



October 20, 2022

2603 Guilderland Avenue
Schenectady, NY 12306

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

www.ingallsllp.com

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

Attn: Jeffery Schmitt, Planning Board Chairperson

**Re: Special Use Permit & Site Plan Review Comments
Proposed Dollar General
NYS Route 7
Town of Duaneburg, New York**

Dear Mr. Schmitt and Board Members:

Ingalls & Associates, LLP (*Ingalls*) has completed a final review of the current project materials related to the proposed Dollar General located on the north side of New York State 7, residing in the Commercial C-2 zoning district. Based on the review, *Ingalls* offers the following comments as well as recommended conditions of approval if appropriate:

Project Materials Reviewed

Ingalls has completed a review of the following project materials recently provided:

1. Submittal Letter dated 10/7/22.
2. Site Plan Documents (13 sheet set), prepared by Bohler, last revised 10/7/22.

The Engineer has satisfactorily addressed *Ingalls* most recent technical review comments.

If the Board decides to approve the Site Plan/SUP application the following conditions are recommended:

Recommended Conditions of Approval

Condition 1: Provide NYSDOT commercial driveway work permit as well as utility work permit for the proposed sewer line extension within the NYSDOT ROW.

Condition 2: Provide correspondence with the Schenectady County Environmental Health Department and the approval for the proposed private well.

Condition 3: Provide approved easement information for the well buffer and proposed sewer lateral.

Condition 4: A NOI for stormwater coverage under GP-20-001 should be filed prior to construction.

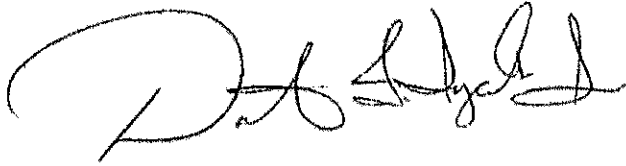
ingalls

Condition 5: All signage shall be submitted for Building Department approval and comply with Town Code Section 13.4.7, "Commercial (C-1) & Light Industrial (C-2) Sign Regulations."

Condition 6: Provide NYSDEC sewer approval for the proposed extension of 215 feet of 8-inch sewer line and sanitary manholes along NYS Route 7.

If you have any questions or comments, please feel free to contact me contact me at (518) 393-7725, Ext. 113.

Respectfully,
Ingalls & Associates, LLP

A handwritten signature in black ink, appearing to read "D. Ingalls Jr.", written in a cursive style.

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

Cc: Dale Warner, Town of Duanesburg CEO

DUANESBURG DOLLAR GENERAL – Stage II Comments

We have reviewed the plans submitted with your letter dated August 15, 2022. Our comments on the plans are as follows:

SIGHT DISTANCE of 453' left and 790' right was field measured.

Left turn from stop does not meet the Intersection Sight Distance of 500'.

Right turn from stop meets the Intersection Sight Distance of 430' for passenger cars. A truck will sit higher, therefore the sight distance will be longer. How much?

Add driveway warning sign WB prior to entrance.

1. The driveway should be 28'-35' wide. The truck turning map shows the WB-67 tracking beyond the driveway and close to the proposed guide rail. A driveway that is 30'-32' should resolve these issues.
2. Verify that the driveway culvert is necessary. It may be possible to eliminate the culvert and grade the ditch to drain.
3. Extend the western driveway concrete/asphalt wing curb from the parking lot to the ridgeline, eliminating additional impervious flow towards the R.O.W.
4. Show Type 2A end section on the plans. May need flaring option 3.
5. Indicate the length of the box beam guide rail and the offset from edge of shoulder. An offset greater than 2' may not be possible due to the steep embankment near the cross culvert. Place guide rail at height of 30".
6. Add Standard Sheet 606-04, sheets 3 and 4 to the plans.
7. Add details for guide rail at culvert crossings. Link to [chapt_10.pdf \(ny.gov\)](#) Appendix B – Support of guide Rail over shallow obstructions. See attached CADD file.
8. Add shoulder reconstruction detail showing Item numbers 404.098201(1.5" Top), 404.198901(2.5' Binder), 404.378901(2 – 3" lifts Base), 304.12(subbase), 407.0102(Tack coat), 418.7603(joint adhesive), and 520.09000010(saw cutting asphalt).
9. Sheet No. C-901, asphalt pavement detail, add NYSDOT Item numbers. 404.098201(1.5" Top), 404.198901(2.5' Binder), 304.12(subbase), 407.0102(Tack coat) and 304.12(subbase).
10. For the driveway culvert stone apron, add Item 620.0802(6" bedding material, type II) below stone fill and remove geotextile.
11. Sheet No. C-301, C-401, C-601, Show direction of flow for driveway culvert, ditch line and all proposed drainage pipes flowing towards the R.O.W.
12. Sheet No. C-301, show manhole on plan.
13. Sheet No. C-601, add Item 209.1701 - Inlet Protection at the cross culvert.
14. For stop bar. Use Item 685.11120009 - White Epoxy ReflectORIZED Pavement Stripes 20 mils- Hand work.
15. Sheet No. C-903, change DAILY LANE CLOSURE RESTRICTIONS note to "NO RESTRICTIONS".
16. Add WZTC Standard Sheet 619.307 and 619.080 to plans. Link to New Standard Sheets: [Work Zone Traffic Control | Department of Transportation \(ny.gov\)](#)
17. Sheet No. C-903, Change "NYSDOT REGION 7 STANDARD NOTES" to Region 1. Change Resident Engineer to "ACTING RESIDENT ENGINEER, CHAD CORBETT, P.E., (TELEPHONE NUMBER: (518) 393-0863)



17 Computer Drive West
Albany, NY 12205
518.438.9900

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

Via Electronic-Mail & Overnight Delivery

November 4, 2022

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

Attention: Jeffrey Schmitt, Chairperson

**Re: Proposed Retail Store
NYS Route 7**

Dear Chairman Schmitt and Members of the Planning Board,

On behalf of our client, Primax Properties, LLC, we are pleased to submit revised information to the Town of Duanesburg Planning Board for the above referenced project. This submittal is in response to the comments received at the October 20, 2022 Planning Board meeting. As requested, Primax has further enhanced the architecture of the building. They have revised the shutters on the building to be glazing and have added this glazing on the front and both sides of the building. Additionally, all four sides of the building have been upgraded to have fiber cement siding and a stone base. We have also revised and enhanced the landscaping by adding more plantings along the parking lot and adding two rows of trees in the rear of the property. Zone 3 and Zone 4 plantings have been selected as requested. Please find twelve (12) copies of the following items enclosed in support of our application:

- Concept Elevations, dated October 27, 2022, prepared by Primax Properties, LLC, consisting of five (5) sheets.
- Proposed Site Plan Documents dated June 10, 2022, last revised October 20, 2022, prepared by this office, consisting of thirteen (13) sheets.

We look forward to meeting with the Planning Board this month. Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY, PLLC

Caryn Mlodzianowski

cc: Primax Properties, LLC

PROPOSED SITE PLAN DOCUMENTS

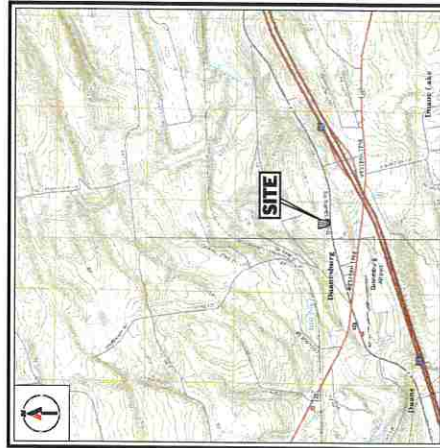
FOR

PRIMAX PROPERTIES, LLC

PROPOSED



LOCATION OF SITE:
 NYS ROUTE 7, TOWN OF DUANESBURG
 SCHENECTADY COUNTY, NEW YORK
 MAP 55.00, BLOCK 4, LOT 11.6



USGS MAP

SCALE: 1" = 100'
 SOURCE: U.S. GEOLOGICAL SURVEY
 JUNCTION ROAD CROSS DRAINAGE



SITE MAP

SCALE: 1" = 40'

REFERENCES

BOHLER AND ASSOCIATES ENGINEERS, P.C.
 177 COMPTON DRIVE, WEST ALBANY, NY 12285
 TEL: 518-255-1114 FAX: 518-255-1114
 WWW.BOHLENGR.COM
 BOHLER AND ASSOCIATES ENGINEERS, P.C.
 177 COMPTON DRIVE, WEST ALBANY, NY 12285
 TEL: 518-255-1114 FAX: 518-255-1114
 WWW.BOHLENGR.COM

REV#	DATE	COMMENT
1	07/23/2012	PER TOWN COMMENT
2	08/01/2012	REVISION PLAN
3	08/13/2012	PER TOWN COMMENT
4	08/20/2012	PER TOWN COMMENT
5	09/17/2012	PER TOWN COMMENT
6	10/01/2012	PER TOWN COMMENT
7	10/01/2012	PER TOWN COMMENT
8	10/01/2012	PER TOWN COMMENT
9	10/01/2012	PER TOWN COMMENT
10	10/01/2012	PER TOWN COMMENT



PRELIMINARY

PROPOSED SITE PLAN DOCUMENTS

PRIMAX PROPERTIES, LLC

BOHLER

W.D. GOEBEL

COVER SHEET C-101

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-301
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
LANDSCAPE PLAN	C-602
LANDSCAPE NOTES & DETAILS	C-603
DETAIL SHEET	C-604
DETAIL SHEET	C-605
DETAIL SHEET	C-606
DETAIL SHEET	C-607
ALL FUTURE SURVEY BY OTHERS	11 OF 11
LOADING PLAN (BY OTHERS)	11 OF 11

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

GENERAL DEMOLITION NOTES

- 1. ALL EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE DEMOLISHED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL DEMOLITION REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

GENERAL GRADING NOTES

- 1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL GRADING REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

ADA INSTRUCTIONS TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY ADA COMPLIANCE MEASURES FOR ALL NEW AND EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

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BOHLER logo and company information: BOHLER ENGINEERING, INC. 17 COMPUTER DRIVE WEST, FORT MONROE, VA 22031. Phone: (703) 576-4000. Website: www.bohlerengineering.com

REVISIONS table with columns: REV, DATE, COMMENT. Includes revision 1: REVISIONS PER TOWN COMMENT, revision 2: REVISIONS PER BOYD STAGE 1, etc.

811 logo and text: 811 CALL BEFORE YOU DIG. ALWAYS CALL 811. BY THE WAY, IT'S FREE. R.T. BELL.

TYPICAL LINE TYPE LEGEND

Table with columns: LINE TYPE, DESCRIPTION. Lists various line types such as 1" DASHED, 2" DASHED, 3" DASHED, etc., and their corresponding descriptions.

ABBREVIATIONS

Table with columns: KEY, DESCRIPTION. Lists abbreviations such as A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z and their corresponding descriptions.

GENERAL DRAINAGE & UTILITY NOTES

- 1. ALL DRAINAGE AND UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL DRAINAGE AND UTILITY REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

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REFER TO SITE LAYOUT PLAN FOR ZONING ANALYSIS TABLE AND LAND USE / ZONING INFORMATION & NOTES

REFER TO EROSION AND SEDIMENT CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES (BY OTHERS)

PROPOSED SITE PLAN DOCUMENTS

PRIMA X PROPERTIES, LLC. PROJECT: PROPOSED DEVELOPMENT. 5400 BLOOR, LOT: 11 & 12. TOWN OF BOHLER, SHERIDAN COUNTY, MONTANA.

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GENERAL NOTES, GENERAL DEMOLITION NOTES, GENERAL GRADING NOTES, ADA INSTRUCTIONS TO CONTRACTOR, TYPICAL LINE TYPE LEGEND, ABBREVIATIONS, GENERAL DRAINAGE & UTILITY NOTES, GENERAL SITE NOTES, and other project information including BOHLER logo, W.D. GOEBEL, and C-102 SHEET NUMBER.



ZONING ANALYSIS TABLE

ZONING DISTRICT	PERMITTED USES	PROPOSED USE
MANUFACTURING - LIGHT INDUSTRIAL	MANUFACTURING - LIGHT INDUSTRIAL	MANUFACTURING - LIGHT INDUSTRIAL
COMMERCIAL - LIGHT INDUSTRIAL	COMMERCIAL - LIGHT INDUSTRIAL	COMMERCIAL - LIGHT INDUSTRIAL
INDUSTRIAL - GENERAL INDUSTRIAL	INDUSTRIAL - GENERAL INDUSTRIAL	INDUSTRIAL - GENERAL INDUSTRIAL
RESIDENTIAL - SINGLE-FAMILY	RESIDENTIAL - SINGLE-FAMILY	RESIDENTIAL - SINGLE-FAMILY
RESIDENTIAL - MEDIUM-DENSITY	RESIDENTIAL - MEDIUM-DENSITY	RESIDENTIAL - MEDIUM-DENSITY
RESIDENTIAL - HIGH-DENSITY	RESIDENTIAL - HIGH-DENSITY	RESIDENTIAL - HIGH-DENSITY
OFFICE - GENERAL OFFICE	OFFICE - GENERAL OFFICE	OFFICE - GENERAL OFFICE
OFFICE - PROFESSIONAL OFFICE	OFFICE - PROFESSIONAL OFFICE	OFFICE - PROFESSIONAL OFFICE
RETAIL - GENERAL RETAIL	RETAIL - GENERAL RETAIL	RETAIL - GENERAL RETAIL
RETAIL - SPECIALTY RETAIL	RETAIL - SPECIALTY RETAIL	RETAIL - SPECIALTY RETAIL
RESTAURANT - RESTAURANT	RESTAURANT - RESTAURANT	RESTAURANT - RESTAURANT
BAR - BAR	BAR - BAR	BAR - BAR
LOBBY - LOBBY	LOBBY - LOBBY	LOBBY - LOBBY
OFFICE - GENERAL OFFICE	OFFICE - GENERAL OFFICE	OFFICE - GENERAL OFFICE
OFFICE - PROFESSIONAL OFFICE	OFFICE - PROFESSIONAL OFFICE	OFFICE - PROFESSIONAL OFFICE
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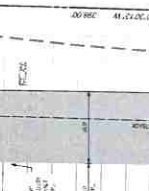
SITE CIVIL AND CONSULTING ENGINEERING
 100 WEST 10TH STREET
 SUITE 200
 NEW YORK, NY 10011
 TEL: 212-691-1000
 WWW.BOHLENER.COM

REVISIONS

REV	DATE	COMMENT
1	10/20/11	PRELIMINARY
2	11/01/11	DESIGN PLANS
3	11/01/11	REVISED SITE PLAN
4	11/01/11	REVISED SIGNAGE
5	11/01/11	REVISED TRUCK TURNING MAP
6	11/01/11	REVISED SIGHT DISTANCE TABLE
7	11/01/11	REVISED PROPOSED SIGN MAP
8	11/01/11	REVISED TRUCK TURNING MAP
9	11/01/11	REVISED SIGHT DISTANCE TABLE

SIGHT DISTANCE TABLE

CRUISE	STOP	STOP	STOP
100 FT	100 FT	100 FT	100 FT
200 FT	200 FT	200 FT	200 FT
300 FT	300 FT	300 FT	300 FT
400 FT	400 FT	400 FT	400 FT
500 FT	500 FT	500 FT	500 FT
600 FT	600 FT	600 FT	600 FT
700 FT	700 FT	700 FT	700 FT
800 FT	800 FT	800 FT	800 FT
900 FT	900 FT	900 FT	900 FT
1000 FT	1000 FT	1000 FT	1000 FT



REMAINING LANDS OF WALL STREET INVESTMENTS, LLC
 100 WEST 10TH STREET, SUITE 200, NEW YORK, NY 10011
 ZONE: C-7
 USE: COMMERCIAL

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BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 1555 WEST 10TH STREET
 SUITE 200
 CHESAPEAKE, VA 23041
 (804) 635-1100
 WWW.BOHLERENGINEERING.COM

NO.	DATE	REVISIONS
1	08/15/2022	ISSUED FOR PERMITS
2	08/15/2022	ISSUED FOR PERMITS
3	08/15/2022	ISSUED FOR PERMITS
4	08/15/2022	ISSUED FOR PERMITS
5	08/15/2022	ISSUED FOR PERMITS
6	08/15/2022	ISSUED FOR PERMITS
7	08/15/2022	ISSUED FOR PERMITS
8	08/15/2022	ISSUED FOR PERMITS
9	08/15/2022	ISSUED FOR PERMITS
10	08/15/2022	ISSUED FOR PERMITS

18
 Call before you dig
 ALWAYS CALL 811
 BEFORE YOU DIG

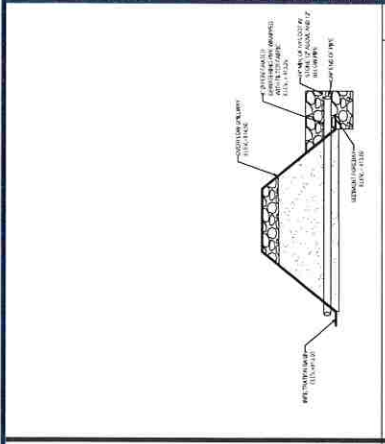
PRELIMINARY
 THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.
 PROJECT: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 DATE: [REDACTED]

PROPOSED SITE PLAN DOCUMENTS
 FOR
PRIMAX PROPERTIES, LLC
 PROPOSED DEVELOPMENT
 MAP 5308 BLOCK 4 LOT 11-8
 TOWN OF DUNEDANO, SCHENECTADY COUNTY, NEW YORK

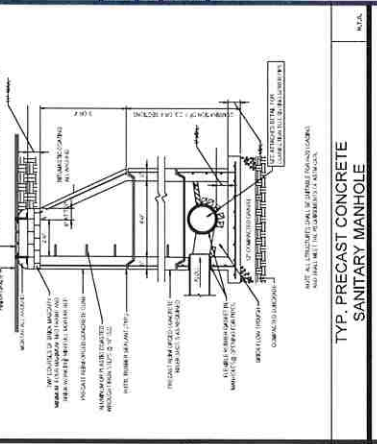
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 (804) 635-1100
 WWW.BOHLERENGINEERING.COM

W.D. GOEBEL
 PROFESSIONAL ENGINEER
 LICENSE NO. 11517
 EXPIRES 12/31/2024

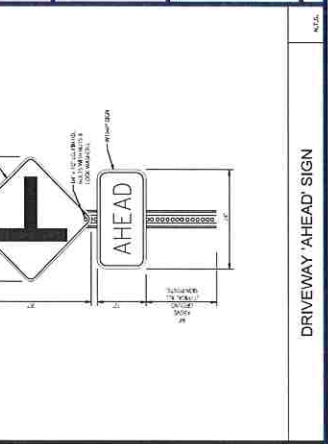
DETAIL SHEET
C-902
 REVISION 1 - 10/20/2022



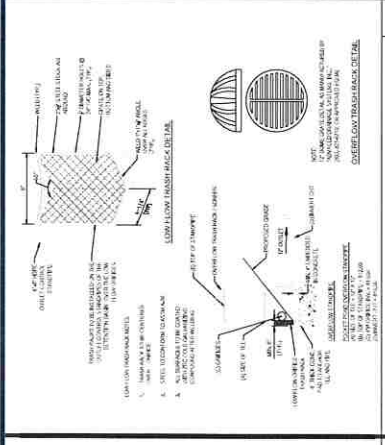
SEDIMENT BASIN DEWATERING DEVICE



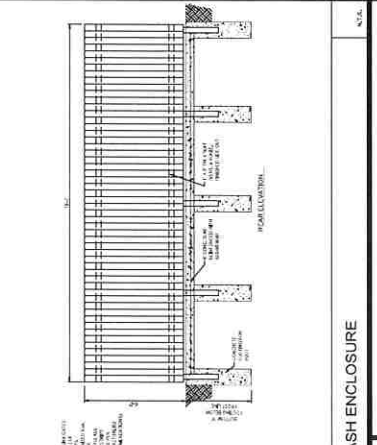
TYP. PRECAST CONCRETE SANITARY MANHOLE



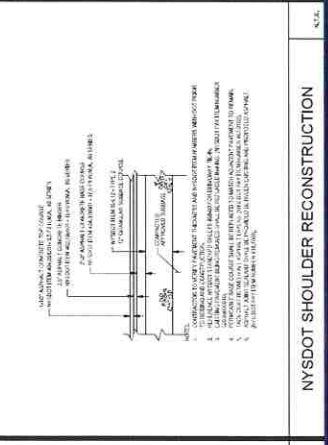
DRIVEWAY 'AHEAD' SIGN



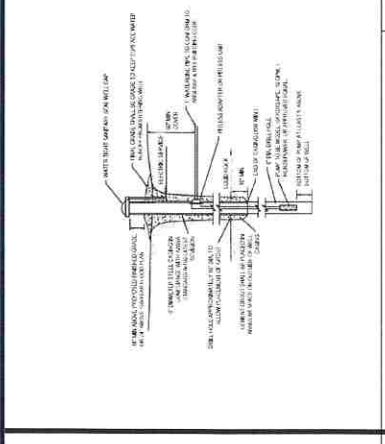
CONTROLLED OUTLET STANDPIPE DETAIL



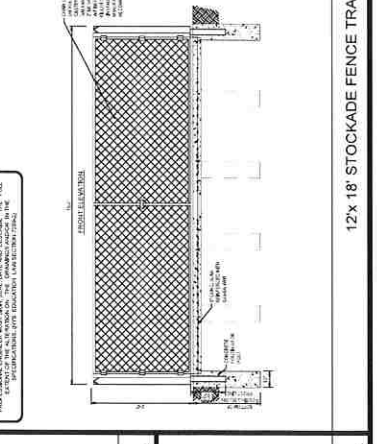
12x18' STOCKADE FENCE TRASH ENCLOSURE



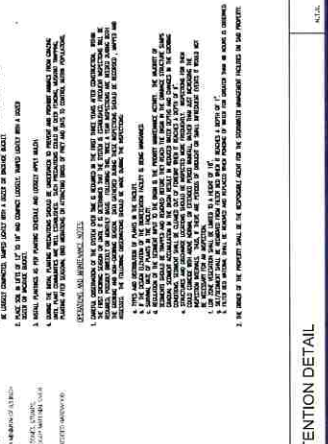
NYSDOT SHOULDER RECONSTRUCTION



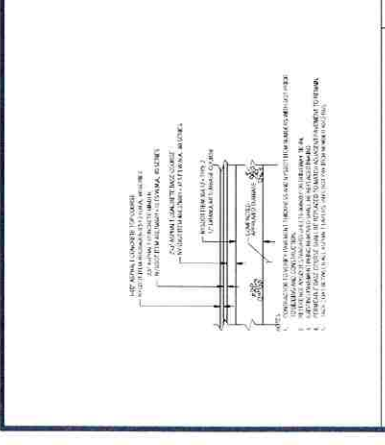
WELL DETAIL



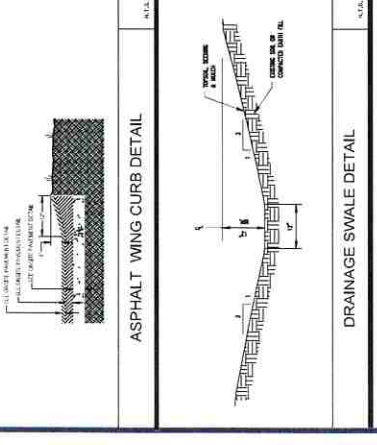
BIORETENTION DETAIL



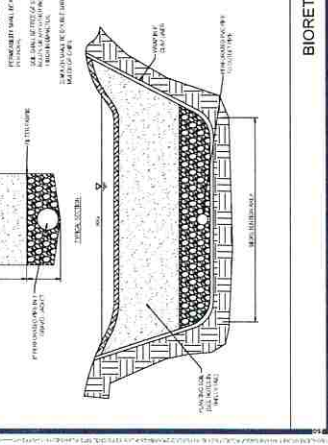
DRAINAGE SWALE DETAIL



TYPICAL PAVEMENT SECTION



ASPHALT WING CURB DETAIL



BIORETENTION DETAIL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERS
 TRANSPORTATION ENGINEERING
 PROGRAM MANAGEMENT
 DESIGN AND CONSTRUCTION
 MANAGEMENT SERVICES

