

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teresa Bakner, Board Attorney
Dale Warner, Town Planner
Melissa Deffer, Clerk



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

**Town of Duanesburg
Planning Board Agenda
May 19th, 2022**

Town of Duanesburg is inviting you to a scheduled Zoom meeting.
Topic: Town of Duanesburg's Planning Board Zoom Meeting
Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://us02web.zoom.us/j/87039078096>

Meeting ID: 870 3907 8096

Passcode: 109029

Dial in by Phone: 1-646-558-8656

Meeting ID: 870 3907 8096

Passcode: 109029

INTRODUCTION BY CHAIRPERSON JEFFERY SCHMITT:

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

PUBLIC HEARINGS:

#22-05 Catalytic Recovery Corp, SBL#67.00-3-8.1, (C-2) Located at 5469 Duanesburg Rd is seeking a seeking a Special Use Permit under section 12.4(20) of the Town of Duanesburg Zoning Ordinance

Approved: Yes _____ No: _____

Comments: _____

OLD BUSINESS:

#22-01 Valley Mobile Home Court, LLC: SBL#55.00-4-11.6, (C-2) located at 6204 Duanesburg Rd is seeking a Special Use Permit for 11 storage units under section 12.4(33) and a Minor Subdivision under section 3.4 of the Town of Duanesburg Zoning Ordinance.

Comments: _____

#21-21 Serth, Joseph: SBL# 35.05-1-19.2, (R-1) located at 8496 Mariaville Rd is seeking a Special Use Permit for use for an event venue under Local Law #1 2021 of the Town of Duanesburg Zoning Ordinance.

Comments: _____

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teresa Bakner, Board Attorney
Dale Warner, Town Planner
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Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Michael Santulli, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

NEW BUSINESS:

None

SKETCH PLAN REVIEW:

None

Other:

None

Minute Approval:

April 21st, 2022, PLANNING BOARD MEETING MINUTES:

Approved: Yes _____ No: _____

Comments: _____

ADJOURNMENT

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



TOWN OF DUANESBURG
SCHENECTADY COUNTY

PUBLIC HEARING
LEGAL NOTICE
FOR THE
TOWN OF DUANESBURG
PLANNING BOARD

NOTICE OF PUBLIC HEARING

Please Take Notice, that the Town of Duanesburg Planning Board will meet in the Town board room located downstairs of the Town Hall at 5853 Western Turnpike Duanesburg NY, on May 19TH, 2022, at 7:00 pm for the purpose of hearing all persons interested in the application of:

#22-05 Catalytic Recovery Corp, SBL#67.00-3-8.1, (C-2) Located at 5469 Duanesburg Rd is seeking a seeking a Special Use Permit under section 12.4(33) of the Town of Duanesburg Zoning Ordinance

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS. PLEASE CONTACT:

Melissa Deffer Building, Planning and Zoning Clerk

P# 518-895-2040

EMAIL: Mdeffer@duanesburg.net

BY ORDER OF THE TOWN OF DUANESBURG
PLANNING BOARD
CHAIRPERSON

Town of Duanesburg is also providing the meeting via zoom if you are unable to attend in person:

<https://us02web.zoom.us/j/87039078096>

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ORIGINAL

Agency Use Only [If applicable]

Project: Grandy - Catalytic Recovery Corp.

Date: 4/21/22

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

**Short Environmental Assessment Form
 Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The Town of Duaneburg Planning Board has completed an environment assessment of the proposed Special Use Permit for a catalytic converter recovery business located at 5469 Duaneburg Rd. tax map #67.00-3-8.1 in the C-2 Manufacturing & Light Industrial Zoning District. The proposal is consistent with the Town Comprehensive Plan and compliant with the Zoning Ordinance and will be consistent with the existing community character with no aesthetic impacts anticipated. The proposal is not in a Critical Environmental Area. The proposed action will have no impact or any adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway. The proposed action will have little impact or increase in the use of energy. The proposed action has an existing private well and existing private septic system. The proposal does not fall within a historic district or on the National or State Register of historic Places, it does however fall within the NY State Historic Preservation Office (SHPO) archaeological site inventory. There are no wet areas or mapped wetlands, the proposal is not within the 100 year Flood Plain or remediation site. The proposed action should not create a hazard to environmental resources or human health, there are no records of rare, threatened or endangered plants but, the site has been identified as having endangered species the Northern Long - Eared Bats, all tree removal activities must occur between October 31st and March 31st. If these days can not be accommodated, an on-site assessment by the DEC staff will be required. Soil erosion control measures will be required to be installed prior to any future construction activities and maintained during any future construction activities. A planned grassed swale to NYS Route 7 ditch requiring a DOT permit for work in the ROW. It is anticipated that the area of disturbance will be less than one acre.

Therefore based on this information, the Planning Board has determined that the proposed Special Use Permit will not have any significant adverse impacts on the environment and a negative Declaration is made for the purposes of Article 8 of the Environmental Conservation Law.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Duaneburg Planning Board	
Name of Lead Agency	Date
Jeffrey Schmitt	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 3-15-22
Case No. D-1-22
Returned 4-5-22

FROM: Legislative Body
 Zoning Board of Appeals
 Planning Board

Municipality:
Town of Duanesburg

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

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

Received
Schenectady County

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

MAR 15 2022

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: April 21st, 2022

SUBJECT: #22-01 Catalytic Recovery Corp, SBL#67.00-3-8.1, (C-2) Located at 5469 Duanesburg Rd is seeking an Area Variance for a rear and side yard setback under section 12.6(2);12.6(4); 14.5.2(B) of the Town of Duanesburg Zoning Ordinance
#05-22 Catalytic Recovery Corp, SBL#67.00-3-8.1, (C-2) Located at 5469 Duanesburg Rd is seeking an Special Use Permit under section 12.4(33) of the Town of Duanesburg Zoning Ordinance.

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

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:

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

SUBMITTED BY:

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

Signature _____ Date: _____



PLANNING & ZONING COORDINATION REFERRAL

Case No. D-01-22

Applicant Catalytic Recovery Corp.

Referring Officer Melissa Deffer

Municipality Duanesburg

Considerations: Regarding a 1.7 acre parcel with two existing garage/storage buildings, requesting an area variance and special use permit to construct a 4,000 SF storage and recovery building for catalytic converters with an 1,800 SF possible future expansion where the proposed rear and side yard setbacks of 25' do not meet the 80' and 40' required, respectively.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 15, 2022. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

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

Advisory Note:

Disapprove. Reason:

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

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

Date

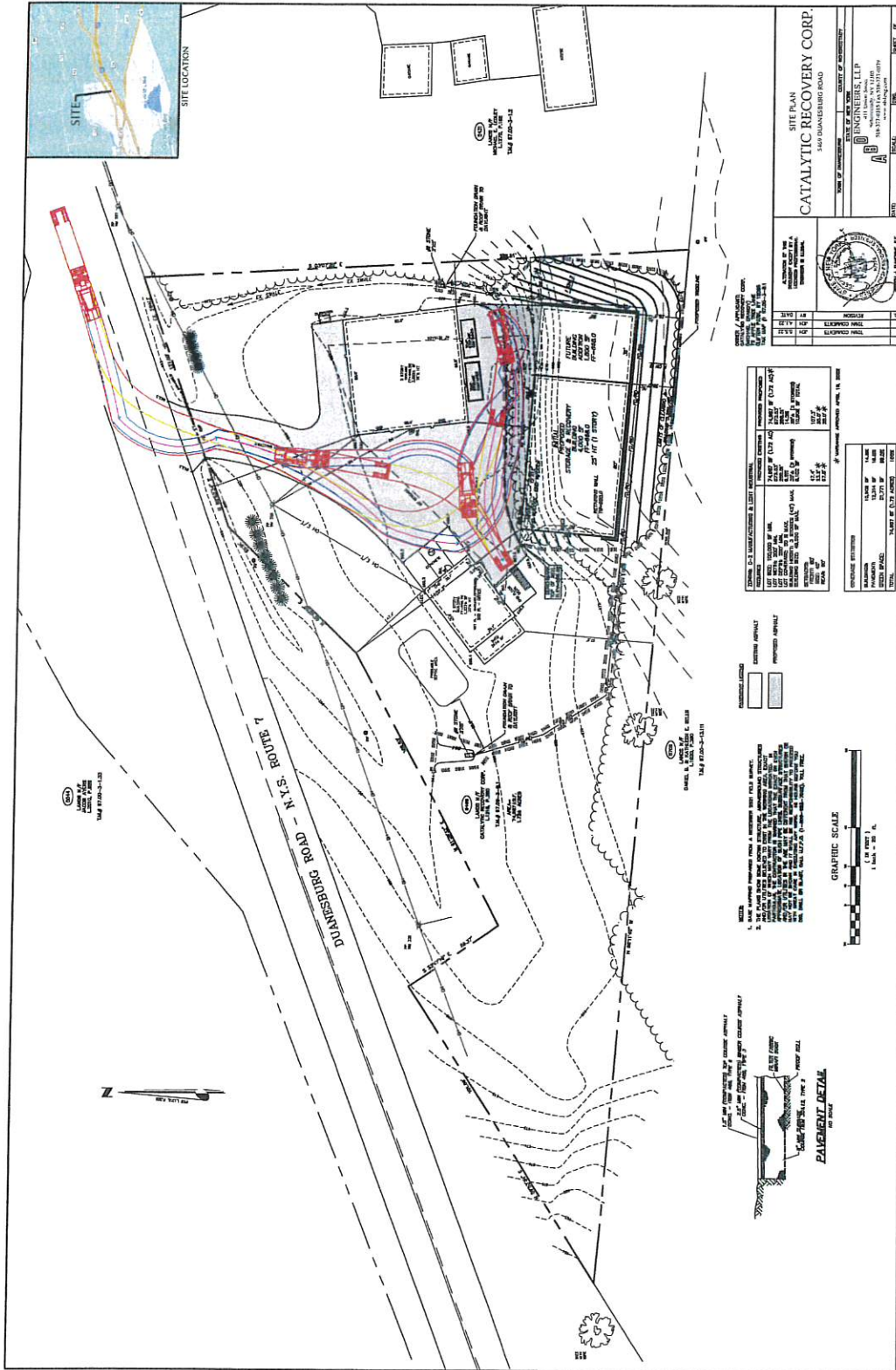
3/30/22

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

RECEIVED

APR 07 2022

TOWN OF DUANESBURG
TOWN CLERK



CATALYTIC RECOVERY CORP.
 3400 DANVERSBURG ROAD

ENGINEERS, L.L.P.
 441 LAMAR AVENUE
 SUITE 200
 CHARLOTTE, NORTH CAROLINA 28202

DATE: 08/11/2010
 PROJECT: CATALYTIC RECOVERY CORP.
 SHEET: 1 OF 1

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/11/2010
2	REVISED PER COMMENTS	08/11/2010
3	REVISED PER COMMENTS	08/11/2010
4	REVISED PER COMMENTS	08/11/2010
5	REVISED PER COMMENTS	08/11/2010
6	REVISED PER COMMENTS	08/11/2010
7	REVISED PER COMMENTS	08/11/2010
8	REVISED PER COMMENTS	08/11/2010
9	REVISED PER COMMENTS	08/11/2010
10	REVISED PER COMMENTS	08/11/2010

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6	REVISED PER COMMENTS	08/11/2010
7	REVISED PER COMMENTS	08/11/2010
8	REVISED PER COMMENTS	08/11/2010
9	REVISED PER COMMENTS	08/11/2010
10	REVISED PER COMMENTS	08/11/2010

- NOTES:**
- SEE ALL NOTES ON ALL SHEETS OF THIS PROJECT.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.
 - ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE CODES AND STANDARDS.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED AND TESTED PRIOR TO CONSTRUCTION OF THE STRUCTURES.
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3	REVISED PER COMMENTS	08/11/2010
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6	REVISED PER COMMENTS	08/11/2010
7	REVISED PER COMMENTS	08/11/2010
8	REVISED PER COMMENTS	08/11/2010
9	REVISED PER COMMENTS	08/11/2010
10	REVISED PER COMMENTS	08/11/2010

**Business Plan Catalytic Recovery & Recycling Corp.
5469 Duaneburg Rd Duaneburg NY 12056**

Hours of operation- 8am-6pm Monday-Friday Saturdays 9am-1pm

Number of employees- 4

Mike Grandy Jr- Owner

Joe Grandy- Buyer/Sales Manager

Shaun Hunt- Buyer/Warehouse Manager

Amanda Grandy- Human Resources/Office Manager

Equipment used- 3 pickup trucks and 1 dump trailer

Daily Traffic- 1-5 Vehicles per day/ 1-2 Shipping trucks per month

Why we chose this location- The location has quick access to all main highways. We have a good customer base in the surrounding areas which is beneficial for all parties. We believe the property presents an excellent opportunity to continue our companies growth with available land to expand on top of the current buildings. We look forward to laying down our roots in the community for the long term and being respectful of our neighbors all while growing our business and making the property aesthetically pleasing

About Us- We are a second generation recycling company that is family owned and operated. Catalytic Recovery & Recycling Corp. is a NYS certified S-corporation and the EIN # is 83-2302429. We have been in business since 2004 started by my father his partner at the time and my brother, I started with them in 2006 and took over ownership in 2016, we have worked diligently to provide excellent customer service to all companies both big and small and have earned a reputation of being honest and trustworthy.

Operations- We travel to various locations in a 100 mile radius and purchase scrap catalytic converters and other scrap from our customers(i.e. garages, tow companies, junkyards, salvage yards, scrap yards) that are either replaced or cut off junk vehicles. We unload the trucks at the end of the day and consolidate all materials by sorting it and placing it in boxes and/or putting on pallets. All unloading and sorting is done inside. We store converters until the loads are ready and they get shipped to a smelter in Texas. All other scrap currently gets brought locally to our buyer in Schenectady.

Use for the proposed building- The proposed building would be used for additional storage for my trucks, supplies(boxes/pallets/barrels) and inventory to allow. The recovery aspect of the plan is "decanning" the converters. That

process involves a guillotine shear and a downdraft system that is attached to the shear by the blade. The Shear is setup above a 55 gallon drum or "super sack" plastic bag with plastic liner in it placed on pallets. The shear blade breaks and splits the converter and the components of the inside of the converter goes into the drum or bag and the dust particles gets recovered by a down draft system aka a vacuum system. The dust gets collected and goes into 5 gallon pales for maximum recovery and then they are covered with tops when full. The barrels and/or bags will get filled covered or zip tied and stored away until the shipment is ready.

TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

Preliminary Date: February 24, 2022 Final Date: _____
(Check appropriate box)

Name of proposed development Catalytic Recovery Corp.

Applicant:

Name Catalytic Recovery Corp. - Michael Grandy
Address 72 Apple Tree Lane
Clifton Park, NY 12065
Telephone _____

Plans Prepared by:

Name ABD Engineers, LLP
Address 411 Union Street, Schenectady, NY 12305
Telephone 518-377-0315

Owner (if different):

Name Albert Abbatiello, Jr.
Address 5469 Duanesburg Road
Duanesburg, NY 12056
Telephone _____

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

Ownership intentions, i.e., purchase options
Option to purchase _____

Location of site

5469 Duanesburg Road

Section 67.00 Block 3 Lot 8.1

Current zoning classification C-2 Manufacturing and Light Industrial

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

None

Proposed use(s) of site

Storage for recovery materials from Catalytic Conversions

Total site area (square feet or acres) 1.72 acres

Anticipated construction time 6 months

Will development be phased? Yes

Over →

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

Existing storage building, garage and apartment

Current condition of site (buildings, brush, etc.) Building, pavement, lawn, brush

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

Estimated cost of proposed improvement \$ 700,000

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

2 employees on site

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)

1. Existing 2 story building with garages under to be used for office on 2nd floor and garage on 1st floor.

1237 SF/floor

2. Existing 1 story garage 3,862 SF to be used for storage and recovery of materials.

3. New 4,000 SF building to be used for storage of recovered materials.

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			
Catalytic Recovery Corp.			
Name of Action or Project: 5469 Duaneburg Road			
Project Location (describe, and attach a location map): 5469 Duaneburg Road, Duaneburg, NY 12056			
Brief Description of Proposed Action: Construction of a 4,000 square foot (expandable to 5,000 SF) storage building for recovered materials from Catalytic Converters. Conversion of existing buildings to an office and recovery of materials.			
Name of Applicant or Sponsor: Michael Grandy - Catalytic Recovery Corp.		Telephone: 518-701-9741 E-Mail: mgran48@icloud.com	
Address: 72 Apple Tree Lane			
City/PO: Clifton Park		State: NY	Zip Code: 12065
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 Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.72 acres	
b. Total acreage to be physically disturbed?		0.31 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		17.2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input 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			

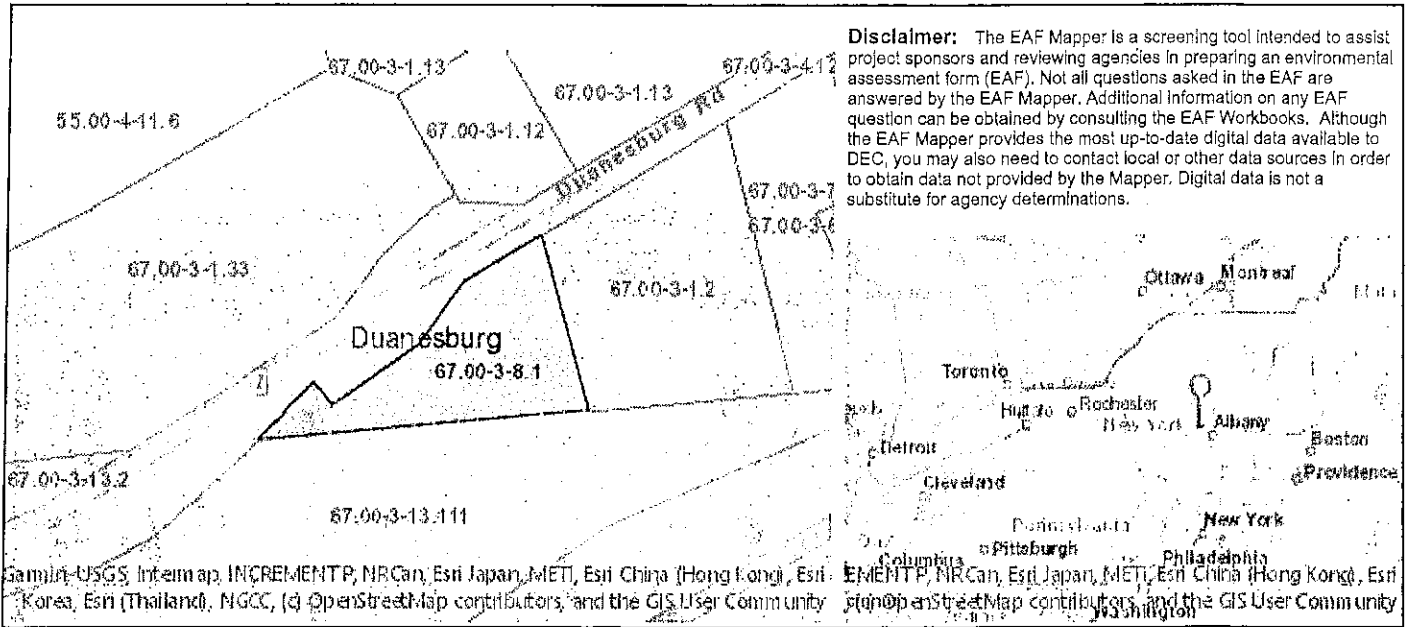
NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		
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	
<input checked="" 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"/>	
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: _____		
Well _____		
<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: _____		
Private Septic _____		
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		
<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" 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:		
Grassed swale to NYS Route 7 ditch		
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: Joseph J. Bianchini, P.E., ABD Engineers, LLP Date: February 24, 2022

