to the minimum code requirement and we would like to formally request a waiver from the required parking count as the store only needs the number of parking spaces proposed to be built initially on the Site Layout Plan. We've also added landscaping as requested. The number of tenant deliveries to the store is anticipated to be 1-2 deliveries per week.

Please find twenty-five (25) copies of the following revised and new information enclosed for your review and distribution to the Board Members, Town Officials, and involved and interested SEQR parties:

- New York State Department of Transportation email dated 6/27/22 acknowledging acceptance of Stage 1 review (proposed site access).
- Office of Parks, Recreation and Historic Preservation (OPRHP) approval letter dated June 27, 2022.
- Site Layout Plan, prepared by this office, last revised 6/28/22.
- Landscape Plan, prepared by this office, last revised 6/28/22.
- Exterior Photometric Plan, prepared by Stones River Electric, dated 06/15/2022.

Also enclosed please find thirteen (13) additional copies of previously materials for SEQR circulation:

- Town of Duanesburg Application for the Planning Board dated May 27, 2022.
- Town of Duanesburg Agricultural Data Statement dated May 31, 2022.
- Short Environmental Assessment Form dated June 2, 2022.
- Warranty Deed, dated November 15, 2021.
- Conceptual Building Elevations, prepared by Primax Properties, LLC, dated May 16, 2022.
- Survey entitled "ALTA/NSPS Land Title of a Portion of the Lands of Valley Mobile Home Court, L.L.C." prepared by Ausfeld & Waldruff Land Surveyors, LLP, dated May 7, 2022.

Should you have any questions or require any additional information, please do not hesitate to contact our office at (518) 438-9900.

Sincerely,
BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE

Caryn Mlodzianowski

cc: Primax Properties, LLC (via electronic-mail)

Caryn Mlodzianowski

From: Tedesco, Gaetano (DOT) <Gaetano.Tedesco@dot.ny.gov>
Sent: Monday, June 27, 2022 2:08 PM
To: Caryn Mlodzianowski
Subject: RE: Duanesburg Dollar General - Stage 1

EXTERNAL: Use caution with attachments and links.

Caryn-

I'm good with your stage 1 submission please submit the stage 2 with a completed set of site plans for our review and comments.

Thanks
Guy

Gaetano Tedesco, P.E.
Regional Permit Engineer, Region 1

New York State Department of Transportation
Region One – Traffic
50 Wolf Rd., Albany, NY 12232
(518) 457-9934 | Gaetano.Tedesco@dot.ny.gov

From: Caryn Mlodzianowski <cmlodzianowski@bohlereng.com>
Sent: Tuesday, June 14, 2022 10:17 AM
To: Tedesco, Gaetano (DOT) <Gaetano.Tedesco@dot.ny.gov>
Subject: Duanesburg Dollar General - Stage 1

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good morning Guy,

Please find an electronic copy of a Stage 1 for a newly proposed Dollar General in Duanesburg attached. Will you be the person reviewing this one?

We sent it to your attention last week and wanted to confirm it was received.

Thank you,

Caryn Mlodzianowski
17 Computer Drive West | Albany, NY 12205
70 Linden Oaks, Third Floor, Suite 15 | Rochester, NY 14625
o 518-438-9900 / c 518-727-3592 / cmlodzianowski@bohlereng.com
www.BohlerEngineering.com



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

June 27, 2022

Matt Lessard
Sr. Design Engineer
Bohler Eng
17 Computer Drive West
Albany, NY 12205

Re: DEC
DG Retail - Retail Store on 2.5 Acre Parcel.
Town of Duanesburg, Schenectady County, NY
22PR04317

Dear Matt Lessard:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

BOHLER //

17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor, Suite 15
Rochester, NY 14625
585.866.1000

June 3, 2022

via overnight delivery

Town of Duanesburg Planning Board
5853 Western Turnpike
Duanesburg, NY 12056

Attention: Jeffery Scmitt, Planning Board Chairperson

**Re: Special Use Permit & Site Plan Review
Proposed Retail Store
NYS Route 7
Town of Duanesburg, New York**

Dear Members of the Planning Board:

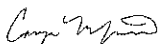
On behalf of our client, Primax Properties, LLC, we are pleased to submit this application package for Special Use Permit and Site Plan Review to the Town of Duanesburg Planning Board. A 2.5 +/- acre parcel has been subdivided for the subject project, from an existing 106.2 +/- acre lot. A 10,696 square-foot retail store is proposed on the 2.5 +/- acre lot within the Manufacturing and Light Industrial District. 8,689± square-feet will be devoted to customer area and the remaining area will be used for employees/delivery area/etc. Once the project goes to construction it will take 4± months to complete. The site is within the Duanesburg Central School District and the Town of Duanesburg Fire Protection District. The proposed store hours will be approximately 8AM to 10PM daily. The store will employ approximately 10-12 employees.

Please find twelve (12) copies of the following enclosed for your review and distribution:

- A. Town of Duanesburg Application for the Planning Board dated May 27, 2022.
- B. Town of Duanesburg Agricultural Data Statement dated May 31, 2022.
- C. Short Environmental Assessment Form dated June 2, 2022.
- D. Warranty Deed, dated November 15, 2021.
- E. Conceptual Building Elevations, prepared by Primax Properties, LLC, dated May 16, 2022.
- F. Site Layout Plan, prepared by Bohler Engineering MA, LLC, dated June 3, 2022, consisting of one (1) sheet (C-301).
- G. Survey entitled "ALTA/NSPS Land Title of a Portion of the Lands of Valley Mobile Home Court, L.L.C." prepared by Ausfeld & Waldruff Land Surveyors, LLP, dated May 7, 2022.
- H. Check # 3810 in the amount of \$100.00 for the Special Use/Site Plan application fee.

We look forward to meeting with the Planning Board at the June 16th Planning Board meeting. Should you have any questions or require any additional information, please do not hesitate to contact our office at (518) 438-9900.