REVISIONS

NO.	DATE	COMMENT
1	10/20/2010	ISSUED FOR PERMITS
2	10/20/2010	ISSUED FOR PERMITS
3	10/20/2010	ISSUED FOR PERMITS
4	10/20/2010	ISSUED FOR PERMITS
5	10/20/2010	ISSUED FOR PERMITS
6	10/20/2010	ISSUED FOR PERMITS
7	10/20/2010	ISSUED FOR PERMITS
8	10/20/2010	ISSUED FOR PERMITS

18

ALWAYS CALL 811
 BEFORE YOU DIG

PRELIMINARY

PROJ. NO. 10-00000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 10/20/2010

PROPOSED SITE PLAN DOCUMENTS

PRIMAX PROPERTIES, LLC
 DEVELOPMENT
 MAP 5540 BLOCK, LOT 114
 TOWN OF DOUGHERTY, SHERBROOK COUNTY, IOWA

BOHLER

17 COMPUTER DRIVE, WEST
 DES MOINES, IOWA 50319
 Phone: 515.281.8000
 www.bohlerengineering.com

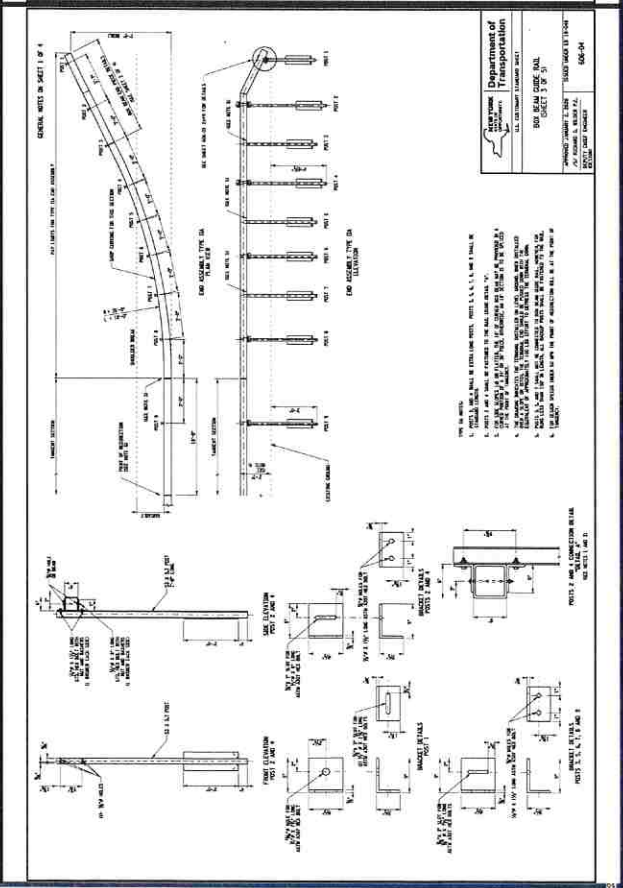
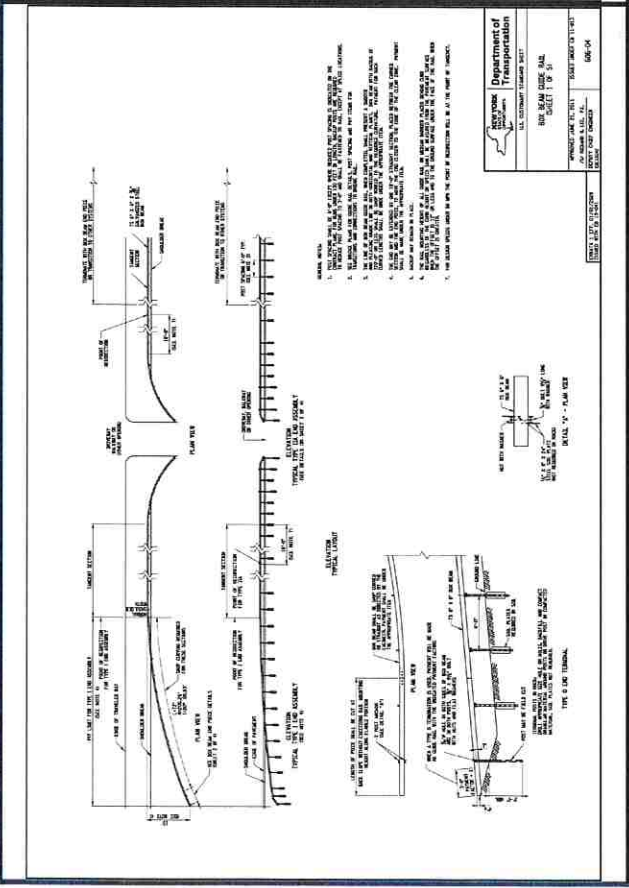
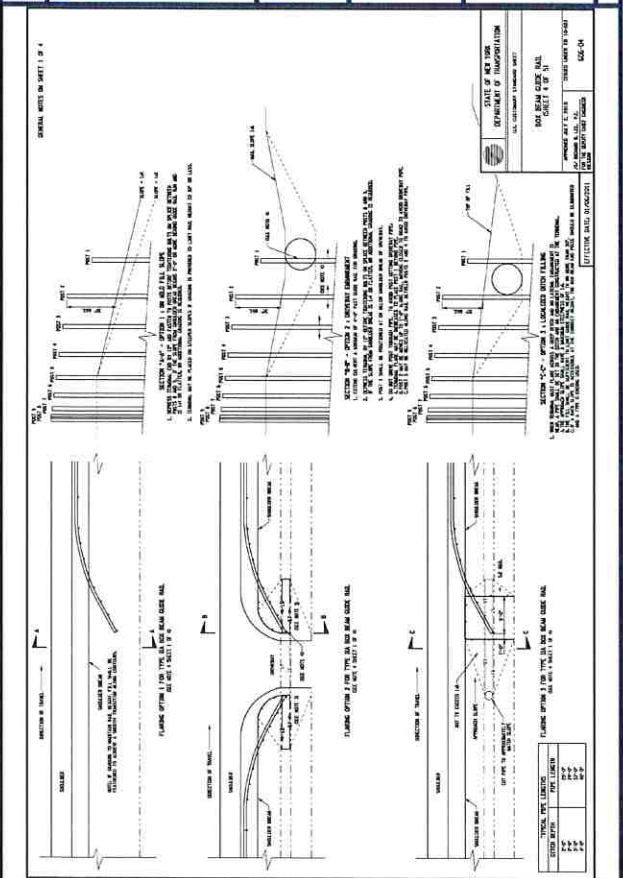
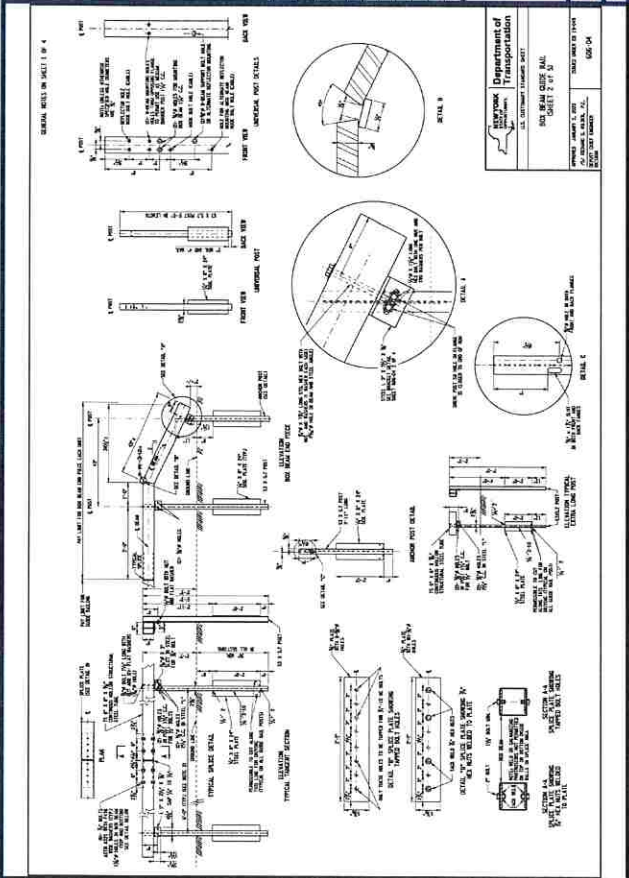
W.D. GOEBEL

PROFESSIONAL ENGINEER
 STATE OF IOWA
 No. 10000

DETAIL SHEET

C-903

REVISIONS: 10/20/2010



BOHLER
ENGINEERING
INCORPORATED
17 COMPUTER BROOK WEST
TOWN SQUARE
SCIENCE TOWER
NEW YORK

WWW.BOHLERENGINEERING.COM
TEL: (516) 466-0909
FAX: (516) 466-0909

NO.	DATE	REVISIONS	COMMENTS
1	05/03/2022	FINAL SUBMITTAL	FOR PERMITS
2	05/03/2022	REVISED PERMITS	FOR PERMITS
3	05/03/2022	REVISED PERMITS	FOR PERMITS
4	05/03/2022	REVISED PERMITS	FOR PERMITS
5	05/03/2022	REVISED PERMITS	FOR PERMITS
6	05/03/2022	REVISED PERMITS	FOR PERMITS
7	05/03/2022	REVISED PERMITS	FOR PERMITS
8	05/03/2022	REVISED PERMITS	FOR PERMITS
9	05/03/2022	REVISED PERMITS	FOR PERMITS

811
ALWAYS CALL 811
BEFORE YOU DIG.
IT'S THE WAY TO STAY SAFE.

PRELIMINARY
THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO CONSTRUCTION. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ENGINEER.

PROPOSED SITE PLAN DOCUMENTS
FOR
PRIMA PROPERTIES, LLC
5400 BROADWAY, 4TH FLOOR
NEW YORK, NY 10022
SCIENCE TOWER, 17TH FLOOR
NEW YORK, NY 10022

BOHLER
ENGINEERING
INCORPORATED
17 COMPUTER BROOK WEST
TOWN SQUARE
SCIENCE TOWER
NEW YORK

W.D. GOEBEL
PROFESSIONAL ENGINEER
17 COMPUTER BROOK WEST
TOWN SQUARE
SCIENCE TOWER
NEW YORK

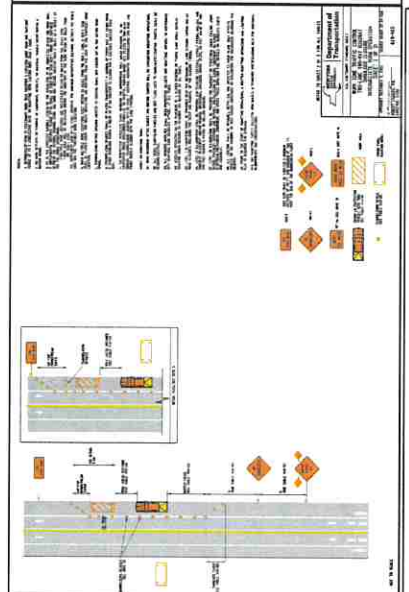
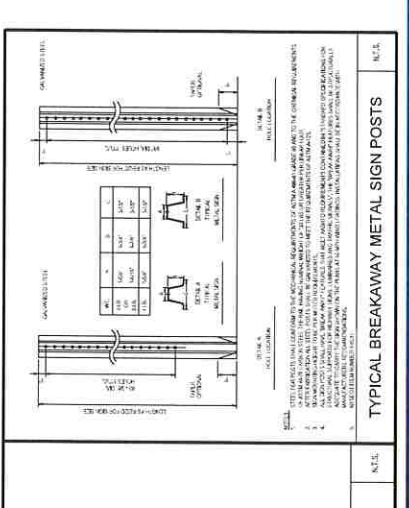
DETAIL SHEET

C-904

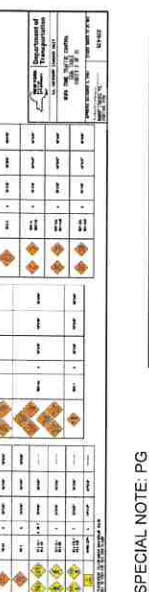
REVISION 4 - 10/25/2022

SPECIAL NOTE 611 NY
TO BE KEPT CLEAN AND FREE OF ALL TRASH AND DEBRIS AT ALL TIMES. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO CONSTRUCTION. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ENGINEER.

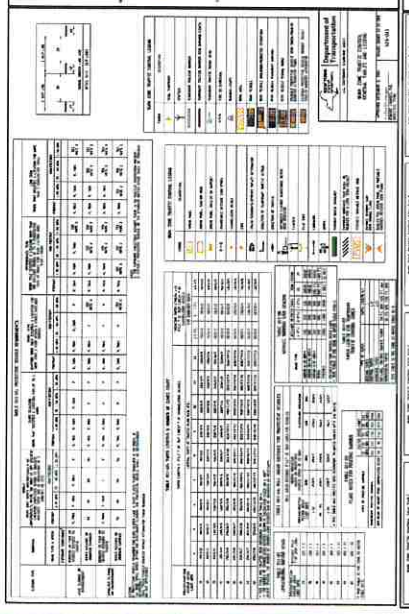
NYS DOT REGION 1 STANDARD NOTES
1. ROAD TO BE KEPT CLEAN AND FREE OF ALL TRASH AND DEBRIS AT ALL TIMES.
2. TRASH AND DEBRIS TO BE REMOVED FROM THE SITE AT THE END OF EACH WORK DAY.
3. ALL MATERIALS TO BE STORED IN A MANNER THAT DOES NOT OBSTRUCT TRAFFIC OR PEDESTRIAN TRAVEL.
4. ALL MATERIALS TO BE STORED IN A MANNER THAT DOES NOT OBSTRUCT TRAFFIC OR PEDESTRIAN TRAVEL.



ITEM	DESCRIPTION	QUANTITY	UNIT
1	ASPHALT (1 1/2 IN. MIN. THICKNESS)	1000	SQ. YD.
2	CONCRETE (4 IN. MIN. THICKNESS)	500	SQ. YD.
3	GRAVEL (3/4 IN. MIN. SIZE)	200	CY
4	PAVEMENT MARKINGS	1000	LINEAL FT.
5	TRAFFIC SIGNS	50	SQ. FT.
6	CONCRETE CURBS	100	LINEAL FT.
7	PAVEMENT EDGES	100	LINEAL FT.
8	PAVEMENT PATCHES	50	SQ. YD.
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20	PAV		

REVISIONS

NO.	DATE	REVISION	BY
1	08/23/22	PER TOWN COMMENT	WDR
2	08/23/22	INTERSECT	WDR
3	07/23/22	PER DOT STAGE 2	WDR
4	07/23/22	PER DOT COMMENTS	WDR
5	07/23/22	PER DOT COMMENTS	WDR
6	07/23/22	PER DOT COMMENTS	WDR



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 Always Call 811
 Before You Dig
 It's The Law.

PRELIMINARY

PROJECT: 17-000000
 DRAWING NO: 17-000000-01
 DATE: 08/23/22

PROPOSED SITE PLAN DOCUMENTS

SCALE: 1" = 100'

PRIMARY PROPERTIES, LLC

PROJECT: 17-000000
 DRAWING NO: 17-000000-01
 DATE: 08/23/22

BOHLER
 17 COMPUTER DRGGE WEST
 SUITE 200
 PISCATAWAY, NJ 07050
 TEL: 908.767.4000
 WWW.BOHLERENGINEERING.COM

W.D. GOEBEL
 PROFESSIONAL ENGINEER
 STATE OF NEW JERSEY
 LICENSE NO. 12-12467

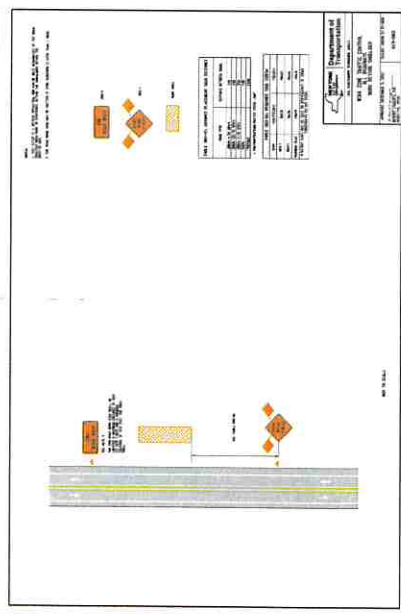
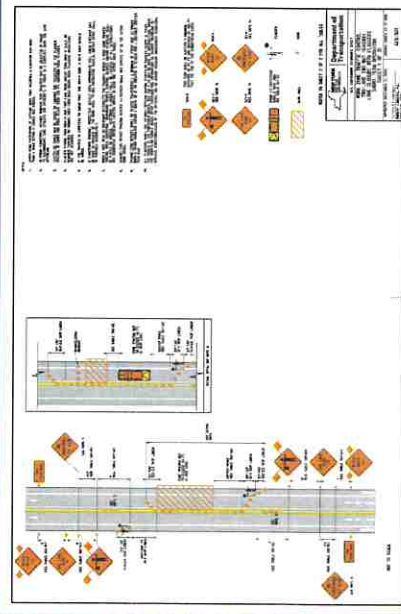
DETAIL SHEET

C-905



TABLE OF CONTENTS

NO.	DESCRIPTION	DATE
1	PROPOSED SITE PLAN	08/23/22
2	PROPOSED SITE PLAN	08/23/22
3	PROPOSED SITE PLAN	08/23/22
4	PROPOSED SITE PLAN	08/23/22
5	PROPOSED SITE PLAN	08/23/22
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8	PROPOSED SITE PLAN	08/23/22
9	PROPOSED SITE PLAN	08/23/22
10	PROPOSED SITE PLAN	08/23/22



Concept Elevation
Duanesburg, NY.

October 27, 2022



PRIMAX

DOLLAR GENERAL

Save time. Save money. Every day!®

Duanesburg, NY



Front Left Elevation

PRIMAX

DOLLAR GENERAL

Save time. Save money. Every day!®

Duanesburg, NY

Front Right Elevation



Fiber Cement Siding - Painted Sherwin Williams Balanced Beige SW7037

Fiber Cement Siding - Painted Sherwin Williams Rookwood Brown SW2806

Fiber Cement Trim - Painted Sherwin Williams Greek Villa SW7551

24" High Dollar General Channel Letter Sign with Goose-neck Lighting

Metal Roof Panel - Medium Bronze

CertainTeed cast stone panel - Harbor Sunset

6'-0" x 6'-0" Bronze Anodized Alum Storefront Window with Gray Spandrel Glass with Medium Bronze Metal Awning

Bronze Anodized Alum Storefront



DOLLAR GENERAL

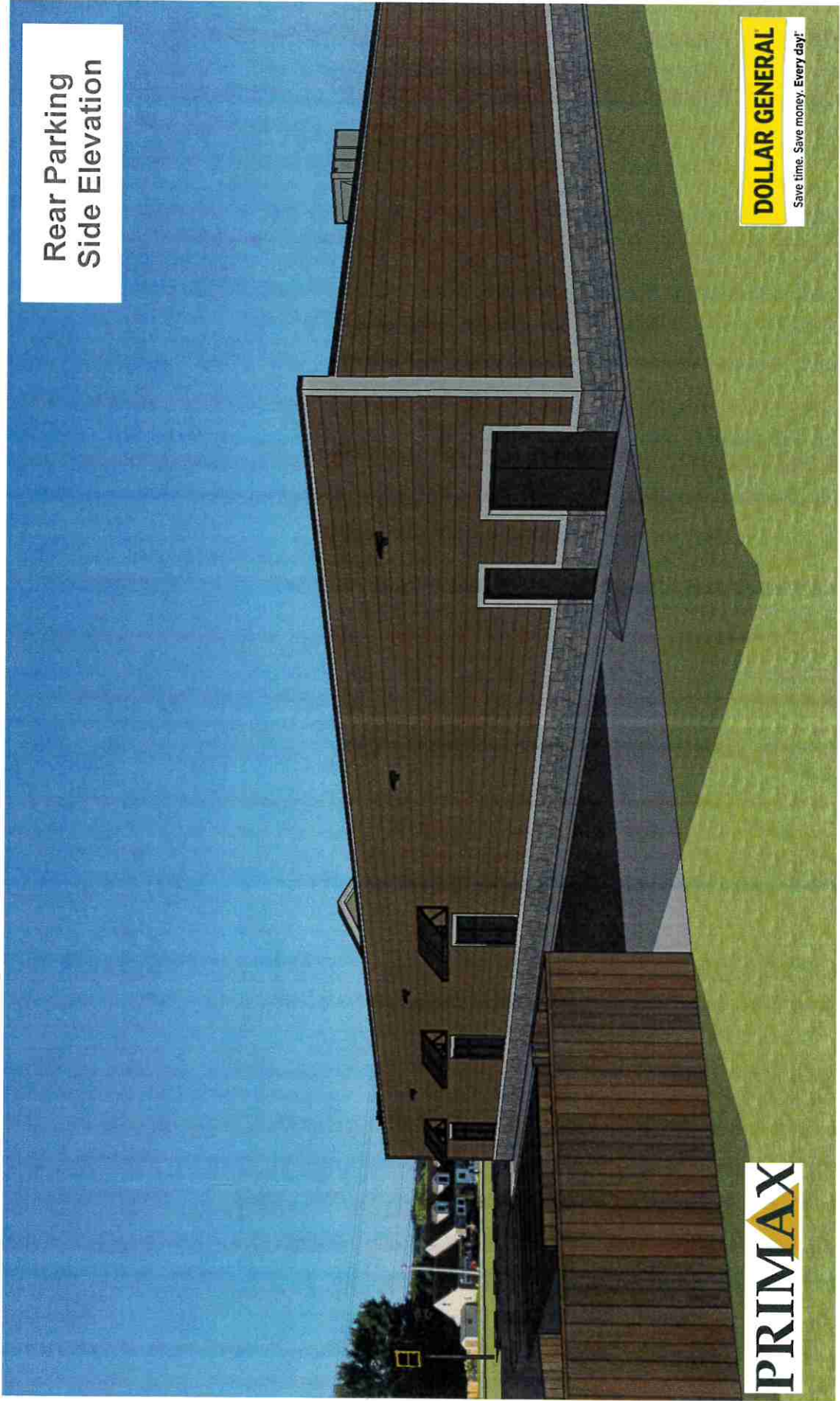
Save time. Save money. Every day!