Signature:  Title: Professional Engineer



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]	Yes
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

TOWN OF DUANESBURG

Application# _____

Agricultural Data Statement

Date: _____

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

Applicant	Owner if Different from Applicant
Name: <u>Catalytic Recovery Corp. - Michael Grandy</u>	Name: <u>Albert Abbatiello, Jr.</u>
Address: <u>72 Apple Tree Lane</u>	<u>5469 Duanesburg Road</u>
<u>Clifton Park, NY 12065</u>	<u>Duanesburg, NY 12056</u>

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:
Construction of a 4,000 square foot (expandable to 5,000 SF) storage building for recovered materials from Catalytic Recovery Corp.
Conversion of existing buildings to an office and recovery of materials.
3. Location of project: Address: 5469 Duanesburg Road
Tax Map Number (TMP) 67.00-3-8.1
4. Is this parcel within an Agricultural District? YES NO (Check with your local
5. If YES, Agricultural District Number _____ assessor if you do not know.)
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: _____ ADDRESS: _____ Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____

Dale R. Warner

Date

Revised 6/30/08

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

8-1

576
1989

UNIT 1215 0350

§ 3014 WARRANTY DEED - LIEN COVENANT (REV. 8-70)

89 0727

© NATIONAL LEGAL SUPPLY, INC.
126 Sherman Ave., Albany, N.Y. 12210

THIS INDENTURE, made the 23rd day of February 19 89
BETWEEN CHARLES F. PETERS, residing at 64 Blue Barns Road,
Rexford, New York 12148

ALBERT V. ABBATELLO, JR., residing at 7240
Bellevue Drive, Schenectady, New York 12303

grantor

grantee

RECEIVED
1989 FEB 24 10 52

WITNESSETH, that the grantor, in consideration of (\$1.00)
ONE AND NO/100-----DOLLARS lawful money of the United States
and other good and valuable consideration paid by the grantee do hereby
grant and release unto the grantee his heirs and assigns forever,

ALL THAT PIECE OR PARCEL OF LAND situate, lying and being in the Town of Duaneburg,
County of Schenectady, State of New York, bounded and described as follows:
BEGINNING at a point on the Southerly boundary of New York State Route 7 where
said boundary is intersected by the Northerly boundary of Lot #5 of the subdivision
of said Town of Duaneburg and proceeding thence the following three courses along
said lot line: South 81° 40' 35" East 316.91 feet; thence South 81° 23' 40" East
201.01 feet; thence South 82° 03' 35" East 93.00 feet to an iron pipe; proceeding thence
through land remaining of Alfred L. and Clare N. Williams North 3° 07' 35" West
289.03 feet to an iron pipe set along the Southerly boundary of New York State Route
7; proceeding thence the following two courses along the Southerly boundary of New York
State Route 7: South 71° 55' 35" West 189.96 feet; thence South 70° 57' 15" West
431.71 feet to the point of beginning containing 2.00 acres more or less.

BEING the same premises conveyed by Warranty Deed from ALFRED L. WILLIAMS and
CLARE N. WILLIAMS, his wife, to CHARLES F. PETERS dated June 15, 1974 and recorded
in the Schenectady County Clerk's Office on June 25, 1974 in Book 979 of Deeds at
Page 1118.

SUBJECT to the provisions of the zoning ordinance, rules and regulations of
the Town of Duaneburg and all enforceable covenants, conditions, restrictions and/or
easements of record, if any, affecting same.

EXCEPTING AND RESERVING THEREFROM all that property appropriated by the People
of the State of New York for Interstate Route 508 and described in Map No. 149, Parcel
No. 168 filed in the Schenectady County Clerk's Office and by Appropriation of Property
dated November 22, 1977 and recorded April 24, 1978 in Book 1016 of Deeds at Page 344.

R & R: TOPPETA & TUPPETA, 1570 State Street, Schenectady, New York 12304

RECEIVED
\$ 978.00
REAL ESTATE
FEB 24 1989
TRANSFER TAX
SCHENECTADY
COUNTY

2680
D R.P.T.S.A.
TAX MAP IDENT.
67 BLCA 3 VOL. 8.1
MKS

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.
TO HAVE AND TO HOLD the premises herein granted unto the grantee
his heirs and assigns forever, AND the said grantor covenants as follows:

FIRST.- That the grantee shall quietly enjoy the said premises;
SECOND.- That the grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal the day and year first
above written.

Charles F. Peters
CHARLES F. PETERS L.S.
..... L.S.

STATE OF NEW YORK COUNTY OF SCHENECTADY

16.1

On the 23rd day of February 19 89 before me came
CHARLES F. PETERS

to me known and known to me to be the individual described in, and who executed, the foregoing instrument,
and acknowledged to me that he executed the same.

SHARON L. MERICLE
Notary Public, State of New York
Qualified in Schenectady County
My Commission Expires 12/31/1989
Sharon L. Mericle
Notary Public

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/eafmapper/ |
| <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"/> <u>Business Plan, Hours of operation, & number of employees</u> |
| <input checked="" type="checkbox"/> Abutting Properties Wells/ Sewer Systems within 100ft. | <u>floor plan, uses, lighting plan/ landscaping/signage</u> |
| <input checked="" type="checkbox"/> Well/ Water system | <u>Parking, Handicap Spaces, & lighting plan</u> |

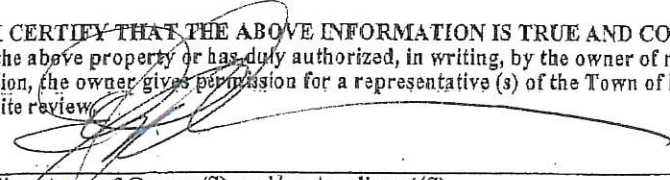
Date 1/6/22
Application type: Major Subdy Minor Subdy Special Use Permit Site/ Sketch Plan Review LotLine Adjust
 Proposal: Construction of eleven (11) storage unit structures

 _____ Section _____ of _____ Ordinance.

Present Owner: Valley Mobile Home Court, LLC (AS APPEARS ON DEED!!)
 Address: 2711 State Route 7 Cobleskill, NY Zip code: 12043
 Phone # (required) 518-234-8614
 Applicants Name (if different): Same as Above Phone# (required) Same as above
 Location of Property (if different from owners) 6204 Duanesburg Road
 Tax Map # 55-4-11.6 Zoning District C-2

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED!)
LANDS CONVEYED TO (REQUIRED FOR MERGERS) N/A
 Signature of receiving Property Owner _____ (AS APPEARS ON DEED!!)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant 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 1-7-22
 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 _____

Approved Disapproved Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

 Planning Chairperson Date Code Enforcement Date

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

Applicant	Owner if Different from Applicant
Name: <u>Valley Mobile Home Court, LLC</u>	Name: _____
Address: <u>2711 State Route 7</u> <u>Cobleskill, NY 12034</u>	_____ _____

- Type of Application: Special Use Permit, Site Plan Approval, Use Variance; Area Variance; Subdivision Approval (circle one or more)
- Description of proposed project:
Construction of eleven (11) storage unit structures
- Location of project: Address: 6204 Duanesburg Road
Tax Map Number (TMP) 55-4-11.6
- Is this parcel within an Agricultural District? YES NO (Check with your local
- If YES, Agricultural District Number _____ assessor if you do not know.)
- Is this parcel actively farmed? YES NO
- List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>Daniel Sells</u>	NAME: <u>Edward Putnam</u>
ADDRESS: <u>5709 Duanesburg Road</u> <u>Duanesburg, NY 12056</u>	ADDRESS: <u>242 Duane Lake Road</u> <u>Duanesburg, NY 12056</u>
Is this parcel actively farmed? YES <u>NO</u>	Is this parcel actively farmed? YES <u>NO</u>
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
Is this parcel actively farmed? YES <u>NO</u>	Is this parcel actively farmed? YES <u>NO</u>

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by:

Dale R. Warner

Date

Revised 4/4/17

FARM NOTE

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

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

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

CHECKLIST OF REQUIRED INFORMATION:

- | | |
|--|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Title of drawing. <input checked="" type="checkbox"/> Tax Map ID # <input checked="" type="checkbox"/> Zoning district <input checked="" type="checkbox"/> Current Original/Deed <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) <input checked="" type="checkbox"/> North Arrow, scale (1"=100') <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale. <input checked="" type="checkbox"/> School District/Fire District <input checked="" type="checkbox"/> Green area/ landscaping <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc. <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.) <input checked="" type="checkbox"/> Easements & Right of ways <input checked="" type="checkbox"/> Abutting Properties Wells/ Sewer Systems within 100ft. <input checked="" type="checkbox"/> Well/ Water system | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Septic system: Soil investigation completed? <input checked="" type="checkbox"/> Sewer System: Which district? <input type="checkbox"/> Basic SWPPP (12) <input type="checkbox"/> Full Storm Water Control Plan (More than an acre) <input checked="" type="checkbox"/> Other (Building Set Backs) <input type="checkbox"/> Storm Water Control Plan <input checked="" type="checkbox"/> Short or long EAF www.dec.ny.gov/eafmapper/ <input type="checkbox"/> Street pattern: Traffic study needed? <input type="checkbox"/> All property Mergers REQUIRE both owners Signatures on the Application <p><u>Additional Requirements for Special Use Application:</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> New or existing building <input checked="" type="checkbox"/> <u>Business Plan, Hours of operation, & number of employees, floor plan, uses, lighting plan/ landscaping/signage Parking, Handicap Spaces, & lighting plan</u> |
|--|--|

Date 2/28/22

Application type: Major Subdy Minor Subdy Special Use Permit Site/ Sketch Plan Review LotLine Adjust
 Proposal: 2-Lot minor subdivision

Section _____ of _____ Ordinance.

Present Owner: Valley Mobile Home Court, LLC **(AS APPEARS ON DEED!)**
 Address: 2711 State Route 7 Cobleskill, NY Zip code: 12043
 Phone # (required) 518-234-8614

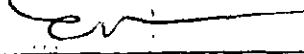
Applicants Name (if different): Same as Above Phone# (required) Same as above
 Location of Property (if different from owners): 6204 Duanesburg Road
 Tax Map # 55-4-11.6 Zoning District C-2

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

LANDS CONVEYED TO (REQUIRED FOR MERGERS) N/A

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

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant 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 3/1/22
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

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

Applicant	Owner if Different from Applicant
Name: <u>Valley Mobile Home Court, LLC</u>	Name: _____
Address: <u>2711 State Route 7</u> <u>Cobleskill, NY 12034</u>	_____

- Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
- Description of proposed project:
2-Lot Minor Subdivision
- Location of project: Address: 6204 Duaneburg Road
Tax Map Number (TMP) 55-4-11.6
- Is this parcel within an Agricultural District? YES NO (Check with your local
- If YES, Agricultural District Number _____ assessor if you do not know.)
- Is this parcel actively farmed? YES NO
- List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>Daniel Sells</u>	NAME: <u>Edward Putnam</u>
ADDRESS: <u>5709 Duaneburg Road</u> <u>Duanesburg, NY 12056</u>	ADDRESS: <u>242 Duane Lake Road</u> <u>Duanesburg, NY 12056</u>
Is this parcel actively farmed? YES <u>NO</u>	Is this parcel actively farmed? YES <u>NO</u>
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
Is this parcel actively farmed? YES NO	Is this parcel actively farmed? YES NO


Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: Dale R. Warner

Date

Revised 4/4/17

FARM NOTE

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

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

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination Jan 10, 2022

Application of Valley Mobile Home Court, LLC under section
12.4 (32) of the (Village of Delanson/Town of Duanesburg)
Zoning Ordinance.

Eric Dolan - owner

Applicant Valley Mobile Home (*Chris Longo*) *Engineer*
Address 274 St Rt. 7
Catskill, NY 12043

Phone _____ Zoning District C-2 SBL# 35.00-4-11.6

Description of (5 @ 19,000 + 6 @ 9,000)
Project: 11 storage units, gravel driveway, stormwater management system

Determination:
use is permitted however need subdivision as it is not an
necessary use

Reason supporting determination:
Town of Duanesburg zoning ordinance adopted 6/11/15 section
3.5.2; section 5.2.2

Action: Refer to Planning Board for the purpose of subdivision + special use

Code Enforcement Officer: Dale Warren

#06-22

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 3/4/22

Application of Valley Mobile Home Court, LLC under section
3.4 of the (Village of Delanson/ Town of Duanesburg)
subdivision Ordinance.

Applicant Valley Mobile Home Court LLC
Address 2211 St A7
Cobleskill, NY 12043

Phone 58-234-8614 Zoning District C-2 SBL# 55.00-4-11.6

Description of
Project: Divide an existing 103.76 Acre parcel into two
portions Lot # 2 93.5 Acres Lot # 3 10.24 Acre portion
(Lot # 1 previous subdivision)
Determination: Minor subdivision

Reason supporting determination:

Town of Duanesburg Subdivision Ordinance adopted 3/9/15
Article 12 Section 2 #15, #32, 3.4 section Town of Duanesburg
Zoning Ordinance adopted 6/11/15 section 12.5, 12.6

Action: Refer to Planning for the purpose of subdivision

Code Enforcement Officer: De Waver

Valley Mobile Home Court, LLC

P.O. Box 130 Howes Cave, NY 12092

Storage Facility Business Plan

I, Eric Dolen, Managing Member of Valley Mobile Home Court, am proposing to build a storage facility to be located at 6204 Duanesburg Road Duanesburg in the Town of Duanesburg. Our intention is to create a facility similar to our current storage facility located at 2054 Western Turnpike Duanesburg NY.

Our intention is to erect 10 storage buildings. Each building is to have 24-hour / 7 days a week accessibility to all our customers. In addition, we will establish a gravel parking area for outside storage for vehicles like RVs and boats.

The area lighting will consist of wall pack unit lights with cover and mounted motion sensor secured to the building, aimed downward to ensure that area will not be over lighted.

Traffic circulation will provide a private roadway to the facility. The entrance to be located near the Valero Service Station.

Esthetically, the current landscaping consists of woods surrounding the future facility. We will be adding landscaping per our print.

The main office for our storage facility buildings is located at 2711 State Rt 7 Cobleskill, NY, and we can be reached at: (518) 296-8377. Office hours are: Monday through Friday from 8:00am until 4:30 pm. The business answering machine lists an answering service phone number in the event of an emergency for after hours.

If you have any questions in regards to this matter, please feel free to contact our office at (518) 296-8377.

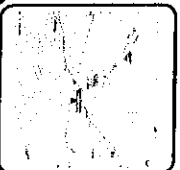
Respectfully,

Eric J. Dolen
Managing Member, Valley Mobile Home Court, LLC

Phone (518) 296-8377

superiorstorage.rental@gmail.com

Fax (518) 296-8384



SITE LOCATION MAP
SCALE: 1" = 100'

Date	Revised For	By
02/01/23	Final Plan Set	ME
03/23/23	Revised per PB comments	ME

PLEASE TO ANY DATE
SUBMITTALS, THE CONSULTOR
SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND APPROVALS.

IT IS A VIOLATION OF STATE
LAW FOR ANY PERSON TO ALTER
OR REPRODUCE THIS PLAN OR
ANY PART THEREOF WITHOUT THE
WRITTEN CONSENT OF THE
REGISTERED PROFESSIONAL ENGINEER.