Sincerely,
BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE



Caryn Mlodzianowski
cc: Primax Properties, LLC (via electronic-mail)

APPLICATION FOR THE PLANNING BOARD Revised 06/02/2020 -MD
 TOWN OF DUANESBURG
 *****FOR OFFICE USE ONLY*****

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 (1±) |
| <input checked="" type="checkbox"/> Current Original Deed | <input type="checkbox"/> Full Storm Water Control Plan (More than an acre) |
| <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) | <input checked="" type="checkbox"/> Other (Building Set Backs) |
| <input checked="" type="checkbox"/> North Arrow, scale (1"=100') | <input type="checkbox"/> Storm Water Control Plan |
| <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale. | <input checked="" type="checkbox"/> Short or long EAF www.dec.ny.gov/esfmapper/ |
| <input checked="" type="checkbox"/> School District/Fire District | <input type="checkbox"/> Street pattern: Traffic study needed? |
| <input checked="" type="checkbox"/> Green area/ landscaping | <input type="checkbox"/> All property Mergers REQUIRE both owners Signatures on the Application |
| <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc. | Additional Requirements for Special Use Application: |
| <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.) | <input checked="" type="checkbox"/> New or existing building |
| <input checked="" type="checkbox"/> Easements & Right of ways | <input checked="" type="checkbox"/> Business Plan, Hours of operation, & number of employees, |
| <input checked="" type="checkbox"/> Abutting Properties Wells/ Sewer Systems within 100ft. | floor plan, uses, lighting plan/ landscaping/signage |
| <input checked="" type="checkbox"/> Well/ Water system | Parking, Handicap Spaces, & lighting plan |

Date 5/25/22

Application type: Major Subdv Minor Subdv Special Use Permit Site/ Sketch Plan Review Lot/Line Adjust
 Proposal: **A 10,640 SF± square foot retail store is proposed on a 2.5± acre parcel of land. Associated access, utilities, signage, storm water and lighting are proposed.**

Section 12.4 (28) of Zoning Ordinance.

Valley Mobile Home Court, LLC

Present Owner: (Primax Properties under contract) (AS APPEARS ON DEED!!)

Address: POB 130 Honesdale NY Zip code: 12092

Phone # (required) 518 296 8373

Primax Properties, LLC

Applicants Name (if different): c/o Bohler Phone# (required) (518) 438-9900

Location of Property (if different from owners) NYS Route 7 (East of 6296 NYS Route 7)

Tax Map # 35.00-4 Zoning District C-2

[Signature] → owner Valley mobile Home Court LLC
 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.

[Signature] owner valley mobile Home Court LLC Date 5/27/22
 Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: _____ Check# _____ (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

TOWN OF DUANESBURG

Application# _____

Agricultural Data Statement

Date: 5/31/22

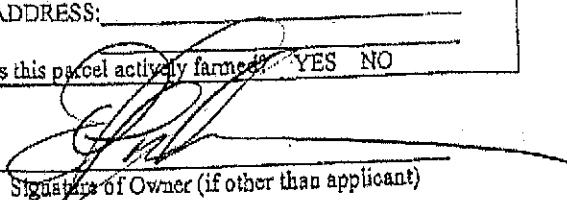
Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing 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: Primax Properties, LLC c/o Bohler Address: 17 Computer Drive W Albany, New York 12205	Name: Valley Mobile Home Court LLC P.O. Box 130 Howes Cave, New York 12092

- Type of Application: Special Use Permit Site Plan Approval Use Variance; Area Variance; Subdivision Approval (circle one or more)
- Description of proposed project:
The existing site is proposed to be developed with a 10,640± square-foot retail store. Lighting, landscaping, utilities, storm water management, etc., are proposed as part of the project.
- Location of project: Address: NYS Route 7 (Duanesburg Road)
Tax Map Number (TMP) 55.00-4-11.6
- Is this parcel within an Agricultural District? YES NO (Check with your local assessor if you do not know.)
- If YES, Agricultural District Number _____
- Is this parcel actively farmed? YES NO
- List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>Potnam # 114</u> ADDRESS: _____ Is this parcel actively farmed? <input checked="" type="radio"/> YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO


Signature of Applicant


Signature of Owner (if other than applicant)

CARYN MLODZIANOWSKI-BOHLER

Reviewed by: _____

Dale R. Warner

Date: 4/22/22

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.

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 6/8/22

Application of Bohler Engineering MA, LLC under section
12.4 (28) of the (Village of Delanson/ Town of Duanesburg)
Zoning Ordinance.

Applicant Bohler Engineering
Address 17 Computer Dr.
Albany NY 12205

Phone 518-438-9900 Zoning District C-2 SBL# 55.00-4-11.62

Description of
Project: Construct a retail store on vacant land

Determination:
Special use permit + site plan approval

Reason supporting determination:
Town of Duanesburg Zoning Ordinance adopted 6/11/15
Section 12.4 (28) Section 3.5, 12.3 Retail Business
Section 13.2.1 off street parking spaces; 13.2.4; 13.2.3

Action: Refer to Planning Board for the purpose of Special Use Permit

Code Enforcement Officer: [Signature]

Short Environmental Assessment Form

Part 1 - Project Information

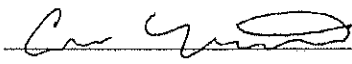
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed subdivision & Dollar General Retail Store			
Project Location (describe, and attach a location map): Route 7 (Duanesburg Road)			
Brief Description of Proposed Action: A 2.5 acre parcel has been subdivided out of an 106.2 acre parcel. The remaining lands will remain with the current owner and are not a part of this project. A Dollar General retail store is proposed on the 2.5 acre parcel along with an access to NYS Route 7, parking, landscaping, utilities, lighting, and storm water management.			
Name of Applicant or Sponsor: Primax Properties, LLC c/o Bohler Engineering MA, LLC		Telephone: (518) 438-9900 E-Mail: cmlodzlanowski@bohlereng.com	
Address: 17 Computer Drive West			
City/PO: Albany		State: NY.	Zip Code: 12205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Schenectady County Planning, Duanesburg Building Dept, NYSDOT, NYSDEC, Schenectady County DOH, SHPO		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.5 acres b. Total acreage to be physically disturbed? _____ 1.5± acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 106.2 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ An on-site well is proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ An on-site septic system is proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There are no wetlands on the proposed site. It appears there may be wetlands on a property nearby. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
There is an existing drainage ditch along New York State Route 7.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Primax Properties, LLC c/o Bohler Engineering</u> Date: <u>6/2/2022</u> Signature: <u></u> Title: <u>PROJECT MANAGER</u>		

WARRANTY DEED

THIS INDENTURE

Made the 15 day of November, 2021

Between **VALLEY MOBILE HOME COURT, L.L.C., a limited liability company with an office at 2711 State Route 7, Cobleskill, New York 12043**, party of the first part, and

VALLEY MOBILE HOME COURT, L.L.C., a limited liability company with an office at 2711 State Route 7, Cobleskill, New York 12043, party of the second part,

WITNESSETH that the party of the first part, in consideration of ~~-----ONE-----~~ DOLLAR (\$1.00) 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 it's heirs and assigns forever, all

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Duanesburg, County of Schenectady and State of New York, being Lot 1 on a map entitled "Pine Grove Dairy" prepared by Gerald R. Gray, Licensed Land Surveyor, dated August 30, 2021, revised October 6, 2021, and filed in the Schenectady County Clerk's Office on October 21, 2021 as Instrument Number: 202152803.