Duanesburg, NY



Front Right Street View

Duanesburg, NY



Rear Parking
Side Elevation

PRIMAX

DOLLAR GENERAL
Save time. Save money. Every day.®



October 3, 2022

2603 Guilderland Avenue
Schenectady, NY 12306

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

www.ingallsllp.com

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

Attn: Jeffery Schmitt, Planning Board Chairperson

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

Dear Mr. Schmitt and Board Members:

Ingalls & Associates, LLP (*Ingalls*) has completed a review of the current project materials related to the proposed Dollar General located on the north side of New York State 7, residing in the Commercial C-2 zoning district. Based on the review, *Ingalls* offers the following remaining comments as well as recommended conditions of approval:

Project Materials Reviewed

Ingalls has completed a review of the following project materials provided:

1. Submittal Letter dated 9/2/22.
2. Site Plan Documents (13 sheet set), prepared by Bohler, last revised 9/2/22.
3. Exterior Photometric Plan, prepared by Stones River Electric, dated 6/15/2022.
4. Short Environmental Assessment Form dated 9/2/2022.

Remaining Engineering Comments

Comment 1: The proposed maintenance access route to the stormwater management area should be extended to the outlet of the detention pond as per Section 6.1.6 of the New York State Stormwater Design Manual.

Comment 2: "Soil Erosion & Sediment Control Plan", Sheet C-601- Label Sediment Trap location and specify outlet device. It appears as if it is currently labeled "Temporary Settling Basin."

Comment 3: "Landscape Plan", Sheet C-701- Include table of bioretention plantings on this sheet or on the "Detail Sheet", C-904.



Recommended Conditions of Approval

Condition 1: Provide NYSDOT commercial driveway permit.

Condition 2: Provide correspondence with the Schenectady County Environmental Health Department and the approval for the proposed well.

Condition 3: Provide approved easement information for the well buffer and proposed sewer lateral.

Condition 4: A NOI for stormwater coverage under GP-20-001 should be filed prior to construction.

Condition 5: All signage shall be submitted for Building Department approval and comply with Town Code Section 13.4.7, "Commercial (C-1) & Light Industrial (C-2) Sign Regulations."

Please contact me at (518) 393-7725, Ext. 113 if you have any questions or comments.

Respectfully,
Ingalls & Associates, LLP

A handwritten signature in black ink, appearing to read "David F. Ingalls Jr.", written in a cursive style.

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

Cc: Dale Warner, Town of Duanesburg CEO



17 Computer Drive West
Albany, NY 12205
518.438.9900

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

Via Overnight Delivery

October 7, 2022

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

Attention: Jeffrey Schmitt, Chairperson

**Re: Response to Comments Summary
Proposed Retail Store
NYS Route 7**

Dear Mr. Schmitt,

On behalf of our client, Primax Properties, LLC, we are pleased to submit revised and additional information to the Town of Duanesburg Planning Board for the above referenced project. This submittal is in response to the comments received at the September 15, 2022 public hearing and comments received in the 'draft' October 3, 2022 letter from Ingalls & Associates, LLP. As requested at the public hearing our client and their tenant are willing to restrict outdoor sales. The only outdoor sales that they now propose are a permanent propane sales cabinet and ice sales chest as shown on the Site Layout Plan. As far as operations, outdoor lighting turn off a half hour after the store closes, except for a few security lights for safety purposes. Store deliveries are during store hours (which are typically 8am until 9 or 10pm), and generally occur twice a week. Overnight truck parking is not allowed. Additionally, we have added more robust landscaping along the west side of the property. A 'Sight Distance Table' is provided on the Site Layout Plan enclosed. Please find the following items enclosed in support of our application:

- Twelve (12) copies of the Proposed Site Plan Documents dated June 10, 2022, last revised October 7, 2022, consisting of thirteen (13) sheets.

Responses to the comments received in the 'draft' letter dated October 3, 2022 from Ingalls & Associates, LLP are as follows:

Comment 1: The proposed maintenance access route to the stormwater management area should be extended to the outlet of the detention pond as per Section 6.1.6 of the New York State Stormwater Design Manual.

Comment acknowledged. The maintenance access route has been extended on the plans enclosed as requested above.

Comment 2: "Soil Erosion & Sediment Control Plan", Sheet C-601- Label Sediment Trap location and specify outlet device. It appears as if it is currently labeled "Temporary Settling Basin".

The Sediment Trap label has been added to replace the Temporary Settling Basin label and the outlet device has been specified/labeled.



Town of Duaneburg
5853 Western Turnpike
Duaneburg, NY 12056

October 7, 2022
Page 2 of 2

Comment 3: "Landscape Plan", sheet C-701 – Include table of bioretention plantings on this sheet or on the "Detail Sheet", C-904.

Comment acknowledged. The table of proposed plantings for the bioretention area is included on the Landscape Plan in the upper right-hand corner.

We look forward to meeting with the Planning Board this month. Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY, PLLC

Caryn Mlodzianowski

cc: Primax Properties, LLC

#

PROPOSED SITE PLAN DOCUMENTS

FOR _____

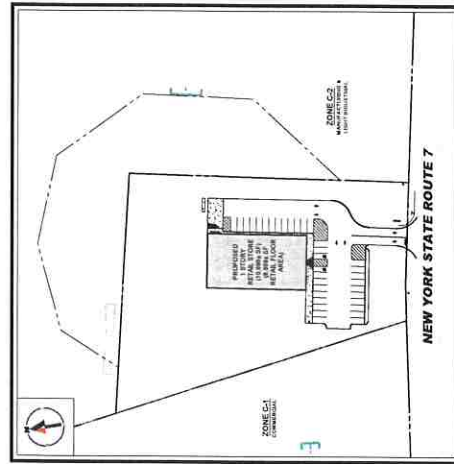
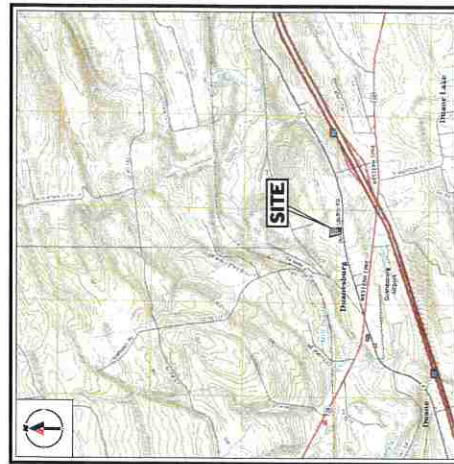
PRIMAX PROPERTIES, LLC

PROPOSED



LOCATION OF SITE:

NYS ROUTE 7, TOWN OF DUANESBURG
SCHENECTADY COUNTY, NEW YORK
MAP 55.00, BLOCK 4, LOT 11.6



PREPARED BY

BOHLER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REV#	DATE	COMMENT
1	1/27/2022	PER TOWN COMMENT
2	1/28/2022	RECEIVE PLANS
3	1/31/2022	PER DOT STAKE
4	3/09/2022	PER TOWN COMMENT
5	1/10/2022	COMMENTS
		TOTAL

811
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PRELIMINARY

PROJECT: 20210001
OWNER: PRIMA
DATE: 01/27/2022
DRAWN BY: W.D. GOEBEL

PROPOSED SITE PLAN DOCUMENTS

FOR
PRIMAX PROPERTIES, LLC

PROPOSED DEVELOPMENT
MAP 55.00, BLOCK 4, LOT 11.6
TOWN OF DUANESBURG,
SCHENECTADY COUNTY,
NEW YORK

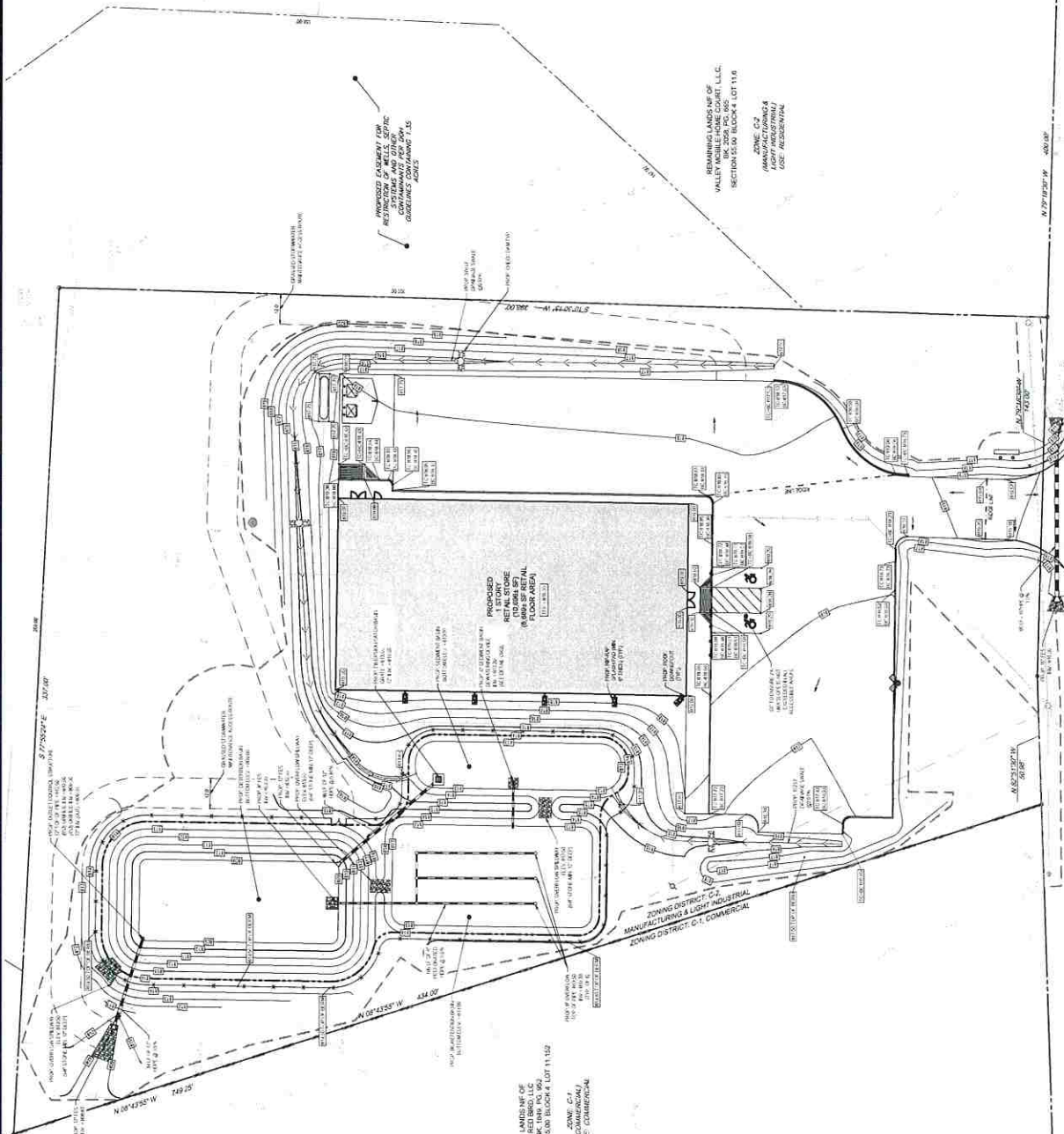
BOHLER
11 CRAWFORD PARK WEST
ALBANY, NY 12205
Phone: 518.435.9000
Fax: 518.435.9005
www.BohlerEngineering.com

W.D. GOEBEL
PROFESSIONAL ENGINEER
No. 13134
No. 13134
No. 13134

SHEET TITLE
COVER SHEET

SHEET NUMBER
C-101

REVISION: 5 - 1/10/2022



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGER
 LANDSCAPE ARCHITECTURE
 PLANNING & DESIGN
 TRANSPORTATION SERVICES

REV	DATE	COMMENT
1	06/20/22	FOR TOWN COMMITTEE
2	06/20/22	DESIGN PANEL
3	06/20/22	FOR DOT FACILITIES
4	06/20/22	FOR TOWN
5	06/20/22	FOR TOWN
6	06/20/22	FOR TOWN
7	06/20/22	FOR TOWN
8	06/20/22	FOR TOWN
9	06/20/22	FOR TOWN
10	06/20/22	FOR TOWN

811
 Call Before You Dig
 ALWAYS CALL 811
 BEFORE YOU DIG
 811.ORG

PRELIMINARY
 PROJECT: [REDACTED]
 DRAWN BY: [REDACTED]
 DATE: 06/20/22
 SCALE: UNENLARGED

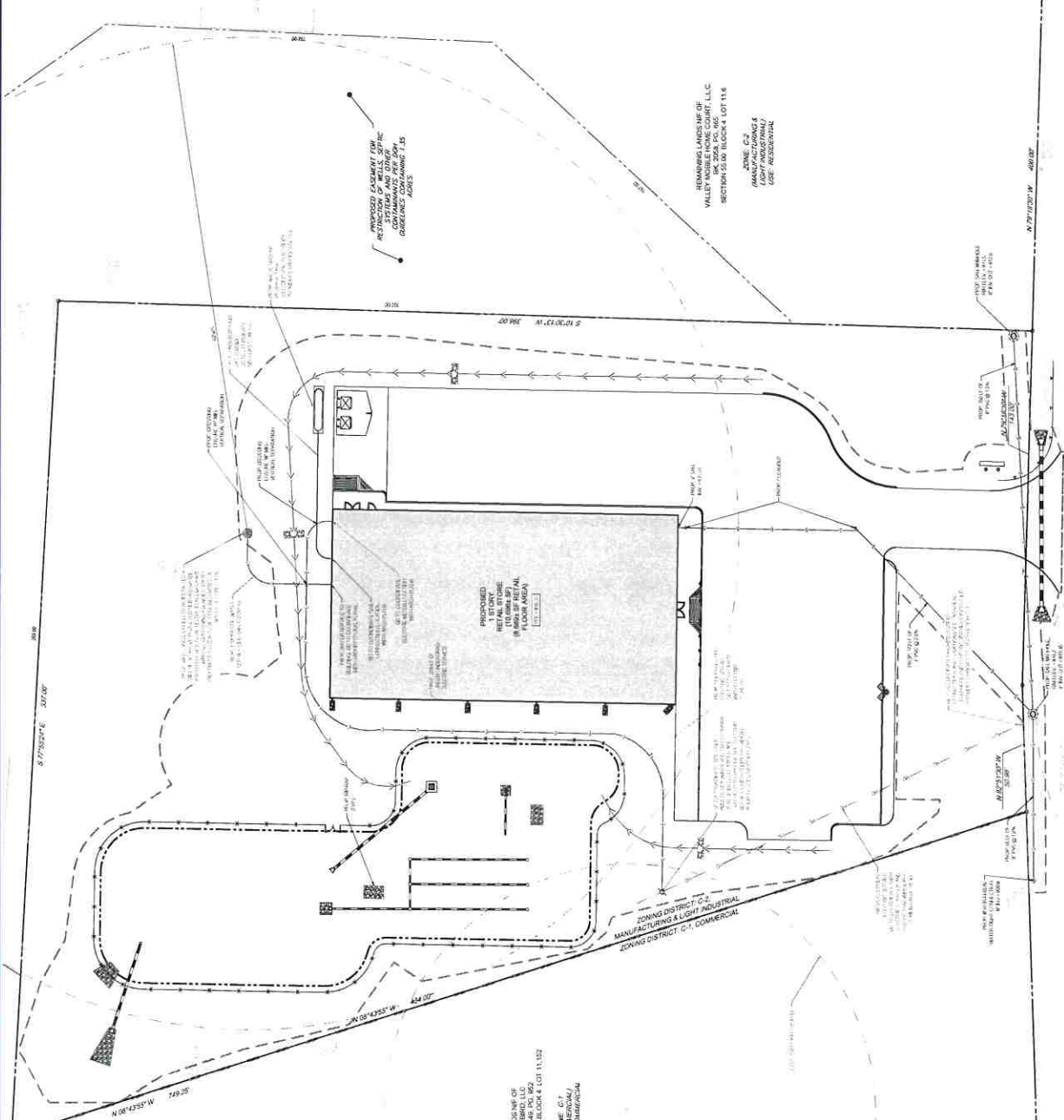
PROPOSED SITE PLAN DOCUMENTS
 FOR
PRIMAX PROPERTIES, LLC
 DEVELOPMENT
 MAP: [REDACTED] LOT 11.6
 TOWN OF MANHATTANVILLE, NY
 ZONE C-1
 USE: COMMERCIAL

BOHLER
 17 CANTON STREET
 ALBANY, NY 12205
 TEL: 518-535-5500
 WWW.BOHLERENGINEERING.COM

W.D. GOEBEL
 PROFESSIONAL ENGINEER
 LICENSE NO. 13150
 EXPIRES 12/31/2024

GRADING & DRAINAGE PLAN
 SHEET TITLE
 SHEET NUMBER
C-401

REVISION 5 - 10/17/2022



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



REV#	DATE	COMMENT
1	10/20/22	PER TOWN COMMENT
2	10/20/22	DESIGN PLANS
3	10/20/22	PER LOT TRACK 8
4	10/20/22	PER TOWN
5	10/20/22	PER TOWN
		COMMENTS

811
Call before you dig
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FOR THE PROPER 811 SERVICE

PRELIMINARY
PROJECT NO. 22-0001
SHEET NO. 11 OF 12
DATE: 10/20/22
DRAWN BY: W.D.G.
CHECKED BY: W.D.G.

PROPOSED SITE PLAN DOCUMENTS
FOR
PRIMAX PROPERTIES, LLC
DEVELOPMENT
MAP - NYS ROUTE 7 LOT 11.6
TOWN OF SUARESBURG, SHERBORN COUNTY, NEW YORK

BOHLER
11 CAMPBELL DRIVE, WEST ALBANY, NY 12225
PHONE: 518-336-8900
WWW.BOHLERENGINEERING.COM

W.D. GOEBEL
PROFESSIONAL ENGINEER
LICENSE NO. 18792
STATE OF NEW YORK

UTILITY PLAN
SHEET NUMBER
C-501
REVISION 3 - 10/20/22

OPERATION / MAINTENANCE NOTES

1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND PATHWAYS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE NOTED.

SOIL RESTORATION NOTES:

1. SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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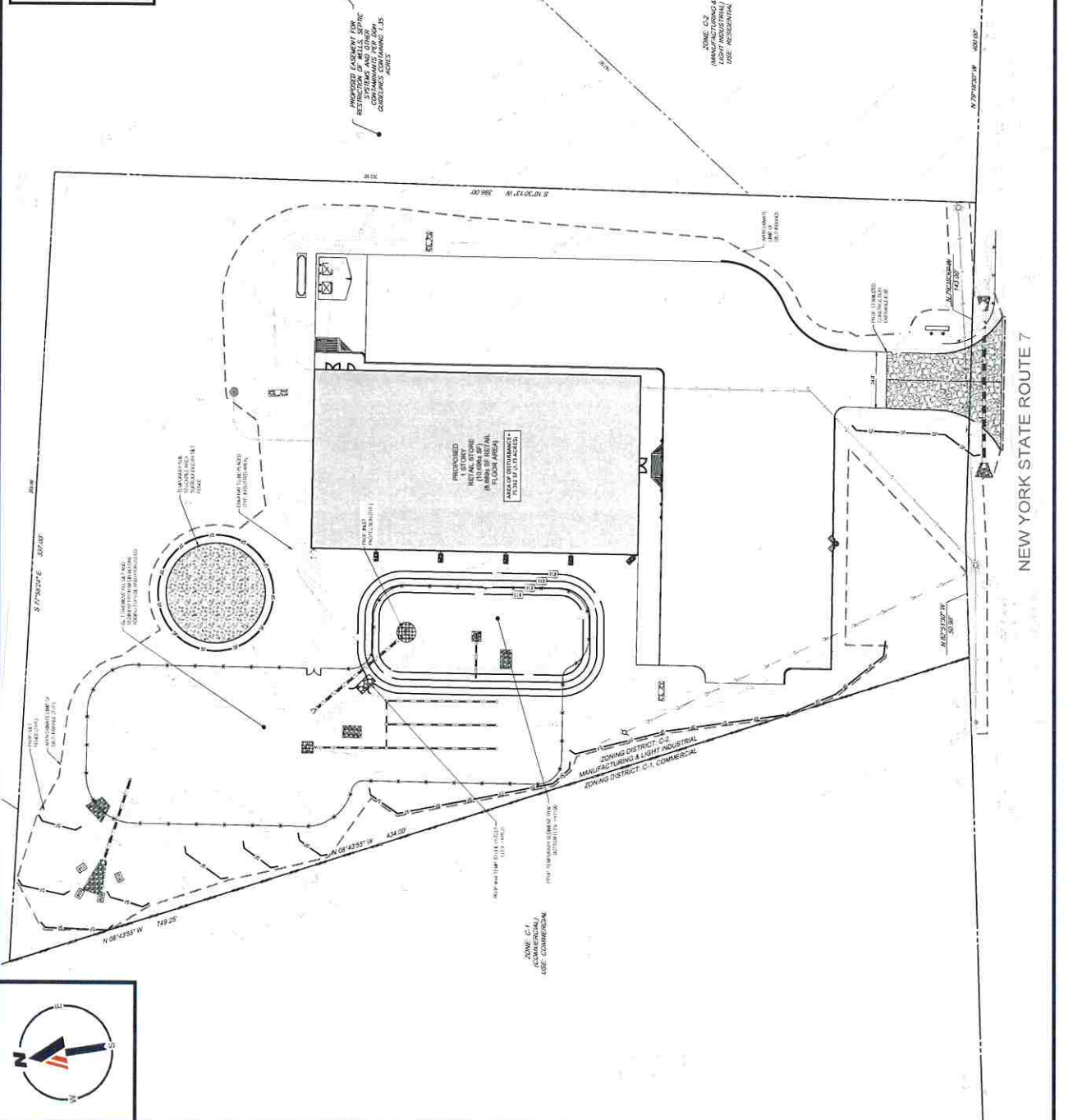
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PROPOSED EROSION CONTROL PLAN

PROPOSED EROSION CONTROL PLAN

PROPOSED EROSION CONTROL PLAN



<p>BOHLER SITE PLAN AND CONSULTING ENGINEERING</p> <p>17 COUNTRY CLUB ROAD, WEST ALBANY, NY 12285</p> <p>Phone: 518-435-8900</p> <p>Fax: 518-435-8900</p> <p>www.BohlerEngineering.com</p>		<p>W.D. GOEBEL</p> <p>PROFESSIONAL ENGINEER</p> <p>17 COUNTRY CLUB ROAD, WEST ALBANY, NY 12285</p> <p>Phone: 518-435-8900</p> <p>Fax: 518-435-8900</p> <p>www.BohlerEngineering.com</p>	<p>SOIL EROSION & SEDIMENT CONTROL PLAN</p> <p>SHEET TITLE</p> <p>C-601</p> <p>REVISION 4 - 10/2022</p>
<p>BOHLER SUSTAINABLE DESIGN LANDSCAPE ARCHITECTURE</p> <p>17 COUNTRY CLUB ROAD, WEST ALBANY, NY 12285</p> <p>Phone: 518-435-8900</p> <p>Fax: 518-435-8900</p> <p>www.BohlerEngineering.com</p>		<p>PROPOSED SITE PLAN DOCUMENTS</p> <p>FOR</p> <p>PRIMAX PROPERTIES, LLC</p> <p>PROPOSED DEVELOPMENT</p> <p>MAP OF QUANTERSBURG, SCHENECTADY COUNTY, NEW YORK</p>	<p>ALWAYS CALL 811</p> <p>BEFORE YOU DIG</p> <p>PRELIMINARY</p> <p>THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION</p>

REV.	DATE	COMMENT
1	10/02/22	FOR TOWN COMMENT
2	10/02/22	DESIGN PLANS
3	10/20/22	FOR DOT STAGE 8
4	10/20/22	FOR TOWN
5	10/20/22	FOR TOWN
6	10/20/22	COMMENTS
7		
8		

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PRELIMINARY

PROPOSED SITE PLAN DOCUMENTS

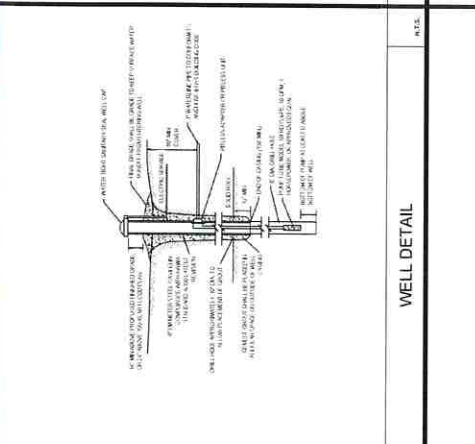
BOHLER
 17 CROSSLANDS STREET
 ALBANY, NY 12205
 TEL: 518-535-8000
 FAX: 518-535-8009
 WWW.BOHLERENGINEERING.COM

W.D. GOEBEL
 PROFESSIONAL ENGINEER
 LICENSE NO. 21869
 EXPIRES 12/31/2022

DETAIL SHEET
C-904
 REVISION 5 - 10/20/22

N.T.S.

