

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



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

**Town of Duanesburg  
Planning Board Agenda  
October 20<sup>th</sup>, 2022**

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

**The Town of Duanesburg offers Planning Board Meetings via zoom if you are unable to attend the meeting in person:**

Town of Duanesburg is inviting you to a scheduled Zoom meeting.

Topic: Town of Duanesburg's Planning Board Zoom Meeting

Time: This is a recurring meeting Meet anytime

**Join Zoom Meeting**

**Meeting ID:** 858 7403 2498

**Passcode:** 848175

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

**Meeting ID:** 858 7403 2498

**Passcode:** 848175

**INTRODUCTION BY CHAIRPERSON JEFFERY SCHMITT:**

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

**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.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NEW BUSINESS:**

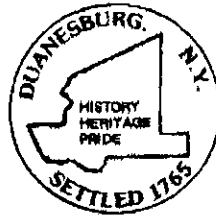
**#22-16 Florio, Sam and Suzanne. M:** SBL# 64.00-1-4.3, (C-1/R-2) located at 11165 Western Turnpike is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OLD BUSINESS:**

**#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

Jeffery Schmitt, Planning Board Chair  
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Matthew Hoffman, Board Member  
Michael Walpole, Board Member

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.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**#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.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PUBLIC HEARINGS:**

None

**Other:**

**#21-21 Serth, Joseph**

**Minute Approval:**

**September 15<sup>th</sup>, 2022, PLANNING BOARD MEETING MINUTES:**

Approved: Yes \_\_\_\_\_ No: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

**ADJOURNMENT**

TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

Preliminary  Date: \_\_\_\_\_ Final  Date: \_\_\_\_\_  
(Check appropriate box)

Name of proposed development \_\_\_\_\_

**Applicant:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

**Plans Prepared by:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

**Owner** (if different):

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

Name ED McKinley  
Address 1896 Western Turnpike  
Telephone 518-366-7508

Ownership intentions, i.e., purchase options

Combined parcels index #: 2019-2201 2.59 ac / 2.12 ac

Location of site

Section 645.00 Block 3 Lot 30.111

Current zoning classification \_\_\_\_\_

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

Proposed use(s) of site \_\_\_\_\_

Total site area (square feet or acres) 2.59 / 2.12 acs

Anticipated construction time \_\_\_\_\_

Will development be phased? \_\_\_\_\_

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

Current condition of site (buildings, brush, etc.) \_\_\_\_\_

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

Estimated cost of proposed improvement \$ \_\_\_\_\_

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

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
- For non-residential buildings, include total floor area sales area; number of automobile and truck parking spaces,
- Other proposed structures.

(Use separate sheet if needed)

*Putting parcels together*

PEMBERTON AND BRIGGS  
ATTORNEYS AT LAW  
202 Union Street  
Schenectady, New York 12305  
Ph: (518) 372-5689  
Fax: (518) 372-5768  
E-Mail Address: [paul@pembertonbriggs.com](mailto:paul@pembertonbriggs.com)

August 12, 2022

Attorney Terrèsa M. Bakner  
Planning Board  
Town of Duanesburg  
5853 Western Turnpike  
Duanesburg, NY 12056

Re: Town of Duanesburg Planning Board  
McKinley/Proctor

Dear Attorney Bakner:

I represent Charles Proctor. Mr. Proctor has a matter before the Town Planning Board concerning the purchase of a portion of the property at 1896 Western Turnpike from Edward E. McKinley, IV. That parcel at 1896 Western Turnpike consists of two separately described parcels. I have knowledge of this matter as I assisted Mr. McKinley in combining the two parcels on one deed. The first parcel is 2.59 acres in size on which is located Mr. McKinley's home. The second parcel is 2.12 acres in size on which is located a barn and a riding arena.

A foreclosure action has been commenced by U.S. Bank Trust against Mr. McKinley in Schenectady County Supreme Court (Index #: 2019-2201). I am in possession of the summons and complaint. The complaint seeks to foreclose as against the 2.59 acre parcel only. I have compared the legal description in the complaint to confirm that the 2.59 acre parcel is the only lands affected by the foreclosure action.

Mr. Proctor is purchasing only the 2.12 acre parcel which parcel is not encumbered by the foreclosure action.

Respectfully yours,



PAUL BRIGGS

PB/kmm  
cc: Charles Proctor

September 6, 2022

Charles Proctor  
319 Mott Road  
Duanesburgh, NY 12056

Re: McKinley/Proctor

Dear Mr. Proctor:

Duanesburgh Planning Board Attorney Terresa M. Bakner has advised me that the August 12, 2022 letter I sent her has cleared the way for the subdivision and your purchase of the 2.12 acre parcel. The lien/judgment search against Ed McKinley came back clean – no judgments or liens encumbering the parcel you are purchasing.

Please advise me whether you need additional assistance. Attached is my bill for legal services to date.

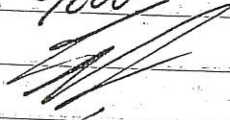
Very truly yours,

PAUL BRIGGS

PB/kmm

Enclosure

11/07/21  
I EDWARD MCKINLEY GIVE PERMISSION  
TO CHECK PROCTOR TO REPRESENT ME REGARDING  
ANY QUESTIONS PERTAINING TO THE PROPERTIES ~~IN~~ ALONG  
RT. 20 AND ADJOINING HIS PROPERTY.  
PLEASE CALL ME w/ ANY QUESTIONS AT 518-366-7508  
THANK YOU

  
EDWARD MCKINLEY

3-30.111

30.41.