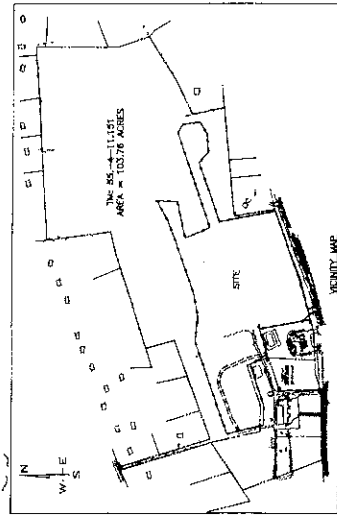
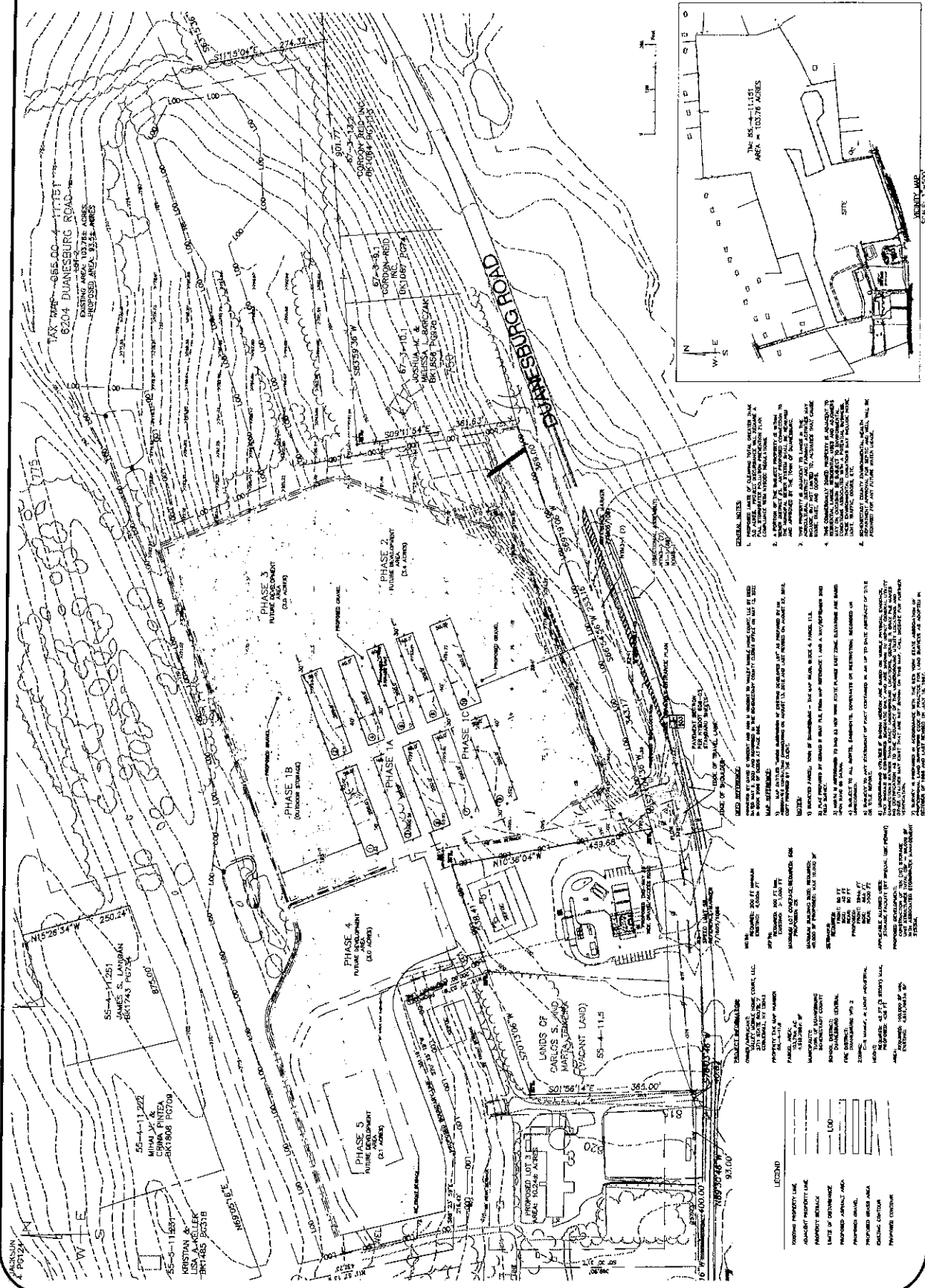
ENGINEER: J. LINDSAY, P.E.
CONSULTING ENGINEER
INC.



DAIRY ENGINEERING, LLC
1340 DUANEBURG ROAD
DUANEBURG, NY 12036
PHONE: 518-385-1155
EMAIL: CLANDON@PINEGROVE-NE.T

PINE GROVE DAIRY
SELF-STORAGE
DUANEBURG ROAD
DUANEBURG, NY

SITE LAYOUT PLAN
DATE: 1/6/2022
SCALE: 1" = 100'
PROJECT: C101
2018 1 OF 7



SITE LAYOUT PLAN
SCALE: 1" = 100'

- GENERAL NOTES**
1. ALL DIMENSIONS OF CLASSES SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

- PHASE 1**
1. PHASE 1 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 2. PHASE 1 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 3. PHASE 1 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 4. PHASE 1 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
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 8. PHASE 1 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 9. PHASE 1 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 10. PHASE 1 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.

- PHASE 2**
1. PHASE 2 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 2. PHASE 2 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 3. PHASE 2 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
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 9. PHASE 2 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 10. PHASE 2 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.

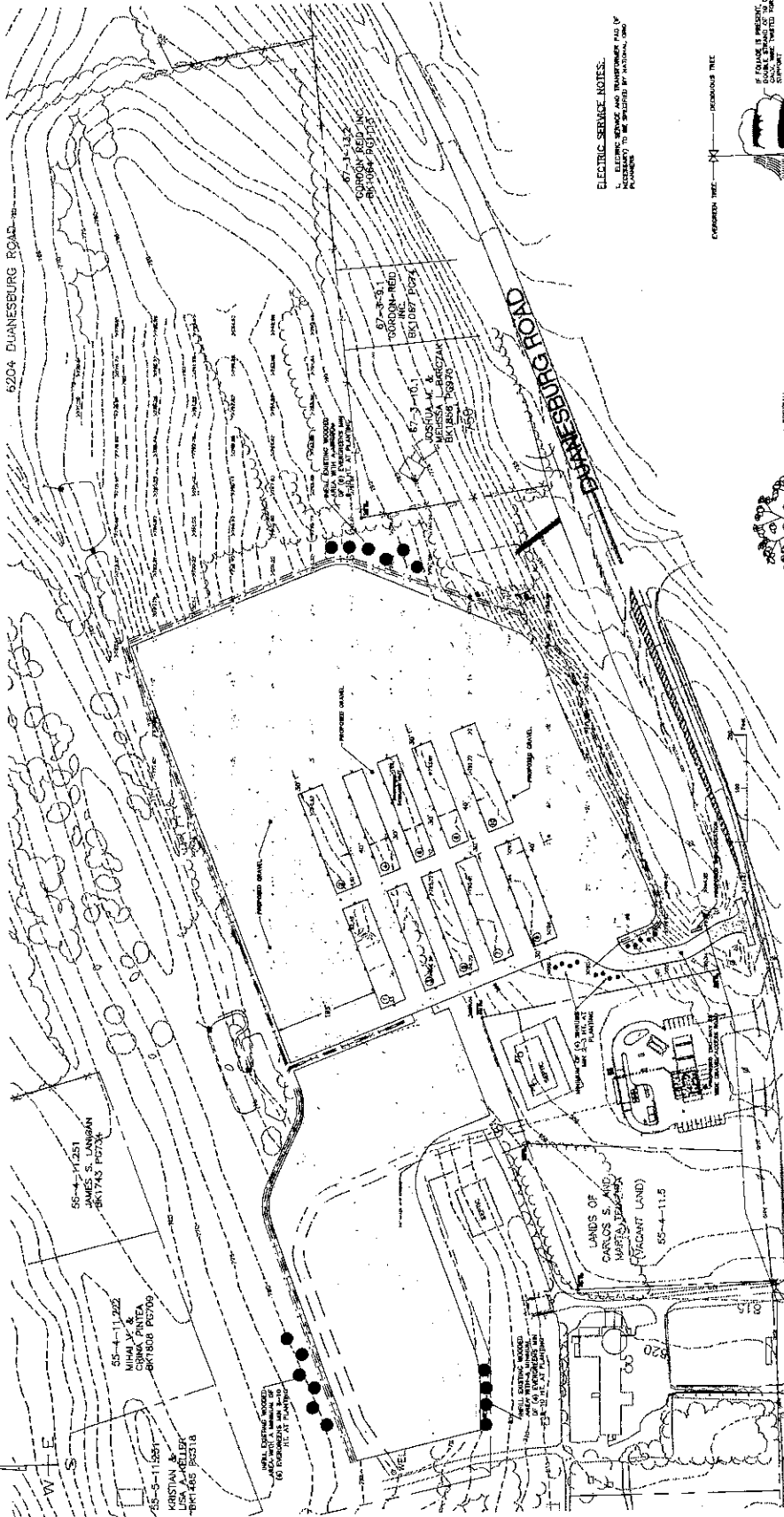
- PHASE 3**
1. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 2. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 3. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 4. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 5. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 6. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 7. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 8. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 9. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 10. PHASE 3 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.

- PHASE 4**
1. PHASE 4 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 2. PHASE 4 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 3. PHASE 4 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
 4. PHASE 4 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.
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- PHASE 5**
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 10. PHASE 5 SHALL BE DEVELOPED AS A 100,000 SQ. FT. BUILDING.

LEGEND

PROPOSED PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
PROPERTY BOUNDARY	---
UNITS OF DISTURBANCE	---
PROPOSED DRIVEWAY AND	---
PROPOSED DRIVE	---
PROPOSED DRIVE AREA	---
EXISTING DRIVEWAY	---
PROPOSED DRIVEWAY	---



6204 DUANESBURG ROAD

N
W
E
S

65-4-11251
JAMES S. DENA
BK1743 P273K

65-4-11292
MIHAI V. &
CIRNA PRINTEA
BK1808 P570G

65-5-11581
KRISTIAN &
LISA A. WELLEY
BK1485 P5031B

LANDS OF
CARLOS S. AND
MARIJA J. JORDAN
(VACANT LAND)
65-4-1115

DATE	REVISION DESCRIPTION	BY
1/17/22	ISSUED FOR PERMITS	MM
2/2/22	ISSUED FOR PERMITS	MM
3/2/22	ISSUED FOR PERMITS	MM

PLEASE TO NOT SCALE
DIMENSIONS. THE DIMENSIONS
SHOWN ON THIS PLAN ARE THE
FINAL DIMENSIONS.

IF A VIOLATION OF SECTION
245 OF THE STATE ELECTION
LAW IS FOUND TO EXIST
THE CONTRACTOR SHALL BE
RESPONSIBLE FOR THE
CORRECTION OF THE
VIOLATION.

CONTRACTOR'S USE ONLY
DATE: 2/2/22
SCALE: 1"=100'



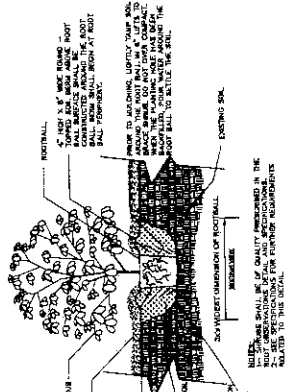
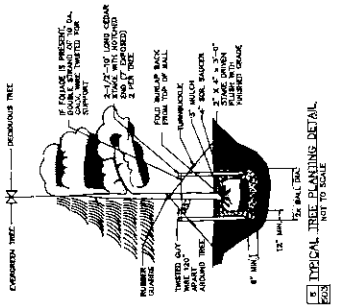
CHRISTOPHER S. LANDO, P.E.
U.S. LICENSE # 108540

ENGINEERING FIRM
DUANESBURG, NY 12058
PINE GROVE DAIRY
SELF-STORAGE
DUANESBURG, NY

DATE	REVISION	BY
2/2/2022	ISSUED FOR PERMITS	MM
1-1-100'	SCALE	
2018	YEAR	

PLANNING & LANDSCAPE
PLAN
C103
3 OF 7

ELECTRIC SERVICE NOTES:
1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



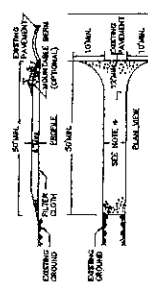
LANDSCAPING NOTES:

1. PROVIDE NECESSARY UTILITY ENCOUNTERS WITH PLANTING AREAS.
2. ALL PLANT MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. ALL PLANT MATERIALS SHALL BE OF THE HIGHEST QUALITY AND AVAILABLE.
3. ALL PLANT MATERIALS SHALL BE DELIVERED TO THE SITE IN GOOD HEALTH AND CONDITION.
4. ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
5. ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
6. THE LANDSCAPING SHALL BE MAINTAINED AS NECESSARY TO PREVENT WEAR AND TEAR TO THE DRIVEWAY AND DRIVE.
7. ALL PLANT MATERIALS SHALL BE MAINTAINED AS NECESSARY TO PREVENT WEAR AND TEAR TO THE DRIVEWAY AND DRIVE.
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10. ALL PLANT MATERIALS SHALL BE MAINTAINED AS NECESSARY TO PREVENT WEAR AND TEAR TO THE DRIVEWAY AND DRIVE.

DATE	BY	REVISION
2/2/22	MM	ISSUED FOR PERMITS
1-1-100'		SCALE
2018		YEAR

NOTES:
1. ALL LANDING SHALL BE SHOWN AND/OR RELATED IN SUCH A MANNER AS TO BE CLEARLY UNDERSTOOD.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

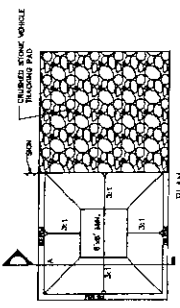
1. LUSHING SCHEDULE
2. LUSHING SCHEDULE



NOTES:

1. STABILIZED CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
2. STABILIZED CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
3. STABILIZED CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
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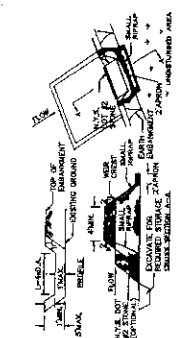
1 STABILIZED CONSTRUCTION ENTRANCE DETAIL



NOTES:

1. CONCRETE WASHOUT DETAIL SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
2. CONCRETE WASHOUT DETAIL SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
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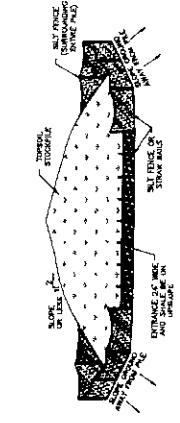
2 CONCRETE WASHOUT DETAIL



NOTES:

1. EROSION CONTROL BLANKET SHALL BE INSTALLED OVER THE ENTIRE AREA OF THE CONSTRUCTION ENTRANCE DETAIL.
2. EROSION CONTROL BLANKET SHALL BE INSTALLED OVER THE ENTIRE AREA OF THE CONSTRUCTION ENTRANCE DETAIL.
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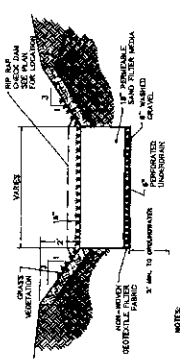
3 EROSION CONTROL BLANKET INSTALLATION DETAIL



NOTES:

1. TEMPORARY TOPSOIL STOCKPILE SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
2. TEMPORARY TOPSOIL STOCKPILE SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
3. TEMPORARY TOPSOIL STOCKPILE SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
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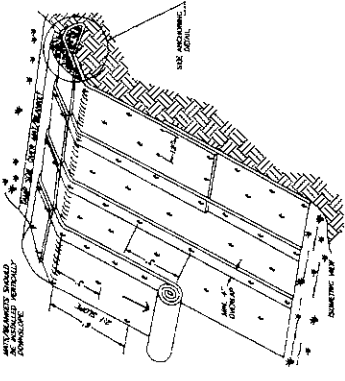
4 TEMPORARY TOPSOIL STOCKPILE DETAIL



NOTES:

1. TEMPORARY SEDIMENT TRAP SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
2. TEMPORARY SEDIMENT TRAP SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
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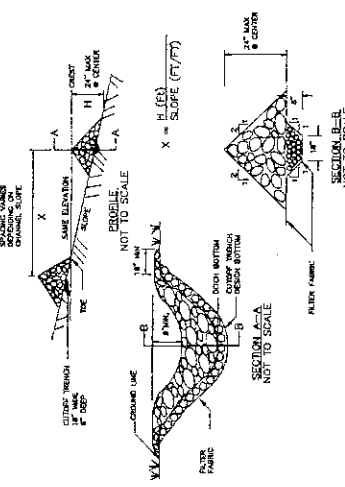
5 TEMPORARY SEDIMENT TRAP DETAIL



NOTES:

1. TYPICAL SLOPE SOIL STABILIZATION SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
2. TYPICAL SLOPE SOIL STABILIZATION SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
3. TYPICAL SLOPE SOIL STABILIZATION SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
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10. TYPICAL SLOPE SOIL STABILIZATION SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.

6 TYPICAL SLOPE SOIL STABILIZATION



NOTES:

1. CHECK DAM SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
2. CHECK DAM SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
3. CHECK DAM SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
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9. CHECK DAM SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.
10. CHECK DAM SHALL BE CONSTRUCTED WITH 12" WIDE STONE OR RUBBLE.

7 CHECK DAM DETAIL

No.	Revised Description	Revised By	Date
1	Revised Per P&E Comments		3/2/21

DESIGNED TO ANY EARTH OR ROCK EXPOSURE SHALL BE INSTALLED TO PROTECT THE EXPOSED AREA FROM EROSION. A 12" WIDE STONE OR RUBBLE CURB SHALL BE INSTALLED TO PROTECT THE EXPOSED AREA FROM EROSION.

FOR A PARTICULAR SECTION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

CONTRACTOR'S LOGS BE KEPT UP TO DATE AND SUBMITTED TO THE ENGINEER UPON REQUEST.

ENGINEERING FIRM
1800 DIAMENBURG ROAD
DIAMENBURG, NY 13055
PHONE: 518-353-8800
FAX: 518-353-8801
WWW: WWW.CUNEO.COM

PROJECT: PINE GROVE DAIRY SELF-STORAGE
LOCATION: DIAMENBURG, NY
DRAWING NO.: EROSION & SEDIMENT CONTROL DETAIL
DATE: 02/19/2022
SCALE: 1"=10'
SHEET NO.: 21018 OF 7

OFFICE OF THE SCHENECTADY COUNTY CLERK



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

Cara M. Ackerley
County Clerk

Instrument Number - 202162153
Recorded On 12/9/2021 At 2:44:47 PM

*RETURN DOCUMENT TO:
MURDOCK ABSTRACT CORPORATION

- * Instrument Type - DEED
- * Book/Page - DEED/2073/387
- * Total Pages - 3
- Invoice Number - 1108874 User ID: KAF
- * Document Number - 2021-5793
- * Grantor - VALLEY MOBILE HOME COURT LLC
- * Grantee - VALLEY MOBILE HOME COURT LLC

* FEES

NY LAND SUR	\$4.75
NY E & A FEES	\$116.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$40.00
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
TOTAL PAID	\$185.00

TRANSFER TAX

Real Estate Transfer Tax Num - 1915
Transfer Tax Amount - \$ 0.00

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

Cara M. Ackerley
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

INSTRUMENT NUMBER - 202162153



WARRANTY DEED

THIS INDENTURE

Made the 16 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 2 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:

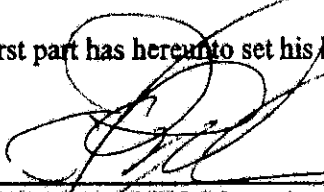
First, That the party of the second part shall quietly enjoy the said premises;

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



ERICA 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 10-27-20 22

IN WITNESS WHEREOF, the parties have signed their names below.