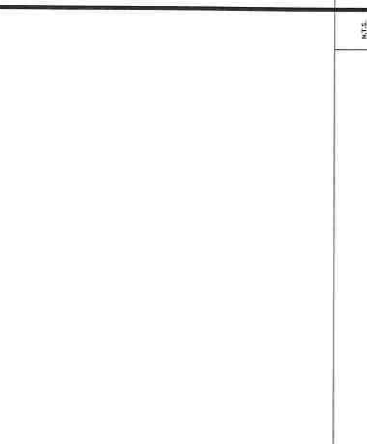
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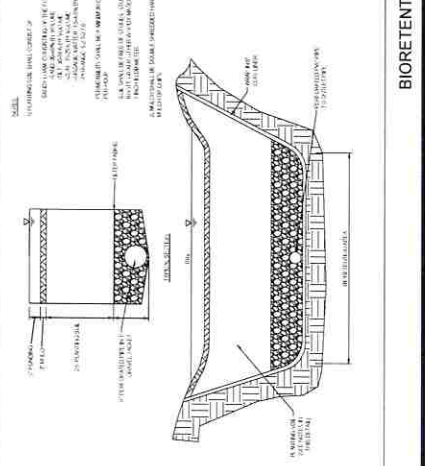


N.T.S.

N.T.S.

N.T.S.

BIORETENTION NOTES:
 1. THE BIORETENTION SYSTEM IS TO BE INSTALLED AS SHOWN ON THESE PLANS.
 2. THE BIORETENTION SYSTEM IS TO BE INSTALLED AS SHOWN ON THESE PLANS.
 3. THE BIORETENTION SYSTEM IS TO BE INSTALLED AS SHOWN ON THESE PLANS.



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



Michael Harris, Vice Chairperson
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

PUBLIC HEARING
LEGAL NOTICE
FOR THE
TOWN OF DUANESBURG
PLANNING BOARD
September 15th, 2022

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 September 15TH, 2022, at 7:00 pm for the purpose of hearing all persons interested in the application of:

#22-11 Primax Properties, LLC c/o Bohler: SBL# 55.00-4-11.6, (C-2) located at Rt 7 are seeking a Special Use Permit under section 12.4(28) 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>

Meeting ID: 870 3907 8096

Passcode: 109029

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

Meeting ID: 870 3907 8096

Passcode: 109029

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 8-16-22
Case No. D-06-22
Returned 8-25-22

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)

AUG 16 2022

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: September 15th, 2022

SUBJECT: #22-11 Primax Properties, LLC c/o Bohler: SBL# 55.00-4-11.6, (C-2) located at Rt 7 are seeking a Special Use Permit under section 12.4(28) of the Town of Duanesburg Zoning Ordinance.

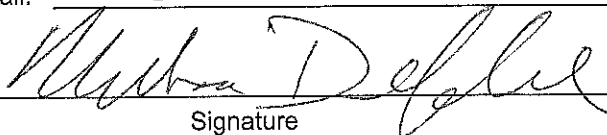
REQUIRED ENCLOSURES:

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: 8-29-22



ORIGINAL



PLANNING & ZONING COORDINATION REFERRAL

Case No. D-06-22

Applicant Primax Properties, LLC

Referring Officer Melissa Deffer

Municipality Duanesburg

Considerations: Site plan approval and special use permit to construct a 10,700 SF retail store (Dollar General) on a 2.5 acre lot. Located on the north side of Duanesburg Road (SR 7) approximately 1/3 mile west of the I-88 exit. Individual well and septic is proposed. The water well will be considered a non-community public water supply.

RECOMMENDATION

Receipt of zoning referral is acknowledged on August 16, 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:

County Department of Environmental Health approval for a non-community public water supply, NYSDEC approval of wastewater treatment system, and NYS DOT approval for highway access. The applicant should provide the boundary description and language for the proposed easement to ensure control of the appropriate setback area from the well as required by NYS DOH. The book and page for the filed easement should be provided on the final site plan. The site plan should depict the entire area of the easement and indicate how the boundary will be marked in the field for future identification.

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.

8/17/22
Date

Ray Gillet, Commissioner
Economic Development and Planning



17 Computer Drive West
Albany, NY 12205
518.438.9900

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

Via Overnight Delivery

September 2, 2022

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

Attention: Jeffrey Scmitt, Chairperson

**Re: Response to Comments Summary
Proposed Retail Store
NYS Route 7**

Dear Mr. Schmitt,

On behalf of our client, Primax Properties, LLC, we are pleased to submit this response to comments summary to the Town of Duanesburg Planning Board for the above referenced project. This summary is in response to the various comments received in the August 17, 2022 letter from Ingalls & Associates, LLP as noted below with our responses in italics. Please find the following items in support of our application:

- A. Twelve (12) copies of the Short Environmental Assessment Form dated June 2, 2022, last revised September 2, 2022.
- B. Twelve (12) copies of the Proposed Site Plan Documents dated June 10, 2022, last revised September 2, 2022, consisting of thirteen (13) sheets.
- C. Twelve (12) copies of the Lighting Plan entitled "Dollar General #24494, Duanesburg, NY" prepared by Exterior Photometric, dated June 15, 2022.
- D. Two (2) copies of the SWPPP report dated August 10, 2022 last revised September 2, 2022.

Response to various comments summary as follows:

Site Layout Plan (C-301)

Comment 1: Verify the intersection sight distances and stopping sight distance for the proposed driveway in accordance with NYSDOT Standards. A NYSDOT commercial driveway approval will be required.

Comment acknowledged. Sight distance measurements have been taken from the proposed driveway location and measurements are provided on the site plan. This data has been provided to DOT as well.

Comment 2: Provide location of fire and other emergency zones per Town Code Section 14.6.1.4.13.

The site layout can accommodate emergency vehicles as required.

Comment 3: Provide location, and design, of all energy facilities per Town Code Section 14.6.1.4.14.

Comment acknowledged. The proposed electric location is shown. Energy facilities are not proposed.

Comment 4: Verify proposed signage will meet requirements of Town Code Section 13.4.7, "Commercial (C-1) & Light Industrial (C-2) Sign Regulations."

Proposed signage will be permitted separately by the tenant's sign vendor at a later date.

Grading & Drainage Plan (C-401)

Comment 1: Please revise proposed grading to tie out the existing site elevations at the access drive and in the area of the detention pond similar to the Grading Plan that is included in the SWPPP.

The proposed grading has been revised to tie out to the existing site elevations around the access drive and the area of the detention pond.

Comment 2: Please show a positive slope of a minimum of 0.5% on the outlet pipe for the dry pond.

The outlet pipe from the dry pond was revised to have a slope of 0.5%.

Comment 3: Please provide a slope stabilization treatment for the 1:2 slope between the northwest corner of the building and the drainage swale.

Enkamat has been proposed near the northwest corner of the building in order to provide slope stabilization.

Utility Plan (C-501)

Comment 1: Provide description of the method of obtaining water and location, and design of the water system or systems per Town Code Section 14.6.1.4.12. Schenectady County Health Department approval is required for the proposed well design including separation distance from property line and septic systems.

A new on-site well is proposed behind the proposed building. We are working with the Schenectady County Environmental Health Department for review and approval of the proposed well location.

Comment 2: If the water supply is used for public consumption, please locate the well 200' from all property line as required by the New York State Department of Health for public water systems. If this setback cannot be obtained, provide approval from the Schenectady County Department of Health to confirm that the location of the well is satisfactory.

We are working with the Schenectady County Environmental Health Department for review and approval of the proposed well location. An easement for control of the land within 200-feet of the proposed well is proposed and shown on the plans.

Comment 3: Please provide additional information on whether the 42 feet of 8 inch sewer line extension and proposed sanitary manhole will be turned over to the Town for maintenance after construction. Extension of sanitary sewer main requires NYSDEC approval.

The plans have been revised to show a direct connection to the existing manhole and an easement into the neighboring property is being pursued currently.

Soil Erosion & Sediment Control Plan (C-601)

Comment 1: On the west side of the detention pond, please separate slit fence sections as defined in the NYS Standards and Specifications for Erosion and Sediment Control. The current slit fence layout crosses several contours and promotes water to run along the length of the slit fence and introducing the possibility for more erosion.

The slit fence was separated into sections as defined in the NYS Standards and Specifications for Erosion and Sediment Control.

Comment 2: Slit fence should be placed on the west side of the entrance driveway due to the existing grade sloping west in this area.

Slit fence has been placed on the west side of the entrance driveway at the base of the proposed slope.

Erosion and Sediment Control Notes and Details (C-602)

Ingalls has no comments.

Comment acknowledged.

Landscape Plan (C-701)

Ingalls has no comments.

Comment acknowledged.

Detail Sheet (C901)

Comment 1: Please include bioretention cross section detail.

A bioretention cross section detail has been added to Detail Sheet C-904.

Comment 2: Please include well detail.

A well detail has been added to Detail Sheet C-904.

Comment 3: Please revise Post and Rail Fence Detail to make text more visible.

The text on the post and rail fence detail has be more visible.

Detail Sheet (C-902)

Ingalls has no comments.

Comment acknowledged.

Detail Sheet (C-903)

Ingalls has no comments.

Comment acknowledged.

Exterior Photometric Plan

Comment 1: Please incorporate Exterior Photometric Plan within project Plan Set.

The Exterior Lighting Plan has been added to the enclosed Plans Set.

Short Environmental Assessment Form (SEAF)

Comment 1: Question 5a should be updated to note that the project requires a special use permit.

A comment has been added to note that the project requires a special use permit.

Comment 2: Question 11 should be updated to note that connection will be made to the Town sewer system and not a private septic system.

The SEAF has been revised to note that the proposed project will be connecting to town existing wastewater utilities.

Comment 3: The auto-generated results from the NYSDEC Mapper should be included with the SEAF.

The NYSDEC Mapper information has been included in the attached submission.

Agricultural Data Statement

Ingalls has no comments.

Comment acknowledged.

Application to the Planning Board

Comment 1: **Ingalls** has no comments.

Comment acknowledged.

SWPPP

Comment 1: Notice of Intent Question 5 (page 83 to 208) is not answered, please revise.

Question 5 has been answered. The proposed development will not disturb more than 5 acres of soil at any one time.

Comment 2: Notice of Intent Question 7 (page 83 to 208) is not answered, please revise.

Question 7 has been answered. The proposed development is not a phased project

Comment 3: Notice of Intent Question 30 (page 90 to 208) does not match the Total RRv volume provided on the Green Infrastructure worksheet.

The response to Question 30 has been revised.

Comment 4: Ponding in the bioretention area should not exceed 6" per the NYSDEC Stormwater Design Manual during any design storm. Provide a diversion structure to allow higher flows to bypass the bioretention area and directly into the detention pond.

Six 8" overflow standpipes were added into the bioretention basin at an elevation 6" above the pond material to reduce temporary ponding levels.

Comment 5: Please provide results of required field testing and groundwater elevation due to the bioretention area having a required 2' separation to the ground water table from the filter bottom per the NYSDEC Stormwater Design Manual.

The geotechnical report has been included as an attachment within the SWPPP, providing the results of the soil testing.

Comment 6: Please provide 1' of free board for the forebay and detention pond. The weir elevations for both the forebay and the detention pond are at elevation 814.75' with a top of berm elevation at 815.50'. When water flows over the weir it will be within 1' of the top of the berm.

The forebay and detention pond has been revised to provide 1' of free board to the top of the berm.

Comment 7: As required by Section 6.1.6 of the NYS Stormwater Design Manual, please provide a 12 feet wide minimum maintenance access drive for the proposed stormwater management area.

A 12-foot maintenance access area is proposed to the east of the drainage swale and leads over to the fence around the stormwater detention areas.

Conceptual Building Elevations


Planning board shall review Building Elevations. **Ingalls** has no comments.

Comment acknowledged.

Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY, PLLC



Caryn Mlodzianowski

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

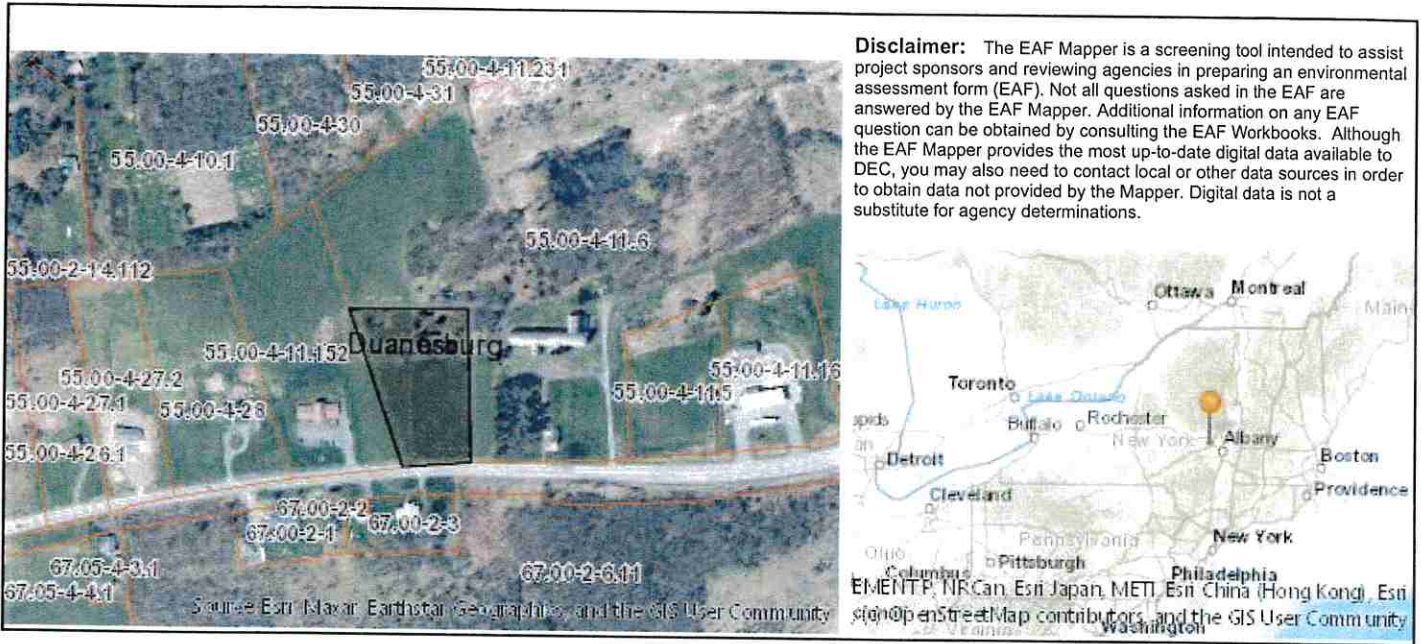
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

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

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	PROJECT REQUIRES A SPECIAL USE PERMIT			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<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? 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?		<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? 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? If No, describe method for providing potable water: _____ An on-site well is proposed. _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There are no wetlands on the proposed site. It appears there may be wetlands on a property nearby. _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
There is an existing drainage ditch along New York State Route 7.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Primax Properties, LLC c/o Bohler Engineering</u> Date: <u>9/2/2022</u>		
Signature: <u></u> Title: <u>PROJECT MANAGER</u>		

PRINT FORM



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



NYS ROUTE 7
TOWN OF DUANESBURG
SCHENECTADY COUNTY, NEW YORK

PREPARED BY
BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone (518) 438-8000
Fax (518) 438-8000
www.bohlerengineering.com

Concept Elevation
Duanesburg, NY.

May 16, 2022



PRIMA
MAX

DOLLAR GENERAL
Save time. Save money. Every day!

Duanesburg, NY



May 16, 2022

Project Location | Duanesburg, NY

Duanesburg, NY

Front Right Elevation



DOLLAR GENERAL
Save time. Save money. Every day!

PRIMAX

May 16, 2022

Project Location | Duanesburg, NY

Duanesburg, NY

Rear Parking
Side Elevation



May 16, 2022

Project Location | Duanesburg, NY



SITE INFORMATION

1. APPLICANT: PRIMA MAX PROPERTIES, LLC
100 WEST 34TH STREET, 10TH FLOOR
NEW YORK, NY 10018
2. PROJECT: PRIMA MAX PROPERTIES, LLC
100 WEST 34TH STREET, 10TH FLOOR
NEW YORK, NY 10018
3. PROJECT: PRIMA MAX PROPERTIES, LLC
100 WEST 34TH STREET, 10TH FLOOR
NEW YORK, NY 10018

ZONING ANALYSIS TABLE

REQUIRED PERMIT	REQUIRED ZONING	PROPOSED ZONING	STATUS
1. ZONING PERMIT	COMMERCIAL	COMMERCIAL	COMPLIANT
2. SIGNAGE PERMIT	COMMERCIAL	COMMERCIAL	COMPLIANT
3. LANDSCAPE PERMIT	COMMERCIAL	COMMERCIAL	COMPLIANT
4. TRUCK TURNING MAP	COMMERCIAL	COMMERCIAL	COMPLIANT
5. SIGHT TRIANGLE	COMMERCIAL	COMMERCIAL	COMPLIANT

SIGHT DISTANCE TABLE

STREET	WIDTH	TRUCK HEIGHT	TRUCK WIDTH	TRUCK LENGTH	TRUCK WEIGHT
100 WEST 34TH STREET	20 FT	10 FT	8 FT	20 FT	10,000 LB
100 WEST 35TH STREET	20 FT	10 FT	8 FT	20 FT	10,000 LB

LANDSCAPE SCHEDULE

SYMBOL	PLANT NAME	COMMON NAME	SIZE	QTY
1	PLANT NAME	COMMON NAME	SIZE	QTY
2	PLANT NAME	COMMON NAME	SIZE	QTY
3	PLANT NAME	COMMON NAME	SIZE	QTY

BOHLER
SITE CITY AND CONSULTING ENGINEERS
LANDSCAPE ARCHITECTURE
PLANNING AND DESIGN
SCAPE ARCHITECTURE
PLANNING AND DESIGN
SCAPE ARCHITECTURE
PLANNING AND DESIGN

REVISIONS

REV#	DATE	DESCRIPTION
1	08/15/2017	ISSUED FOR PERMIT
2	08/15/2017	ISSUED FOR PERMIT
3	08/15/2017	ISSUED FOR PERMIT
4	08/15/2017	ISSUED FOR PERMIT

811
ALWAYS CALL 811
BEFORE YOU DIG

PRELIMINARY

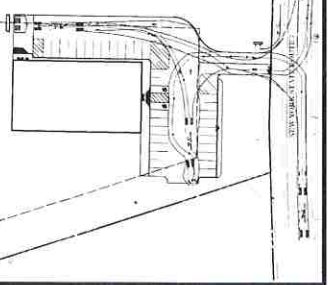
PROPOSED SITE PLAN DOCUMENTS

PRIMA MAX PROPERTIES, LLC
PROPOSED DEVELOPMENT
100 WEST 34TH STREET, LOT 10A
TOWN OF BUNKERSBURG, SCHENECTADY COUNTY, NEW YORK

BOHLER
11 COMMERCE STREET, SUITE 200
ALBANY, NY 12202
PHONE: 518-486-0000
WWW.BOHLERENGINEERING.COM

W.D. GOEBEL
REGISTERED PROFESSIONAL ENGINEER
100 WEST 34TH STREET, LOT 10A
TOWN OF BUNKERSBURG, SCHENECTADY COUNTY, NEW YORK

SITE LAYOUT PLAN
SHEET TITLE
C-301



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

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

THE INFORMATION ON THIS PLAN IS THE PROPERTY OF BOHLER ENGINEERING AND ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING AND ARCHITECTURE.

ZONE C-2
RETAIL STORE
BEFORE SITE FLOOR AREA

ZONE C-2
RETAIL STORE
BEFORE SITE FLOOR AREA

BOHLER //

17 Computer Drive West
Albany, NY 12205
518.438.9900

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

August 8, 2022

via hand delivery

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

Attention: Jeffery Scmitt, Planning Board Chairperson

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

Dear Members of the Planning Board:

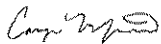
On behalf of our client, Primax Properties, LLC, we are pleased to submit the Site Plan Documents for our site plan and special use permit application for the above referenced project to the Town of Duanesburg Planning Board.

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

- "Proposed Site Plan Documents" prepared by this office dated June 10, 2022, last revised August 8, 2022.

We look forward to meeting with the Planning Board at the August 18th meeting. Should you have any questions or require any additional information, please do not hesitate to contact our office at (518) 438-9900.

Sincerely,
BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY, PLLC



Caryn Mlodzianowski

**cc: Primax Properties, LLC (via electronic-mail)
David F. Ingalls, PE, Ingalls & Associates, LLP (via electronic-mail)**

Project:	Dollar General
Date:	6/10/22

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 Duanesburg Planning Board has completed an Environmental assessment of the proposed Special Use Permit for a Retail business located on Duanesburg Rd. tax map # 55.00-4-11.62 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 walkways. The proposed action will have little impact or increase in the use of energy! The proposed action will require the drilling of a private well and is within Sewer District #3. 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 construction activities and maintained during any construction activities. Any planned access will require DOT permit for work in the ROW. The total acreage of disturbance is anticipated to be greater than one acre but, less than five acres. A copy of the storm water control plan is on file at the Town of Duanesburg.