BEING A PORTION OF THE SAME PREMISES conveyed to Valley Mobile Home Court, L.L.C. by Warranty Deed from David C. Vincent and Ann M. Vincent, dated the 6th day of May, 2021, and recorded in the Schenectady County Clerk's Office, on the 13th day of May, 2021 in Book 2058 of Deeds at Page 665, Instrument No. 202121945.

This conveyance is made with the unanimous consent of the Members of the party of the first part herein and does not constitute all, or substantially all of the assets of the said party of the first part.

This conveyance is made subject to any and all covenants, conditions, restrictions and easements of record contained in the chain of title and affecting said premises.

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, it's heirs and assigns forever.

And said party of the first part covenants as follows:

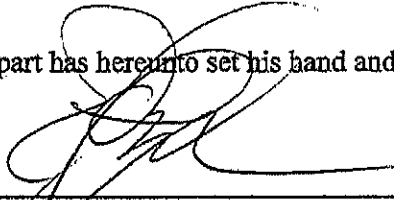
First, That the party of the second part shall quietly enjoy the said premises;

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

Third, That in compliance with Section 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 hereunto set his hand and seal the day and year first above written.

In Presence of



**ERIC J. DOLEN, Managing Member
VALLEY MOBILE HOME COURT, L.L.C.**

ACKNOWLEDGEMENT

**STATE OF NEW YORK)
COUNTY OF SCHENECTADY)ss.:**

On the 16th day of November, in the year 2021 before me, the undersigned, personally appeared **ERIC J. DOLEN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



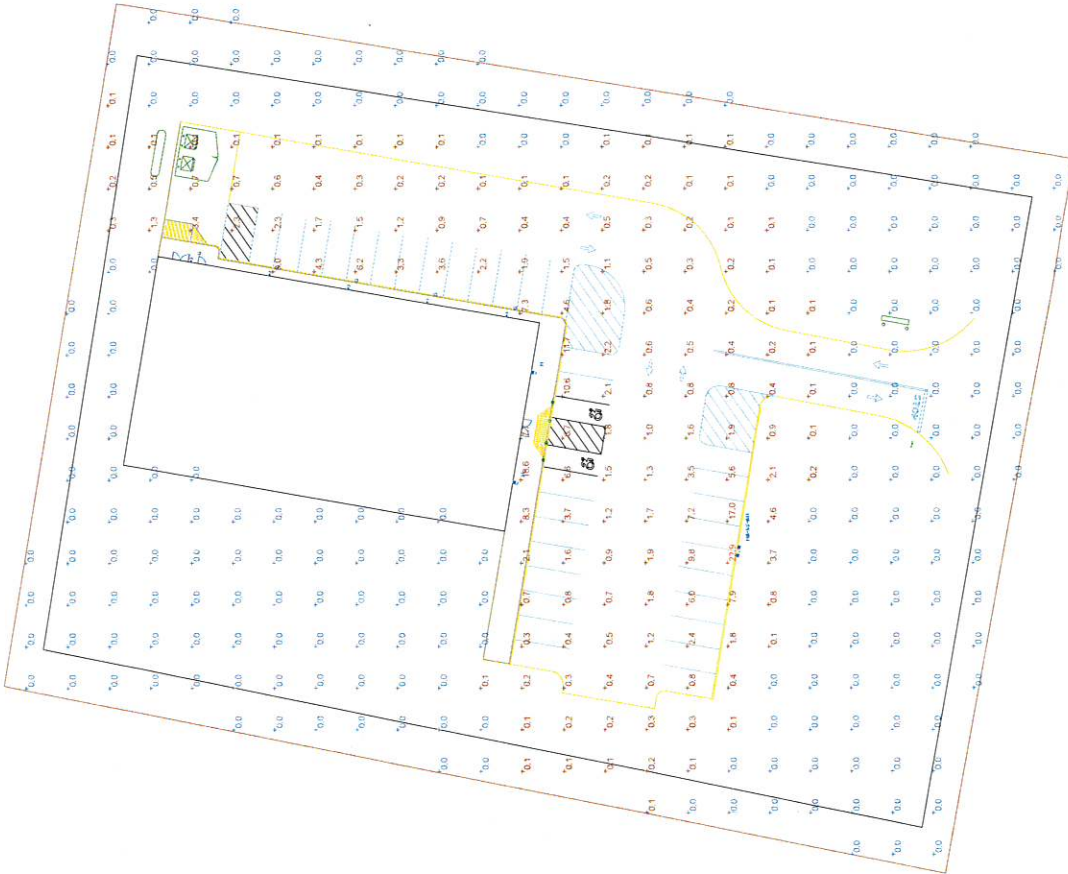
NOTARY PUBLIC

Record and Return to:

Shalini Natesan
Notary Public, State of New York
No. 02NA6313940
Qualified in Albany County
Commission Expires 10-27-2022



Site Plan



Photometric Layout

Luminaire Locations

Label	MH	Orientation	Tilt
G	12.50	99.89	0.00
G	12.50	99.89	0.00
G	12.50	99.89	0.00
G	12.50	99.89	0.00
H	16.50	190.20	0.00
HB-SS-BH	20.00	10.26	0.00

Symbol	Label	Quantity	Manufacturer	Description	Lumens Per Lamp	Wattage
△	G	5	SHENZHEN SMC OPTO ELECTRONIC CO.,LTD	SNC-FW901-40CTKA1-40	4861	40.4
□	H	2	ASWART LIGHT CO., LTD	PRO-SG11-150WCT3A1	15704	153.3
□	HB-SS-BH	1	ASWART LIGHT CO., LTD	TWO PRO-SG11-150WCT3A1 WITH SIDE SHIELDS	15704	306.6



SITE INFORMATION

1. PROJECT: COMMERCIAL/INDUSTRIAL DEVELOPMENT
2. OWNER: BOHLER ENGINEERING & ARCHITECTURE, INC.
3. ADDRESS: 11111 BOHLER DRIVE, NEW YORK, NY 11434
4. PROJECT NO.: 11111 BOHLER DRIVE
5. DATE: 01/15/2011
6. DRAWN BY: [Name]
7. CHECKED BY: [Name]
8. SCALE: AS SHOWN
9. SHEET NO.: 1 OF 1

ZONING ANALYSIS TABLE

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SQ FT	10,000 SQ FT	10,000 SQ FT
MINIMUM LOT WIDTH	100 FT	100 FT	100 FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT	5 FT
MAXIMUM BUILDING HEIGHT	40 FT	40 FT	40 FT
MAXIMUM GROUND COVER	25%	25%	25%
MAXIMUM FLOOR AREA RATIO	1.0	1.0	1.0
MAXIMUM NUMBER OF STORIES	4	4	4
MAXIMUM NUMBER OF UNITS	10	10	10
MAXIMUM NUMBER OF PARKING SPACES	10	10	10
MAXIMUM NUMBER OF DRIVEWAYS	2	2	2
MAXIMUM NUMBER OF DRIVEWAYS PER 100 SQ FT	0.2	0.2	0.2
MAXIMUM NUMBER OF DRIVEWAYS PER 1000 SQ FT	2	2	2
MAXIMUM NUMBER OF DRIVEWAYS PER 10000 SQ FT	20	20	20
MAXIMUM NUMBER OF DRIVEWAYS PER 100000 SQ FT	200	200	200
MAXIMUM NUMBER OF DRIVEWAYS PER 1000000 SQ FT	2000	2000	2000