DOC 1449 PAGE 0186



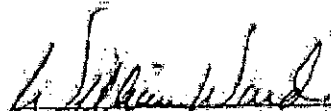
Roger L. Adabahr



Carl H. Adabahr

STATE OF NEW YORK
COUNTY OF SCHENECTADY
CITY OF SCHENECTADY

On this 3rd day of ~~January~~ ^{February}, Nineteen Hundred and Ninety-Five, the
subscriber, personally appeared Roger L. Adabahr and Carl H. Adabahr to me
personally known and known to me to be the same persons described in and who
executed the within instrument, and they duly and severally acknowledged to me
that they executed the same.



Notary Public in the State of New York;
my commission expires Aug 3, 1998

**Phase IA/IB Cultural Resources Survey
Pine Grove Dairy Development Project,
Town of Duanesburg, Schenectady County New York**

prepared for

**Empire Engineering, PLLC
1900 Duanesburg Road
Duanesburg, NY 12056**

prepared by

David Moyer and Douglas Idleman

**Birchwood Archaeological Services, Inc.
131 Marion Avenue
Gilbertsville, NY 13776
www.birchwoodarchaeology.com**

June 2021

Management Summary

Phase IA/IB Cultural Resources Survey, Pine Grove Dairy Development Project,
Town of Duanesburg, Schenectady County New York

SHPO Project Review Number:

Involved State and Federal Agencies: DEC

Phase of Survey: IA/IB

Location Information

Location: north side of NYS Route 7
Minor Civil Division: Town of Duanesburg
County: Schenectady

Survey Area (Metric & English)

Length: 1,450 ft approx (441.9 m)
Width: 1,000 ft approx (304.8 m)
Depth: >5 ft (1.5 m)
Number of Acres Surveyed: 20.25
Number of Square Meters & Feet Excavated:
Percentage of the Site Excavated:

USGS 7.5 Minute Quadrangle Map: Duanesburg

Archaeological Survey Overview

Number & Interval of Shovel Tests: 401 STPs (40 cm round) in 15 m (49.2 ft) intervals

Number & Size of Units:
Width of Plowed Strips:
Surface Survey Transect Interval:

Results of Archaeological Survey

Number & name of prehistoric sites identified: 0
Number & name of historic sites identified: 0
Number & name of sites recommended for Phase II/Avoidance: 0

Results of Architectural Survey

Number of buildings/structures/cemeteries within project area: 0
Number of buildings/structures/cemeteries adjacent to project area: 3
Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts: 0
Number of identified eligible buildings/structures/cemeteries/districts: 0

Report Author(s): David Moyer and Douglas Idleman

Date of Report: June 2021

Executive Summary

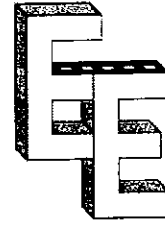
A Phase IA/IB cultural resources survey has been completed for the proposed Pine Grove Dairy Development Project, located on the north side of NYS Route 7 in the Town of Duanesburg, Schenectady County, New York (Figures 1 and 2; Photos 1-49). The current Phase IA/IB survey was conducted in advance of a currently undetermined development project. The Area of Potential Effect (APE) for this project is approximately 20.25 acres. While the design of the project has not been completed, it is assumed that the depth of the ground disturbance may exceed five feet (1.5 m) in all areas of proposed construction.

A Phase IA review indicated that the project area is moderately sensitive for prehistoric resources, due to its location near several water sources and its proximity to two previously recorded prehistoric sites. The area is also considered highly sensitive for historic resources due to its location near a historic roadway and its proximity to five previously identified historic structures, four of which are currently listed on the National Register of Historic Places.

All of the proposed APE was surveyed using the subsurface testing. A total of 401 STPs were excavated at 15 m (49.2 ft) intervals to form a grid over the entire area of proposed construction. Of these 401 STPs, four (1.0%) recovered historic or modern cultural material including fragments of porcelain bathroom tile, brick, clear bottle glass and asphalt. No precontact artifacts or features were encountered and no archaeological sites were identified as part of the subsurface testing.

Based upon the negative results of the Phase IA/IB survey, it appears that the proposed development will have no adverse impact to any historic properties in the vicinity. No additional archaeological investigations appear warranted and we, recommend that the project be allowed to proceed. These recommendations are subject to the review and concurrence of the New York State Office of Parks, Recreation, and Historic Preservation.

EMPIRE ENGINEERING, PLLC



January 6, 2022

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

Attn: Dale Warner, Planner

Project Narrative

The subject project identified as **Pine Grove Dairy Self-Storage** is located along **Duanesburg Road** in the Town of Duanesburg. The applicant is Valley Mobile Home Court, LLC of Cobleskill, the owner and occupant of the site. The owner's address is 2711 State Route 7, Cobleskill, NY 12043. The owner's contact is Eric Dolen, (518) 234-8614.

Project Description & Purpose

The proposed project is the construction of eleven (11) storage unit structures with associated storm water management system. The site includes approximately 14.4 Acres of buildings, driveway and gravel storage and 29.4 Acres of total disturbance. The project will also incorporate an associated driveway, power utilities and stormwater drainage area. There are (11) proposed buildings, five (5) units at 10,000 sf of gross floor area each, and six (6) units of 8,000 sf each. Units will be 1-story, approximately 12-15 ft total height. The proposed structures are intended for self-storage use and will not require any sanitary sewer or water supply fixtures. The subject property is zoned Manufacturing (C-2), and Light Industrial. The total parcel is approximately 103.76± Acres. There is an existing barn structure with attached accessory silos and a single-family dwelling on the remainder of the property outside of the proposed project site.

This business typically has 0-1 employees on-site only on occasion. Hours of operation are typically open 24 hours a day, 7 days a week to allow customers access as needed.

Neighborhood Character

The proposed project is not anticipated to have an impact on the adjoining properties any greater than the various existing uses and developments. This area of Town is interspersed with various commercial facilities located on parcels similar to this site and with similar proximity to adjoining residential uses. Access to the proposed facility will be directly off of NYS Route 7 in a highly visible location with no impact to residential neighborhoods. The owner also operates another self-storage facility within the Town of Duanesburg to the South along Route 20. This facility has been maintained well and occupancy has been essentially maxed out.

The new structures will not have any effect on the town communication, infrastructure or emergency systems due to its close proximity to the State Highway. This project will produce minimal noise, will be in keeping with the visual aesthetics, and will meet all Town codes regarding drainage and runoff. The proposed buildings are outside of the required side yard and front yard setback. The project is not anticipated to produce an increase in water usage, or an increase in solid waste generated at the site. There is no bulk storage of solvents or chemical proposed.

Stormwater

The project includes the commercial development involving ground disturbance of greater than one acre of land. A Full Stormwater Pollution Prevention Plan (SWPPP) which incorporates post-construction controls will be required and authorization obtained from NYSDEC for the proposed development project. The proposed stormwater design will meet all requirements outlined in the 2015 NYS Stormwater Design Manual and be in compliance with the NYS DEC General Permit 0-20-001.

There has been prior disturbance on the subject site authorized under a previously filed Notice of Intent for construction disturbance associated with a slope flattening operation. This activity incorporated Erosion and Sediment Control practices with no new permanent impervious areas.

Traffic

The subject use has a relatively low traffic intensity and the project is not anticipated to produce a significant increase in traffic along State Route 7. From the ITE Trip Generation Manual 10th Edition it is anticipated that the use will generate approximately 10 trips during the AM peak hour and 17 trips during the PM peak hour. The Average Annual Daily Traffic (AADT) for this section of NYS Route 7 was 4,670 in 2019. Based on the limited number of generated trips and the relative trips contributing to the existing AADT, additional traffic assessment or review is not warranted. The existing gravel driveway access for the site off of NYS Route 7 will be improved in accordance with NYSDOT standards and a permit for the improvements will be required.

Archeological

The Office of Parks, Recreation & Historic Preservation database was reviewed for potential Historic or Cultural significant data at or near the project site. The database revealed that the site is near an "archeologically sensitive bubble". The specific project area is outside of the bubble however due to the close proximity, a Phase 1A/1B Cultural Resource Survey was conducted. The study revealed no archeological significant finds within the project site. The executive summary of this report is attached to the Short Environmental Assessment Form.

Signage

A pole mounted sign is proposed to identify the facility to be located along the entrance at Route 7. The pole mounted sign will comply with Town code for setback, height, size and illumination.

*Full Environmental Assessment Form
Part 1 - Project and Setting*

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Instructions for Completing Part 1

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Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Pine Grove Dairy - Self Storage		
Project Location (describe, and attach a general location map): 6204 Duanesburg Road, Town of Duanesburg		
Brief Description of Proposed Action (include purpose or need): The proposed action is the construction of self-storage unit structures and impervious gravel storage area with associated driveway and stormwater management system. The initial phase of the project includes the construction of ten (10) self-storage structures and 2.0 acres of outdoor storage. The total project includes approximately 18 acres of impervious with future phase developments yet to be determined. Future phases could incorporate a combination of self-storage buildings and outdoor storage. The project also includes a minor subdivision of the existing barn and single family dwelling from the proposed self-storage project.		
Name of Applicant/Sponsor: Valley Mobile Home Court, LLC		Telephone: 518-234-8614
		E-Mail: superiorhousingllc@gmail.com
Address: 2711 State Route 7		
City/PO: Cobleskill,	State: NY	Zip Code: 12043
Project Contact (if not same as sponsor; give name and title/role): Christopher Longo, PE c/o Empire Engineering, PLLC		Telephone: 518-858-4117
		E-Mail: clongo@empireeng.net
Address: 1900 Duanesburg Road		
City/PO: Duanesburg	State: NY	Zip Code: 12056
Property Owner (if not same as sponsor): Same as applicant		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:



B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Duanesburg, Planning Board - Special Use Permit	January 7, 2022
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sch County - Referral (239m)	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Div of Water, Bureau of Water -SWPPP, NYSDOT - HWP, NYS OPRHP - Effect Finding	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Heritage Areas: Mohawk Valley Heritage Corridor	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

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

Manufacturing and Light Industrial (C-2)

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

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

If Yes,

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

C.4. Existing community services.

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

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

New York State Police, Schenectady County Sheriff's

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

Duanesburg Volunteer Fire District 2

d. What parks serve the project site?

None

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 103.8 acres

b. Total acreage to be physically disturbed? 30.7 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 103.8 acres

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

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

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

If Yes,

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

Commercial 2-Lot Subdivision

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

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 11 Ac Maximum 93 Ac

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

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

ii. If Yes:

- Total number of phases anticipated 5
- Anticipated commencement date of phase 1 (including demolition) June month 2022 year
- Anticipated completion date of final phase June month 2028 year

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

Phases are sequenced to minimize impact of construction vehicles and to allow for stormwater control to be in place prior to start of subsequent phases.



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

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

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

i. Total number of structures 10
 ii. Dimensions (in feet) of largest proposed structure: 15 height; 50 width; and 200 length
 iii. Approximate extent of building space to be heated or cooled: 0 square feet

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

i. Purpose of the impoundment: Stormwater Management
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: On-site runoff from parking lots and buildings
 iii. If other than water, identify the type of impounded/contained liquids and their source. N/A
 iv. Approximate size of the proposed impoundment. Volume: 4 million gallons; surface area: 6 acres
 v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): N/A

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

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

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

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

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

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

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

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

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

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

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

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

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

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

If Yes:

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



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- Do existing sewer lines serve the project site? Yes No
 - Will a line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
- If Yes:
- Applicant/sponsor for new district: _____
 - Date application submitted or anticipated: _____
 - What is the receiving water for the wastewater discharge? _____

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

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

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

- If Yes:
- i. How much impervious surface will the project create in relation to total size of project parcel?
- _____ Square feet or 18 acres (impervious surface)
- _____ Square feet or 103.8 acres (parcel size)
- ii. Describe types of new point sources. Buildings, driveways and outdoor storage

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

Stormwater will be directed to on-site stormwater management ponds.

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

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

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

- If Yes, identify:
- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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

- If Yes:
- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

Randomly between hours of _____ to _____.

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

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

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

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

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
15kWh

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

via grid/ local utility

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

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

i. During Construction:

- Monday - Friday: _____ 6:00 am - 6:00 pm
- Saturday: _____ 6:30 am - 4:00 pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 24 hrs
- Saturday: _____ 24 hrs
- Sunday: _____ 24 hrs
- Holidays: _____ 24 hrs

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

If yes:

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

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

n. Will the proposed action have outdoor lighting? Yes No
If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Wall mounted fixtures located on the sides and ends of proposed self-storage structures. Mounting height approximately 9-10' with shielded cut-offs.

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: _____ 6 tons per _____ month (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: Separate recycling containers for solid waste disposal
- Operation: _____

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

- Construction: Hired waste hauler
- Operation: _____



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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.8	19.8	+18.0
• Forested	39.6	36.7	-2.9
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	47.1	12.9	-34.2
• Agricultural (includes active orchards, field, greenhouse etc.)	15.1	5.2	-9.9
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			



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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities: _____

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

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

If Yes:

i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

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

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

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

If Yes:

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

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

If Yes:

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

Yes – Spills Incidents database

Provide DEC ID number(s): _____

Yes – Environmental Site Remediation database

Provide DEC ID number(s): _____

Neither database

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

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

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

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



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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 20 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:

Burdett-Scriba, BvB	33.8 %
Burdett-Scriba, BvC	38.5 %
Nunda channery, NuD	18.0 %

d. What is the average depth to the water table on the project site? Average: _____ > 20 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 13 % of site
 Poorly Drained 87 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 51 % of site
 10-15%: 36 % of site
 15% or greater: 13 % 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 863-686 Classification C
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters.... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

If Yes:
 i. Name of aquifer: Principal Aquifer

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m. Identify the predominant wildlife species that occupy or use the project site: _____
Cottontail Rabbit _____
Whitetailed Deer _____

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

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

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

iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

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

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

Northern Long-eared Bat

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

If Yes:
i. Species and listing: _____

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

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

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

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

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

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

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

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

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

If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

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

If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

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e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District *See attached No Effect letter from OPRHP

ii. Name: Christman Bird & Wildlife Sanctuary, Delanson Historic District, George W. Farmhouse

iii. Brief description of attributes on which listing is based: Conservation Area, Architecture, Architecture/Engineering

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): Archaeological Sites

ii. Basis for identification: Phase 1A/1B Cultural Resource Survey

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

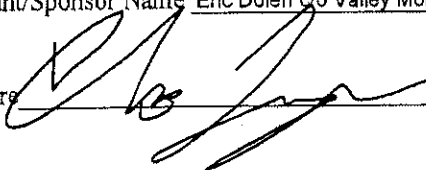
Attach any additional information which may be needed to clarify your project.

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.

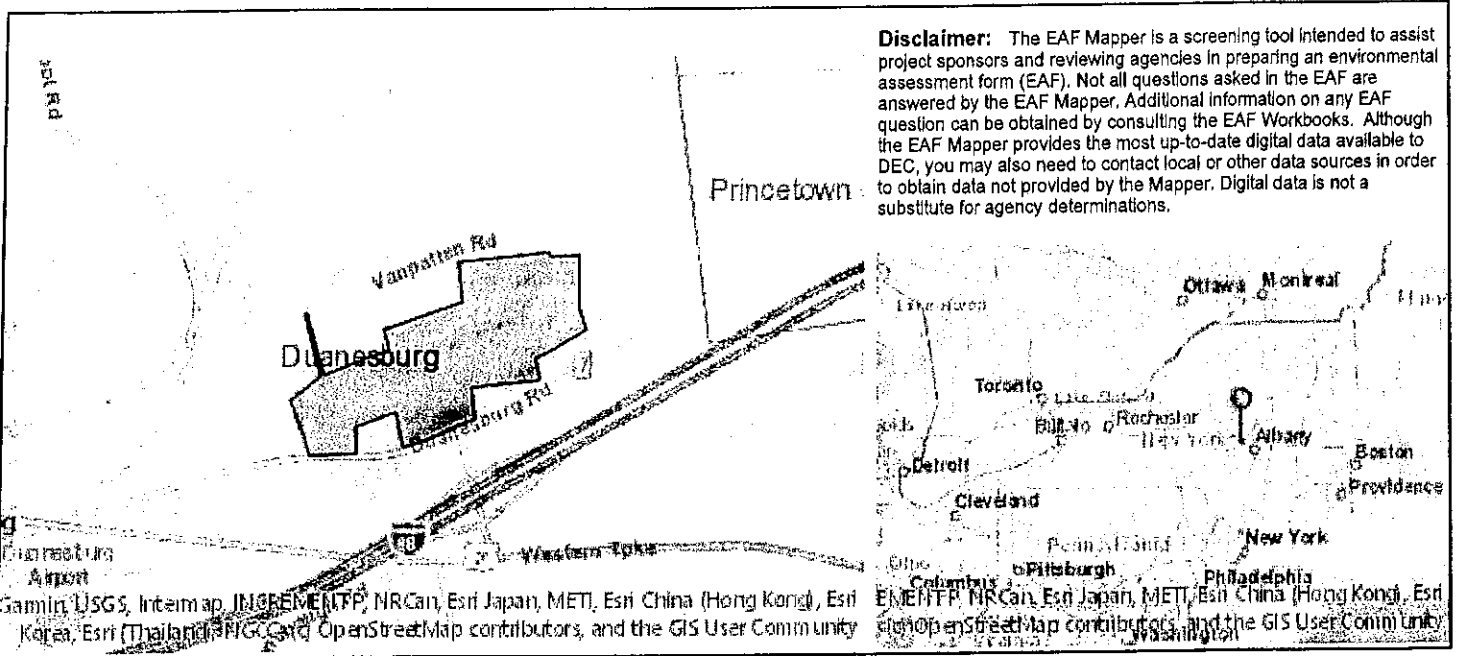
G. Verification

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

Applicant/Sponsor Name Eric Dolen c/o Valley Mobile Home Court, LLC Date 3/3/22 Rev 3/22/2022

Signature  Christopher Longo Title Project Engineer

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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Lake/Pond Name]	863-686
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No


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E.2.k. [100 Year Flooding]	No
E.2.l. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	SCHE001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

January 07, 2022

Christopher Longo
Owner, P.E.
Empire Engineering, PLLC
1900 Duanesburg Road
Duanesburg, NY 12056

Re: DEC
Pine Grove Dairy - Self-Storage
Town of Duanesburg, Schenectady County, NY
22PR00095

Dear Christopher Longo:

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 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).