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.	
Town of Duanesburg Planning Board	
Name of Lead Agency	Date
Jeffrey Schmitt	Planning Board 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)

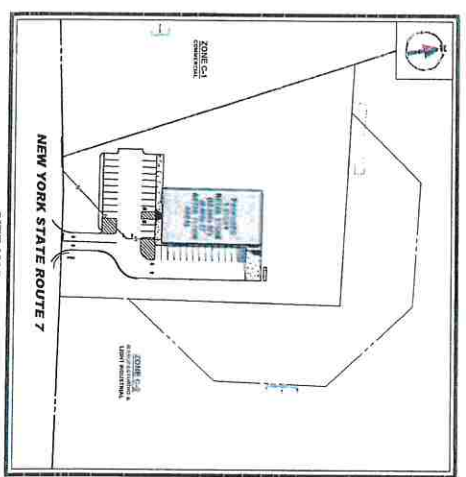
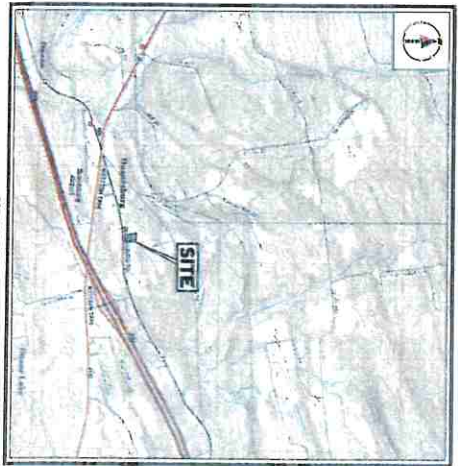
PRINT FORM

PROPOSED SITE PLAN DOCUMENTS

FOR _____
PRIMAX PROPERTIES, LLC



PROPOSED
 LOCATION OF SITE:
 NYS ROUTE 7, TOWN OF DUANESBURG
 SCHENECTADY COUNTY, NEW YORK
 MAP 55.00, BLOCK 4, LOT 11.6



REFERENCES
 STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 LAND SURVEYS
 LAND SURVEYS ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

DRAWING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-101	COVER SHEET
C-102	GENERAL NOTES SHEET
C-201	REMOVAL PLAN
C-202	SITE LAYOUT PLAN
C-301	OBSCURING & DRAINAGE PLAN
C-401	UTILITY PLAN
C-402	EROSION AND SEDIMENT CONTROL PLAN
C-403	EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-501	LANDSCAPE PLAN
C-502	LANDSCAPE NOTES & DETAILS 1
C-503	LANDSCAPE NOTES & DETAILS 2
C-504	LANDSCAPE NOTES & DETAILS 3
C-505	LANDSCAPE NOTES & DETAILS 4
C-506	LANDSCAPE NOTES & DETAILS 5
C-507	LANDSCAPE NOTES & DETAILS 6
C-508	LANDSCAPE NOTES & DETAILS 7
C-509	LANDSCAPE NOTES & DETAILS 8
C-510	LANDSCAPE NOTES & DETAILS 9
C-511	LANDSCAPE NOTES & DETAILS 10
C-512	LANDSCAPE NOTES & DETAILS 11
C-513	LANDSCAPE NOTES & DETAILS 12
C-514	LANDSCAPE NOTES & DETAILS 13
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C-519	LANDSCAPE NOTES & DETAILS 18
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C-521	LANDSCAPE NOTES & DETAILS 20
C-522	LANDSCAPE NOTES & DETAILS 21
C-523	LANDSCAPE NOTES & DETAILS 22
C-524	LANDSCAPE NOTES & DETAILS 23
C-525	LANDSCAPE NOTES & DETAILS 24
C-526	LANDSCAPE NOTES & DETAILS 25
C-527	LANDSCAPE NOTES & DETAILS 26
C-528	LANDSCAPE NOTES & DETAILS 27
C-529	LANDSCAPE NOTES & DETAILS 28
C-530	LANDSCAPE NOTES & DETAILS 29
C-531	LANDSCAPE NOTES & DETAILS 30
C-532	LANDSCAPE NOTES & DETAILS 31
C-533	LANDSCAPE NOTES & DETAILS 32
C-534	LANDSCAPE NOTES & DETAILS 33
C-535	LANDSCAPE NOTES & DETAILS 34
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C-538	LANDSCAPE NOTES & DETAILS 37
C-539	LANDSCAPE NOTES & DETAILS 38
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C-541	LANDSCAPE NOTES & DETAILS 40
C-542	LANDSCAPE NOTES & DETAILS 41
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C-598	LANDSCAPE NOTES & DETAILS 97
C-599	LANDSCAPE NOTES & DETAILS 98
C-600	LANDSCAPE NOTES & DETAILS 99
C-601	LANDSCAPE NOTES & DETAILS 100

PREPARED BY
BOHLER

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

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2022	ISSUED FOR PERMIT
2	10/15/2022	ISSUED FOR PERMIT
3	10/15/2022	ISSUED FOR PERMIT
4	10/15/2022	ISSUED FOR PERMIT
5	10/15/2022	ISSUED FOR PERMIT
6	10/15/2022	ISSUED FOR PERMIT
7	10/15/2022	ISSUED FOR PERMIT
8	10/15/2022	ISSUED FOR PERMIT
9	10/15/2022	ISSUED FOR PERMIT
10	10/15/2022	ISSUED FOR PERMIT

ISSUED FOR PERMIT
 ALWAYS CALL 518
 753-7464, 753-7465, 753-7466

PROPOSED SITE PLAN DOCUMENTS
 FOR
PRIMAX PROPERTIES, LLC

BOHLER
 17 CANTONER DRIVE WEST
 ALBANY, NY 12206
 Phone: 518-753-7466
 Fax: 518-753-7467
 www.bohler.com

W.D. GOEBEL
 PROFESSIONAL ENGINEER
 No. 10000
 State of New York

COVER SHEET
C-101
 PROJECT NO. 22-0022



LANDSCAPE ARCHITECTURE
 300 N. 10TH ST. SUITE 100
 SECTION 50.589 BLOCK 4 LOT 11.152
 ZONE: C-1
 DISTRICT: COMMERCIAL

ZONING DISTRICT C-1
 COMMERCIAL
 DISTRICT C-1
 COMMERCIAL

NEW YORK STATE ROUTE 7



REMAINING LANDS OF
 VALLEY MOBILE HOME COOPERATIVE, LLC.
 SECTION 50.589 BLOCK 4 LOT 11.15
 ZONE: C-1
 DISTRICT: COMMERCIAL

PROPOSED EQUIPMENT FOR
 REMEDIATION SYSTEMS AND OTHER
 OPERATIONS CONTAINING 1.2M CUBIC

REFER TO GENERAL NOTES SHEET FOR
 DEMOLITION NOTES
 THIS PLAN TO BE UTILIZED FOR
 DEMOLITION/REMOVAL
 PURPOSES ONLY



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

REV#	DATE	DESCRIPTION
1	10/20/2011	PRELIMINARY
2	01/20/2012	REVISION

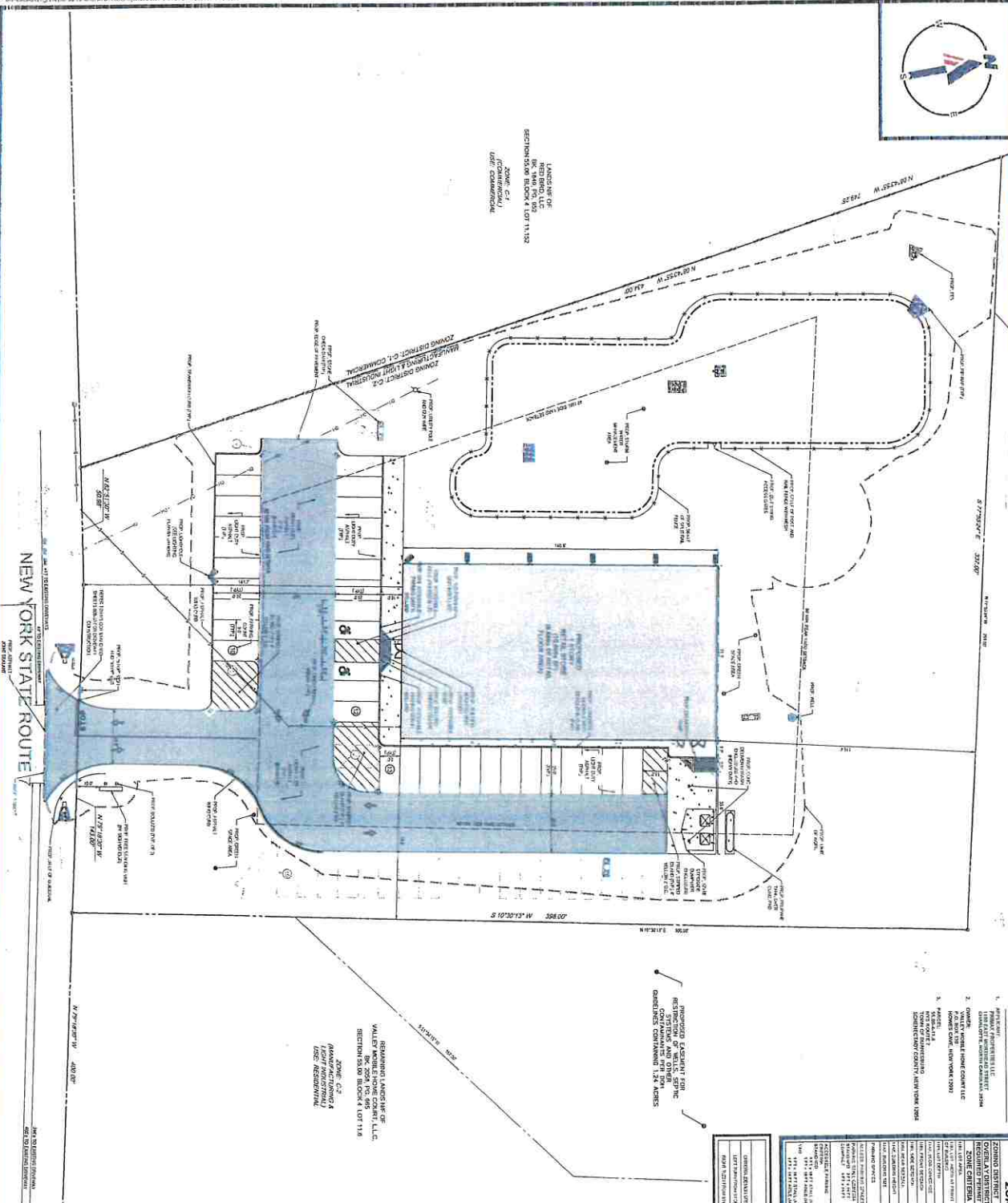
ISSUED FOR PERMIT
 ALWAYS CALL 511
 611
 ALWAYS CALL 511
 611

PROPOSED SITE
 PLAN DOCUMENTS
 FOR
 PRIMAX
 PROPERTIES,
 LLC
 DEVELOPER
 300 N. 10TH ST. SUITE 100
 SECTION 50.589 BLOCK 4 LOT 11.15
 DISTRICT: COMMERCIAL

BOHLER //
 17 EDWARDS STREET
 ALBANY, NY 12202
 Phone: 518.435.2000
 Fax: 518.435.2006
 www.bohlergroup.com

W.D. GOEBEL
 PROJECT TITLE
**DEMOLITION
 PLAN**

REVISION 2 - 08/2012
C-201



SITE INFORMATION

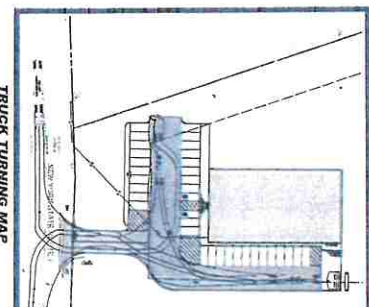
1. PROPERTY ADDRESS: 11111 NEW YORK STATE ROUTE, SCENIC VIEW, SCHENECTADY COUNTY, NY 12309
2. OWNER: VALLEY MOBILE HOME COURT, LLC, 11111 NEW YORK STATE ROUTE, SCENIC VIEW, SCHENECTADY COUNTY, NY 12309
3. PROJECT: PROPOSED EXISTING FOR RESIDENTIAL AND COMMERCIAL USE
4. PROJECT DESCRIPTION: PROPOSED EXISTING FOR RESIDENTIAL AND COMMERCIAL USE

ZONING ANALYSIS TABLE

ZONING DISTRICT	REQUIRED PERMITS	REQUIRED CRITERIA	REQUIRED	PROPOSED
COMMERCIAL	SEWER	MINIMUM LOT AREA	MINIMUM LOT AREA	MINIMUM LOT AREA
INDUSTRIAL	SEWER	MINIMUM LOT AREA	MINIMUM LOT AREA	MINIMUM LOT AREA
RESIDENTIAL	SEWER	MINIMUM LOT AREA	MINIMUM LOT AREA	MINIMUM LOT AREA

SIGHT DISTANCE TABLE

VEHICLE SPEED (MPH)	MINIMUM CLEARANCE (FEET)
15	10
20	15
25	20
30	25
35	30
40	35
45	40
50	45
55	50
60	55
65	60
70	65
75	70
80	75
85	80
90	85
95	90
100	95



TRUCK TURNING MAP

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

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT GENERAL NOTES REFER TO SHEET FOR ADDITIONAL NOTES



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 PERMITTING SERVICES
 TRANSPORTATION SERVICES

ISSUED FOR PERMIT

PROJECT: PROPOSED EXISTING FOR RESIDENTIAL AND COMMERCIAL USE

DATE: 11/15/2023

BY: [Signature]

PROPOSED SITE PLAN DOCUMENTS

FOR: PRIMAX PROPERTIES, LLC

PREPARED BY: BOHLER

BOHLER

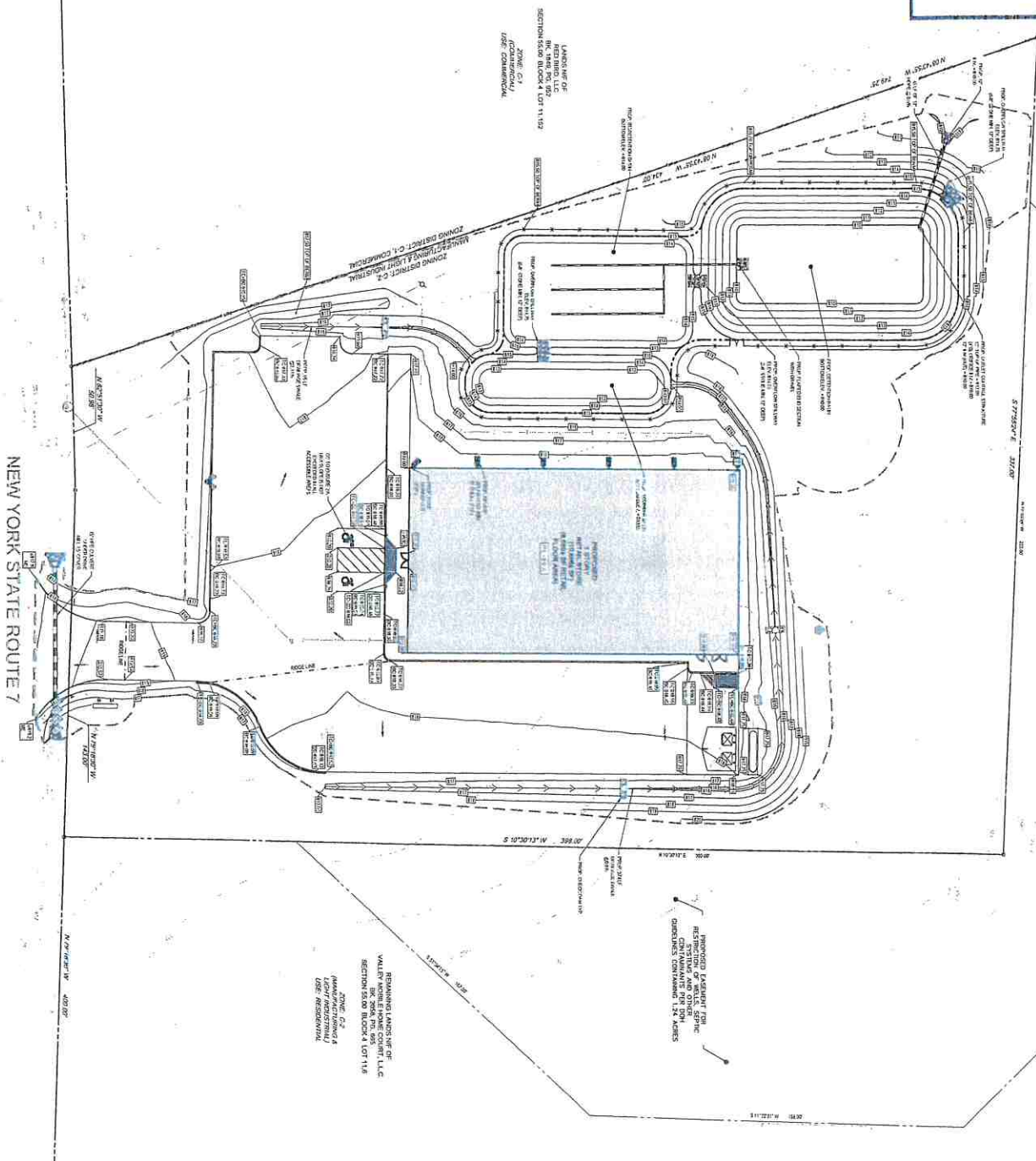
17 COMPUTER DRIVE, SUITE 100
 ALBANY, NY 12205
 TEL: 518-486-2000
 FAX: 518-486-2001
 WWW.BOHLER.COM

W.D. GOEBEL

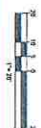
PROFESSIONAL ENGINEER

C-301

MEMORANDUM 2 - 5/20/2023



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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REVISIONS

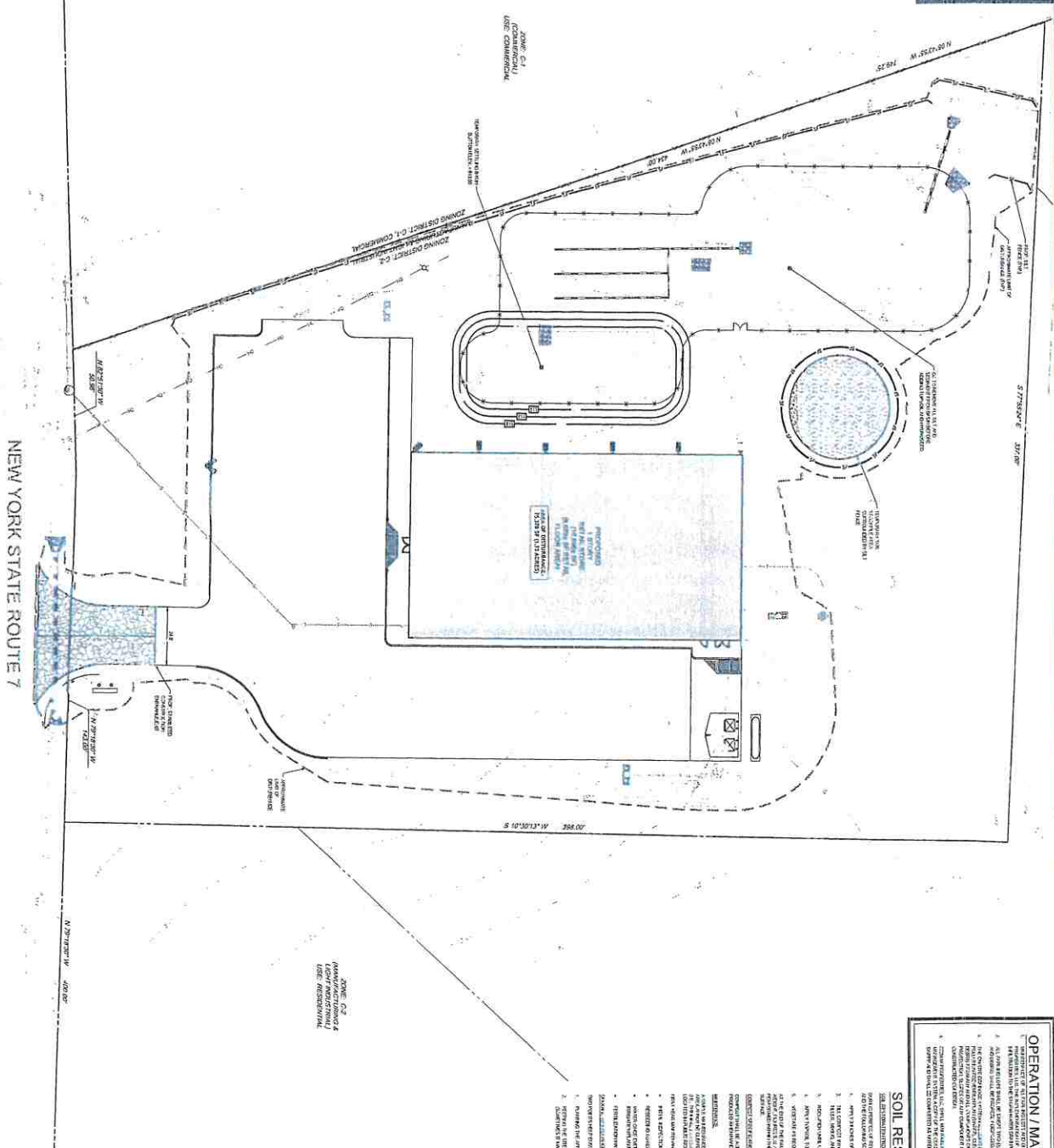
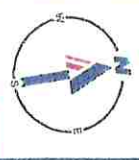
REV.	DATE	COMMENT
1	01/20/2023	ISSUED FOR PERMIT
2	02/01/2023	REVISIONS

ISSUED FOR PERMIT
 PROJECT: PROPOSED SITE PLAN DOCUMENTS
 CLIENT: PRIMAX PROPERTIES, LLC
 DATE: 01/20/2023

BOHLER
 11 CONVENT DRIVE WEST
 ALBANY, NY 12206
 P: 518-435-2000
 F: 518-435-2000
 WWW.BOHLER.COM

W.D. GOEBEL
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000

C-401
 GRADING & DRAINAGE PLAN
 REVISION 2 - 02/01/23



OPERATION / MAINTENANCE NOTES

1. MAINTENANCE OF THIS SITE SHALL BE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE REGULATIONS.
2. THE OWNER SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE REGULATIONS.
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10. THE OWNER SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE REGULATIONS.

SOIL RESTORATION NOTES:

1. THE SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE REGULATIONS.
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10. THE SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE REGULATIONS.