Deanna Proctor

518-542-3818

Deeproctor143@gmail.com

Chuck Proctor

518-~~000~~ 376-4991





**RECEIVED**  
SEP 29 2022

**CHECKLIST OF REQUIRED INFORMATION:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Title of drawing.  | <input checked="" type="checkbox"/> Septic system: Soil investigation completed?  |
| <input checked="" type="checkbox"/> Tax Map ID #   | <input checked="" type="checkbox"/> Sewer System: Which district?   |
| <input checked="" type="checkbox"/> Zoning district  | <input type="checkbox"/> Basic SWPPP (1± & <5)  |
| <input checked="" type="checkbox"/> Current Original Deed                                    | <input type="checkbox"/> Full Storm Water Control Plan (5acres or more)   |
| <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.)                                 | <input type="checkbox"/> Storm Water Control Plan   |
| <input checked="" type="checkbox"/> North Arrow, scale (1"=100')                             | <input checked="" type="checkbox"/> Short or long EAF <a href="http://www.dec.ny.gov/eafmapper/">www.dec.ny.gov/eafmapper/</a>                                |
| <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale. | <input type="checkbox"/> Street pattern: Traffic study needed?  |
| <input checked="" type="checkbox"/> School District/Fire District                            | <input type="checkbox"/> All property Mergers <b>REQUIRE</b> both owners Signatures on the Application  |
| <input checked="" type="checkbox"/> Green area/ landscaping                                  | <b>Additional Requirements for Special Use Application:</b>   |
| <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc.                    | <input checked="" type="checkbox"/> New or existing building  |
| <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.)                      | <input checked="" type="checkbox"/> <b>Business Plan, Hours of operation, &amp; number of employees, floor plan, uses, lighting plan/ landscaping/signage</b> |
| <input checked="" type="checkbox"/> Easements & Right of ways                                | <b>Parking, Handicap Spaces, &amp; lighting plan</b>  |
| <input checked="" type="checkbox"/> Abutting Properties Wells/ Sewer Systems within 100ft.   |   |
| <input checked="" type="checkbox"/> Well/ Water system                                       |   |



**ORIGIN**

Date \_\_\_\_\_

**Application type:**  Major Subdy  Minor Subdy  Special Use Permit  Site/ Sketch Plan Review  LotLine Adjust

Proposal: Divide 185,113 Acres into 2 parcels, 15,144 acres with House + Barn and 169,969 Acres

Section 3,4 of \_\_\_\_\_ Ordinance.

Sam and Suzanne Florio Subdivision

Present Owner: \_\_\_\_\_ (AS APPEARS ON DEED!!)

Address: 1165 Western Turnpike Zip code: Esperance, NY 12066

Phone # (required) 518-630-1316

Applicants Name (if different): Same Phone# (required) N/A

**Location of Property** (if different from owners) \_\_\_\_\_

Tax Map # 6A.00-1-4.3 Zoning District C-1 Commercial C-1

---

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

LANDS CONVEYED TO (REQUIRED FOR MERGERS) N/A

Signature of receiving Property Owner N/A (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.

Sam Florio  
Suzanne M. Florio Date Sept. 29, 2022

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

**ALL APPLICATION FEES ARE NON-REFUNDABLE!**

Application fee paid:  by History Check# 2336 (For office use only) Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

Approved  Disapproved  Refer to Code Enforcement Section \_\_\_\_\_ of \_\_\_\_\_ Ordinance

Planning Commission Comments: \_\_\_\_\_

---

\_\_\_\_\_  
Planning Chairperson Date Code Enforcement Date

Agricultural Data Statement

Date: 9/29/22

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.

ORIGINAL

Applicant	Owner if Different from Applicant
Name: Sam + Suzanne Florio Address: 11165 Western Turnpike Esperance, NY 12066	Name: _____ _____ _____

- Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
- Description of proposed project: Rivide 185.113 Acres into 2 parcels. 15,144 Acres with house + Barn to keep on Rt 20 and Youngs Rd. and 169,969 Acres to sell with frontage on US RT 20, NYS RT 30 and Youngs Rd.
- Location of project; Address: 11165 Western Turnpike Esperance  
Tax Map Number (TMP) 64,00-1-4.3 NY 12066
- Is this parcel within an Agricultural District? YES NO (Check with your local assessor if you do not know.)
- If YES, Agricultural District Number 104
- Is this parcel actively farmed? YES NO
- List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>Norma Larson</u> ADDRESS: <u>623 Youngs Rd.</u> <u>Esperance, NY 12066</u> Is this parcel actively farmed? <u>YES</u> NO	NAME: <u>N/A</u> ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: <u>N/A</u> ADDRESS: _____ Is this parcel actively farmed? YES NO

Sam Florio  
Suzanne M. Florio  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if other than applicant)

Reviewed by: Dale R. Warner

\_\_\_\_\_  
Date

Revised 4/4/17

FARM NOTE

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

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



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.

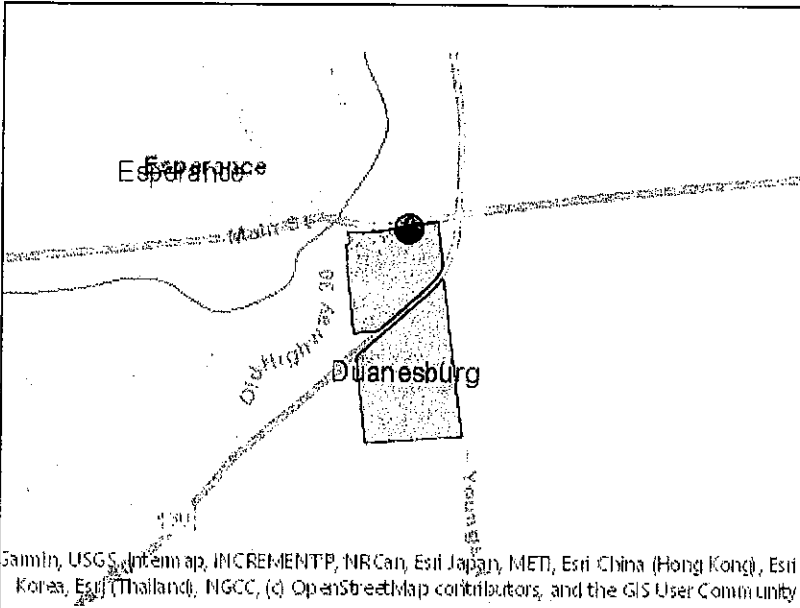
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Form with sections: Part 1 - Project and Sponsor Information, Name of Action or Project: Florio Subdivision, Project Location: 11165 Western Turnpike Esperance NY, Brief Description of Proposed Action: Divide 185.113 Acres into 2 parcels, Name of Applicant or Sponsor: Sam and Suzanne Florio, Telephone: 518 630-1316, Address: 11165 Western Turnpike, City/PO: Esperance, State: NY, Zip Code: 12066, and various questions regarding legislative adoption, permits, and land uses.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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"/>	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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"/>	YES
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"/>	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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"/>	YES
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"/>	YES
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"/>	YES
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? <i>approx. 2 Acre Federal Wetland along stream in woods</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			