BOHLER

BOHLER ENGINEERING & ARCHITECTURE, INC.
 11111 BOHLER DRIVE
 NEW YORK, NY 11434
 (718) 335-1111
 www.bohlereng.com

ISSUED FOR PERMIT

PROJECT NO.: 11111 BOHLER DRIVE
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 01/15/2011

SIGHT DISTANCE TABLE

VEHICLE TYPE	REQUIRED	EXISTING	PROPOSED
TRUCK	450 FT	450 FT	450 FT
PASSENGER CAR	300 FT	300 FT	300 FT
BICYCLE	150 FT	150 FT	150 FT

REVISIONS

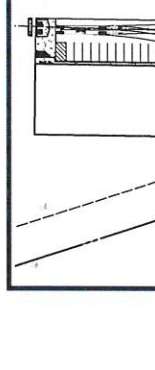
NO.	DATE	DESCRIPTION
1	01/15/2011	ISSUED FOR PERMIT

PROPOSED EASEMENT FOR TRUCK TURNING

THIS EASEMENT IS GRANTED TO THE PROPERTY OWNER FOR THE PURPOSES OF ALLOWING TRUCKS TO TURN FROM THE MAIN DRIVEWAY TO THE SIDE DRIVEWAY AND VICE VERSA.

BOHLER

BOHLER ENGINEERING & ARCHITECTURE, INC.
 11111 BOHLER DRIVE
 NEW YORK, NY 11434
 (718) 335-1111
 www.bohlereng.com



PROPOSED SITE PLAN DOCUMENTS

FOR
PRIMAUX PROPERTIES, LLC

DEVELOPMENT
 MAP: 14.00 BLOCK, LOT: 11.4
 TOWN OF BOULDER, COLORADO
 SCHENCK COUNTY, NEW YORK

BOHLER

17 COMPUTER DRIVE WEST
 NEW YORK, NY 11434
 Phone: (718) 335-1111
 www.bohlereng.com

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

1. THE PROPERTY OWNER SHALL MAINTAIN CLEAR SIGHT TRIANGLES AT ALL INTERSECTIONS AND DRIVEWAYS.

W.D. GOEBEL

PROFESSIONAL ENGINEER
 11111 BOHLER DRIVE
 NEW YORK, NY 11434
 (718) 335-1111
 www.wdgoebel.com

ISSUED FOR PERMIT

PROJECT NO.: 11111 BOHLER DRIVE
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 01/15/2011

BOHLER

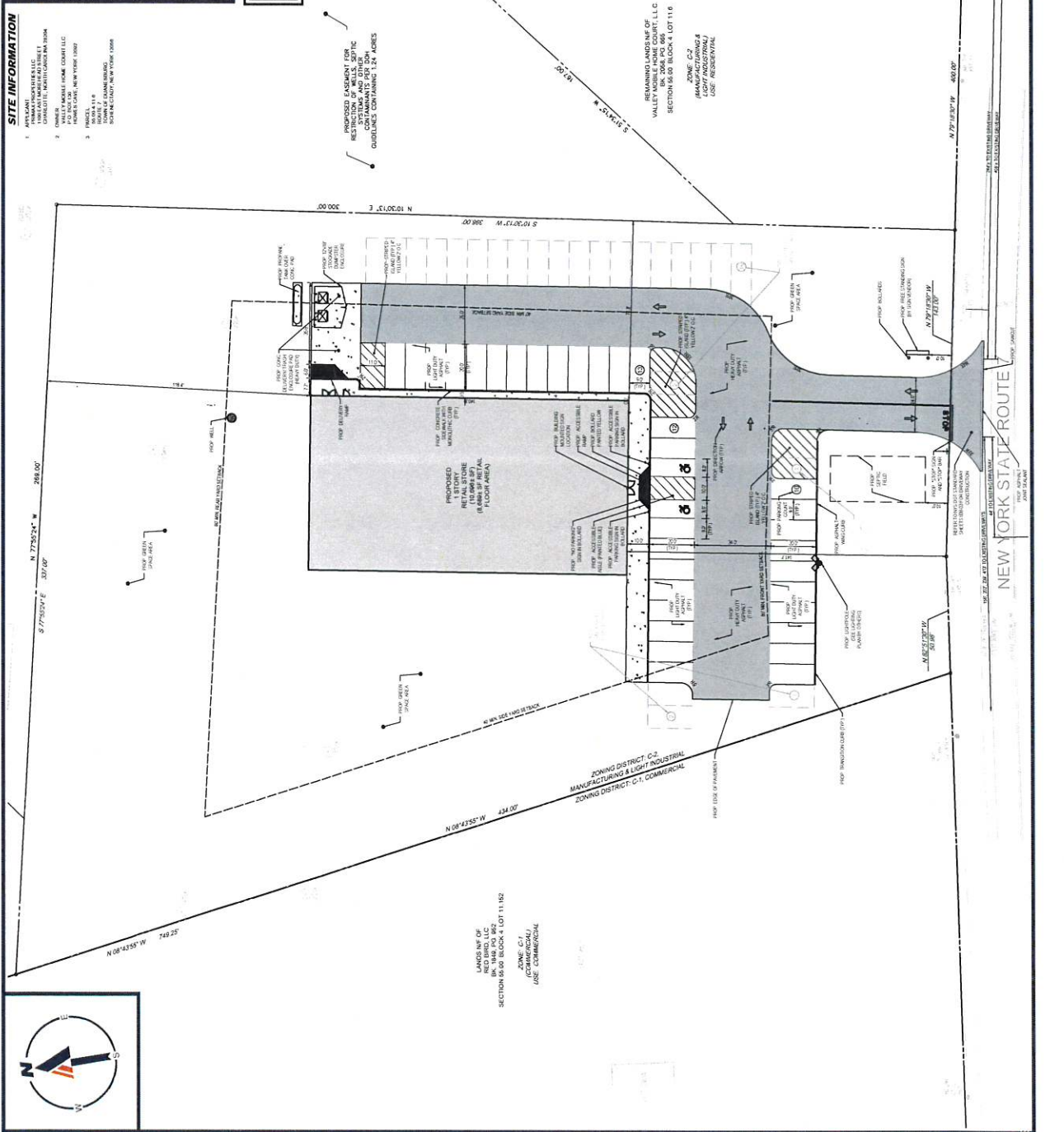
BOHLER ENGINEERING & ARCHITECTURE, INC.
 11111 BOHLER DRIVE
 NEW YORK, NY 11434
 (718) 335-1111
 www.bohlereng.com