SEDIMENT TRAP CALCULATIONS

PROJECT NO. 2023-001
 SHEET NO. 1 OF 1
 DATE: 10/20/23

1. THE SEDIMENT TRAP SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE REGULATIONS.

2. THE SEDIMENT TRAP SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE REGULATIONS.

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10. THE SEDIMENT TRAP SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE REGULATIONS.

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEETS ON EROSION CONTROL NOTES AND DETAILS

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 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

NO.	DATE	REVISION
1	10/20/23	ISSUED FOR PERMIT
2	10/20/23	ISSUED FOR PERMIT

ISSUED FOR PERMIT

PROJECT NO. 2023-001
 SHEET NO. 1 OF 1
 DATE: 10/20/23

PROPOSED SITE PLAN DOCUMENTS

FOR
PRIMA X PROPERTIES, LLC

DEVELOPMENT
 1100 ROUTE 7
 ALBANY, NY 12206
 SCHENECTADY COUNTY

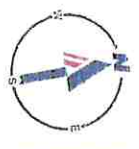
BOHLER

1100 ROUTE 7
 ALBANY, NY 12206
 SCHENECTADY COUNTY

W.D. GOEBEL
 PROFESSIONAL ENGINEER

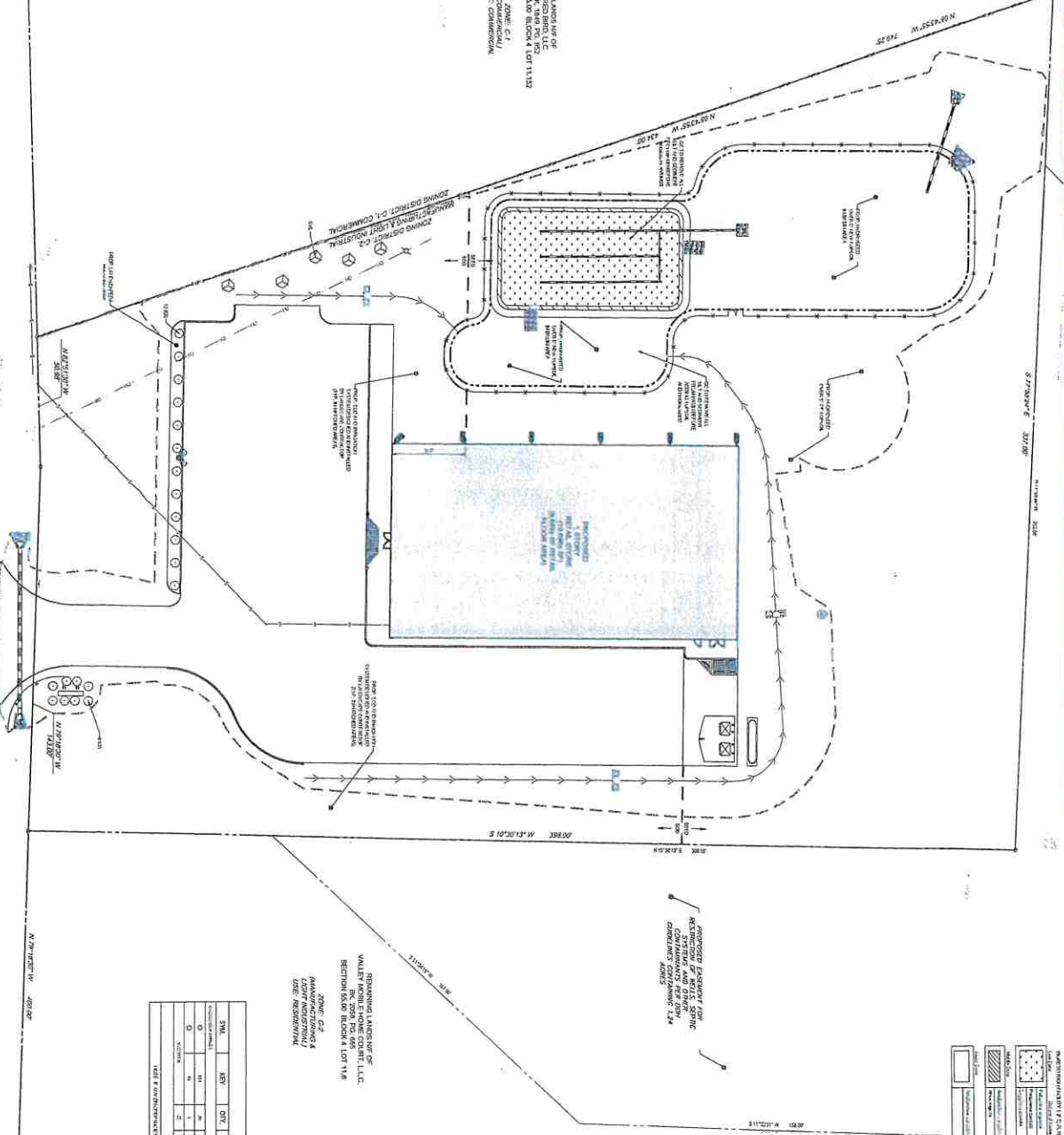
C-601

REVISION 2 - 10/20/23



LANDSCAPE PLAN
 SECTION 35.00, BLOCK 4 LOT 11.03
 ZONE: C-1
 LDC: COMMERCIAL

NEW YORK STATE ROUTE 7



DEVELOPER: BOHLER ENGINEERING & CONSULTING
 111 WEST 42ND STREET
 NEW YORK, NY 10018
 PHONE: (212) 691-1000
 FAX: (212) 691-1001
 WWW.BOHLENERG.COM

DESIGNER: BOHLER ENGINEERING & CONSULTING
 111 WEST 42ND STREET
 NEW YORK, NY 10018
 PHONE: (212) 691-1000
 FAX: (212) 691-1001
 WWW.BOHLENERG.COM

OWNER: PRIMA X PROPERTIES, LLC
 111 WEST 42ND STREET
 NEW YORK, NY 10018
 PHONE: (212) 691-1000
 FAX: (212) 691-1001
 WWW.BOHLENERG.COM

PROPOSED PLANTING

Planting	Quantity	Planting	Quantity
Planting	100	Planting	50
Planting	200	Planting	100
Planting	300	Planting	150
Planting	400	Planting	200
Planting	500	Planting	250
Planting	600	Planting	300
Planting	700	Planting	350
Planting	800	Planting	400
Planting	900	Planting	450
Planting	1000	Planting	500

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	DATE	REVISIONS
1	Planting	100	10/1/18	1
2	Planting	200	10/1/18	1
3	Planting	300	10/1/18	1
4	Planting	400	10/1/18	1
5	Planting	500	10/1/18	1
6	Planting	600	10/1/18	1
7	Planting	700	10/1/18	1
8	Planting	800	10/1/18	1
9	Planting	900	10/1/18	1
10	Planting	1000	10/1/18	1

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

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 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/18	ISSUED FOR PERMIT
2	10/1/18	ISSUED FOR PERMIT

ISSUED FOR PERMIT
 BOHLER ENGINEERING & CONSULTING
 111 WEST 42ND STREET
 NEW YORK, NY 10018
 PHONE: (212) 691-1000
 FAX: (212) 691-1001
 WWW.BOHLENERG.COM

PROPOSED SITE PLAN DOCUMENTS
 PRIMA X PROPERTIES, LLC
 111 WEST 42ND STREET
 NEW YORK, NY 10018
 PHONE: (212) 691-1000
 FAX: (212) 691-1001
 WWW.BOHLENERG.COM

BOHLER ENGINEERING & CONSULTING
 111 WEST 42ND STREET
 NEW YORK, NY 10018
 PHONE: (212) 691-1000
 FAX: (212) 691-1001
 WWW.BOHLENERG.COM

W.D. GOEBEL
 111 WEST 42ND STREET
 NEW YORK, NY 10018
 PHONE: (212) 691-1000
 FAX: (212) 691-1001
 WWW.BOHLENERG.COM

C-701
 REVISION 2 - 10/1/18

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 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2022	ISSUED FOR PERMIT
2	01/15/2022	REVISION 2 - 220222

ISSUED FOR PERMIT

ALWAYS CALL 811
 BEFORE YOU DIG

PROJECT: PROPOSED SITE PLAN DOCUMENTS
 DRAWING: C-902
 DATE: 01/15/2022

PROPOSED SITE PLAN DOCUMENTS

FOR:
 PRIMAX PROPERTIES, LLC
 DEVELOPMENT

MAP: 35.00 BLOCK 4 LOT 11.5
 TOWN OF SWANBOROUGH,
 SOUTHERN PLANNING
 DISTRICT

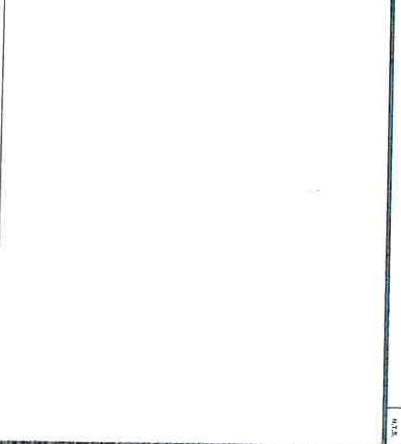
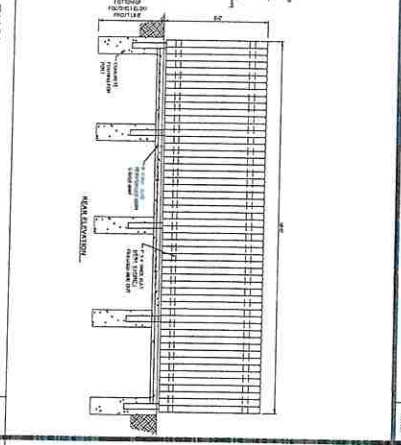
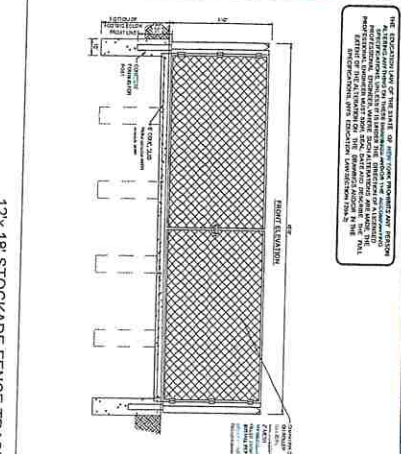
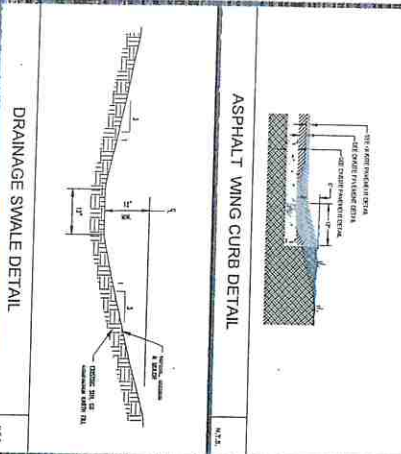
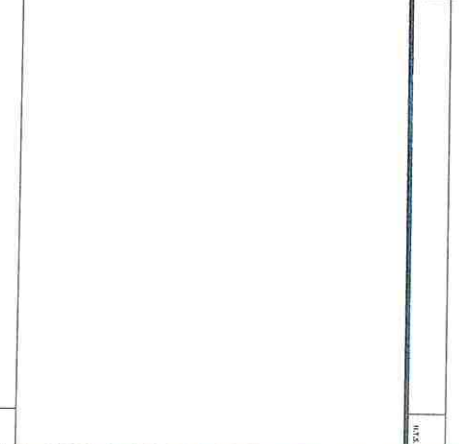
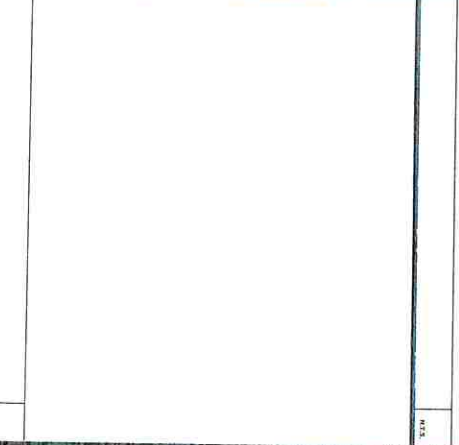
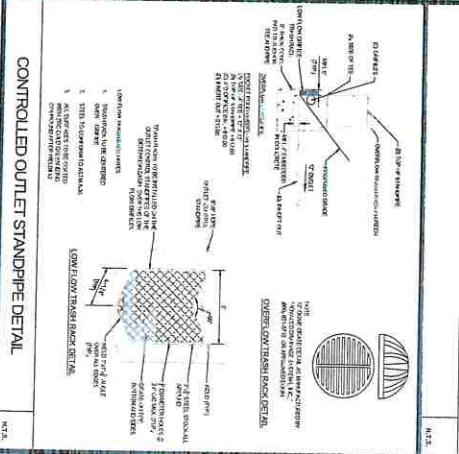
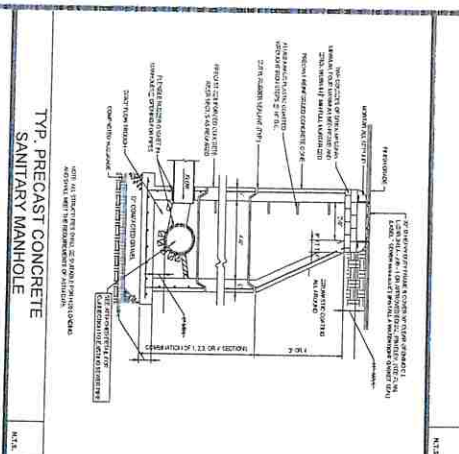
BOHLER
 77 COLONIAL TOWN WEST
 SUITE 100
 WINDHAM, VT 05791
 PHONE: 802-338-4400
 FAX: 802-338-4401
 WWW.BOHLERENGINEERS.COM

W.D. GOEBEL
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10001

DETAIL SHEET

C-902

REVISION 2 - 220222





17 Computer Drive West
Albany, NY 12205
518.438.9900

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

July 8, 2022

via overnight delivery

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

Attention: Jeffery Scmitt, Planning Board Chairperson

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

Dear Members of the Planning Board:

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

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

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

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

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

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

Sincerely,
BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE

Caryn Mlodzianowski

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

Caryn Mlodzianowski

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

EXTERNAL: Use caution with attachments and links.

Caryn-

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

Thanks
Guy

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

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

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

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

Good morning Guy,

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

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

Thank you,

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



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

June 27, 2022

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

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

Dear Matt Lessard:

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

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

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

Sincerely,

R. Daniel Mackay
Deputy Commissioner for Historic Preservation
Division for Historic Preservation

BOHLER //

17 Computer Drive West
Albany, NY 12205
518.438.9900

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

June 3, 2022

via overnight delivery

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

Attention: Jeffery Scmitt, Planning Board Chairperson

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

Dear Members of the Planning Board:

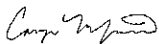
On behalf of our client, Primax Properties, LLC, we are pleased to submit this application package for Special Use Permit and Site Plan Review to the Town of Duanesburg Planning Board. A 2.5 +/- acre parcel has been subdivided for the subject project, from an existing 106.2 +/- acre lot. A 10,696 square-foot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

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

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

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

Sincerely,
BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE



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

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

Revised 06/02/2020 -MD

*****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 5/25/22

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

Section 12.4 (28) of Zoning Ordinance.

Valley Mobile Home Court, LLC

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

Address: POB 130 Hower Cove NY Zip code: 12092

Phone # (required) 518 296 8373

Primax Properties, LLC

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

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

Tax/Map # 55-00-4 Zoning District C-2

[Signature] → owner Valley mobile Home Court LLC

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

LANDS CONVEYED TO (REQUIRED FOR MERGERS)

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

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

[Signature] owner Valley Mobile Home Court Date 5/27/22

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

ALL APPLICATION FEES ARE NON-REFUNDABLE!

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

Approved Disapproved Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson Date Code Enforcement Date

TOWN OF DUANESBURG

Application# _____

Agricultural Data Statement

Date: 5/31/22

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

Applicant	Owner if Different from Applicant
Name: <u>Primax Properties, LLC c/o Bohler</u> Address: <u>17 Computer Drive W</u> <u>Albany, New York 12205</u>	Name: <u>Valley Mobile Home Court LLC</u> <u>P.O. Box 130</u> <u>Howes Cave, New York 12092</u>

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

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

[Signature]
Signature of Applicant

[Signature]
Signature of Owner (if other than applicant)

CARYN MLODZIANOWSKI - BOHLER

Reviewed by: [Signature]
Dale R. Warner

4/22/22
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 6/8/22

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

Applicant Bohler Engineering
Address 17 Compton Dr.
Albany NY 12005

Phone 618-438-9900 Zoning District C-2 SBL# 55.00-4-11.62

Description of
Project: Construct a retail store on vacant land

Determination:
Special use permit + site plan approval

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

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

Code Enforcement Officer: [Signature]

Short Environmental Assessment Form

Part 1 - Project Information

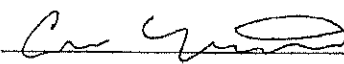
Instructions for Completing

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

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

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

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

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

PRINT FORM

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 1 on a map entitled "Pine Grove Dairy" prepared by Gerald R. Gray, Licensed Land Surveyor, dated August 30, 2021, revised October 6, 2021, and filed in the Schenectady County Clerk's Office on October 21, 2021 as Instrument Number: 202152803.

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

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

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

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, it's heirs and assigns forever.

And said party of the first part covenants as follows:

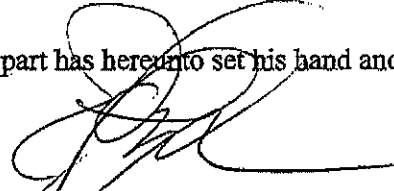
First, That the party of the second part shall quietly enjoy the said premises;

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

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

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of



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

ACKNOWLEDGEMENT

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

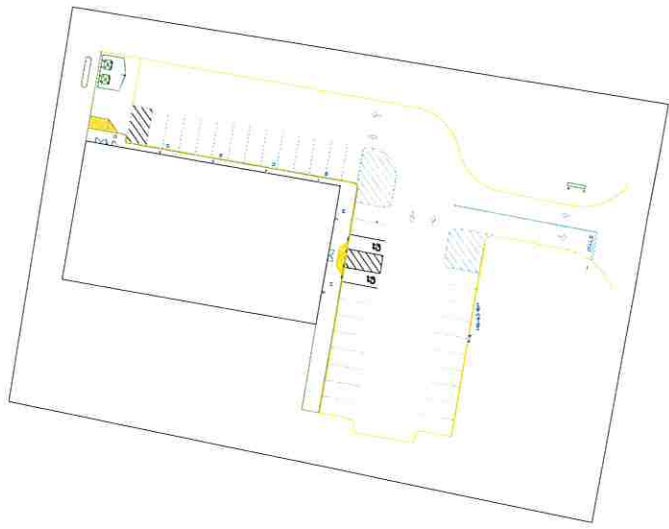
On the 11th day of November, in the year 2021 before me, the undersigned, personally appeared **ERIC J. DOLEN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



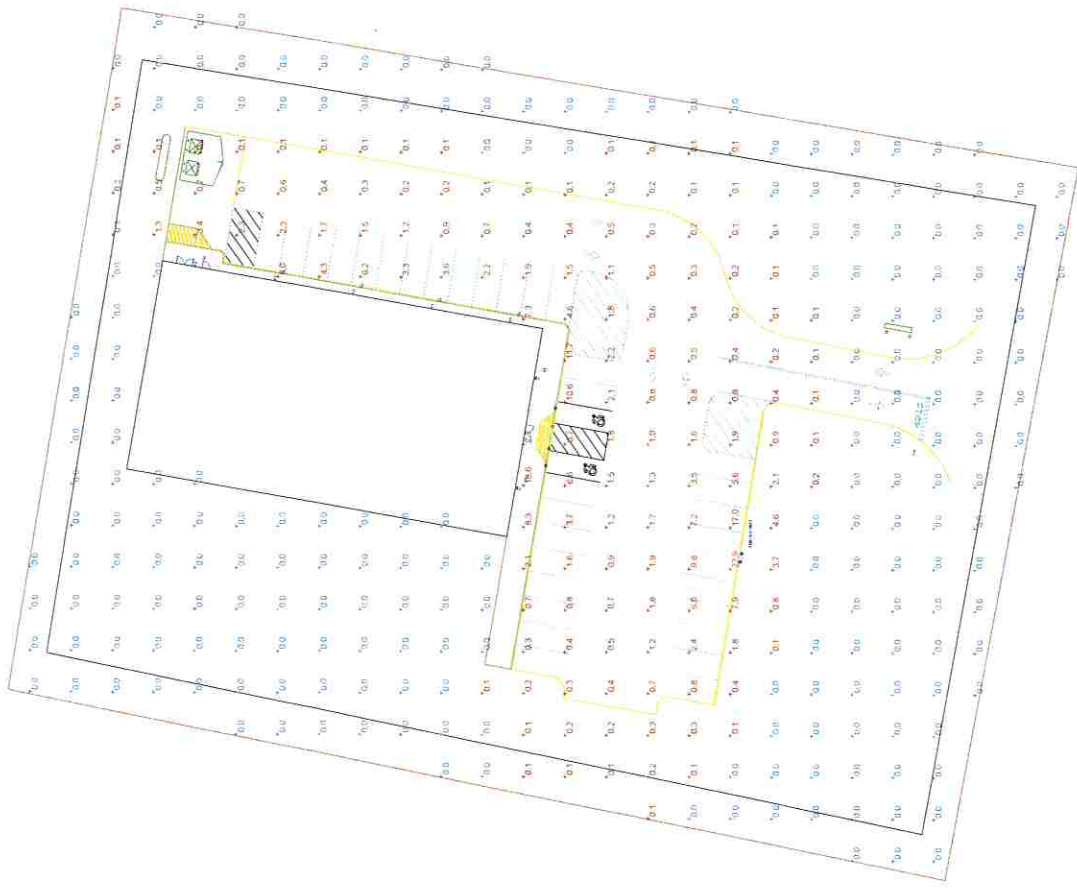
NOTARY PUBLIC

Record and Return to:

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



Delta General
Scale: 1/8" = 1'-0"