14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Sam Florio / Suzanne M. Florio</u> Date: <u>9/29/2022</u>		
Signatures: <u>Sam Florio / Suzanne M. Florio</u> Title: <u>owners</u>		

**PRINT FORM**



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Map data sources: Saimin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Map data sources: Saimin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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

Project:	Florio Minor Subdivision
Date:	10/3/22

**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"/>

Project: Florio Minor Subdivision

Date: 10/3/22

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

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

The Town of Duanesburg has completed an environment assessment of the proposed minor subdivision consisting of two lots. Lot #1 will consist of approximately 15.144 acres with an existing Single family dwelling and Barn. Lot #2 consisting of 169.969 Acres of vacant land. The Proposal is consistent with the Town of Duanesburg Comprehensive Plan and with the Zoning Ordinance for (C-1) Commercial Zoning District. There is no planned construction with this minor subdivision. The proposal is consistent with the Town Comprehensive plan and compliant with the Zoning Ordinance. The proposed action will have no effect on the existing characteristics of the community with no aesthetic impacts anticipated. The proposed action will not have an impact on the environmental characteristics that would cause the establishment of a Critical Environmental Area. The proposed action will have no impact or any adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway. The proposed action will have no increase in the use of energy. If any construction were to occur the proposed action will require the drilling of a well and private septic system approved by Schenectady County Health Department to service any future building. The Parcels are not listed on the National Register of Historic Places. However the parcel is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office (SHPO) archaeological site inventory. There are Federal Wetlands but, no construction is planned at this time. The subdivision is not in a 100 year flood Plain or remediation site. The proposed action should not increase any potential erosion or flooding, future construction will require appropriate storm water controls. Threatened and endangered species, primarily the Northern long-eared bats have been identified. Any tree removal activities must occur between October 31st and March 31st. If these dates can not be accommodated, an on-site assessment by the DEC staff will be required. The proposed action should not create a hazard to environmental resources or human health.

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

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

Town of Duanesburg Planning Board

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
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**



TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

Preliminary  Date: 9-2-22 Final  Date: \_\_\_\_\_  
(Check appropriate box)

Name of proposed development \_\_\_\_\_

**Applicant:**

Name Sama Suzanne M. Florio  
Address 11165 Western Turnpike  
Esperance NY 12066  
Telephone 518-630-1316

**Plans Prepared by:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

**Owner (if different):**

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

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

Ownership intentions, i.e., purchase options

To split 170 +/- AC's to sell. leaving the house  
with 16 +/- AC

Location of site

Section 69.00 Block 1 Lot 4.5

Current zoning classification C-1-R2

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

Proposed use(s) of site

Selling the vacant land.

Total site area (square feet or acres) \_\_\_\_\_

Anticipated construction time \_\_\_\_\_

Will development be phased? \_\_\_\_\_

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

Vacant land

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

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

Commercial

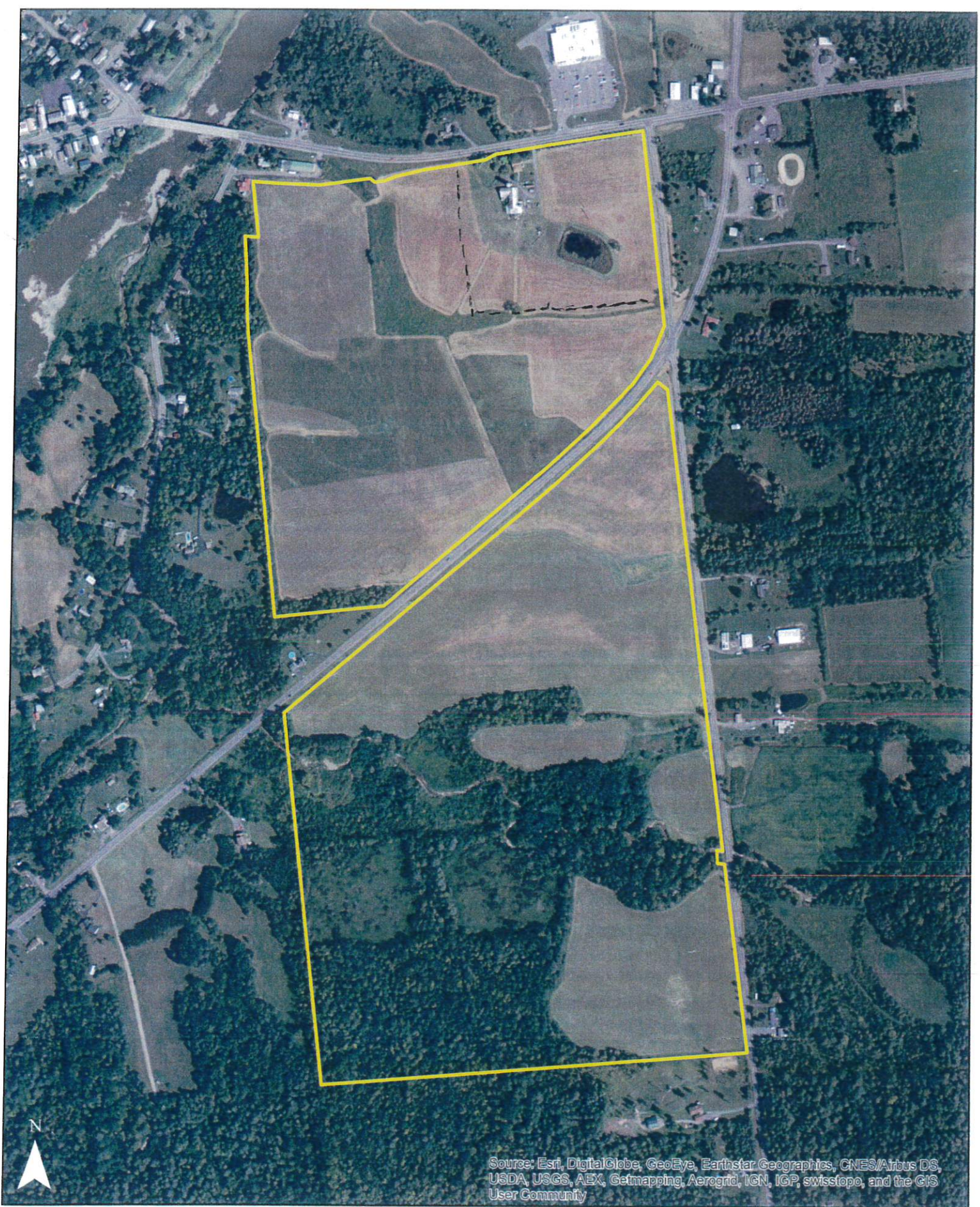
Estimated cost of proposed improvement \$