SITE LAYOUT PLAN

SHEET NO. 1 OF 1

C-301

REVISION 1 - 01/15/2011

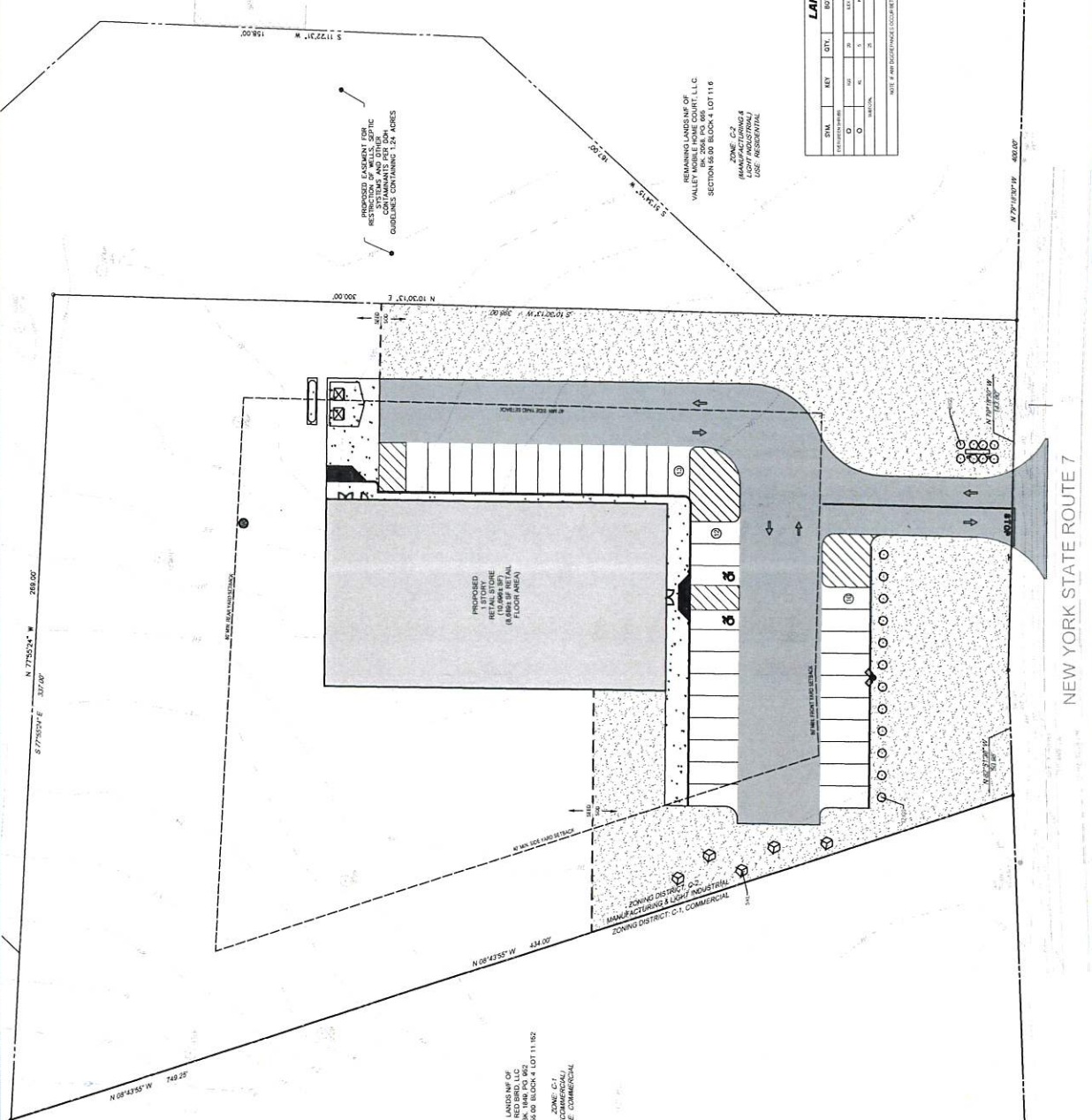


LANDS INT. OF
 SECTION 14.00 BLOCK, LOT 11.4
 ZONE: C-1
 USE: COMMERCIAL

ZONING DISTRICT: C-2
 MANUFACTURING & LIGHT INDUSTRIAL
 ZONING DISTRICT: C-1, COMMERCIAL



LANDS NW OF
 VALLEY MOBILE HOME COURT, LLC
 SECTION 36.00 BLOCK 4 LOT 11.02
 ZONE: C-1
 LIGHT MANUFACTURING
 USE: INDUSTRIAL



PROPOSED 5.25 ACRES WITH
 RESTRICTION OF WALKS, SYNTHETIC
 TURF AND BARRS OF RETAIL
 CONTAINMENTS PER DCM
 GUIDELINES CONTAINING 1.24 ACRES

BOHLER //
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REV#	DATE	REVISION
1	08/08/2018	FINAL

Call Center Property
 ALWAYS CALL 811
 BEFORE YOU DIG
 BY THE STATE OF NEW YORK

ISSUED FOR PERMIT
 PROJECT NO.:
 CHECKED BY:
 DATE:
 PROJECT:

PROPOSED SITE PLAN DOCUMENTS
 FOR
 PRIMAX PROPERTIES, LLC
 DEVELOPMENT
 PROPOSED
 MAP: 36.00 BLOCK 4 LOT 11.02
 TOWN OF DUMESBURG,
 SCHENECTADY COUNTY,
 NEW YORK

BOHLER //
 17 COLBATH AVENUE, WEST
 CHESTER, NY 12208
 Phone: 518 538-6900
 Fax: 518 538-6902
 www.BohlerEngineering.com

W.D. GOEBEL
 PROFESSIONAL ENGINEER
 LICENSE NO. 12413
 STATE OF NEW YORK

LANDSCAPE PLAN

PROJECT NO.:
C-701
 REVISION 1 - 08/08/2018

NO.	KEY	SYMBOL	COMMENTS	SIZE	SCALE
1	○	○	PLANTING	4"	1/8"
2	○	○	PLANTING	6"	1/8"
3	○	○	PLANTING	8"	1/8"
4	○	○	PLANTING	10"	1/8"
5	○	○	PLANTING	12"	1/8"
6	○	○	PLANTING	14"	1/8"
7	○	○	PLANTING	16"	1/8"
8	○	○	PLANTING	18"	1/8"
9	○	○	PLANTING	20"	1/8"
10	○	○	PLANTING	24"	1/8"

**MAINTENANCE OF A CLEAR SIGHT LINE
 IS THE RESPONSIBILITY OF THE
 PROPERTY OWNER**

1. THE PROPERTY OWNER SHALL MAINTAIN THE CLEAR SIGHT LINE AS SHOWN ON THESE PLANS.
 2. ALL PLANTING SHALL BE IN FULL BLOSSOM AT THE END OF THE PLANTING SEASON.
 3. THE PROPERTY OWNER SHALL MAINTAIN THE CLEAR SIGHT LINE AS SHOWN ON THESE PLANS.
 4. THE PROPERTY OWNER SHALL MAINTAIN THE CLEAR SIGHT LINE AS SHOWN ON THESE PLANS.