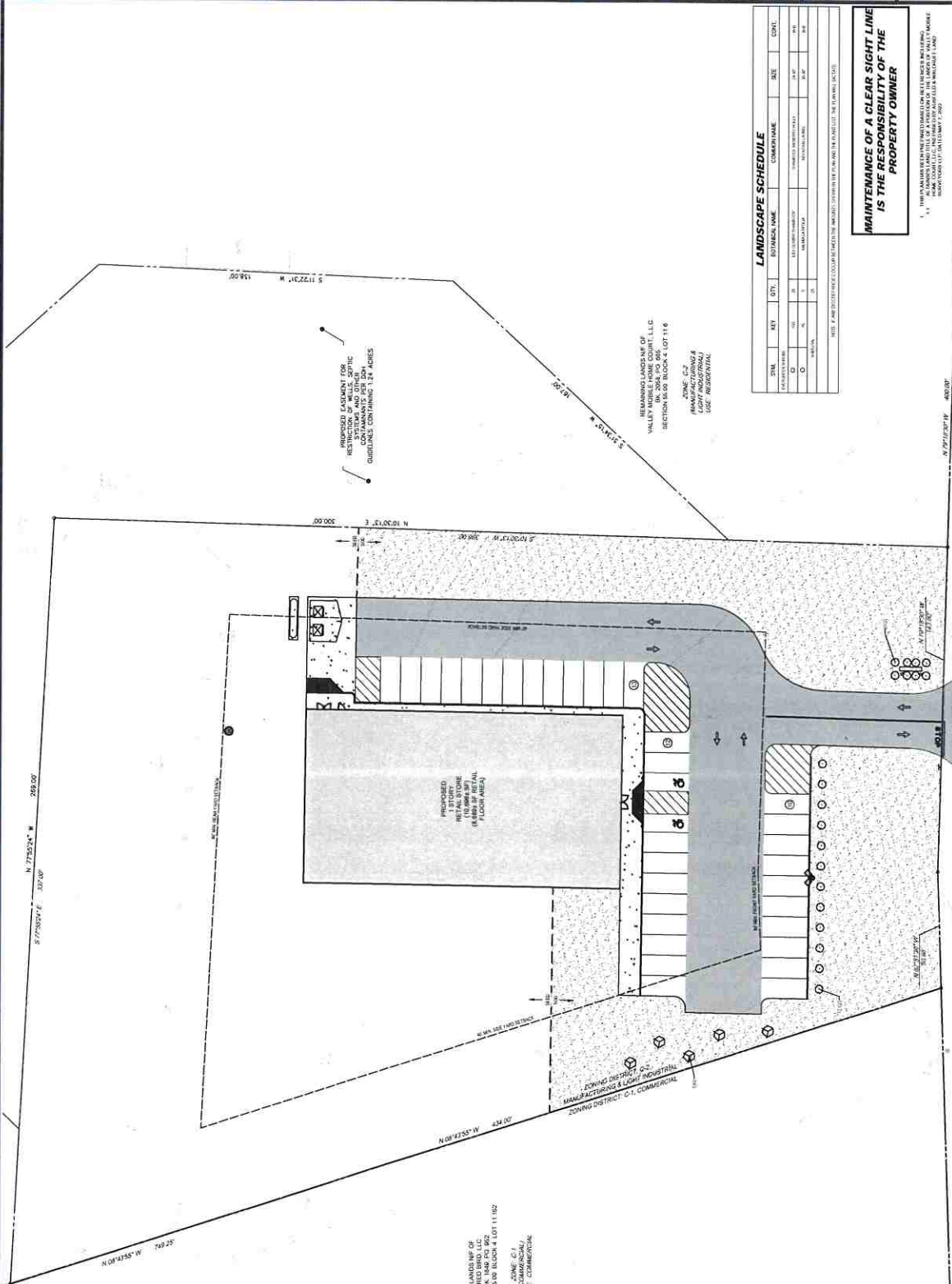
Delta General
Scale: 1/8" = 1'-0"

Luminaire Locations

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

Schedule

Symbol	Label	Quantity	Manufacturer	Description	Lumens Per Lamp	Waights
△	G	5	SHENZHEN SHC OPTO ELECTRONIC CO.,LTD	SNC-FWR01-40CTAA1-40	4181	40.4
△	H	2	ASPART LIGHT CO., LTD	PRO-SG11-150WCT3A1	15704	153.3
□, □	HB-SS-BH	1	ASPART LIGHT CO., LTD	TWO PRO-SG11-150WCT3A1 WITH SIDE SHIELDS	15704	306.6



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGERS
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT
1	10/23/2021	FINAL DEVELOPMENT PLAN

181
ALWAYS CALL 911
IF A GAS PIPE, FIRE PIPE, OR OTHER
UTILITY IS LOCATED UNDERGROUND

ISSUED FOR PERMIT
PROJECT: 18181
DATE: 10/23/2021
DRAWN BY: J. BOHLER
CHECKED BY: J. BOHLER

PROPOSED SITE PLAN DOCUMENTS
FOR
PRIMAX PROPERTIES, LLC
DEVELOPMENT
MAP: 65.50 BLOCK 4 LOT 11A
TOWN OF BUSHY SPRING,
SCHENECTADY COUNTY,
NEW YORK

BOHLER
181 COMPUTER DRIVE WEST
BUSHY SPRING, NY 12024
PHONE: 518 435 8000
WWW.BOHLERENGINEERING.COM

W.D. GOEBEL
PROFESSIONAL ENGINEER
STATE OF NEW YORK
NO. 10515
EXPIRES 12/31/2022

LANDSCAPE PLAN
C-701
REVISION 1 - 10/23/2021

LANDSCAPE SCHEDULE

SYM	REV	QTY	DISTRICT	COMMODITY	SIZE	COLR
D	00	3	00	RED BARK DOGWOOD	18" DB	00
O	00	3	00	ORANGE BLOSSOM HYDRANGEA	18" DB	00
U	00	3	00	UNIDENTIFIED	18" DB	00
W	00	3	00	WILLOW DOGWOOD	18" DB	00
Y	00	3	00	YEW	18" DB	00

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

1. THE PROPERTY OWNER SHALL MAINTAIN CLEAR SIGHT LINES AT ALL INTERSECTIONS AND CROSSINGS OF THE ROADWAY AND SHALL MAINTAIN CLEAR SIGHT LINES AT ALL INTERSECTIONS AND CROSSINGS OF THE ROADWAY AND SHALL MAINTAIN CLEAR SIGHT LINES AT ALL INTERSECTIONS AND CROSSINGS OF THE ROADWAY.



NEW YORK STATE ROUTE 7

LANDSCAPE BY
RED BIRD, LLC
SECTION 85.00 BLOCK 4 LOT 11 B02
ZONING DISTRICT: C-1, COMMERCIAL
USE: COMMERCIAL

REMAINING LAND AREA OF
VALLEY MOBILE HOME COURT, LLC
SECTION 85.00 BLOCK 4 LOT 11 B

PROPOSED
1 STORY
15,000 SQ FT
(15,000 SQ FT)
GROSS FLOOR AREA
BLOCK 4 LOT 11 B

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
October 20th, 2022
Draft Copy

RECEIVED

NOV 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 Planner Dale Warner, and Planning Board Clerk Melissa Deffer.

INTRODUCTION: Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

Schmitt/Novak made a motion to open the open forum.

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

Yvonne Keller-Baker Located at 6425 Duanesburg Rd would like to know if the public comments will be part of the record for the Dollar General application.

Clerk explained that the public comment letters will be attached to the Final minutes of Septembers meeting because the public comment end date was not until after the Draft minutes were posted.

Lynne Bruning located at 13388 Duanesburg Rd (**Please See Attachment**)

Town Attorney explained to Ms. Bruning that the Board did receive the letters of concerns and Doug Cole has been in contact with the Building Inspector and there will be a meeting held in the field to discuss the noncompliance. Also, the Code Enforcement Officer may be reaching out to seek an affidavit in regard to the construction being done on Saturdays and Sundays, any deficiencies with the planting of the trees, tree clearing, landscaping plan, and the site plan.

Schmitt/Hoffman made a motion to close the open forum.

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

SKETCH PLAN REVIEW:

#22-19 McKinley/Proctor: SBL# 68.00-3-30.111, (C-1) located at 1896 Western Turnpike is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Proctor and his Daughter Deanna Proctor were both present at the meeting. Mr. Proctor stated that on the current property there is an existing house, barn and an arena. The barn

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Over➔

and arena are not deeded with the house, and they would like to subdivide the barn and arena off from the house because the house is being foreclosed on. There are two accesses to the property a driveway off Mott Rd to the house and off Western Turnpike there is a U-shaped driveway to access the barn and arena. Access to the house is also connected with the U-shaped driveway but Deanna plans on discontinuing the shape so there is no connection to the property with the house located on it. Deanna explained that she would like to subdivide the existing barn and arena off from the house and would like to build a single-family home on the back half of the property eventually. For the next meeting the Board would like to see a survey done the following:

1. location of well and septic
2. Show where the discontinuation of the pass thru driveway
3. No utilities from the barn to the house
4. The proper setbacks for the existing buildings

NEW BUSINESS:

#22-16 Florio, Sam and Suzanne. M: SBL# 64.00-1-4.3, (C-1/R-2) located at 11165 Western Turnpike is seeking a Minor Subdivision under section 3.4 of the Town of Duquesburg Subdivision Ordinance. Mrs. Florio explained that her and her husband own 186 acres of land on route 20 across from the Hannaford in Esperance. Mrs. Florio's land goes from route 20 across route 30 and onto Youngs Rd. The land is too much for her and her husband now and would like to keep 16 acres of the land and sell the rest of the 170 acres to Heldeburg Realty. The 16 acres will have her house, pond, and barns still. Mr. Henry Whipple the potential buyer is present at the meeting, and the Board asked if Mr. Whipple has any plans to put a solar facility on it. Mr. Whipple stated that he has no plans on putting solar on the property. The plan is to turn the 170 Acres that he plans on buying will be down the road subdivided into 7 different lots with versus of different acreage. The Board explained to Mr. Whipple that any plans regarding to future subdividing the land must come back to the Planning Board for review. Mr. Whipple understood and agreed.

Board Member Harris entered the meeting during the **#22-16 Florio, Sam, and Suzanne. M** application at 7:22 pm.

Harris/Walpole made a motion that the Planning board determines the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels and 1 additional lot is being created. The Planning Board declares the proposed action to be further exempt from any further subdivision review pursuant to this article 3.4 and refers the application to the Code Enforcement Officer to complete administration of the same.

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

OLD BUSINESS:

#21-21 Serth, Joseph: SBL# 35.05-1-19.2, (R-1) located at 216-218 Batter St is seeking a Special Use Permit for use for an event venue under Local Law #1 2021 of the Town of Duquesburg Zoning Ordinance. Mr. Serth explained to the Board that he had a meeting with the Towns Attorney on October 19th, 2022. A wedding was held on the site with a sound technician present. Town Attorney advised Mr. Serth to bring Mr. Burchhardt to the meeting to explain his

findings (**Please See Attachments**). Mr. Serth explained that he took into consideration all the public comments and decided to change the use of the property to a Bed and Breakfast. Board Member Hoffman stated that Mr. Serth has submitted an actual site plan and it has come a long way but there has not been enough time to review everything new that was submitted because they just received the information a day ago. The Board needs time to review the new plan with the new additional information that has been changed/added.

Schmitt/Novak made a motion to table the **#21-21 Serth, Joseph** application until the November 17th, 2022, meeting.

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

#22-10 Kagas, Spiro: SBL# 53.00-1-29.21, (C-1) located at 9938 Western Turnpike is seeking an amendment to add an additional bay to the Ultimate Wishy Wash under section 14.6.2.5 of the Town of Duanesburg Zoning Ordinance. Also, seeking a site plan approval for accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance. Mr. Kagas, Doug Cole and Joe Bianchine, P.E were present during the meeting. Doug Cole explained his letter to explain where the application stands. (**Please See Attachment**). Mr. Cole explained that their main concern is with the storm water quantity control purposed for the site. Mr. Cole stated the main storm water treatment unit held up in the plan in the bioretention system that is only prepared for water quality treatment not quantity treatment. The Board agrees with Mr. Cole and the deviation from the original plan that was submitted and approved, will not be sufficient for the Boards approval with the water being diverted onto neighboring properties. Chairman Schmitt would like to resolve the accessory parking area before the Board moves any further on the application with the food truck and addition of the third bay to the carwash. Mr. Bianchine explained the reasoning he chose the SWPPP that he did, but the Board does not agree with his diversion of the storm water. Mr. Kagas explained that the originally the application was submitted all together so they didn't have to come back in front of the Board three separate times. The food truck is mentioned on the FEAF. The food truck will be moveable, electricity will be connected to the accessory parking lot from the Car wash building for lights and power so no generator will be needed. The Board would like to see the following:

1. An amended application
2. Operation plan on the food truck
3. A SWPPP and site plan that diverts the water to the originally approved plan route.

Schmitt/Santulli made a motion to table the **#22-10 Kagas, Spiro** application until the November 17th, 2022, meeting.

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

#22-11 Primax Properties, LLC c/o Bohler: SBL# 55.00-4-11.6, (C-2) located at Rt 7 are seeking a Special Use Permit under section 12.4(28) of the Town of Duanesburg Zoning Ordinance. Caryn Mlodzianowski with Bohler Engineering who representing Primax Properties, LLC was present at the meeting. Caryn explained Bohler has provided responses to the general themes of the public comments that were received, the sewer decision, and DOT communications. (**Please See Attachments**). A new set of plans was submitted with the

corrections that were asked to be done regarding to the landscaping, and lighting plans. Board Member Houghton suggested that for landscaping and protection from weather elements to put 2 rows staggered of contiguous plantings and recommends evergreens. Board Member Hoffman found a more aesthetically pleasing example of a Dollar General store architectural design that looks more like the community character of Duanesburg and recommends having Dollar General use that building as an architectural design guide. For the next meeting the Board would like the following:

1. Revised Landscaping plan
2. New building design

The Planning Board attorney asked the Applicant's representative to agree on the record to an indefinite extension of the 62 day period to allow the Board additional time to review the project and the Applicant's representative agreed on the record.

Schmitt/Novak made a motion to table the **#22-11 Primax Properties, LLC c/o Bohler** application until the November 17th, 2022, meeting, taking into account the Applicant's agent's agreement on the record to an extension on the 62-day period indefinitely.

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

Approved.

PUBLIC HEARINGS:

None

OTHER:

None

MINUTES APPROVAL:

Schmitt/Harris made the motion to approve September 15th, 2022, Planning Board minutes with no corrections

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

ADJOURNMENT:

Santulli/Houghton made the motion to adjourn.

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

Approved.

PO Box 160
Quaker Street, NY 12141

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

Transmitted via: Privilege of the Floor Planning Board

October 20, 2022

Re: Request inspection of tree plantings at Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC for compliance with arch 23, 2022 site plan

Dear Jeffery Schmitt and the Planning Board,

Susan Biggs and Lynne Bruning 13388 Duanesburg Road Delanson, NY 12053. Please include my Privilege of the Floor statement and supporting documents in the official meeting minutes as posted on the town website.

We request the board to direct the town & planning board attorney to require the code enforcement officer to inspect the evergreen tree plantings on the eastern side of Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC (the "Project") for compliance with the March 23, 2022 Site Plan Drawing C5.02 Sheet 21 of 30 details for tree planting.

Please see attached color image of a typical tree planting found on the east side of the stone wall between the Project and the Biggs parcel 74.00-3-18, and Drawing C5.02 and the detail of tree planting which are attached for your convenience.

The March 23, 2022 site plan requires a hole 3 times the width of the root ball. The holes were drilled. All holes are approximately 36 inches in width. A typical rootball is 28 inches in width. Three times 28 equals 84 inches. The holes are approximately 48 inches deficient. The hole is 60% too narrow. This is a significant deficiency. This appears to be non-compliant.

The site plan requires the top one-third of the burlap and the wire cage around the root ball to be removed prior to planting. Visual inspection indicates that all of the evergreen trees were planted with the all of the burlap intact and the wire cage on the root ball. This appears to be non-compliant.

Non-compliance with the site plan is likely to result in the death of the trees. The Visual Maintenance Agreement requires the Project to replace dead and dying trees. Replacement prolongs the growing time for the 6 foot trees to screen the 65 acre solar + storage facility.

Deep pocketed international owner, Amp Energy, may not consider the cost of replacement significant. Biggs does consider her views of the Project as significant damage and a failure to uphold the Special Use Permit, Amendment and Agreement.

Non-compliance of the plantings may deprive Biggs of the promised visual screening for longer than it would be if the trees were planted in accordance with the site plan requirements. Views of the massive industrial solar + storage facility towering over her property will diminish her use, enjoyment and future development of her parcel. The prolonged lack of screening may diminish her property values.

Additionally, we request that the more than one dozen trees left on the ground since delivery on October 12, 2022 be planted along the same two staggered lines to the south. This may provide Biggs some screening from her two story home that was not included in the view plane as shown on the March 23, 2022 site plan. This would provide relief from the views of the facility from the Biggs mowed walking paths on the western portion of her property that overlook the facility.

We submitted letters and emails concerning lack of compliance of the plantings to the town board and the Project owner on October 13 and 14, 2022. We submitted a letter to the town code enforcement officer on Monday October 17, 2022.

The town has not acknowledged receipt of the letters as requested.
The town has not replied as requested.

Please protect the taxpayers and direct the town & planning board attorney to require the code enforcement officer to inspect the evergreen tree plantings for compliance. If the plantings are non-compliant please direct the Project to replant the trees according to the site plan.

Thank you for your time and consideration.

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

Enc: Color annotated photo of typical planting taken on Sunday October 23, 2022.
March 23, 2022 Site Plan Drawing C5.02 Sheet 21 of 30
Details for tree planting from Drawing C5.02

Image taken Sunday October 16, 2022 6:43 AM

From stone wall near eastern property line at Biggs parcel 74.00-3-18

Site Plan C5.02 tree planting detail requires hole 3x width of rootball, remove top one-third of burlap and remove wire cage. Letters sent to the town board requesting inspection for tree planting compliance are unacknowledged and unanswered. As of October 20, 2022 the holes for all trees remain 36 inches, the burlap and wire cage is viewed to be on the root ball.

Holes are 36" in width.

Site plan requires 3x width of root ball.

This appears to be non-compliant with the site plan C5.02

Burlap has not been removed.

This appears to be non-compliant with the site plan C5.02

Wire cage is on the rootball.

This appears to be non-compliant with the site plan C5.02

Biggs and Bruning to Planning Board at the October 20, 2022 board meeting Privilege of the Floor. Request the Board to direct the town/planning board attorney to require the code enforcement officer to inspect the trees for compliance with the March 23, 2022 Site Plan Drawing C5.02 Sheet 21 of 30. If the plantings are not found in compliance we request that the Project bring the plantings to compliance.

DO NOT PRUNE, STAKE, OR WRAP TREES WITH A STRONG CENTRAL LEADER UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT, DESIGNER, OR CERTIFIED ARBORIST.

2" x 2" x 8'-0" CEDAR OR HARDWOOD STAKES OR APPROVED EQUAL STAKES (2 PER TREE OPPOSITE OF EACH OTHER) SHALL BE DRIVEN 6"-8" OUTSIDE OF ROOT BALL. STAKING SHOULD ALLOW FOR FLEXIBILITY IN THE TREE TRUNK. DO NOT OVERDRAW TREE STAKES.

TREES SHALL BE STAKED AT LEAST ONE HALF AND NO MORE THAN TWO THIRDS OF THE WAY UP THE TREE USING NYLON BELT-LIKE MATERIAL OR APPROVED EQUAL. ALL STAKING MATERIAL SHALL BE REMOVED AT THE END OF ONE YEAR.

REMOVE TOP ONE-THIRD OF BURLAP AND WIRE BASKET FROM ROOTBALL

2"-3" DEEP MULCH

BACKFILL WITH EXISTING SOIL OR AMENDED PLANTING MIX (ONLY IF SPECIFIED/RECOMMENDED)

SCARIFY/BREAK UP SIDES OF PLANTING HOLE THAT ARE GLAZED OR HARDENED

SOIL SAUCER OR BERM (APPROXIMATELY 3" DEEP TYP.)

FINISHED GRADE

TOPSOIL

SUBSOIL

THE DEPTH OF THE HOLE SHALL EQUAL THE HEIGHT OF THE ROOTBALL

COMPACT PLANTING MIX UNDER ROOTBALL AND SLOPE TOWARDS PERIMETER OF PIT

TOP OF HOLE SHALL EQUAL 3x THE ROOTBALL DIA.
A MIN. OF 12" SHALL BE PROVIDED AT THE BASE OF THE ROOTBALL

EVERGREEN TREE PLANTING

NOT TO SCALE

NOTES:

- TREE PLANTING SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT WAS PRE-DUG IN THE NURSERY.
- NEVER CUT THE PRIMARY LEADER.
- IT IS NOT RECOMMENDED TO AMEND THE EXISTING SOIL BEFORE BACKFILLING THE HOLE UNLESS SOIL CONDITIONS ARE POOR FOR PLANTING.
- WATER THOROUGHLY TO HELP ENSURE THE REMOVAL OF AIR POCKETS AND PROPERLY SET THE TREE.

PO Box 160
Quaker Street, NY 12141

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

Transmitted via: Privilege of the Floor Planning Board

October 20, 2022

Re: Request developer application documents and public comment are provided to public drop box

Dear Jeffery Schmitt and the Planning Board,

I request that applications to the planning board from developers and from controversial projects are provided online in shared public drop boxes.

Developers applications may use greater land mass, have higher budgets, and receive more public interest. Maintaining organized files that document the revisions of all application documents and site plans in chronological order may protect the town from unwanted and unnecessary lawsuits.

Providing application documents and public comments in an online drop box allows the public to freely follow the project review in a timely manner. Online documents provide all parties the same document at the same time. It saves the planning board clerk and town clerk from burdensome and time consuming Freedom of Information requests.

Online drop boxes for project review are transparent and accountable.

Please require developers and controversial projects to provide all application documents and public comment online.

Thank you for your time and consideration.

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

PO Box 160
Quaker Street, NY 12141

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

Transmitted via: Privilege of the Floor Planning Board Add Oak Hill Solar to the monthly Agenda

October 20, 2022

Re: Privilege of the Floor - Request to add Oak Hill Solar update to the monthly agenda

Dear Jeffery Schmitt and the Planning Board,

Susan Biggs and Lynne Bruning 13388 Duanesburg Road Delanson, NY 12053. Please include my Privilege of the Floor statement and supporting documents in the official meeting minutes as posted on the town website.

We request the board to add the Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC as an update item on the monthly planning board meeting agenda.

This may be the largest and highest budget project the town has ever reviewed, approved and inspected. There are bound to be complications during construction that the board should be informed of.

For instance, October 4th, or thereabout, there was a motor vehicle accident at the access road and Duanesburg Road when a tractor trailer hauling a crane exited the Project driveway and two passing by cars collided and ended up in a ditch. As you may remember the Department of Transportation permit reflected that the Project driveway was deficient more than 370 feet of the required sight distance.

A monthly update of the inspections, accidents, violations, compliance, community concerns and construction progress would be beneficial to the board and taxpayers. To protect the town this information should be on the record and publicly accessible.

The more eyes on a project the better the project may be for the town for years to come.

Thank you for your time and consideration.

1 (2022)

**Sound reading report performed at Joseph and Christine Serth's wedding barn
performed on September 10, 2022.**

To whom it may concern,

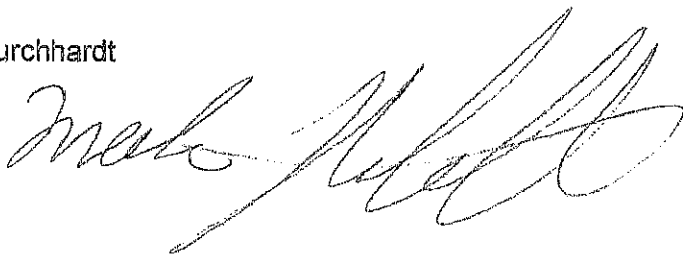
I was hired to perform sound readings at a wedding event on September 10, 2022 at 216/218 Batter St. I am a qualified Audio Technician and I've been conducting sound readings for many years. Please see my attached résumé. All sound readings were conducted with my model UMM -6 calibrated sound meter. Before taking any readings, I complete a calibration verification utilizing my cm-c200 sound pressure level meter calibrator. I also completed a calibration verification on Mr. Serth's factory calibrated u-mm-6 sound meter. Both sound meters passed calibration verification. Calibration verification was also performed after all sound readings were taken and both sound meters passed calibration verification.