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

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
  - For non-residential buildings, include total floor area sales area; number of automobile and truck parking spaces,
  - Other proposed structures.
- (Use separate sheet if needed)

Selling approx 159 AC's.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Sam Florio  
NY\_14395

PARTNERS  
JOSEPH J. BIANCHINE, P.E.  
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DEDICATED  
RESPONSIVE  
PROFESSIONAL

October 7, 2022

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

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

Attention: Dale Warner

Dear Dale,

In response to the comments (*in italics*) of Doug Cole of Prime AE of September 14, 2022, we respond as follows (**in bold**):

*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.*

**Removed temporary. It was meant to describe the temporary waiting of the trucks, not for the crusher run installation.**

*2. The Applicant has left question D.1. unanswered. We ask the Applicant to provide the general nature of the proposed action.*

**See attached answer to D. 1. (commercial).**

*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.*

**So changed, as requested.**

*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.*

**No well, about 5 gpm from the pond or recycle tank.**

5. *The Applicant has left question D.2.d.v. unanswered. We ask that the Applicant describe plans to provide wastewater treatment for the project, including specifying proposed receiving water.*

**Wash water will be recycled after passing through 3 tanks and wastewater overflow after the three settling tanks will be discharged to the adjacent unclassified pond in accordance with existing NYSDEC permit.**

6. *The Applicant has left question D.2.d.vi. unanswered. We ask that the Applicant describe any plans or designs to capture, recycle or reuse liquid waste.*

**Wash water will be recycled after passing through 3 tanks and wastewater overflow after the three settling tanks will be discharged to the adjacent unclassified pond in accordance with existing NYSDEC permit.**

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.*

**Flow reduction to pre-development levels will occur onsite with an underdrain to a ditch onsite and overflows to adjacent property per pre-development condition.**

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.*

**Slight increase in noise due to construction activities, 7 am to 7 pm, Monday to Friday, for about 3 months.**

9[JB1]. *Question D.2.j. is answered that the proposed action will NOT result in increased traffic above present levels. If the project is to add a wash bay and truck queuing area, it appears that there would be an increase in use of the facility? The applicant should provide more information on this item.*

**There will be a slight increase in truck traffic, but it will not be a significant increase above present levels or generate substantial new demand for transportation facilities or services.**

#### *Site Plan*

1. *The Site Plan drawing set does not include an Erosion and Sediment Control Plan showing the required elements in the SWPPP.*

**Sorry, this got left out of the plan set, see enclosed.**

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 refer to our further comments on the stormwater design in the Drainage Narrative section of this letter.*

**The applicant and I agree with the directives from James Malcom of the DEC. The runoff must go to the southeast corner of the property as per existing and predevelopment conditions. The designed stormwater management system limits post-development discharges to less than pre-development conditions.**

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.*

**There were 14 Norway Spruce planted on the applicant's property as per the previous approval. Unfortunately, 2, possibly 3 have died.**

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 have requested a copy from the Town.*

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 floor area has been added to the plans.**

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 4-foot solid fence will be a wood stockade fence.**

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.

**At this time, no new signage is proposed.**

#### 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 project disturbance includes both the prior disturbance and the new proposed disturbance, totaling 1.05 acres.**

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).

**The project is a commercial project.**

3. Please clarify whether the existing stormwater underdrains below the 8" crusher run will be abandoned/demolished.

**The existing 8" pipe will be destroyed by the new construction.**

4. The surface area of the adjacent parking lot which will be overlaid with asphalt needs to be stated in the "Project Description" section.

**Added the surface area (16,776± SF) to the project description.**

5. Section 2.2 does not provide any description for "rock outlet protection" which is listed as a proposed permanent structural practice in the NOI.

**A stone fill outlet protection control detail has been added to the plan and in the narrative.**

6. Please provide more details regarding how often sanitary waste shall be cleaned.

**There is no sanitary waste on or proposed for the site. The recycling tanks are pumped about every 2 to 4 months, as needed.**

7. Please specify the waterbody which would receive any potential pollutant discharges under section 6.0.

**The existing unclassified pond will receive and potentially discharge for the wash recycling facility and are monitored by a permit from the NYSDEC. The discharges go to the unclassified pond with no pond outlet.**

8. 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?

**It will be obvious by eye and removed as required.**

9. Please add the following under Stormwater Management Maintenance requirements:

a. Vegetation within the basin shall be limited to 18 inches

**So added.**

b. Basin outlet devices shall be cleaned/repared when drawdown times exceed 36 hours

**So added.**

c. Areas devoid of mulch shall be re-mulched on an annual basis.

**So added.**

10. 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.

**MS4 form removed.**

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

1. Please include a list of WQV 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.

**Bioretention (F-5) is the only WQV practice proposed. All other stormwater features and methods to convey stormwater runoff to the bioretention (F-5) practice.**

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.

**Post area 1A has been revised and  $T_c$  is now greater than pre-development conditions.**

3. Please clarify where stormwater flows from the bioretention practice once it surfaces from the underdrain outlet. Are erosion control practices needed?

**The underdrain outlet will flow to an existing ditch along the side entrance then to the ditch along Route 20. Light stone fill has been added for erosion control at the underdrain outlet.**

4. The Construction Inspection Checklist from Appendix F of the NYS Stormwater Design Manual (SWDM) needs to be included and referenced as an Appendix.

**Checklist added to the application.**



5. The following points need to be incorporated for the bioretention practice:
- a. A flow regulator/flow splitter is needed as required by NYS SWDM to divert the Water Quality Volume (WQv) to the filtering practice and allow larger flows to bypass the practice.

**A flow splitter is not required for this design.**

- b. The bioretention practice requires pretreatment as specified in the Stormwater Design Manual. What is the pretreatment practice proposed ahead of the bioretention area?

**A pre-treatment stone trench has been added uphill from the bioretention practice.**

- c. Please clearly state treatment capacity of bioretention practice. Verify that 75% of the WQv prior to filtration can be held in the practice.

**Verified in the Stormwater Management Report.**

- 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.

**The 12" pipe is used as the outlet structure. See the detail.**

- e. Provide ponding depths in addition to elevations for 1, 10 and 100 year storm events on the Bioretention Detail.