RECEIVED
JUL 01 2022

CHECKLIST OF REQUIRED INFORMATION:

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

X Septic system: Soil investigation completed?
Sewer System: Which district?

Basic SWPPP (1³)

Full Storm Water Control Plan (More than an acre)

Other (Building Set Backs)

Storm Water Control Plan

Short or long EAF www.dec.ny.gov/eafmapper/

Street pattern: Traffic study needed?

All property Mergers **REQUIRE** both owners Signatures on the Application

Additional Requirements for Special Use Application:

New or existing building

Business Plan, Hours of operation, & number of employees, floor plan, uses, lighting plan/ landscaping/signage

Parking, Handicap Spaces, & lighting plan

Date _____

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

Subdivision of Trent Bennett

_____ Section _____ of _____ Ordinance,

Present Owner Trent Bennett

(AS APPEARS ON DEED!!)

Address: 291 North Thompson Street, Apt. 823, Rotterdam, NY

Zip code: 12306

Phone# (required) 518-588-6013

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

Location of

Property (if different from owners: West side of Gage Road, 1525+ feet south of Route 20

Tax Map# 65.00-1-31.31

Zoning District A-R



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 Duanesburg to walk the property for the purposes of conducting a site review.



Date 6-28-22

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 _____

RECEIVED
JUL 0 1 2012

Approved Disapproved Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson	Date	Code Enforcement	Date
----------------------	------	------------------	------

Short Environmental Assessment Form

Part 1 - Project Information

JUL 01 2022

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Gage Road Subdivision of Bennett			
Project Location (describe, and attach a location map): Gage Road, Duaneburg			
Brief Description of Proposed Action: Subdivision of 169± acres into 2 lots already split by National Grid Power Lines.			
Name of Applicant or Sponsor: Trent Bennett		Telephone: 518-588-6013 E-Mail: trentbennett66@gmail.com	
Address: 291 North Thompson Street, Apt. 823			
City/PO: Rotterdam		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 169± acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 169± acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

RECEIVED
JUL 0 1 2022

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic System _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

RECEIVED
JUL 01 2022

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
 Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?
Northern Long-eared Bat

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,
a. Will storm water discharges flow to adjacent properties?
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

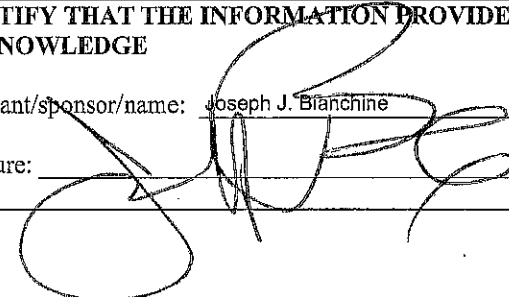
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

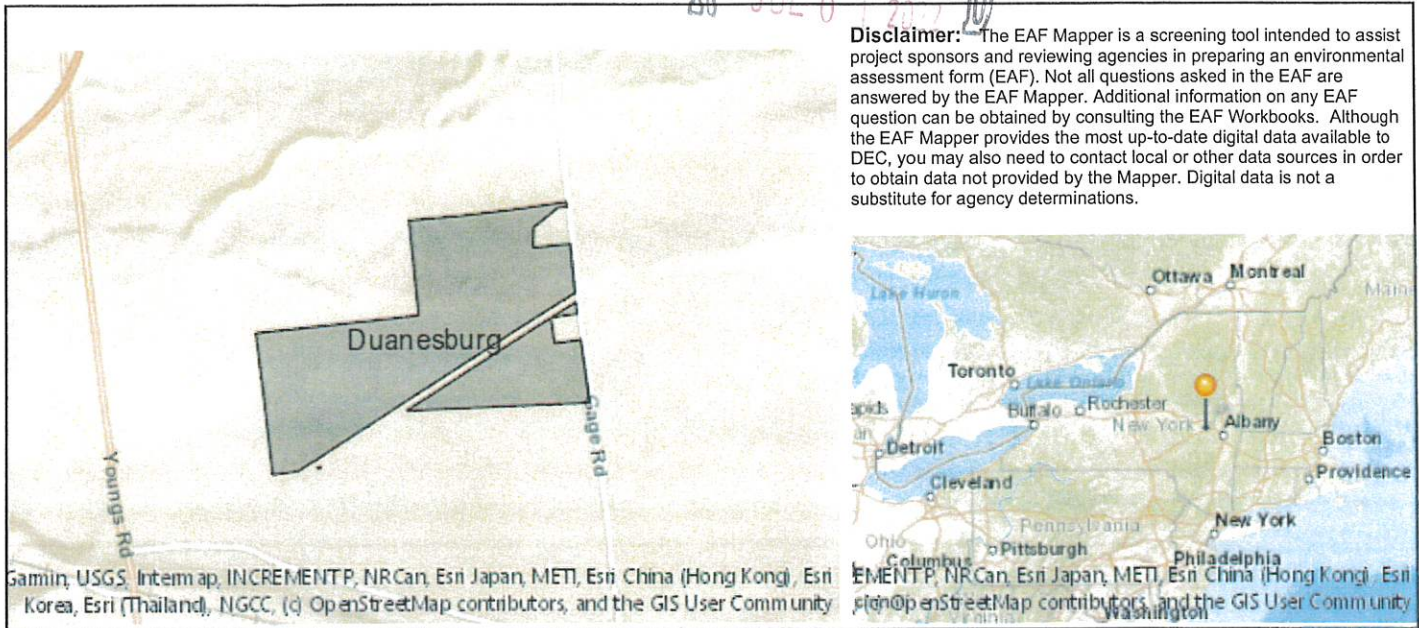
NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

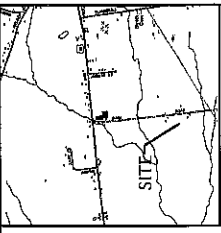
Applicant/sponsor/name: Joseph J. Branchine Date: June 29, 2022
Signature:  Title: Professional Engineer

PRINT FORM

RECEIVED
JUL 01 2022



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



SITE LOCATION

- NOTES**
1. BASE MAPS PROVIDED FROM ADP, NEW YORK STATE.
 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD AS SHOWN ON THE RECORD MAPS AND PLATS.
 4. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD AS SHOWN ON THE RECORD MAPS AND PLATS.
 5. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD AS SHOWN ON THE RECORD MAPS AND PLATS.