OPRHP has reviewed the Phase IA/IB Archaeological Survey Report entitled "Phase IA/IB Cultural Resources Survey, Pine Grove Dairy Development Project, Town of Duanesburg, Schenectady County New York" prepared by Birchwood Archaeological Services, Inc. (June 2021; 22SR00012). No archaeological sites were identified by the survey. Therefore, it is the opinion of the 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 you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

Jessica Schreyer
Scientist Archaeology

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#21-21

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

CHECKLIST OF REQUIRED INFORMATION:

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

_____ Section _____ of _____ Ordinance. Local Law #1 of 2021

Present Owner: Josqui + Chelsea Smith (AS APPEARS ON DEED!!)
Address: 2496 Montauk Rd Zip code: 12131
Phone # (required): 518 852 5378

Applicants Name (if different): _____ Phone# (required) _____
Location of Property (if different from owners) 216 Bottom St.
Tax Map # 35.05-1-19.2 Zoning District R-1

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 of Owner(S) and/or Applicant(S) _____ Date _____

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

Agricultural Data Statement

Date: 8/23/21

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

Applicant	Owner if Different from Applicant
Name: <u>Joseph Serth</u> Address: <u>8496 Marianne Rd</u> <u>Pattersonville NY 12137</u>	Name: _____ _____ _____

- Type of Application: Special Use Permit Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
- Description of proposed project:
Commercial event venue
- Location of project; Address: 216 Butler St. Pattersonville NY 12137
Tax Map Number (TMP) 35.05-1-19.2
- Is this parcel within an Agricultural District? YES NO (Check with your local
- if YES, Agricultural District Number _____ assessor if you do not know.)
- Is this parcel actively farmed? YES NO
- List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

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

[Signature] Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: [Signature] 11/3/21
Dale R. Warner Date

Revised 4/4/17

FARM NOTE

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

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

NOTICE OF DETERMINATION
of the Town of Duaneburg

Date of Determination 11/12/21

Application of Joseph + Christine Senter under section
Zoning of the (Village of Delanson/ Town of Duaneburg)
Ordinance. Local Law #1 2021

Applicant Joseph + Christine Senter
Address 8496 Marianne Rd

Phone 518 852-5378 Zoning District R-1 SBL# 35.05.1-19.2

Description of
Project: Commercial Event Venue using barn + parcel
for weddings + parties etc.

Determination:
Special Use permit

Reason supporting determination:
Local Law #1 2021 Commercial Event Venues

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

Code Enforcement Officer: Dale Nelson

TOWN OF DUANESBURG LOCAL LAW NO. 1 OF 2021

A LOCAL LAW AMENDING THE TOWN OF DUANESBURG ZONING ORDINANCE
WITH RESPECT TO COMMERCIAL EVENT VENUES

BE IT ENACTED by the Town Board of the Town of Duanesburg in the County of Schenectady as follows:

Section 1. Title of the Local Law.

This local law shall be entitled "A Local Law Amending the Town of Duanesburg Zoning Ordinance with Respect to Commercial Event Venues."

Section 2. Authorization.

This local law is enacted pursuant to the Municipal Home Rule Law and Article 16 of the Town Law of the State of New York.

Section 3. Purpose.

The purpose of this local law is to allow within the Town of Duanesburg in all but the L-2 District, the conversion and use of existing structures for temporary events such as weddings, anniversaries, graduation parties, and other similar occasions on a commercial basis. The Town Zoning Ordinance currently addresses mass gatherings but does not address smaller commercial events that may be held in existing structures and/or tents, including Bed and Breakfasts, Agricultural Barns or other accessory structures. Use of Fire Halls, Churches and other buildings already rated for public assemblies for such events is not in any way restricted by the adoption of these regulations which pertain to commercial temporary events. Use of homes and properties on a non-commercial basis for such events is also exempted from the requirements of this local law. For purposes of commercial event venues in the L-1 District, the intent is to allow such events in conjunction with approved Bed and Breakfast uses only.

Where an existing structure is going to be used for commercial events the goal is to balance the impacts of such events on the surrounding neighbors and to ensure that the events are carefully regulated to address impacts related to noise, property maintenance, traffic, public health, welfare and safety.

Section 4. Zoning Ordinance Amendment

The Zoning Ordinance is amended to reflect and include the following:

§ 1-1 Applicability.

- A. This section shall apply to the conversion of existing structures, including temporary tents, for the holding of temporary events such as weddings, anniversaries, graduation parties and the like in all zoning districts in the Town, with the exception of the L-2 District.
- B. With regard to the L-1 District, such events shall only be permitted in conjunction with approved Bend and Breakfast uses only.
- C. This section shall not apply to a facility that has been granted a special use permit to hold mass gatherings as defined under the Town Zoning Code.
- D. This section shall not prohibit the Planning Board from approving a special use permit for a project in any district, except the L-2 District, where the only access to the property is through the L-1 or L-2 District.

§ 1-2 Definitions.

- A. For purposes of this local law, the term “commercial” shall mean any use related to doing business or for business purposes.

§ 1-3 Standards.

- A. The Planning Board may grant a special use permit to allow the conversion of existing structures, including temporary tents, for the holding of temporary events such as weddings, anniversaries, graduation parties and the like, pursuant to 1-1., provided that the Planning Board finds that all of the following conditions and standards have been met for the conversion of each existing structure for such purposes and that the structure/event venue:
 - 1. Will comply with applicable legal requirements, will be consistent with the purposes of the district in which it is located and has been given due consideration by the Planning Board.
 - 2. Will not result in off-premises noise, dust, odors, solid waste nor lighting.
 - 3. Will not cause significant traffic congestion, will provide adequate parking, will not impair pedestrian safety, will not adversely impact emergency services accessibility or overload existing roads, considering their current width, surfacing, condition and any proposed improvements made to them by the applicant.
 - 4. Will be suitable for the proposed action considering the property’s size, location, topography, vegetation, soils, natural habitat, hydrology, and its ability to be buffered or screened from neighboring properties and public roads.

§ 1-4 Decision.

The Planning Board may approve the application, approve it subject to modifications, or disapprove the application.

- A. Decision. Any decision by the Planning Board to grant or deny a special use permit shall include either a negative declaration of environmental significance or a written SEQRA findings statement consistent with the requirements of SEQRA. The decision shall contain a statement of its findings regarding the appropriateness of the use so authorized and the conditions required in the special use permit, or its reasons for denial. In granting any approval, the Planning Board shall impose any conditions that may be necessary to ensure that the proposed use will be compatible with its surroundings.
- B. Quantity of Events. The number of events that can be held at a location may be limited at the discretion of the Planning Board depending upon the facts and circumstances of the application.
- C. The Planning Board shall attach to the special use permit such conditions and restrictions as are deemed necessary. Upon its granting of said special use permit, any such conditions must be met by the Applicant prior to the issuance of any permits by the Building Inspector and throughout the operation of the event venue. The special use permit for events may be reviewed at the discretion of the Planning Board on a yearly basis.

§ 2 Event Venue.

§ 2-1 Use Standards.

An event venue must demonstrate compliance with the following standards in addition to the special use standards in § 1-3.

- A. The event venue shall be located on a site with a minimum of five acres, unless the venue includes a permitted bed and breakfast or hotel/motel type facility.
- B. The site of the event venue shall have at least two means of egress, at least one of which is adequate for emergency vehicles, as determined by the Planning Board in consultation with emergency responders based on its width, length, surface and ability to support the gross vehicle axle weight of emergency vehicles.
- C. The maximum number of attendees at the event venue shall be 200.
- D. The applicant shall demonstrate either that all required parking can be accommodated on-site or that sufficient off-site parking areas are under the control of the event operator and shuttle vehicles shall be used by the operator of the event venue for such off-site parking areas. All off-site parking areas shall be reviewed by the Planning Board and are subject to the standards herein.
- E. The applicant shall also submit a traffic study showing that the roadways around, entering and leaving the event venue have sufficient capacity and are safe to accommodate the event venue including event attendees and support employee vehicles as well as emergency vehicles.
- F. All events shall be provided with adequate potable water and sanitary facilities as required by the Planning Board, Building Inspector and/or the NYS Department of Health.
- G. The Planning Board shall require appropriate buffers between the event venue and off-site parking, if any, and adjoining properties, given the size of parcel, the natural topography and vegetative cover.

- H. The event will not make, continue, cause, or permit, unreasonably intrusive noise. Standards to be considered in determining whether an unreasonably intrusive noise exists include, but are not limited to, the following:
 - a. The volume of the noise.
 - b. The frequency of the noise.
 - c. The time of day of the noise.
 - d. The proximity to any residential, educational, medical, or religious facility.
 - e. The duration of the noise.
- I. Maximum Sound Levels.
 - a. Events may only take place between the hours of 9:00 AM to 10:00 PM, except where otherwise specified by the Planning Board.
 - b. At no time may the maximum sound level exceed 70 decibels measured at any of the property boundaries or at the closest residential receptor, as determined by the Planning Board.
 - c. The measurement of any sound or noise shall be made with a sound-level meter using the A-weighted scale and slow response, except for sounds or noises which occur in single or multiple bursts with a duration of less than one second, for which fast response shall be used.
- J. Seating for events may occur outdoors, under a fabric structure temporarily constructed on the property, or in an event structure meeting the standards in § 2-3 below.
- K. Locations for proposed temporary fabric structures must be included on the site plan. All buildings and structures, including fabric structures, to be used as part of the event venue shall, where required, obtain a certificate of occupancy for their intended uses, including an event structure meeting the standards in § 2-3 below.
- L. The Planning Board shall determine the permitted hours of operation of an event venue. Events shall commence no earlier than 9:00 AM and shall terminate no later than 10:00 PM. The Planning Board shall also have the power to modify the commencement and termination times for a particular site based upon the specifics of the application before it as long as the modifications do not impact the health, safety and welfare of the neighborhood and the surrounding community. For purposes of this section, "termination" shall mean the termination of food, drinks, service and entertainment, with the understanding that attendees and servers will need a reasonable amount of time after termination to exit the premises. A generic event management plan shall be prepared and submitted to the Planning Board for review and approval as part of the special use permit review. The plan shall include provisions for traffic and parking management, hours of operation, noise abatement, sanitary facilities and maximum number of guests. The plan shall also include a list of contacts for emergency situations to be used by the guests and shall be provided at each event along with the legal name and address of an emergency contact person at the site shall also be provided.
- M. The Applicant shall provide to the Town a certificate of insurance evidencing coverage in a commercially reasonable amount for the event venue naming the Town as additional insured. Such certificate of insurance shall be provided to the Town Clerk on an annual basis by January 1 of each year or the special use permit will be revoked. An annual

certification of compliance with the terms and conditions of the special use permit shall be provided to the Town by the Applicant.

§ 2-3. Event Structures.

Event venues may utilize new structures or former residential, agricultural or accessory structures as a place of public assembly, such as a barn, house or garage, provided the following criteria are satisfied:

- A. The use of any structure for events shall be permitted only after the issuance of a building permit and a certificate of occupancy for public assembly by the Town's Building Inspector.
- B. The applicant shall provide the Building Inspector with a plan prepared by a registered licensed design professional to improve the structure to be used for events to enable the structure to obtain a certificate of occupancy for an assembly area, where none exists. A copy of the plan shall also be submitted to the Planning Board as part of special use permit and site plan review.
- C. The occupancy of the event structure shall not exceed occupancy load and exiting provisions of the New York State Uniform Code and those occupancy load limits shall be posted at the premises by the Town's Building Inspector.

§ 2-4. Special Use Permit.

- A. The special use permit and site plan for an event venue must include:
 1. The maximum number of attendees permitted during any event, but in no event greater than 200 attendees.
 2. The hours of operation of the special event venue and whether amplified sound is permitted either outside or inside or both.
 3. Any other conditions on operation, design and layout reasonably necessary to ensure compatibility with surrounding uses and to protect the natural, historic and scenic resources of the Town.
 4. Items in Subsection A(1) through (3) above shall be determined by the Planning Board based on the size of the parcel, location, topography, parking, proximity of neighbors, emergency access and the ability of existing and proposed buffers to provide sound attenuation and visual screening.
 5. This permit is allowed in all districts except the L-2. In the L-I District such events are allowed by special permit only at a Bed and Breakfast that has received all necessary approvals from the Town to operate in the Town.
 6. Trash and other debris shall be stored in containers with lids. Any blowing trash shall not accumulate on any neighboring properties and all trash generated from the event must be removed no later than noon on the day following the event.
- B. Once a special use permit has been granted to permit an event venue at a particular site, individual events may be held at the site without further review by the Planning Board as

long as such events are compliant with § 2-1 and with all the conditions of the special use permit and other approvals issued by the Town.

Section 5. Supersession.

Pursuant to the powers granted by the Municipal Home Rule, this Local Law supersedes all provisions of the Town of Duanesburg Town Code, in so far as such statutes are inconsistent with this Local Law and any other laws or regulations of the Town of Duanesburg are superseded to the extent necessary to give this Local Law full force and effect. All other provisions shall remain the same.

Section 6. Severability.

Each separate provision of this Local Law shall be deemed independent of all other provisions therein, and if any provisions shall be deemed or declared invalid, all other provisions hereof shall remain valid and enforceable.

Section 7. Effective Date.

This Local Law shall take effect immediately upon filing in the office of the New York Secretary of State in accordance with Municipal Home Rule Law § 27.

State Environmental Quality Review Act (SEQRA)
A Local Law Amending the Town of Duanesburg Zoning Ordinance With Respect to
Commercial Event Venues

Support for Determination of Significance
Town of Duanesburg, County of Schenectady, New York
August 12, 2021

The proposed action consists of passing a local law to allow, within the Town of Duanesburg, in all but the L-2 District, the conversion and use of existing structures for temporary events such as weddings, anniversaries, graduation parties, and other similar occasions on a commercial basis. The Town Zoning Ordinance currently addresses mass gatherings but does not address smaller commercial events that may be held in structures and/or tents, including Bed and Breakfasts, Agricultural Barns, or other accessory structures. Use of Fire Halls, Churches and other buildings already rated for public assemblies for such events is not in any way restricted by the adoption of these regulations which pertain to commercial temporary events. Use of homes and properties on a non-commercial basis for such events is also exempted from the requirements of this local law. For purposes of commercial event venues in the L-1 District, the intent is to allow such events in conjunction with approved Bed and Breakfast uses only. Where a structure is going to be used for commercial events the goal is to balance the impacts of such events on the surrounding neighbors and to ensure that the events are carefully regulated to address impacts related to noise, property maintenance, traffic, public health, welfare, and safety.

The Town of Duanesburg has classified the action as Type I action.

The Town has given due consideration as to whether the local law would potentially have a significant adverse impact on the environment. Amending the zoning ordinance will not have a significant adverse impact on the environment and will not exceed any of the criteria for determining significance found in 6 NYCRR § 617.7(c), described below:

- i. a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- ii. the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- iii. the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;
- iv. the creation of a material conflict with a community's current plans or goals as officially approved or adopted;

- v. the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- vi. a major change in the use of either the quantity or type of energy;
- vii. the creation of a hazard to human health;
- viii. a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- ix. the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- x. the creation of a material demand for other actions that would result in one of the above consequences;
- xi. changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- xii. two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The adoption of the proposed local law is a legislative action that will not result in disturbance to water bodies, and any threatened, endangered, or rare species of plants and animals or the habitat of such species. The proposed local law will not create an increase in solid waste production, traffic, or the potential for erosion, flooding, leaching or drainage problems. As a result of the lack of physical site disturbance, the adoption of the local law will not impact important historical, archeological, architectural, or aesthetic resources, nor will the local law impair the community's current plans and goals. The proposed local law will not create a hazard to human health or a change in energy use.

While the local law may attract a number of people to the Town of Duaneburg, the local law sets forth standards to be used to balance the impacts of the proposed commercial event facility on the surrounding neighbors and to ensure that the events are carefully regulated by means of a special use permit issued by the Town Planning Board to address impacts related to noise, property maintenance, traffic, public health, welfare, and safety.

It is important to note that environmental impacts of individual projects allowed pursuant to the amended zoning ordinance will be considered and evaluated during the special use permit proceedings pursuant to local law and the statewide regulatory framework for the implementation of SEQRA.

Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Event venue site		
Project Location (describe, and attach a general location map): 216 Batter St, Pattersonville, NY 12137		
Brief Description of Proposed Action (include purpose or need): use 150 year old barn for commercial events		
Name of Applicant/Sponsor: Joseph Seath		Telephone: 518-852-5378
		E-Mail: cmvsk2@aol.com
Address: 8496 marionville Rd		
City/PO: Pattersonville	State: NY	Zip Code: 12137
Project Contact (if not same as sponsor; give name and title/role): same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:



B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLANNING BOARD	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies * <input type="checkbox"/> Yes <input type="checkbox"/> No	* No Permits or APPROVAL NEEDED BUT Town may submit it to Schenectady County Planning	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):
 NYS Heritage Areas: Mohawk Valley Heritage Corridor

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

If Yes, identify the plan(s):



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a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
R1 Residential

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
NYS Police + Schtly CO Sheriff's

c. Which fire protection and emergency medical services serve the project site?
Mariaville fire dept + Duquesburg Ambulance

d. What parks serve the project site?
None

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 6.7 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? 6.7 acres

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

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

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 0 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

If Yes,

i. Total number of structures _____

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

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

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

If Yes,

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? _____

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

• Volume (specify tons or cubic yards): _____

• Over what duration of time? _____

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

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

If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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



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

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

If Yes, describe:

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: < 100 gallons/day Average

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

If Yes:

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

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

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

• Source(s) of supply for the district: _____

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: < 100 gallons/day Average

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

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

If Yes:

- Name of wastewater treatment plant to be used: SD#2 Merrill
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No



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- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

- ii. Describe types of new point sources. _____

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

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

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



landfills, composting facilities)?

If Yes:

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

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

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

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

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

If Yes:

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

Randomly between hours of _____ to _____.

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

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

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

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

N/A

ii. During Operations:

- Monday - Friday: 9 AM - 10 PM
- Saturday: 9 AM - 10 PM
- Sunday: 9 AM - 10 PM
- Holidays: 9 AM - 10 PM

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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 beam 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.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			



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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 Weekday 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): _____

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- 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: _____

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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: _____



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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 Serth Date 12/12/21

Signature [Signature] Title owner

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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.

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

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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"/>



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



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g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (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>			
	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)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<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.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	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"/>

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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.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	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"/>

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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"/>

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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"/>



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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"/>

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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.)

NO YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	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"/>

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DUANESBURG



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17. Consistency with Community Plans NO YES

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.