Sound level readings were taken during the wedding performed on the front yard between the house and Batter St. There were approximately 120 guests in chairs facing the lake for the wedding. The DJ set up the sound system at the corner of the house and the driveway facing the road. I monitored the sound levels at the property line between Mr. Serth's property and the old bed and breakfast at Batter St. The background noise from the traffic going by ranged between 80 dB and 90 dB. With no traffic passing, the background noise was 62 dB. At no point during the ceremony did the sound from the DJ exceed 70 dB at the property line. There were three times during the ceremony when the minister asked for an "amen" that the sound level exceeded 70 dB, hitting 75 dB. At the end of the ceremony when the couple kissed, the sound level hit 74 dB. At one point during the ceremony, a passing car honked their horn hitting 92 dB.

For the reception, the sound equipment was set up in the barn with a LED digital sound meter hanging from a post in the barn acting as a visual aid for the DJ, so that she would know the sound level she was playing the music at. All doors to the barn were open. There was a tent outside the barn for approximately 120 guests. I was present when Mr. Serth instructed the DJ not to exceed 90 dB. The DJ started playing music at 5 PM. I constantly monitored the sound levels along the property line until 9 PM. The highest sound reading recorded was 64 dB at the property line. Throughout the ceremony, I walked to the front of the property on Batter St multiple times and at no time did I hear any noise coming from either the guests or the sound system. At 9 PM the amplified music was shut off.

Sincerely,

Mark Burchhardt



September 10, 2022

Sound Check at Serth Event Site



Check #1: Conducted with sound system in barn with all doors open using 1600-Watt amp and 4 speakers

Results at 90dB 10 ft in front of speakers and 100dB and 106dB

Location	Ambient Noise	90dB	100dB	106dB
1. Survey stake at NW corner of B&B property line	55	61		
2. Property line between love shack & barn	55	64		
3. SE corner of love shack	54	60		
4. B&B carriage house 5ft from property line; 150ft from barn	54	56		
5. NE corner off Mary Hughes' property	57	61		
6. Property line off Jim Segrue	54	56		


Mark Burchhardt

402 Cleveland Ave, Rotterdam NY, 12306

Phone: 518-496-4811 Email: markburchhardt@gmail.com

STRENGTHS and QUALIFICATIONS

Educated and motivated Audio Video Technician with a natural tendency to step into a leadership role due to being open-minded, personable, fair and possessing a mature, ethical, and professional demeanor. Able to handle conflict and solve without further incidence. Very organized and able to multi-task in the most hectic of times. Thoroughly enjoys contributing to a team effort as well as maintaining a positive, energetic, and customer-oriented work environment.

Qualifications include:

- Mobile Electronics Certified Professional (MECP)
- Audio video system design, testing, measurement reading, and adjustments of systems

Education

Hudson Valley Community College, Troy, NY 2009-2010
Independent Studies

Ritop School for Mobile Electronics, Watertown, MA 2007
Course knowledge included: car electronics, high end car audio insulation, system design and techniques, security systems, remote starters, and high-end custom techniques.

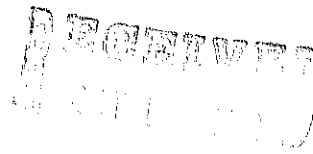
- Mobile Electronics Certified Professional (MECP)

Scotia-Glenville, Scotia, NY 2007
High School Regents Diploma

Work Experience

Licensed Elevator Mechanic
Albany Lift Company & Simmons Elevator Company 2015 - Current

- Diagnose and repair broken commercial and home elevators
- Furnish and install new commercial elevators, home elevators and accessibility products



- Perform routine maintenance on commercial elevators, home elevators, and accessibility products

Installer

Boomer Mcloud, Albany, NY

Jan 2012- 2015

- Aftermarket installation of high-end car electronics
- Audio system design and tuning with custom enclosures
- Real Time Analyzer (RTA) tuning and testing
- Along with custom fabrication
- Works very well with customers on explaining the work that has been done and how the products they purchased works
- Works on the sales floor as needed

Installer

Audio Video Corporation, Menands, NY

May 2010 - Dec 2011

- Ability to build audio video rack in a timely and clean manor
- Experience doing multi room and floor cable runs over long distances
- Ability to make cable termination's soldering and crimp VGA, BNC, RJ45, along with many other audio and video ends
- Commercial audio video system design
- Real Time Analyzer (RTA) tuning and testing
- Traveled all over, staying in hotel rooms for long durations
- Used company vehicles for travel
- Worked in many different work environments from grade schools to collages, small businesses and large corporations, government locations and worked around very sensitive information

Clerk

Kincaid Home Furnishing, Latham, NY

Aug 2008 - May 2010

- Receive inventory
- Assemble of furniture
- Repair and re-furbishing customer furniture
- Delivery of furniture in residential and commercial location

Installer

Precision Mobile Audio, Halfmoon, NY

June 2007 - Aug 2008

- Aftermarket installation of high-end car electronics
- Along with custom fabrication
- Works very well with customers on explaining the work that has been done and how the products they purchased works
- Works on the sales floor as needed



October 19, 2022

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

**Re: Ultimate Wishy Wash (Spiro Kagas)
Site Plan Application - Car Wash Addition
Our Project No. GNY02WD-22492**

Dear Mr. Warner:

We are in receipt of the Site Plan Application dated 6/6/2022, comment response letter dated 10/7/22, Full Environmental Assessment Form (FEAF) dated 10/7/2022, Site Plan dated revised 10/7/22, Stormwater Pollution Prevention Plan (SWPPP) dated revised 10/7/22, Drainage Narrative dated 5/12/2022, and Architectural Plans dated 9/18/2021. This project, located at 9938 Western Turnpike in the Town of Duanesburg (53.00-1-29.21) on 4.75+/- acres, proposes the construction of a crusher run staging area for trucks waiting to be washed, construction of a 985 SF truck wash bay, installation of a movable food service van for take-out only, and associated grading and drainage for stormwater management. Based on a review of the documents we provide the following comments:

FEAF

1. ~~In the Brief Description of the Proposed Action, the word 'temporary' is used to describe the crusher run staging area where trucks will wait to be washed. The word temporary should be removed, as the crusher run staging area is meant to be permanent and the remainder of the sentence adequately describes the procedure. The Applicant has removed the word 'temporary' from the project description and clarified the word was meant in reference to the temporary waiting of the trucks and not the crusher run. No further comments.~~
2. ~~The Applicant has left question D.1. unanswered. We ask the Applicant to provide the general nature of the proposed action. The Applicant has provided the general nature of the proposed action, satisfying our comment.~~
3. ~~The Applicant has indicated in question D.1.c. that the proposed action is an expansion of an existing project or use but has only provided the percentage of expansion. We ask that the Applicant provide the units in the blank as '1 wash bay' instead of 'N/A' to their answer to question D.1.c.i. The Applicant has provided the number of units for the proposed expansion as one wash bay. No further comments.~~
4. ~~The FEAF indicates that 400 additional gallons of water supply is needed for this project. The applicant should answer question D.2.c.vi. with the maximum pumping capacity of the private well. The applicant has addressed the comment by stating that the wells produce 5 +/- gpm. No further comments.~~
5. **The Applicant has provided an answer to question D.2.d.v. that was previously left blank, however, we ask them to clarify whether the treatment process currently in place for the washwater has capacity for the extra 400 gpd proposed for this expansion.**



6. **The Applicant has provided an answer to question D.2.d.vi. that was previously left blank, however, we ask them to clarify whether the treatment process currently in place for the washwater has capacity for the extra 400 gpd proposed for this expansion.**
7. ~~The Applicant has left question D.2.e.ii. unanswered. We ask the Applicant to describe the types of new point sources or stormwater runoff. Question D.2.e.iii. states that there will be on-site bioretention and that stormwater runoff will flow onto adjacent properties after treatment and flow reduction. The applicant has addressed the comment. No further comments.~~
8. ~~In question D.2.m., it asks if the action would produce noise that would exceed the existing ambient noise levels during construction, operation, or both. We ask the Applicant to review their answer, as the action of constructing a new wash bay would produce noise during construction that is over the current ambient levels, and answer the subsequent questions D.2.m.i, and D.2.m.ii. The Applicant has revised their answer to reflect that there will be construction noise above the current ambient levels from 7am-7pm Monday to Saturday for approximately three months. No further comments.~~
9. **Question D.2.j. is answered that the proposed action will NOT result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services. However, since the project is adding a wash bay, truck queuing area and food vender truck, it appears that there would be an increase in use of the facility, which should be quantified for the record.**

Site Plan

1. ~~The Site Plan drawing set does not include an Erosion and Sediment Control Plan showing the required elements in the SWPPP. We acknowledge that that Applicant has provided the Erosion and Sediment Control Plan within the Site Plan. The applicant has provided Erosion and Sediment Control Plan on Sheet 2 of 3 in the Plan Set. No further comments.~~
2. The proposed bioretention practice shows a 6" underdrain pipe to daylight discharging to the south of the facility onto lands of the applicant and a 12" HDPE outlet pipe and emergency spillway from the facility are shown exiting to the east onto lands of Thomas into an existing drainage swale which then flows through lands of Chilton prior to joining a stream that flows under NYS Route 20 near Gage Road. We have learned that a similar gravel parking area project was reviewed and approved by the Planning Board last year with a different stormwater design that kept all stormwater discharges on site, however, the design was not constructed as approved and the Town Permit was rescinded. In the December 15, 2021 letter to Dale Warner from Brett Steenburgh, P.E. regarding neighbor property flooding due to prior work performed on the gravel parking area, we located a statement attributed to Jamie Malcolm, NYSDEC Region 4 which said he "suggested that they maintain the existing drainage pattern and drain the pad to the southeast corner and not try to create the swale towards the car wash driveway and down US Route 20 ... as it may cause problems within the highway drainage system and inundate the existing culverts under the driveways of Wren and Chilton." We have not verified this statement with Mr. Malcolm, however, it is in keeping with NYSDEC requirements that the project design must ensure that there is no increase in runoff from a new development project and that there are no adverse effects downstream of the project. We understand that a bioretention practice has been designed to mitigate the offsite impacts of this project, however, **since there are known issues with the current drainage pattern, we ask the applicant to provide additional information why the original plan to keep discharges on site are not practical if proper stormwater management practices are put into place to mitigate effects on the Route 20 drainage system and neighboring driveway culverts.** Please also refer to our further comments on the stormwater design in the



Drainage Narrative section of this letter. We have read the response to this comment in the 10/7/22 response letter from ABD, which did not answer the question above. Additionally, there are still concerns as noted below:

- a. There needs to be test pit data that shows the proposed bottom of the Bioretention practice will be at least 2 feet above the high groundwater table. There is a note on the detail for the practice about using a poly-liner if the separation cannot be met, but this should be known at this point in the process.
 - b. Review of the Stormwater Design Manual (SWDM) shows that Bioretention is an acceptable practice for water quality treatment but is not to be used for water quantity control. An appropriate quantity control practice needs to be included for this project.
 - c. The anticipated water quantity control practice could be situated at the southwest corner of the gravel parking area, which would put the discharge point back to the prior approved location. The stormwater design point would be changed to the culvert under Route 20 and the applicant/owner would have full control over the stormwater management system up to the point it empties into the ditch at Western Turnpike.
3. ~~We ask the Applicant to verify if the white pines shown on the Site Plan Sheet 1/3 are already present on the site (as seen on recent aerial imagery of the site) as screening to the lands adjacent to the proposed project, owned by Patrick Wren and note as existing on the plan. The Applicant has indicated that 2, possibly 3 of the 14 Norway Spruce planted on the project site have died. **Any trees which have died need to be replanted/replaced.**~~
 4. ~~The Site Plan shows that the proposed additional bay is encroaching more than 20 feet into the 40-foot side lot setback, however, the Applicant has indicated they have a setback variance. Please provide a copy of the approved variance. **We acknowledge that the Applicant has made the request for a copy of the approved variance from the Town and will provide review and comment once received.**~~
 5. ~~The Site Plan does not provide the total floor area of the proposed new truck bay are required in the Town Zoning Ordinance. We ask that this be added to the plan as well as the floor area of the existing facility. The Applicant has identified the total square footage of the proposed new truck bay as 985' SF on the Site Plan. No further comments.~~
 6. ~~On the Site Details Sheet 3/3, the cross section shows a proposed 4-foot solid fence on 2-foot concrete blocks, screened by white pines. This appears to meet the Town Zoning Ordinance maximum fence height of 6 feet. We ask the Applicant to provide the design and materials for the solid fence to confirm that it is compatible with the general surroundings. The Applicant has provided details on the proposed fence. We find that the proposed fence meets the Town Zoning Ordinance maximum fence height of 6 feet and the stockade style fencing is compatible with the general surroundings.~~
 7. ~~We ask the Applicant to verify that no new signage is proposed as part of the action. If additional signage is proposed, we ask that the location, size, design and construction materials of all proposed signs be provided. The Applicant has verified that no new signage is proposed. If any new signage is proposed on this project, the details must be submitted for review prior to final Application approval.~~
 8. **The plans appear to be missing the required grass filter strip between the stone diaphragm and Bioretention practice for pretreatment of direct runoff from the parking lot.**
 9. **The Drainage Narrative in Appendix E of the SWPPP, page 3, states that "Two new trenches are proposed along the edge of pavement that will collect stormwater from the asphalt surface. There is a negligible difference in runoff volume generated from the existing impervious crusher run stone and proposed impervious asphalt." The plans show a 12" pipe outlet from the stone trench without**



any treatment practices associated with this concentrated flow. The plans and SWPPP should be revised to include the proper stormwater treatment for a redevelopment project in this area of the site.

SWPPP

1. ~~The total area being disturbed needs to be clearly stated under “Project Description”. The end of the section mentions the prior disturbance but should include the proposed new disturbance for a complete project total. The applicant has addressed the comment.~~
2. ~~The “Project Description” section should include a mention of which type of construction project is being proposed (i.e., which table does the project fall under in Appendix B of the NYSDEC SPDES General Permit). Applicant needs to mention “this project requires the preparation of a SWPPP which includes post construction stormwater management practices”. We agree that commercial projects fall under Table 2 of Appendix B and thereby requires both Sediment and Erosion Control practices as well as Post-Construction Stormwater practices.~~
10. Please clarify whether the existing stormwater underdrains below the 8” crusher run will be abandoned/demolished. **The applicant has advised that the pipe will be ‘destroyed’ by the new construction. The Drainage Narrative mentions that the existing three (3) drain tiles under the parking lot “were terminated in order to prevent future runoff to the Wren property.” The location of this termination should be shown on the plans and the end of the pipes confirmed to be sealed in the field.**
3. The surface area of the adjacent parking lot which will be overlaid with asphalt needs to be stated in the “Project Description” section. **The applicant needs to mention the surface area of the parking lot which will be overlaid with asphalt. (16,776 SQ. FT. has not been incorporated)**
4. ~~Section 2.2 does not provide any description for “rock outlet protection” which is listed as a proposed permanent structural practice in the NOI. The applicant has addressed the comment. No further comments.~~
5. ~~Please provide more details regarding how often sanitary waste shall be cleaned. The applicant has addressed the comment stating that the recycling tanks are pumped out every 2 to 4 months, as needed. No further comments.~~
6. ~~Please specify the waterbody which would receive any potential pollutant discharges under section 6.0. We acknowledge your response in the letter. However, the information was not included in the SWPPP under Section 6.0.~~
7. ~~Under section 7.0, the maintenance guidelines specify that sediment needs to be cleaned from the basin when it accumulates to more than 1 inch. How will this be measured? The applicant has addressed the comment by stating that it will be a visual inspection to determine sediment depth. No further comments~~
8. ~~Please add the following under Stormwater Management Maintenance requirements: The applicant has addressed all subpoint. No further comments~~
 - a. ~~Vegetation within the basin shall be limited to 18 inches~~
 - b. ~~Basin outlet devices shall be cleaned/repared when drawdown times exceed 36 hours~~
 - c. ~~Areas devoid of mulch shall be re-mulched on an annual basis.~~
9. The MS4 SWPPP Acceptance Form contained in Appendix B can be removed, as the Town of Duaneburg is not a MS4 community. Question number 43 of the NOI will need to be revised as well. **The applicant needs to revise the response to Q.43 of NOI to reflect that the project is not subject to MS4 requirements.**



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

1. ~~Please include a list of WQ_v improvement practices (wet swale, grass lined swale, bioretention, etc.) which are proposed to be used along with the practice number/identification from NYS Stormwater Design Manual. The applicant has addressed the comment by stating Bioretention (F-5) for WQ_v treatment. No further comments.~~
2. ~~The Time of Concentration (T_c) flow path is not shown on the Post Development Drainage Plan and needs to be added. Please check if the T_c for Post Area 1A will be faster than the pre development flow from this area, as the flow will be concentrated along the northerly berm and conveyed easterly to the swale and ultimately Design Point #1. The applicant has addressed the comment. No further comments.~~
3. ~~Please clarify where stormwater flows from the bioretention practice once it surfaces from the underdrain outlet. Are erosion control practices needed? The applicant has addressed the comments and included the respective details for outlet protection of the existing ditch. No further comments.~~
4. ~~The Construction Inspection Checklist from Appendix F of the NYS Stormwater Design Manual (SWDM) needs to be included and referenced as an Appendix. The applicant has addressed the comment. No further comments~~
5. The following points need to be incorporated for the bioretention practice:
 - a. **A flow regulator/flow splitter is needed as per the NYS SWDM to divert the Water Quality Volume (WQ_v) to the filtering practice and allow larger flows to bypass the practice. As the Bioretention practice is for water quality only, a regulator or flow splitter is required to direct flow to the water quantity control practice.**
 - b. **The bioretention practice requires pretreatment as specified in the Stormwater Design Manual. What is the pretreatment practice proposed ahead of the bioretention area? The applicant has added a pre-treatment stone trench, however, a grass buffer is also required. The stone diaphragm volume calculations should also be provided for review.**
 - c. ~~Please clearly state treatment capacity of bioretention practice. Verify that 75% of the WQ_v prior to filtration can be held in the practice. The Bioretention Worksheet is provided in Appendix E.~~
 - d. ~~Provide the details of the bioretention outlet structure that will be used to release flows below the predevelopment rate through the 12" outlet pipe. As the Bioretention practice is for water quality only, how is the water quantity being handled?~~
 - e. ~~Provide ponding depths in addition to elevations for 1, 10 and 100 year storm events on the Bioretention Detail. As the Bioretention practice is for water quality only, how is the water quantity being handled?~~
6. The following points need to be incorporated for the proposed new diversion swale in north:
 - a. ~~Provide a construction detail and section of proposed swale. The applicant has addressed the comment stating that the existing swales will be reshaped for this project. No further comments.~~
 - b. ~~Provide a detail to show that the proposed swale can safely convey 10 year storm event and still maintain 6" freeboard. The applicant has addressed the comment. No further comments.~~
 - c. ~~Need to include maintenance of swales in the body of the SWPPP. The applicant has addressed the comments with a new detail in the plan sheets. No further comments.~~



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

Architectural Plans

1. ~~The Architectural Plans do not clearly provide the total height of the proposed new truck bay. We ask the Applicant to provide the total height on the Front Elevation drawing to determine if this corresponds with the 20' +/- stated in the FEF. The Applicant has provided plans and elevations that show the total height of the proposed new wash bay is 23 feet, 6 inches. The total height is below the Town Zoning Ordinance maximum building height of 42 feet in zone C-1 Commercial. Question D.1.g has been amended in the revised FEF reflecting this change.~~

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

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



Douglas P. Cole, PE
Senior Director of Engineering

cc: Jeffrey Schmitt, Planning Board Chairman
Terresa Bakner, WOH
Joseph Bianchine, P.E., ABD Engineers LLP





17 Computer Drive West
Albany, NY 12205
518.438.9900

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

Via Hand Delivery

October 20, 2022

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

Attention: Jeffrey Schmitt, Chairperson

**Re: Response to Public Comments
Proposed Dollar General Retail Store
NYS Route 7**

Dear Chairman Schmitt and Members of the Planning Board:

On behalf of our client, Primax Properties, LLC, we are pleased to provide responses to the general themes of the public comments received for the above referenced project:

Traffic/Driveway Access – Dollar General is typically not considered a ‘destination’. Their model is to be a general store designed to serve the local community, therefore they are small in size compared to ‘big box stores’ so that they are in scale with the community and rely on pass-by vehicle trips, rather than drawing new vehicle trips to the area. The New York State Department of Transportation (NYSDOT) has reviewed and approved the location and design of the proposed site driveway/access and accepted the sight distances. Please see this email correspondence attached. Additionally, they have asked for a “Driveway Warning” sign for westbound traffic which we have added to the Site Plan. There is only one proposed access to the parcel/project and that is the proposed driveway shown off of NYS Route 7.

Truck Deliveries – Dollar General typically receives 1-2 tractor trailer deliveries per week, with some smaller box truck deliveries as well. A truck turning template has been provided to show how the tractor trailers navigates into and out of the site without backing onto the road.

Outdoor storage of merchandise – Dollar General has agreed that they will not have outdoor merchandise sales on the exterior of the building, aside from ice and propane which will remain in locked cabinets outside to maintain order.

Location – The proposed project is located within the C-2 Manufacturing & Light Industrial Zone. The limits of the Dollar General are those shown on the Site Plan Documents prepared and submitted by Bohler Engineering and Landscape Architecture NY, PLLC. This parcel was subdivided from a larger overall parcel and that parcel is not a part of this project. Therefore a large treed area behind the subject site in question is not proposed to be removed as part of this project.

Aesthetics – The building façade has been enhanced to have fiber cement siding on the sides visible to customers entering the store. Additionally, a stone base has been added on the building. Varying natural colors have been selected for the building materials. Instead of the typical ‘box sign’ a sign consisting of channel letters with exterior gooseneck lighting for the sign is proposed.



Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

October 20, 2022
Page 2 of 2

Sewer – municipal sewer does not currently exist to serve the subject property. At the request of the Town, this project is going to design and install a sewer main extension to benefit the Town for future connections as well. Dollar General has less sewer generation than a typical home so this improvement will benefit the Town rather than present a burden.

Should you have any questions do not hesitate to contact our office at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY, PLLC

A handwritten signature in black ink, appearing to read "Caryn Mlodzianowski".

Caryn Mlodzianowski

cc: Primax Properties, LLC

Caryn Mlodzianowski

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

EXTERNAL: Use caution with attachments and links.

Caryn-

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

Thanks
Guy

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

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

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

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

Good morning Guy,

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

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

Thank you,

Caryn Mlodzianowski
17 Computer Drive West | Albany, NY 12205
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