- SUBJECTIVE NOTES**
1. PREPARED BY AND ENGINEER, L.L. FROM GEO. REFERENCE.
 2. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD AS SHOWN ON THE RECORD MAPS AND PLATS.
 3. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD AS SHOWN ON THE RECORD MAPS AND PLATS.
 4. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD AS SHOWN ON THE RECORD MAPS AND PLATS.
 5. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD AS SHOWN ON THE RECORD MAPS AND PLATS.

DEED REFERENCES

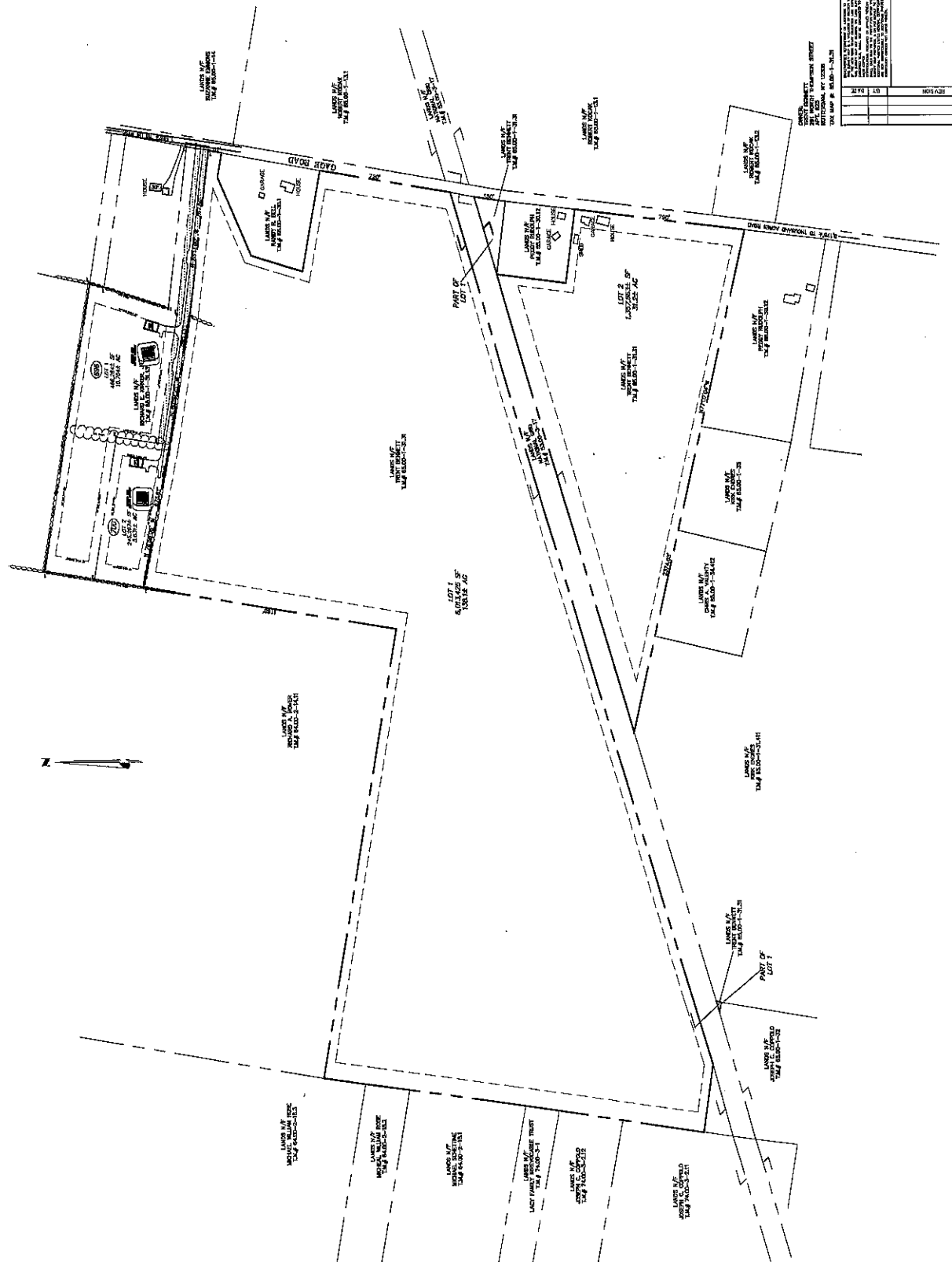
1. DEED FROM LANDLORD, WALTER LINDSAY, JR., TO THE COUNTY OF SHERIDAN, NEW YORK, DATED JANUARY 15, 1994, AS NOTED ON PAGE 62.

ZONING - A-R AGRICULTURAL & RECREATIONAL DISTRICT

LOT WITHIN ZONING DISTRICT

LOT COVERED BY ZONING DISTRICT

DEED REFERENCE: 1. DEED FROM LANDLORD, WALTER LINDSAY, JR., TO THE COUNTY OF SHERIDAN, NEW YORK, DATED JANUARY 15, 1994, AS NOTED ON PAGE 62.



OWNER		COUNTY OF SHERIDAN	
DEED FROM LANDLORD, WALTER LINDSAY, JR., TO THE COUNTY OF SHERIDAN, NEW YORK, DATED JANUARY 15, 1994, AS NOTED ON PAGE 62.		COUNTY OF SHERIDAN	
DATE: JAN 24, 2023		SCALE: 1" = 100'	
DRAWN BY: [Name]		CHECKED BY: [Name]	
DATE: JAN 24, 2023		SCALE: 1" = 100'	

DEED PLOT
LANDS N/F TRENT BENNETT
 L.1599, P.92
 1032 GAGE ROAD

STATE OF NEW YORK
 COUNTY OF SHERIDAN
 ENGINEERS, L.L.P.
 100 WEST TAPPAN STREET
 TAPPAN, NY 10987
 TELEPHONE: 845-831-1212
 FAX: 845-831-1213

DATE: JAN 24, 2023
 SCALE: 1" = 100'

CHECKED BY: [Name]

DRAWN BY: [Name]

DATE: JAN 24, 2023

SCALE: 1" = 100'

COUNTY OF SHERIDAN

ENGINEERS, L.L.P.

100 WEST TAPPAN STREET

TAPPAN, NY 10987

TELEPHONE: 845-831-1212

FAX: 845-831-1213

STATE OF NEW YORK
 COUNTY OF SHERIDAN
 ENGINEERS, L.L.P.