	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 NO YES

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.

	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



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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



ORIGINAL

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.

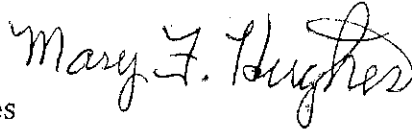
Alanna M. Moran, PE
Project Manager

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 dark 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

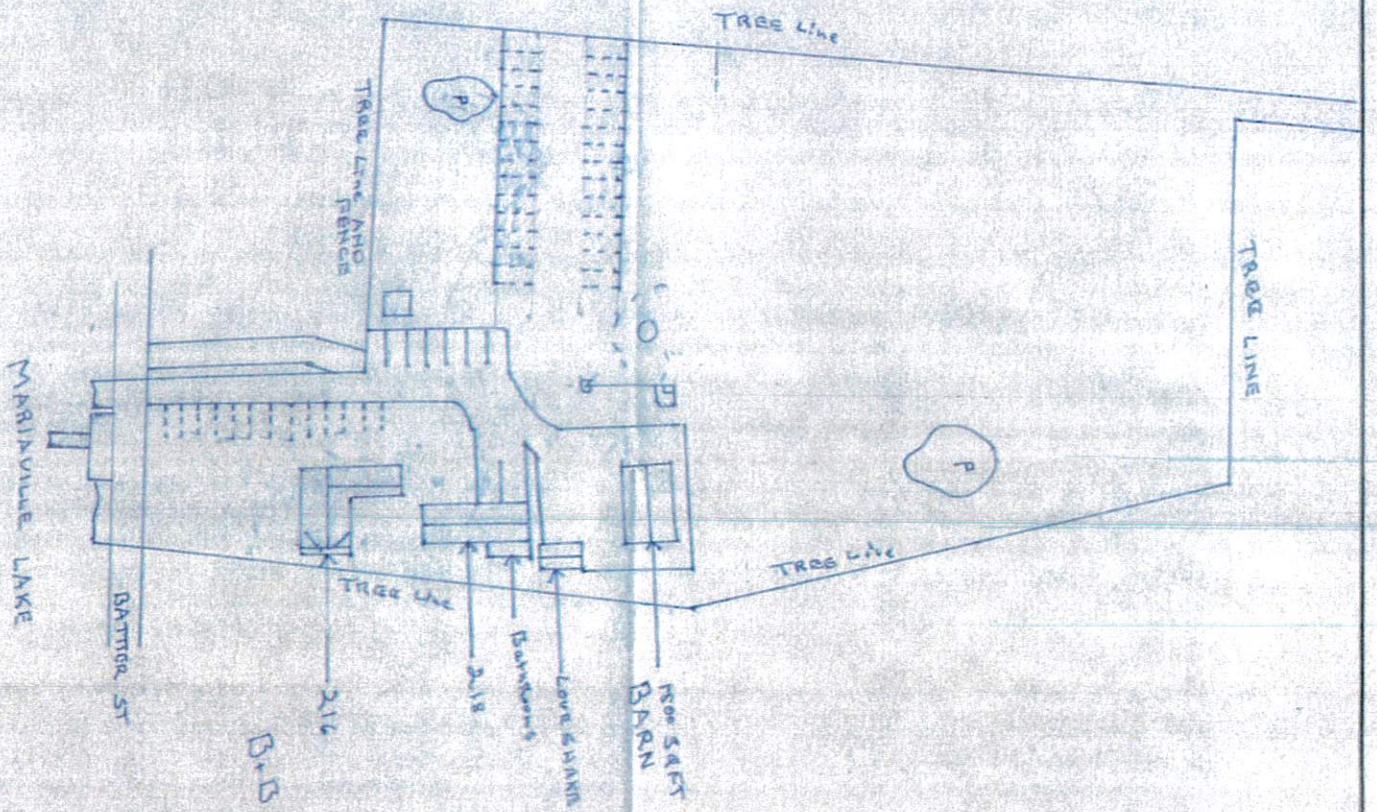
January 13, 2022

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 that reads "Scott A. Bukowski". The signature is written in a cursive style with a large initial "S".

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



216 BATTLE ST EVENT SITE	
SCALE 1" = 50'	APPROVED BY
DATE	DRAWN BY
JOHNSON	SKETCH
	DRAWING NUMBER

35.05-1-19.2



November 12, 2021

polygonLayer

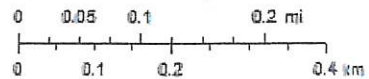
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Parcels

1:8,426



Source: Esri, DeLorme, 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 or any other information. 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



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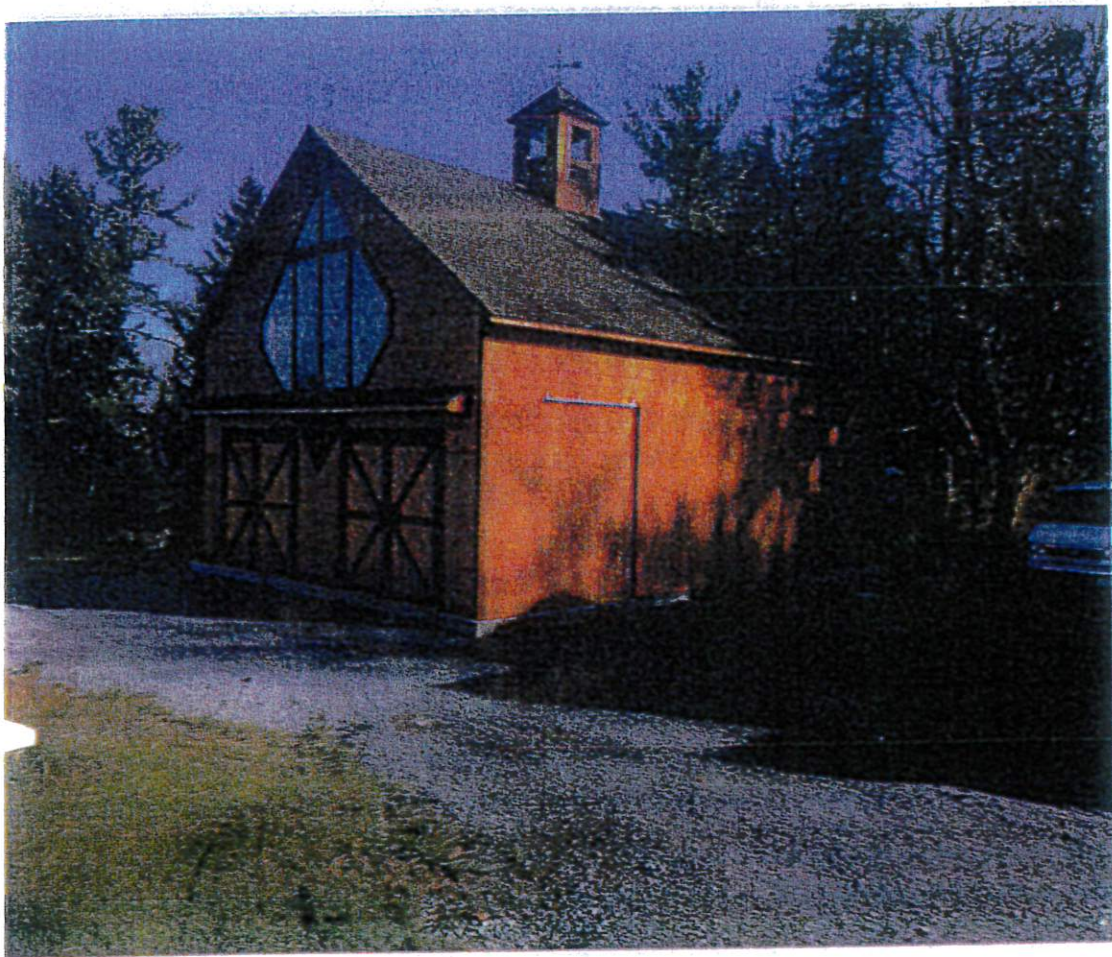
- F. Customers will be required to provide one Port-A-Potty for every 50 attendees and will be required to provide bottled water
- G. No off-site parking is planned at this time
- H. Amplified sound will be permitted to a maximum of four hours per day and will not exceed 70 Db at the property line with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

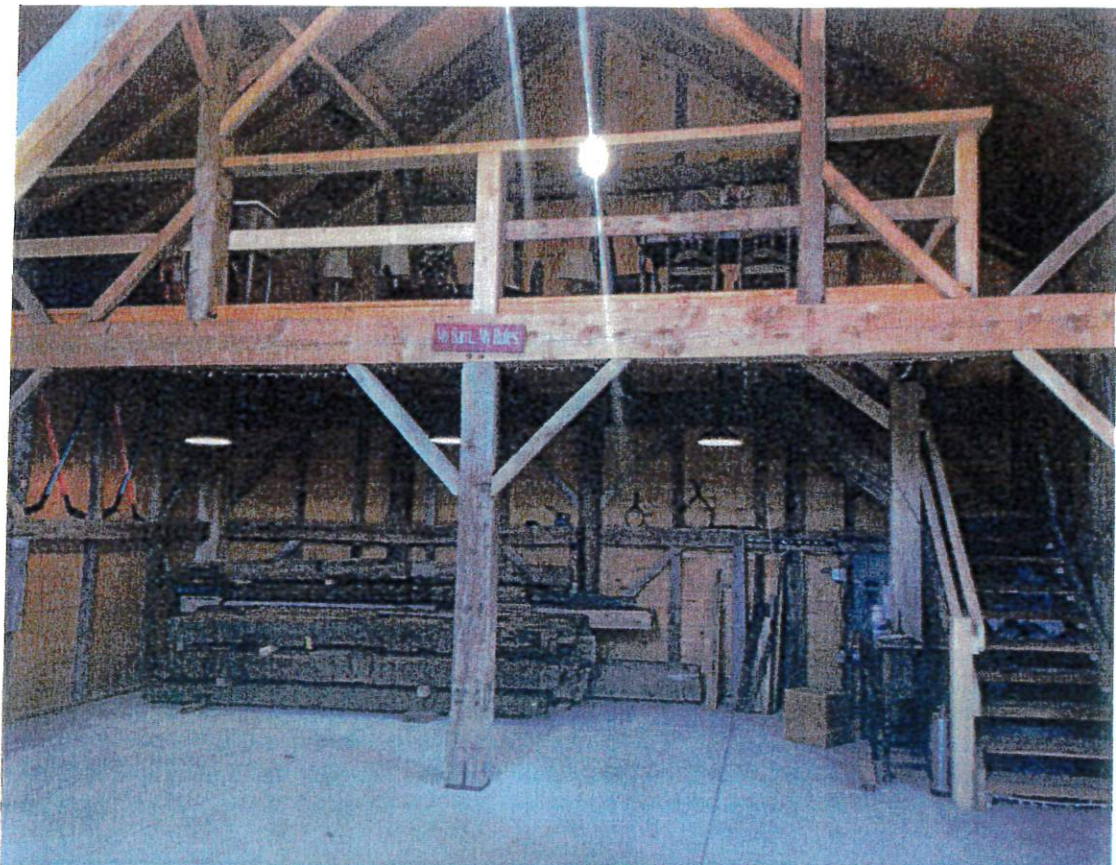
2-3:

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:

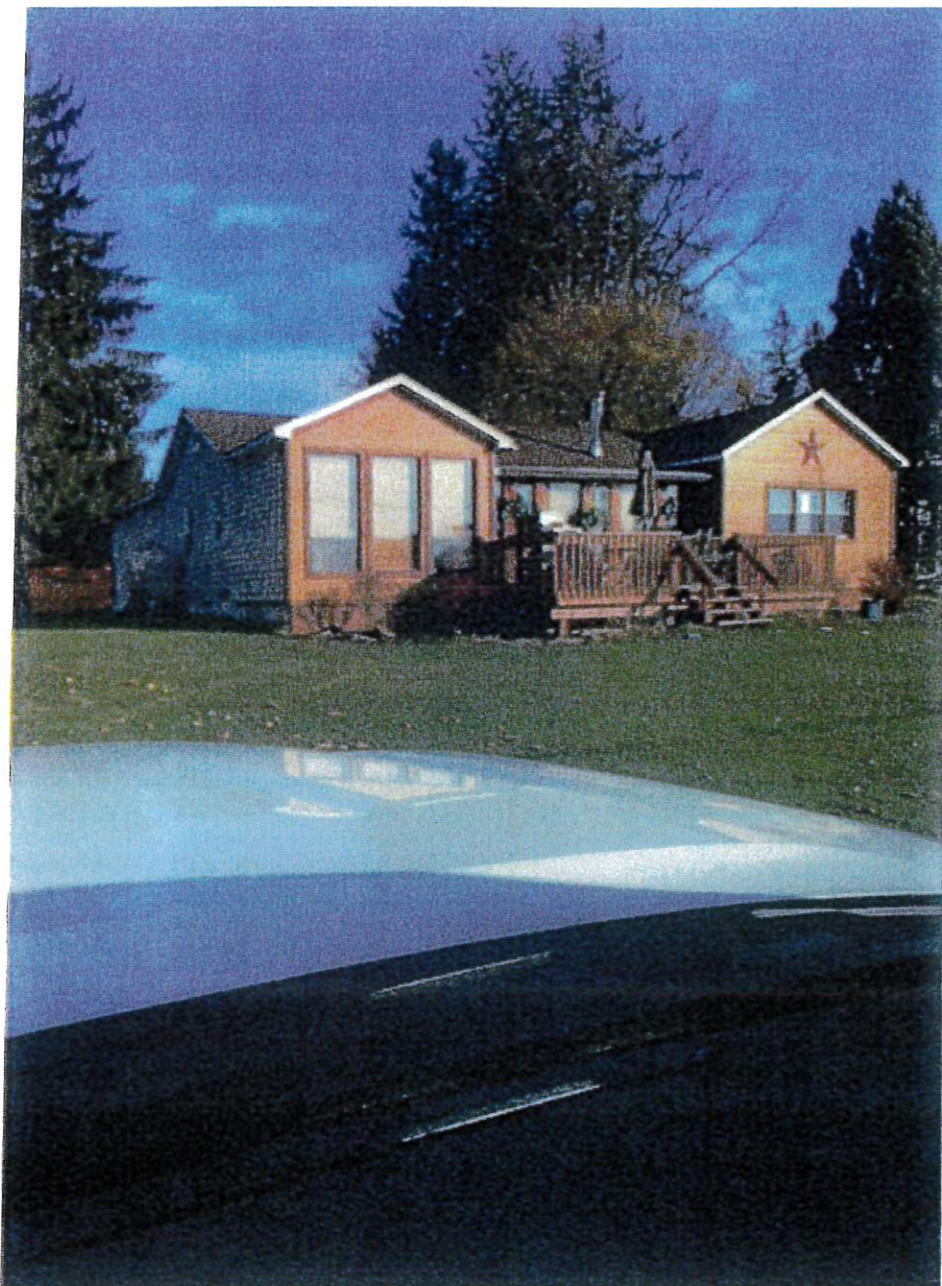
A. The plan is to host events seasonally; mostly on Saturday's between 9AM and 10PM. Most events will be booked as a four-hour event



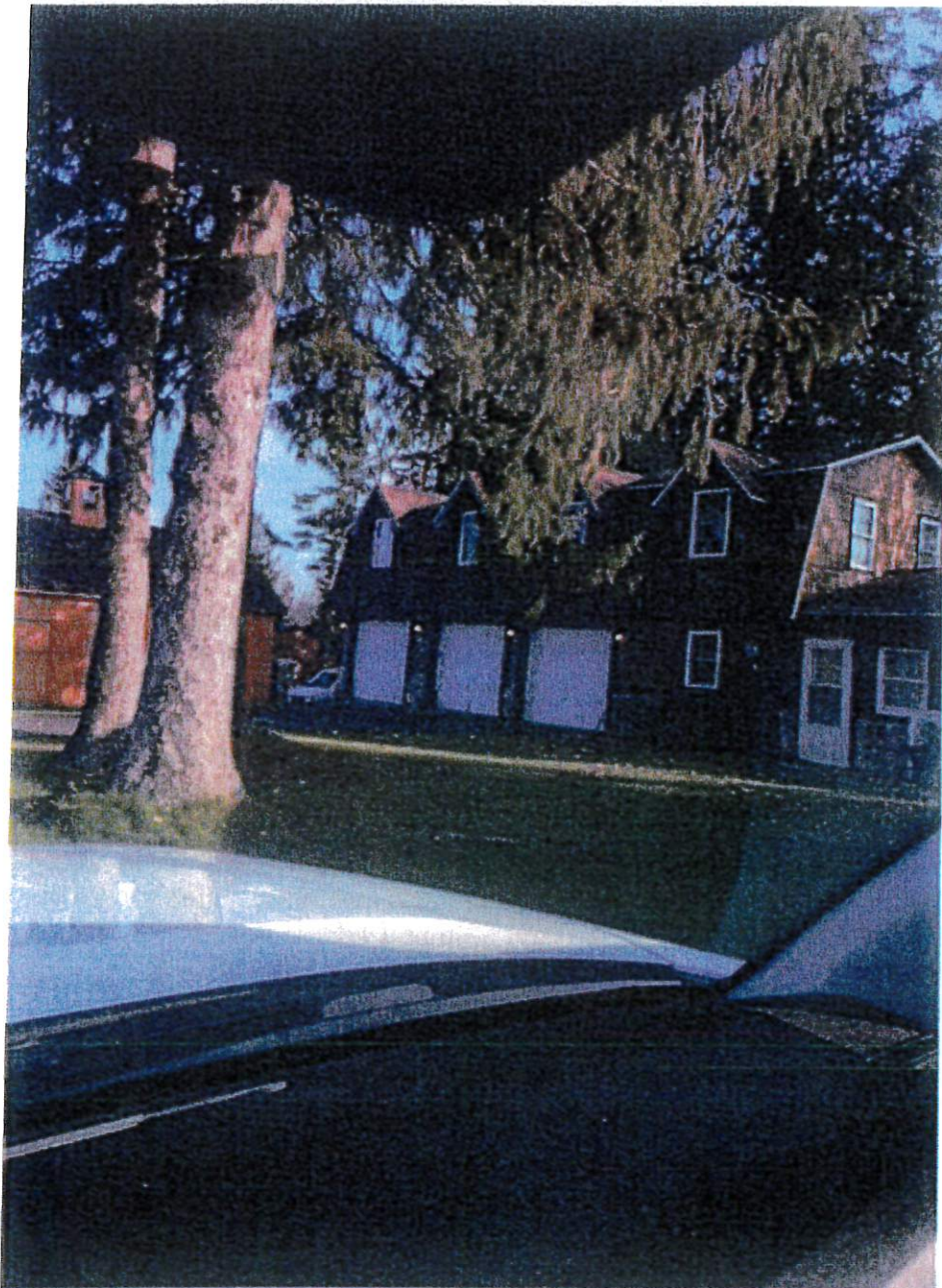




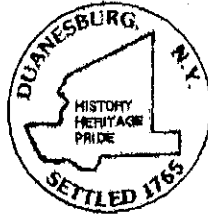
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NOV 18 2021
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Sent from my iPhone



Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairman
Dale Warner, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Board Attorney



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

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Planning Board Minutes
April 21st, 2022
Draft Copy

RECEIVED

MAY 03 2022

TOWN OF DUANESBURG
TOWN CLERK

MEMBERS PRESENT: Jeffery Schmitt- Chairperson, Michael Harris-Vice Chairperson, Elizabeth Novak, Joshua Houghton, Michael Santulli, Matthew Hoffman, Michael Walpole, Planning Board Attorney Teresa Bakner, Town Planer Dale Warner, and Clerk Melissa Deffer.