**See detail on Sheet 3 of 3.**

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 norther swale and eastern swale were existing prior to development and just need to be shaped and seeded.**

- b. Provide a detail to show that the proposed swale can safely convey 10-year storm event and still maintain 6" freeboard.

**A detail of the existing ditch has been added. Any overflow would be onto the crusher run area and is accounted for in the stormwater calculations.**

- c. Need to include maintenance of swales in the body of the SWPPP.

**See page 17, Seasonal Maintenance, Item 5.**

- d. Need to provide description of the design of the swale in the body of the SWPPP.

**So added.**

*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 FEAF.*

**See enclosed architecturals with building addition height added. Total height is 23 feet, 6 inches. The FEAF has been amended.**

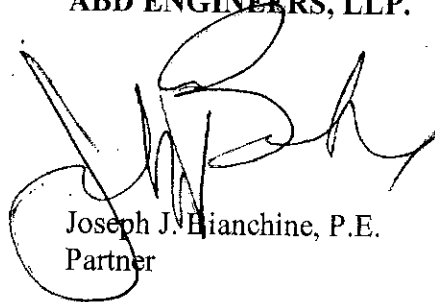
Enclosed are:

1. Twelve (12) copies of the updated site plans (revised 10/07/2022)
2. Three (3) copies of the Stormwater Pollution Prevention Plan (revised 10/07/2022).
3. Twelve (12) copies of the updated Full Environmental Assessment Form (dated 10/07/2022).
4. Twelve (12) copies of the Wash Bay Addition.

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

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

Very truly yours,  
**ABD ENGINEERS, LLP.**



Joseph J. Bianchine, P.E.  
Partner

JJB:clv  
encl.  
cc: Spiro Kagas w/encl.  
Doug Cole w/encl.  
5461A-10072022

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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Ultimate Wishy Wash		
Project Location (describe, and attach a general location map): 9938 Western Turnpike, Duanesburg, NY-12056		
Brief Description of Proposed Action (include purpose or need): Construction of a crusher run for staging area of trucks waiting to be washed. Construction of a 985 SF Truck Wash Bay. Installation of a movable Food service van for take out only. Associated grading, drainage for Stormwater Management.		
Name of Applicant/Sponsor: Ultimate Wishy Wash (Spiro Kagas)		Telephone: 518-701-4870
		E-Mail: wishywashcarandtruckcentre@yahoo.com
Address: 889 Esperance Road		
City/PO: Esperance	State: NY	Zip Code: 12066
Project Contact (if not same as sponsor; give name and title/role): Spiro Kagas / Joseph J. Blanchine, P.E.		Telephone: 518-701-4870 / 518-377-0315
		E-Mail: joe@abdeng.com
Address: 889 Esperance Rd / 411 Union Street		
City/PO: Esperance / Schenectady	State: NY	Zip Code: 12066 / 12305
Property Owner (if not same as sponsor): SAME		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

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

**C. Planning and Zoning**

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

**C.3. Zoning**

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
\_\_\_\_\_
- b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No
- c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

- a. In what school district is the project site located? DUANESBURG CENTRAL SCHOOL DISTRICT
- b. What police or other public protection forces serve the project site?  
SCHENECTADY COUNTY SHERIFF AND NEW YORK STATE POLICE
- c. Which fire protection and emergency medical services serve the project site?  
DUANESBURG VOLUNTEER FIRE DISTRICT AND DUANESBURG VOLUNTEER AMBULANCE CORPS
- d. What parks serve the project site?  
VAN PATTEN MILL PARK, ROBERT B. SHAFER MEMORIAL PARK, CHRISTMAN SANCTUARY

**D. Project Details**

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

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial
- b. a. Total acreage of the site of the proposed action? 4.75 acres  
b. Total acreage to be physically disturbed? 1.2 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.75 acres
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 55% Units: 1 wash bay
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_
- e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
  - Total number of phases anticipated \_\_\_\_\_
  - Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
  - Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
  - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

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

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

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

- i. Total number of structures 1 addition
- ii. Dimensions (in feet) of largest proposed structure: 23' 6"± height; 30± width; and 33± length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 0 square feet

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

- i. Purpose of the impoundment: Stormwater Management
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Stormwater runoff
- iii. If other than water, identify the type of impounded/contained liquids and their source. N/A
- iv. Approximate size of the proposed impoundment. Volume: 0.05± million gallons; surface area: 0.13± acres
- v. Dimensions of the proposed dam or impounding structure: 2' height; 230' length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): earthfill

**D.2. Project Operations**

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

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

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

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 400 gallons/day

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

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

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

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

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

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

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

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ 5± gallons/minute.

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 400 gallons/day

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

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

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

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

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

If Yes:

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

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

Wash water will be recycled and any waste will be discharged after passing through 3 settling tanks to an unclassified pond

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

Wash water will be recycled and any wastewater will be discharged after passing through 3 settling tanks to an unclassified pond

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

If Yes:

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

\_\_\_\_\_ Square feet or 1.0 acres (impervious surface)

\_\_\_\_\_ Square feet or 4.75 acres (parcel size)

ii. Describe types of new point sources. Surface runoff from crusher run to bioretention stormwater management area.

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

On site bioretention area stormwater management with flow reduction to pre-development levels to onsite ditch and overflow to adjacent property per pre-development flow conditions.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
Underdrain

- Will stormwater runoff flow to adjacent properties? after treatment and flow reduction  Yes  No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



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

If Yes:

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

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

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

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

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

If Yes:

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

Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_

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

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

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

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 24 hours
- Saturday: \_\_\_\_\_ 24 hours
- Sunday: \_\_\_\_\_ 24 hours
- Holidays: \_\_\_\_\_ 24 hours

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

If yes:

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

Wash bay addition construction noises. 7 am to 7 pm Monday to Saturday for about 3 months.

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

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

If yes:

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

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

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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

If Yes:

i. Describe proposed treatment(s): \_\_\_\_\_

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: \_\_\_\_\_

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

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.89± AC	1.78± AC	- 0.11± AC
• Forested	1.36± AC	1.36± AC	0 AC
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	N/A	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	PONDS 0.79± AC	0.79± AC	0 AC
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: <u>LAWN &amp; BIORETENTION AREA</u>	0.71± AC	0.82± AC	+ 0.11± AC

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

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

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

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

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

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

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

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

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ over 10 feet

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

c. Predominant soil type(s) present on project site: BURDETT=SCRIBA CHANNERY 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: 2 feet

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

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

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

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

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

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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

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

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

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

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

Typical Suburban

n. Does the project site contain a designated significant natural community?