RECEIVED
JUL 11 2022

TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

Preliminary Date: 7/6/22 Final Date: _____
(Check appropriate box)

Name of proposed development DEFOREST / MAYO LOT LINE ADJUSTMENT

Applicant:
Name JONATHAN DEFOREST
Address 1236 MCGUIRE SCHOOL RD
DELANSON NY 12053
Telephone 518.895.8773

Plans Prepared by:
Name ABD ENGINEERS & SURVEYORS
Address 411 UNION AVE
SCHENECTADY NY 12305
Telephone 518.377.0315

Owner (if different):
Name RICHARD MAYO
Address 876 MCGUIRE SCHOOL RD
DELANSON NY
Telephone 518.618.6631

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

Ownership intentions, i.e., purchase options

JON DEFOREST WOULD PURCHASE +/- 30 ACRES OF VACANT LAND FROM RICHARD MAYO AND ATTACH TO TM 53.00-1-9.3 VIA A LOT LINE ADJUSTMENT

Location of site
876 MCGUIRE SCHOOL RD

Section L1586 Block P.663 Lot # 53.00-1-10.11

Current zoning classification RESIDENTIAL / AGRICULTURAL R-2

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

Proposed use(s) of site
REMAIN VACANT

Total site area (square feet or acres) 30.32

Anticipated construction time N/A

Will development be phased? N/A.

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

UNDEVELOPED - WOODED - PART OF EXISTING 90.14 ACRE RESIDENTIAL PROPERTY

Current condition of site (buildings, brush, etc.) UNDEVELOPED.

Character of surrounding lands (suburban, agricultural, wetlands, etc.) AGRICULTURAL/RESIDENTIAL.

Estimated cost of proposed improvement \$ N/A.

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

N/A - NO CHANGES

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)

N/A.

RECEIVED
JUL 1 1 2012



PROPOSED SITE TOTAL = ~~88.9~~ +/- ACRES **91**
 OPTION 'A' = ~~27.6~~ +/- ACRES **30.33**

BBL Construction Services

hcp
 ARCHITECTS

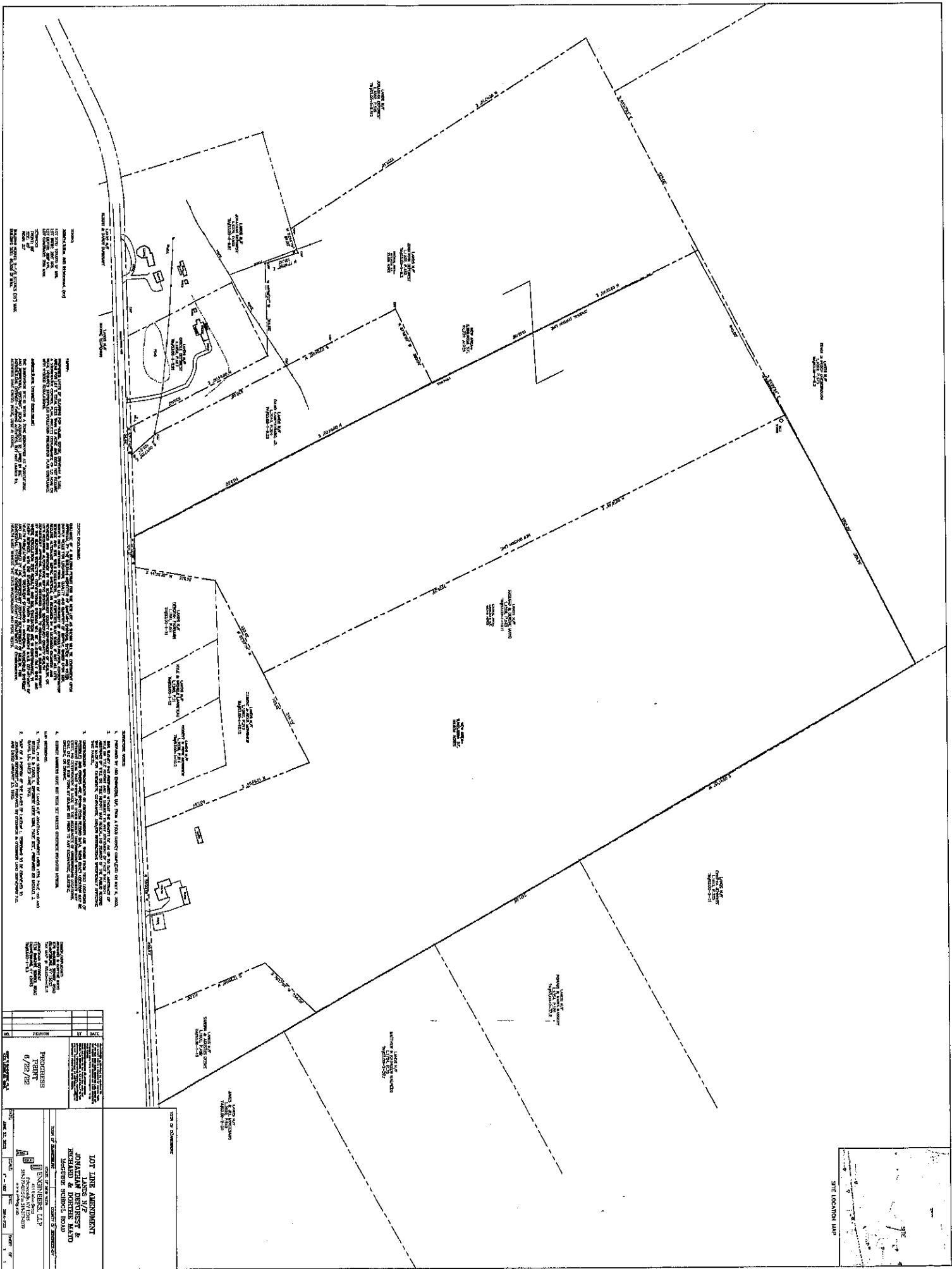
© 2021, HCP Architects, LLP All Rights Reserved

RECEIVED
 JUL 11 2022

PROPOSED SITE PLAN FOR
 876 McGUIRE SCHOOL ROAD
 DELANSON, NY

06-28-2022
 1"=400'





1. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...
 2. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...
 3. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...

4. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...
 5. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...
 6. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...

7. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...
 8. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...
 9. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...

10. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...
 11. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...
 12. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF THE SUBDIVISION OF THE LANDS OF THE COUNTY OF ...

DATE	DESCRIPTION
6/27/82	PROGRESS
6/27/82	PROGRESS
6/27/82	PROGRESS

LOT LINE ADJUSTMENT
 JIMMIE R. ...
 RICHARD & BERTIE ...
 ...
 ...