INTRODUCTION: Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to tonight's Planning Board meeting. Schmitt asked for the board to introduce themselves to the public: Jeff Schmitt- Chairman, Elizabeth Novak- Planning Board Member, Teresa Bakner- Legal Counsel for the Planning Board, Matt Hoffman- Planning Board Member, Mike Walpole- Planning Board Member, Josh Houghton- Planning Board Member, Mike Santulli- Planning Board Member, Mike Harris- Vice Chairperson, Dale Warner- Town Planner and Melissa Deffer-Planning Board Clerk.

OPEN FORUM:

Schmitt/Novak made a motion to open the open forum at 7:02 pm.

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

Approved.

Patrick Wren located at 9866 Western Turnpike to put on record that the owners of Ultimate Wishy Wash are still using the accessory parking lot even with the permit revoked. The gate is always wide open, and the music is still playing all night long. Water runoff is still an issue due to the construction not being done properly. Mr. Wren wanted the Board to be aware that the owner will come back with another engineer, with a new set of plans which they did not comply with the original first set, and even considering giving another special use permit would be a disadvantage to anyone at this time. A lot of damage has been done already, and nothing has been fixed to date. Mr. Wren has also received a letter from DEC that the SPEDES permit is now under a full technical review and based on what DEC finds will determine his next step towards fixing his issues. **(Please see picture attachments)**

Heidi Chilton located at 9848 Western Turnpike is still concerned with the amount of water on the back of her property that was never there before, and would like to know if they have

permission to dig a trench to divert the water off their property? This process has caused Mr. and Mrs. Chilton stress every time it rains, they worry.

Board Member Hoffman advised Mrs. Chilton to contact Army Corp. Schenectady County Residency for DOT easements that maybe on the property, and DEC, for possible permitting and information that maybe needed.

Lynne Bruning located at 13388 Duanesburg Rd (**Please see attachment**)

Schmitt/Harris made a motion to close the open forum at 7:18 pm.

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

Approved.

PUBLIC HEARINGS:

None

OLD BUSINESS:

#22-05 Catalytic Recovery Corp, SBL#67.00-3-8.1, (C-2) Located at 5469 Duanesburg Rd is seeking a seeking a Special Use Permit under section 12.4(33) of the Town of Duanesburg Zoning Ordinance. Project Manager John Hitchcock, Jr from ABD Engineers, LLP represent Mr. Michael Grandy. The neighboring properties to the east and west have single-family homes. Currently a couple pre-existing buildings are on the parcel. A 3,600 SqFt building that will be used for storage. An office/garage along with a shed is also on the parcel. Mr. Grandy would like to build a 4,000 SqFt building on the south end of the parcel, with an 1,800 SqFt future addition that they are planning for now. There are plans to have lights mounted on the building that will be down casting. The project has been approved by the ZBA for two variances, a 55 ft rear yard setback and 15 ft east side yard setback variance on April 19th, 2022. At the last meeting the Planning Board asked for multiple new submissions. Mr. Hitchcock has provided a turning template to show that larger trucks can safely access and turn around on the site and explained the waste will be disposed offsite. A landscaping plan is not purposed at this time, because there are woods to block the structure from the neighbor. If the Board would prefer to have one, John will be more than willing to obtain a landscaping plan. Mr. Grandy Also has contacted his neighbors, submitted a business plan, and filled out an updated application. There were several neighbors who attend tonight's meeting with question, comments, and concerns regarding the project. Chairperson Schmitt advised them to come back for the public hearing next month to voice their comments to put them on the record. For the next meeting the Board would like to see the following:

1. Obtain conformation from NYSDEC that no air permits are necessary for this facility
2. A gate at the end of the driveway.
3. Distance for roof drainage
4. Distance from the drainage to the septic

Novak/Santulli made a motion to reaffirm the preliminary SEQRA findings of a negative impact declaration for the **#22-05 Catalytic Recovery Corp** application that is considered an Unlisted Action. (**Please See Part 3 of the FEAF Attachment**)

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

Approved.

Novak/Walpole made a motion to set a public hearing for the **#22-05 Catalytic Recovery Corp** application on May 19th, 2022.

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

#22-01 Valley Mobile Home Court, LLC: SBL#55.00-4-11.6, (C-2) located at 6204 Duanesburg Rd is seeking a Special Use Permit for 11 storage units under section 12.4(33) and a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Chairperson Schmitt commented that the fact that some work has already been done to the site is making it extremely difficult for the Board to review because the pre-existing conditions are no longer present. Chris Longo from Empire Engineering is representing the owner, Eric Dolan, and applicant Valley Mobile Home Court. Chis wanted to update the Board with where they are at with the project and complete the initial step for SEQRA to get the coordinated review sent out to the interested and involved agencies. There are no new updated plans since last month, and the wetlands is in process of a field review, so there is no report currently. The Planning Board still had some issues with the new Long EAF that was submitted and as soon as those are addressed and submitted, the Coordinated review can be sent out by the Clerk. All disturbance that was done before coming to the Planning Board has stopped. The only activity that has continued is the stabilization on the site. For the next meeting the Board would like the following to be done:

1. Set up an escrow account for the project
2. Long EAF to be revised with the changes
3. Submit 9 copies of the design plan packets

Hoffman/Walpole made a motion to declare the Town of Duanesburg Planning Board lead agency for the **#22-01 Valley Mobile Home Court, LLC**, Special Use Permit application that is considered a Type I Action and retaining C.T. Male as the Town Designated Engineer (TDE) to review the project.

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

NEW BUSINESS:

None

SKETCH PLAN REVIEW:

#22-07 Biggs, Susan L: SBL# 74.00-3-18, (R-2) located at 13388 Duanesburg Rd is seeking a Lot Line Adjustment under Local Law #2 of 2017 of the Town of Duanesburg Subdivision Ordinance. Joanne Darcy Crumb land surveyor is representing Mrs. Biggs for a lot line adjustment application. The property SBL#74.00-3-18 was originally 92 acres with a residence and five outbuildings. The driveway for the house is on a 22-acre parcel SBL#74.00-3-16.3 which is a vacant lot between the House parcel and Duanesburg Rd. In 2015 there was a lot line adjustment where Mrs. Biggs agreed to transfer approximately 1.5 acres to the neighbor. What Mrs. Biggs is asking for now is to change the configuration of the lot and move the northern lot line of tax id 74.00-3-16.3 from 800 ft north of Duanesburg Rd to approximately 1500 ft and extend 74.00-3-16.3 eastern lot line from 500 ft north of Duanesburg Rd to approximately 1000 ft. The residence and driveway will be on an approximately 40-acre parcel and the vacant land will be 73 acres as a separate parcel. Susan Biggs intends to retain ownership of both parcels and no construction is planned.

Houghton/Harris made a motion that the proposed action is a type 2 action under SEQRA, and that Planning board determines that the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels, that no additional lot will be created as a result of the proposed action. The Planning Board declares the proposed action to be further exempt from any further subdivision review pursuant to this article and refers the application to the Code Enforcement Officer to complete administration of the same.

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

#22-08 Brockway, Jeffery: SBL# 34.00-1-29.111, (R-2) located at 11071 Mariaville Rd is seeking a minor subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Wendy Brockway is representing her husband, Jeffery Brockway. Mrs. Brockway would like to gift 5 acres of their 15-acre parcel located at 11071 Mariaville Rd to their son Robert to building a single-family home on. The purposed location of the driveway will be on North Rd where there is already access to the back part of the current 15 acres.

Santulli/Walpole made a motion that the proposed action is a type 2 action under SEQRA, and that Planning board determines that the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels. The Planning Board declares the proposed action to be further exempt from any further subdivision review pursuant to this article and refers the application to the Code Enforcement Officer to complete administration of the same.

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

#22-09 Dunnsville Rod and Gun Club: SBL#68.00-1-14, (C-1) located at 3081 Western Turnpike is seeking a Lot line Adjustment under Local Law #2 of 2017 of 2017 of the Town of Duanesburg Subdivision Ordinance. Rick Peterson president of the club is representing the application. What Mr. Peterson presented to the Board will require a 30 ft variance for a flag lot creation. The Planning Board referred the applicant to the ZBA for a variance first and then will have to come back to the Planning Board.

Harris/Houghton made a motion to table the **#22-09 Dunnsville Rod and Gun Club** application.

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

OTHER:

Vice Chairperson Harris has recused himself.

#19-12 Murray/Eden Renewables/Amp/Oak Hill Solar 1 and 2 LLC

Planning Board Attorney explained that while producing the Resolution for Oakhill Solar 1 and 2 LLC, one of the pages in exhibit C which was the first page attached to the EAF Part 3 was inadvertently not included (**Please see attached missing page 1 of the EAF Part 3**). The part 3

of the FEAF was previously distributed to the Planning Board and discussed at the November 2021 meeting in detail. Subsequently a question was raised about this page 1 because of the following language: "However it is important to know that the proposed facility will be approximately 800ft from public viewing Duanesburg Rd and Rt 7 and will be heavily screened from the public vantage point by existing vegetation, natural gradation of the site." Doug Cole from Prime AE addressed this concern in an email that was previously sent December 2021. Doug explained that the 800' measurement was to the clearing area, not the solar facility itself. The project footprint did not change from the 2019 submission to 2021. **(Please see attached copy of the December email)** For clarification the Board is going to add to page 1 of the EAF Part 3 that "the Solar panels will be approximately 1,368 ft in distance from the southeast corner to NYS Route 7. Please see approved Site Plan and Prime AE email of 12/20/2021."

Novak/ Santulli made a motion to read into the record the FEAF part 3 and to adopt the new wording into the record. **(Please see attachment FEAF Part 3 including the revised page 1)** Novak yes, Santulli yes, Houghton yes, Walpole yes, Hoffman yes, Schmitt yes. **Approved.**

MINUTES APPROVAL:

Novak/Hoffman made the motion to approve March 17th, 2021, Planning Board minutes with corrections.

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

ADJOURNMENT:

Harris/ Novak made the motion to adjourn at 9:03 pm.

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



ORIGINAL

Agency Use Only [If applicable]

Project:	Grandy - Catalytic Recovery Corp.
Date:	4/21/22

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



ORIGINAL

Agency Use Only [If applicable]

Project:	Grandy - Catalytic Recov
Date:	4/21/22

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The Town of Duaneburg Planning Board has completed an environment assessment of the proposed Special Use Permit for a catalytic converter recovery business located at 5469 Duaneburg Rd. tax map #67.00-3-8.1 in the C-2 Manufacturing & Light Industrial Zoning District. The proposal is consistent with the Town Comprehensive Plan and compliant with the Zoning Ordinance and will be consistent with the existing community character with no aesthetic impacts anticipated. The proposal is not in a Critical Environmental Area. The proposed action will have no impact or any adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway. The proposed action will have little impact or increase in the use of energy. The proposed action has an existing private well and existing private septic system. The proposal does not fall within a historic district or on the National or State Register of historic Places, it does however fall within the NY State Historic Preservation Office (SHPO) archaeological site inventory. There are no wet areas or mapped wetlands, the proposal is not within the 100 year Flood Plain or remediation site. The proposed action should not create a hazard to environmental resources or human health, there are no records of rare, threatened or endangered plants but, the site has been identified as having endangered species the Northern Long - Eared Bats, all tree removal activities must occur between October 31st and March 31st. If these days can not be accommodated, an on-site assessment by the DEC staff will be required. Soil erosion control measures will be required to be installed prior to any future construction activities and maintained during any future construction activities. A planned grassed swale to NYS Route 7 ditch requiring a DOT permit for work in the ROW. It is anticipated that the area of disturbance will be less than one acre.

Therefore based on this information, the Planning Board has determined that the proposed Special Use Permit will not have any significant adverse impacts on the environment and a negative Declaration is made for the purposes of Article 8 of the Environmental Conservation Law.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Duaneburg Planning Board	
_____	_____
Name of Lead Agency	Date
Jeffrey Schmitt	Chairman
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

APR 22 2022

Oak Hill Solar 1 & 2, LLC
Full Environmental Assessment Form
Part 3 — Evaluation of the Magnitude and Importance of Project Impacts and
Determination of Significance

TOWN OF DUANESBURG
TOWN CLERK

The Oak Hill Solar LLC project has been reviewed and evaluated for environmental impacts in accordance with SEQRA, including completion of Parts 1, 2 and 3 of a Full Environmental Assessment Form. On Part 2 "Identification of Potential Project Impacts", only two of the potential project impacts have been identified as "Moderate to Large" for the proposed amendment to the existing Special Use Permit for the Photovoltaic (PV) Solar Project located at 13590-13592 Duanesburg Rd. This is because the proposed action will be different from current surrounding land use patterns as this is the first proposed facility of its kind in the area, potentially having a moderate impact to the "Consistency with Community Plans" (No. 17a of Part 2). The proposed action may have a moderate impact on the "Consistency with Community Character" due to the fact that the development will be inconsistent with the character of the existing natural landscape for the same reason (No. 18f of Part 2). However, it is important to note that the proposed facility will be approximately 800' from public viewing (Duanesburg Road, Route 7) and will be heavily screened from the public vantage point by existing vegetation and natural gradation of the site. The solar panels will be located approximately 1368 feet in distance from the solar east corner to NYS Route 7. Please see approved plans and Prime AE email of December 20, 2021 with table and accompanying drawings.

The proposed project is overall consistent with the Town Comprehensive Plan, the Town Zoning Ordinance, and complies with the Town Law related to Solar Facilities. The parcels are not located in a Critical Environmental Area (No. 12 of Part 2), will not result in a change to existing transportation systems (No. 13 of Part 2), will not cause an increase to the use of energy (No. 14 of Part 2), and are not in a Hazardous Waste Remediation Site nor will the proposed use impact human health from exposure to new or existing sources of contaminants (No. 16 of Part 2).

The two parcels SBL# 74.00-2-5.1 and SBL# 74.00-1-5.2 will be used for construction of PV Solar Panels, Equipment and Battery Storage which had been approved previously. The project will not impact any unique geological features as there are none on the site (No. 2 of Part 2). The project will not require the drilling of a well or a septic system, creating no impact to the groundwater (No. 4 of Part 2). The project is not in a designated floodway, causing no impact to flooding (No. 5 of Part 2). No emissions will be produced as part of this project, therefore, there will be no impacts to the air (No. 6 of Part 2).

The total acreage to be physically disturbed has been increased from 0.88 (+/-) to 69.72 (+/-) acres this now includes equipment pads access roadways and turn-arounds. Disturbances may range from driving construction equipment over the surface to grading as described in the plans. Temporary soil erosion control measures will be installed and maintained throughout any construction activities, in accordance with NYSDEC Stormwater Management Design Manual. The Applicant has increased the acreage of Impervious surface from .0288 acres to .09 acres due to the equipment pad sizes. Due to the description of the types of disturbances and the erosion control measures considered during construction, impact on land appears to be minimal (No. 1 of Part 2).

There are federally regulated wetlands identified on the parcels and a wetland delineation has been performed. All wetlands have been avoided to the maximum extent practicable and any impacts would be within the limits set forth in the US Army Corps of Engineers nationwide permit program. The actual wetland disturbance has been reduced from 1,585 sf. to less than 990 sf. No NYSDEC wetlands or their regulated adjacent area will be disturbed by the project. Apart from the wetlands delineated on the plans and

Melissa Deffer

From: Doug Cole <dcole@primeeng.com>
Sent: Monday, December 20, 2021 1:25 PM
To: 'Bakner, Teresa'
Cc: Jacquelynn Smith; Megan Donnelly; Dale Warner; Melissa Deffer
Subject: Oak Hill solar foot print has NOT increased
Attachments: route 7.JPG; Verdanterra site plan measure.jpg; EDP site plan measure.jpg

Terresa,

Please see the comparison table below:

	10/1/2021 Sheet C2	6/6/2019 Sheets 7 & 5
Distance from SE corner of panels to Briggs Property Line	150'	150'
Distance from SE corner of panels to Route 7 *	1368' +/-	1375' +/-

* Map scaling tolerance of +/- 10'

The 2019 plans do not show the Brigg's residence, but as the distance to the property line from the nearest panel did not change from 2019 to the current plan, that would be proof that the distance to the home did not change.

In part 3 of the current FEAF, it is stated: "However, it is important to note that the proposed facility will be approximately 800' from public viewing (Duanesburg Road, Route 7) and will be heavily screened from the public vantage point by existing vegetation and natural gradation of the site." The 800' distance was measured from the road to the clearing in google earth, as that is where the site would first be visible from the road, however, the panels are still another 575 feet farther from the road. The red line is ~800' and the blue line is ~1375' on the enclosed map.

Additionally, we plotted the EDP (2019) and Verdanterra (2021) site plans to scale and measured the distance along the easterly driveway property boundary from Route 7 to where the extension of this line meets the proposed fence on both plans. The same measurement of 1,440 feet was obtained from each plan. See enclosed photos of the maps.