Yes  No

If Yes:

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

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

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

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

Yes  No

If Yes:

i. Species and listing (endangered or threatened):

Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?

Yes  No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use:

Yes  No

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

Yes  No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?

Yes  No

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

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

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?

Yes  No

If Yes:

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

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

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?

Yes  No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

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

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

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

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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

If Yes:

i. Identify resource: \_\_\_\_\_

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

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

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

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

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

**F. Additional Information**

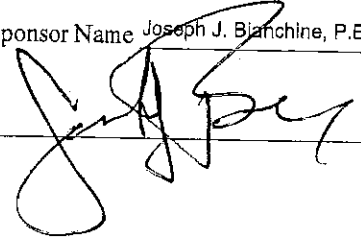
Attach any additional information which may be needed to clarify your project.

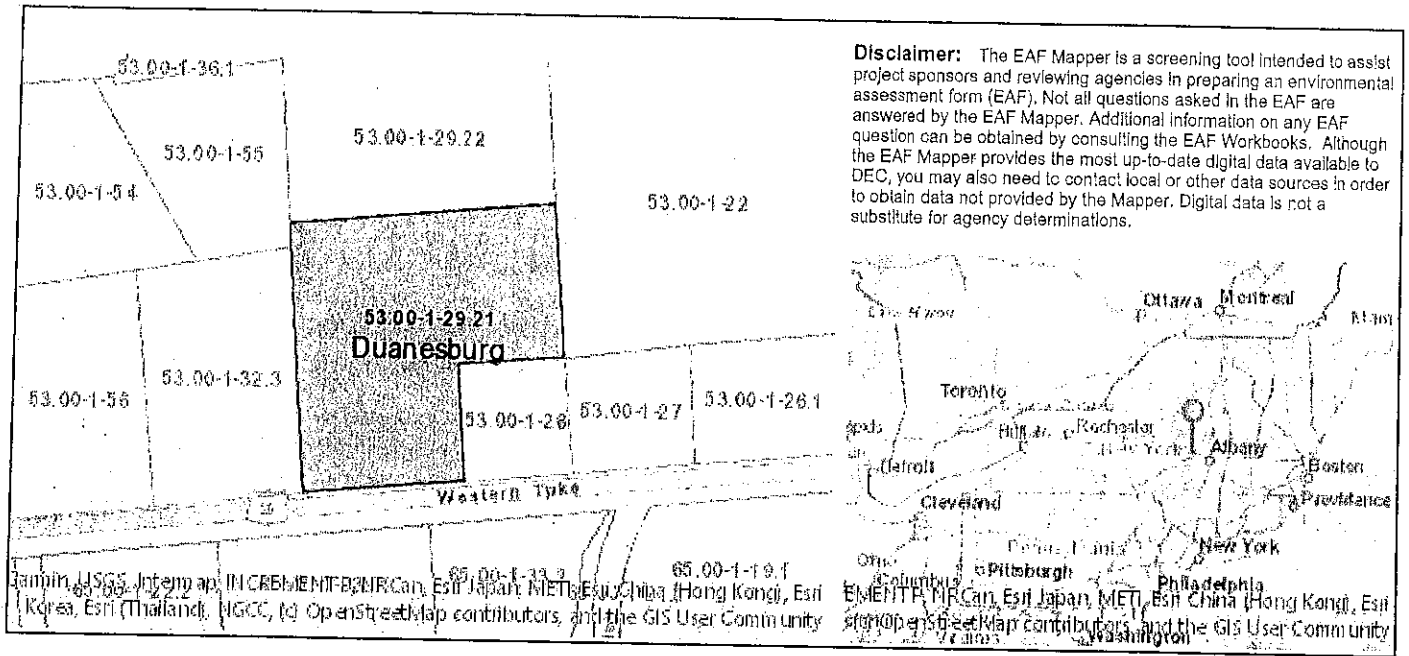
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Joseph J. Bianchine, P.E. Date October 7, 2022