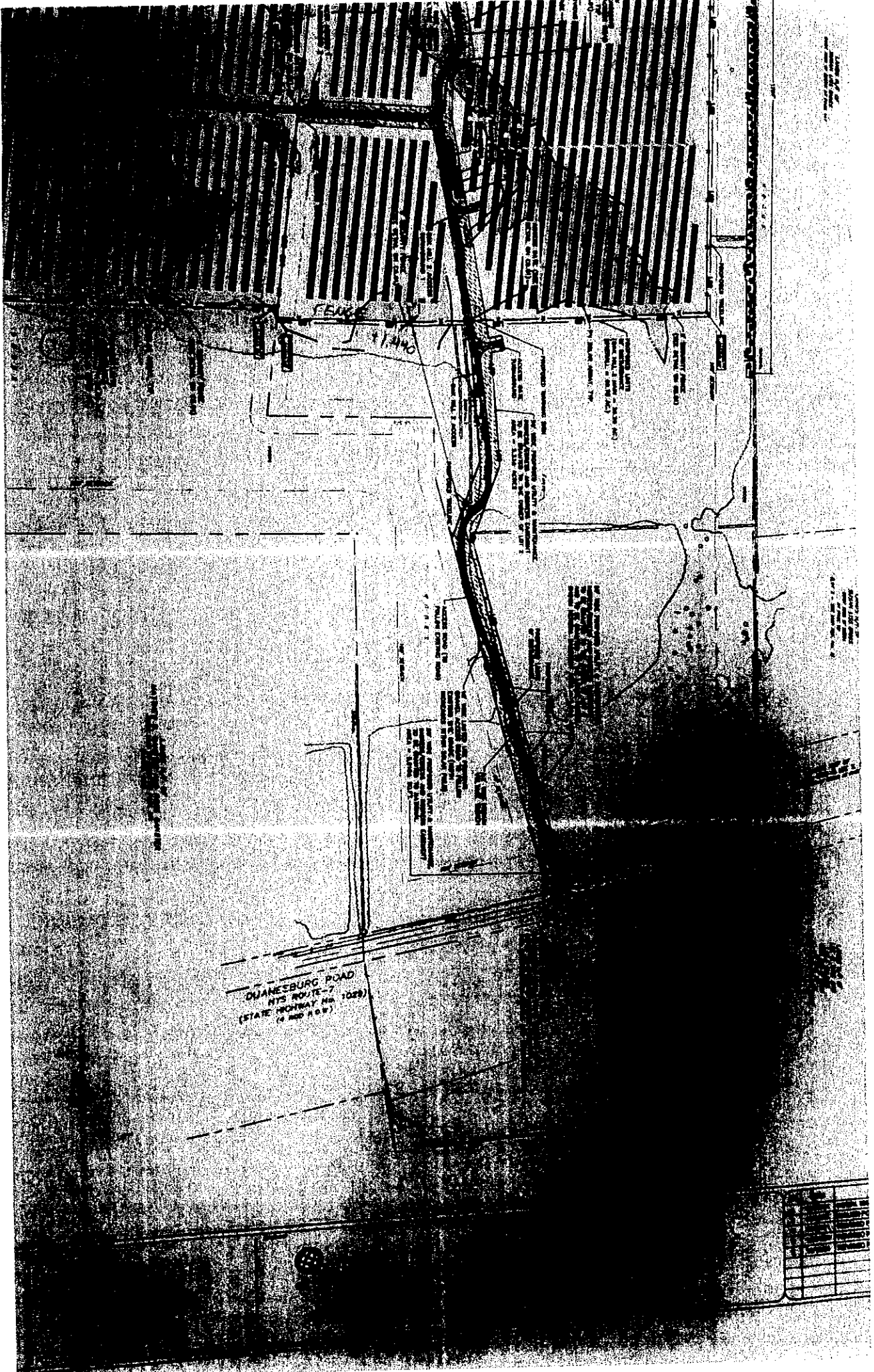
As far as tree clearing goes, we brought this up a while back. We were advised that the property owner performed tree and brush clearing that they considered separate from the current project under SEQRA review and was permissible as "up keep" of the property. If the Town Code Enforcement Officer does not agree with this assessment by the applicant, then that should be put in the record.

Please call or email me with any questions.

Sincerely,

Douglas P. Cole, PE
Senior Director | Water and Wastewater

KB Group of NY, Inc. dba PRIME AE Group of NY
100 Great Oaks Blvd | Suite 114 | Albany, New York 12203



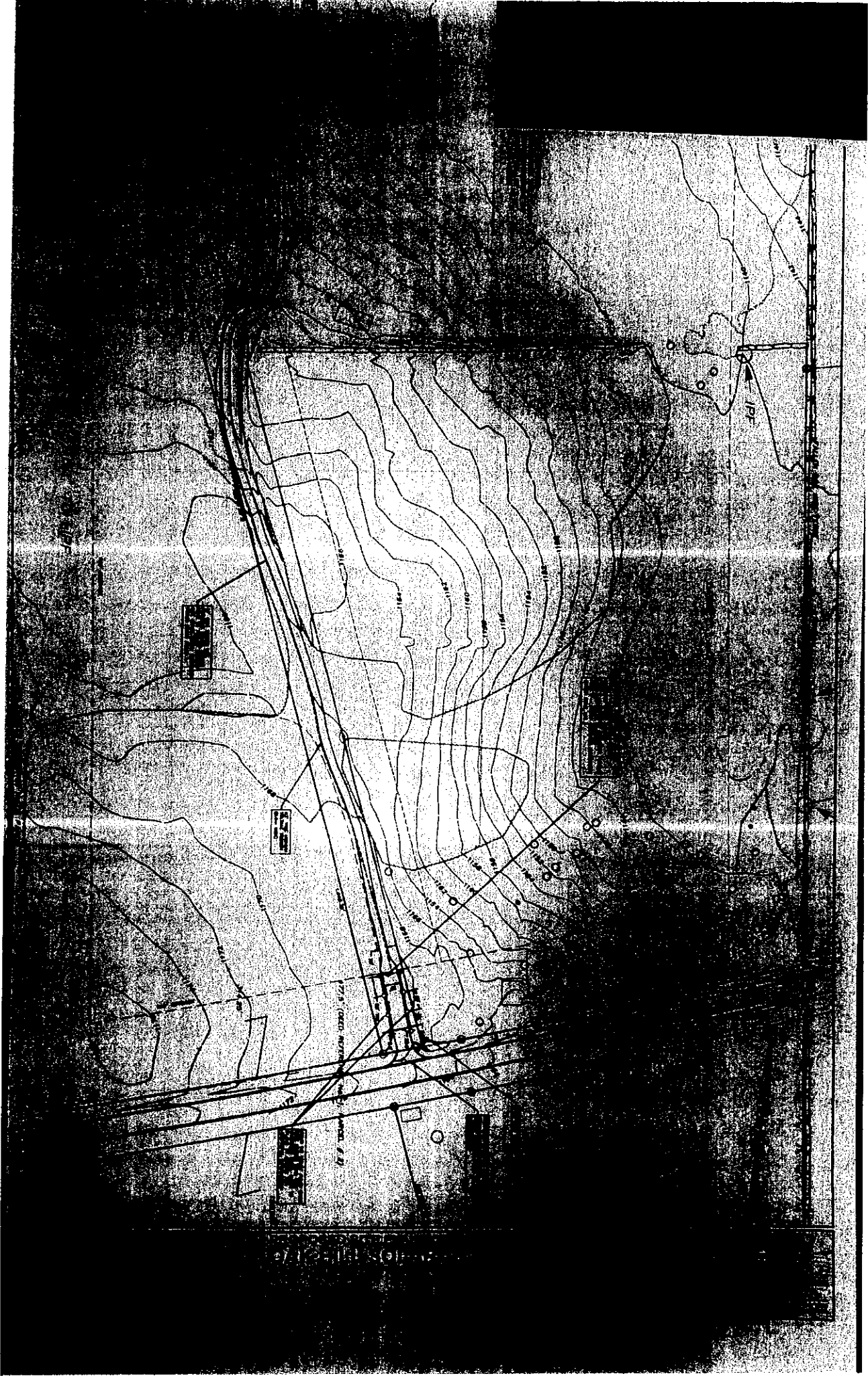
QUANEESBURG ROAD
NYS ROUTE-7
(STATE HIGHWAY No. 1029)
(4 MILE R.O.W.)

FENCE

1/440

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits

625 Broadway, 4th Floor, Albany, New York 12233-1750

P: (518) 402-9167 | F: (518) 402-9168 | deppermitting@dec.ny.gov

www.dec.ny.gov

Sent via Electronic Mail (pwren9866@gmail.com) and US Mail

April 18, 2022

Patrick Wren
9866 Western Turnpike
Delanson, NY 12053

Re: Wishy Wash Car Wash
SPDES Renewal Permit Application
DEC ID# 4-4220-00010/00001, SPDES# NY0122891
Schenectady County, Town of Duanesburg

Dear Patrick Wren,

Thank you for your comments concerning the above-referenced application for renewal of a State Pollutant Discharge Elimination System (SPDES) permit. The New York State Department of Environmental Conservation (DEC) received your comments on February 14, 2022.

Based on our review of public comments received on the application, DEC will not administratively renew the SPDES permit. Instead, DEC will be performing a full technical review of the facility's permit. Once the full technical review is undertaken, any draft permit that is prepared will be made available for public review and comment.

DEC's review will continue past the current permit expiration date of March 31, 2022. As a result, the existing SPDES permit will remain in effect until a final decision is made on the renewal application pursuant to the provisions of the State Administrative Procedures Act (SAPA).

Thank you for your interest in this matter.

Sincerely,

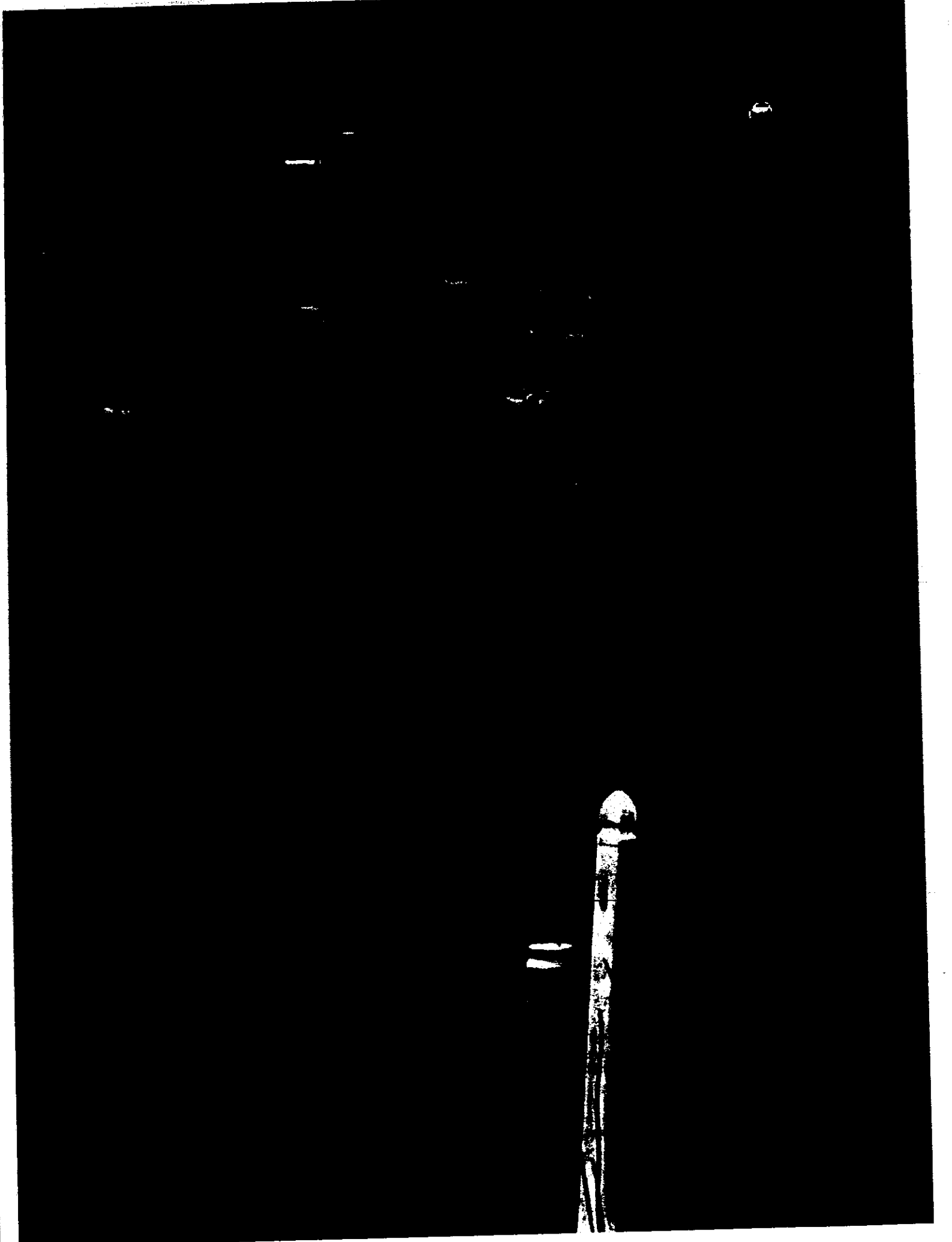


Michael Schaefer
Environmental Analyst

ec: Anthony Luisi, Regional Director, DEC Region 4
Kate Kornak, Regional Permit Administrator, DEC Region 4
John Weidman, Regional Water Engineer, DEC Region 4
James Malcolm, Division of Water, DEC Region 4
Donald Canestrari, Division of Water, Albany
Cheri Jamison, Division of Water, Albany



Department of
Environmental
Conservation







PRIME



Melissa Deffer

From: lynne bruning <lynnebruning@gmail.com>
Sent: Friday, April 22, 2022 10:32 AM
To: Melissa Deffer
Subject: April 21, 2022 Planning Board Privilege of the Floor
Attachments: 2022 04 19 Oak Hill Solar Fence 800 feet north.pdf.pdf

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.

Dear Planning Clerk,
Please accept my Privilege of the Floor statement and attached one page color image made at the April 21, 2022 Planning Board meeting.

My printer was not working so I could not provide the board with a text handout at the meeting. I did provide all board members the one page color image of the two Oak Hill Solar projects showing 45 acres inside each fence. The Biggs parcel 74.00-3-18 is 91 acres. It mirrors the northern portion of 74.00-2-5.1 combined with 74.00-2-5.2 which also equals approximately 91 acres.

Please include my Privilege of the Floor statement and color supporting document in the official meeting minutes as posted on the town website.

Thank you for your time and consideration.

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

April 21, 2022 Planning Board Meeting - Privilege of the Floor

Lynne Bruning 13388 Duanesburg Road, Delanson, NY 12053.

At last month's meeting there was mention that the solar PANELS were tested and reviewed as free of contaminants. I reviewed the documents Amp submitted to the board concerning PFAS and contaminate testing. The tests were for the glass only. The glass is manufactured in one location and shipped to the solar panel assembly plant. The Applicant did not provide the board any proof that the panels and the anti-reflective coating were tested.

Tuesday night at the April 19, 2022 zoning board meeting Amp Energy representative, Bill Pedersen, informed the board that there would be 45 acres inside the fence for Oak Hill Solar 1, LLC and 45 acres inside the fence for Oak Hill Solar 2, LLC. This is a combined total of 90 acres inside the fence.

This mistake may increase the size of the Project by 25 acres. If you remember a similar error was made in the September 19, 2019 resolution. The October 2019 minutes had to include a correction from the erroneous combined 91 acres of solar coverage to the correct 65 acres of solar coverage.

It's a big project and mistakes happen.

If there is a combined 90 acres inside the fence then solar coverage may cover the entire site from 800 feet north of Duanesburg Road to the back of the lot. The site would be approximately 2,000 ft x 2,00 feet. This would mean that about 10,000 linear feet of fence is required. The decommissioning plan provides funds for only 8,300 linear feet of fence. This appears to be insufficient. If Amp is correct then the taxpayers may be responsible for additional decommissioning costs. I request that the board coordinate with the zoning board to clarify the acreage inside the fence. These details matter.

The Zoning Board scheduled a public hearing for the fence variance on May 17, 2022. It's my understanding that until the zoning board makes a decision on the fence height variance that Oak Hill Solar cannot begin construction.

I urge the Planning Board to table any actions on Oak Hill Solar until these significant discrepancies of acres inside the fence and location of the fence are resolved.

And for the benefit of the taxpayers please sign and date the site plan so that the developer, town, inspectors and taxpayers know what was approved March 17, 2022. Amp continues to upload site plans to the Drop Box. Curiously they are all Revision J with the date 03/28/22. How does anyone know what's about to be built at Oak Hill Solar without a signed site plan? How does the town protect itself from litigation during the lifetime of the Project if the planning board chair doesn't sign and date a site plan.

For example Eden submitted site plan sheets 1 through 10 just 36 hours before the September 19, 2019 planning board meeting. This site plan omitted the planting plan. Technically the most recent site plan may be the approved site plan which may mean the Biggs property wouldn't have any visual screening at all. Please protect the town and taxpayers and sign the site plan approval block as reviewed and approved by the board March 17, 2022.

Developers are responsible to their investors. Not the town. Please close any loopholes and protect the taxpayers. The town has one chance to get this Project right. I'm sure you would want the same if a solar project was being built in your backyard.

Thank you for your time and consideration.

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

Enc.
Color Google Earth image from June 25, 2018 of Oak Hill Solar lot lines and fence line for 45 acres inside the fence



Screen Shot April 19, 2022 Google Earth
 Image Date June 25, 2018
 Imagery Date 6/25/2018 43°47'41.29"N 74°15'05.05"W Elev 113.6 ft

2,000 feet

74.00-2-5.2
 Oak Hill Solar 1, LLC
 apx 45 acres
 Inside the fence

74.00-2-5.1
 Oak Hill Solar 2, LLC
 apx 45 acres
 Inside the fence

2,000 feet

lot line
 in yellow

fence line
 in red apx. 10,000 linear feet

1,500 feet north of Duaneburg Road
 from the 2019 application and approval

800 feet north of Duaneburg Road.
 From the FEAF Part 3 page 1
 Proposed to be added to the
 March 17, 2022 Resolution during the
 April 21, 2022 Planning Board
 meeting.

Changing the Project from 1,500 feet north of Duaneburg Road to only 800 feet north of Duaneburg Road may result in the change of the fence location and length. It may create a greater impact on DEC wetlands, US Federal National Wetland Inventory. The Decommissioning cost may increase and become a financial burden on the town. Stormwater pollution, visual impacts, glare and heat gain may be significantly different and impact the community character in ways that have not been considered. The abutters use, enjoyment and future development of their parcels may be affected. This was brought to the Planning Board April 04, 2022. Minutes of the Board.