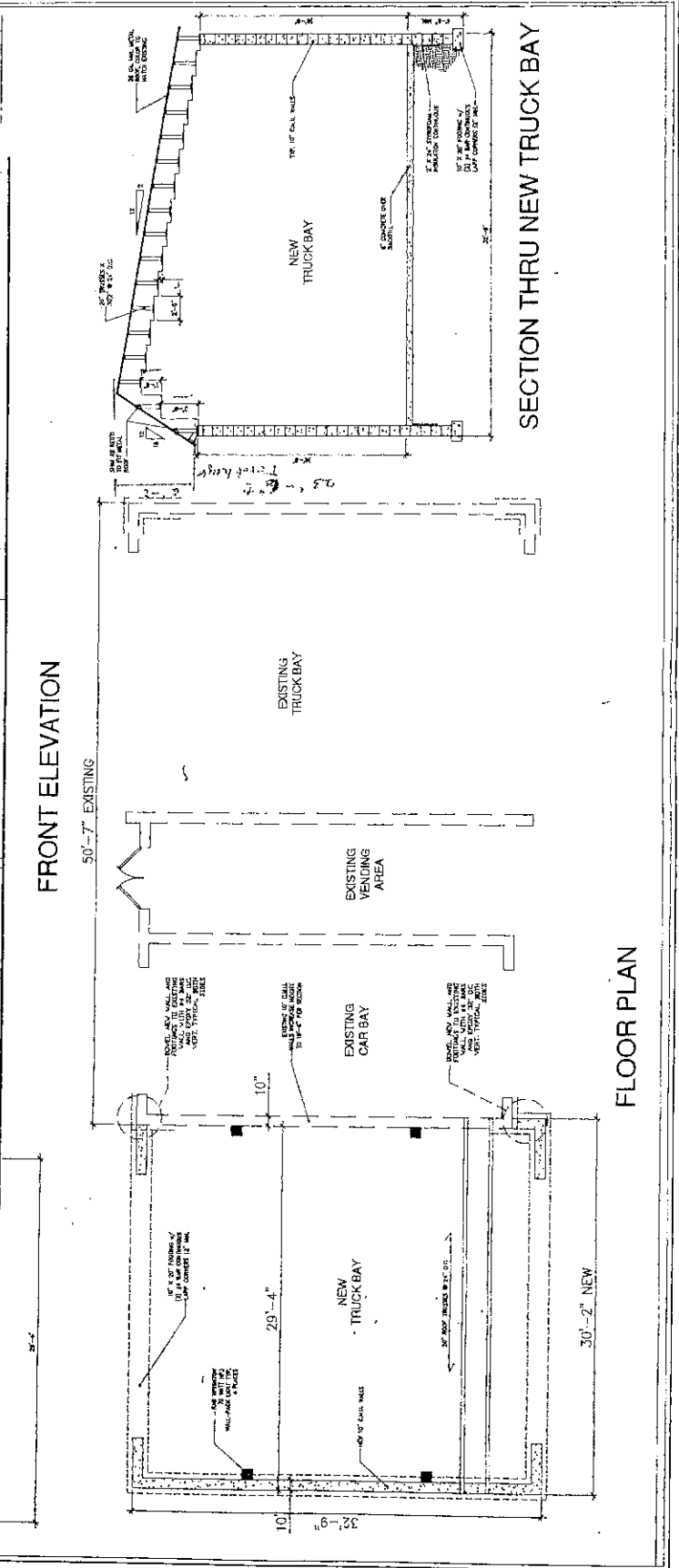
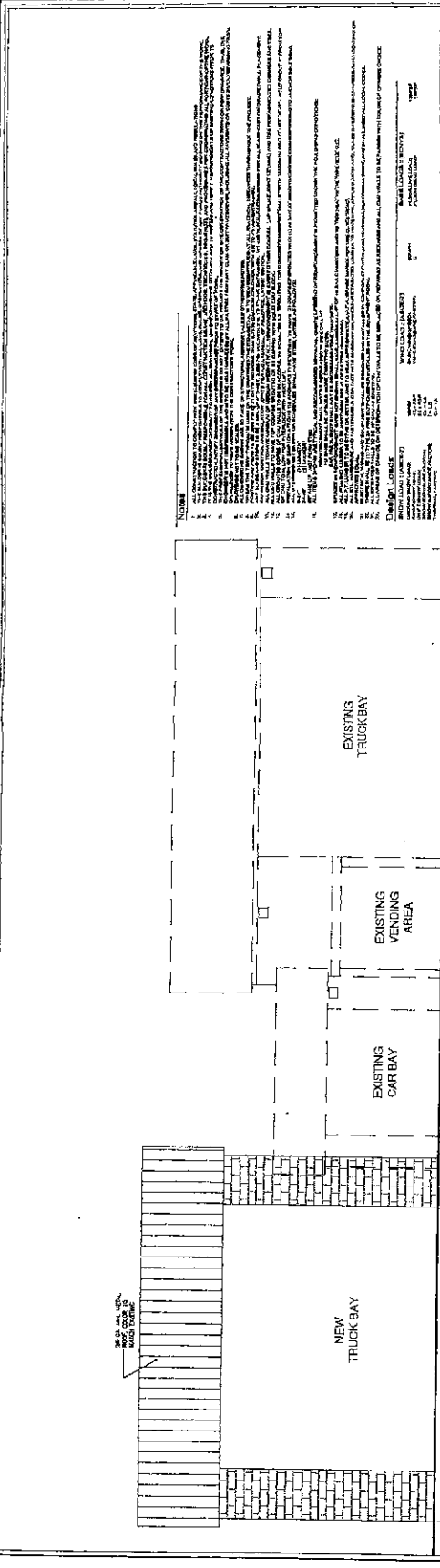
Signature  Title Partner



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



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



*Town Designated Engineer Proposal*

2803 Guilderland Avenue  
Schenectady, NY 12306

June 29, 2022

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

Re: Sketch Plan / SWPPP Review  
Wishy Wash Car Wash  
9938 Western Turnpike, Duanesburg, NY

Dear Mr. Warner:

In response to your request, Ingalls & Associates, LLP (*Ingalls*) is pleased to provide a proposal for engineering review services to the Planning Board regarding the proposed sketch plan application and SWPPP for a proposed expansion to the existing Wishy Wash Car Wash at the above noted property.

**Project Understanding**

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

- The project consists of an addition to an existing car wash facility on a 4.75-acre parcel with Tax map ID # 55.00-4-11.6. The addition includes a 985± SF building addition to provide one (1) new truck bay on the west side of the existing facility, and a new crusher run parking area for the staging of vehicles. The application also includes the addition of a future food wagon.
- The project includes greater than 1 acre of commercial disturbance and is subject to the current New York State Department of Environmental Conservation's (NYSDEC) Stormwater Regulations, including Green Infrastructure and Runoff Reduction standards, as well as the SPDES General Permit, GP-0-20-001, including post construction stormwater controls.

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

**Task 1 - SEQR Review-Coordination & Special Use Permit**

- Verification of completeness of application packages and documents. Specific review will include the Special Use application and supporting documents (reference is made to Zoning Law 14.6.2.1).
- Review of completeness of the Short Environmental Assessment Form and assistance to the Town to ensure compliance with applicable SEQRA requirements. Ingalls will assist with review of a potential SEQR resolution for evaluation of potential environmental impacts. Specific

environmental concerns are anticipated to be potential impacts from visual, noise, stormwater and public safety.

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

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

**Task 3 - Stormwater Management Plan & SWPPP Review**

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

**Task 4 - Review/Comment Letters**

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

**Task 5 - Meeting Representation**

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

**GENERAL CONDITIONS AND ASSUMPTIONS**

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

Time and Materials Estimates		
Task	Description	Estimated Fee
1	SEQR Review-Coordination & Special Use Permit	\$300
2	Special Use Permit-Site Plan Review	\$1,900
3	Stormwater Management Plan & SWPPP Review	Included in task 2
4	Review/Comment Letters	Included above
5	Meeting Representation-Hourly	\$300 (Budget)
<b>Total Estimated Fee</b>		<b>\$2,500</b>

**TIME BASIS SERVICES**

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

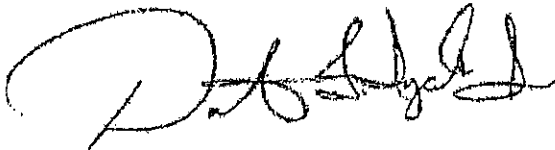
**2022 HOURLY RATE SCHEDULE**

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

**Agreement**

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

Sincerely,  
**Ingalls & Associates, LLP**



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

**CONTENTS NOTED AND APPROVED:**

**Ingalls Proposal No. 22-083**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Company Name (Please Print)

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Street

\_\_\_\_\_  
City/State/Zip

Attachment: Standard Conditions for Engagement



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

COPY

June 24, 2022

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

**Re: Town of Duanesburg  
Wishy Wash Site Plan & Special Use Permit Review  
Proposal for Engineering Services**

Dear Mr. Warner:

We are pleased to submit this proposal to provide professional engineering technical assistance to the Town of Duanesburg Planning Board for the Wishy Wash Project review. The applicant proposes to construct a truck wash addition, screening fence, paving and adding food cart service at 9938 Western Turnpike (State Route 20). We propose the following scope of engineering services:

A. Base Services

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

B. Fee

We propose that the developer provide an initial escrow amount of \$3,375.00 for the above work, to be billed monthly on a percentage complete basis. This amount can be provided to the applicant to set up the escrow account to cover the engineering fees. The developer should be made aware that additional funds may be required if the scope of the project is changed or increased from their initial submission.

C. Exceptions and Limitations - none

D. Additional Services

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



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www.primeang.com

COPY

E. Access to Client Facilities.

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

F. Terms & Conditions

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

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

Sincerely,

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

*Douglas P Cole*

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

Enclosure: Standard Terms & Conditions

AGREED TO BY TOWN OF DUANESBURG:

\_\_\_\_\_  
William Wenzel, Supervisor

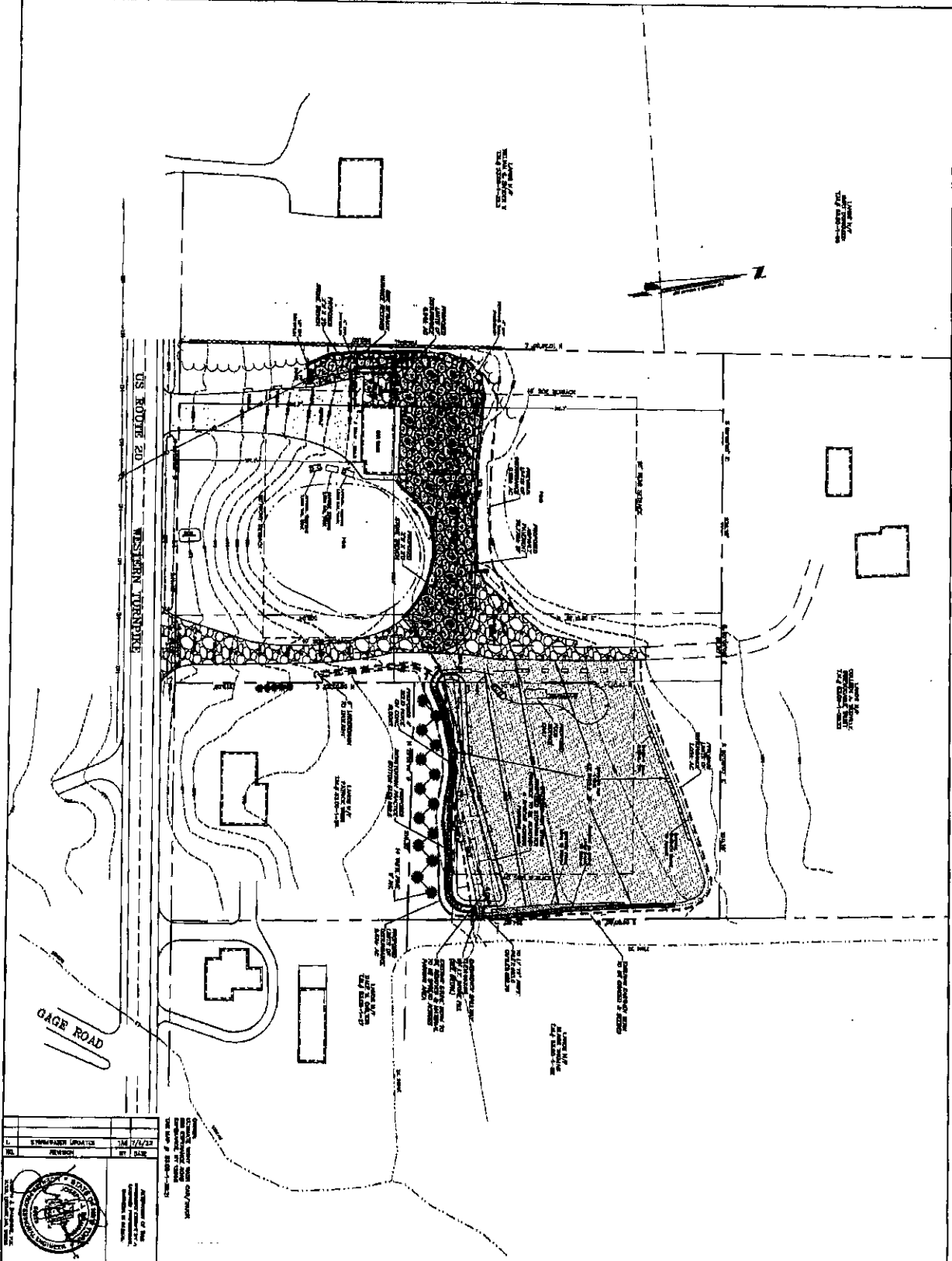
DATE: \_\_\_\_\_

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

*Mark J. Buchenic*  
\_\_\_\_\_  
Mark J. Buchenic, P.E. -Vice President

DATE: 06/24/2022





**STATE OF MISSISSIPPI**  
**DEPARTMENT OF TRANSPORTATION**  
**DESIGN DIVISION**

**ENGINEER'S TITLE**  
**ENGINEER**

**PROJECT NO.** 3877-0115 (MS-1571-015)  
**DATE** 11/15/15

**SCALE** 1" = 40'

**DATE** 11/15/15

**PROJECT** 1 OF 2

**ULTIMATE WSHY WASH**  
 CAN WASH ADDITION  
 STATE VICTORIAN TOWNPARK

**DATE OF SUBMITTAL**  
 11/15/15

**DATE OF REVISION**  
 11/15/15

**REVISIONS**

1. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

2. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

3. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

4. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

5. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

6. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

7. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

8. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

9. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

10. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

**NOTES**

1. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

2. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

3. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

4. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

5. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

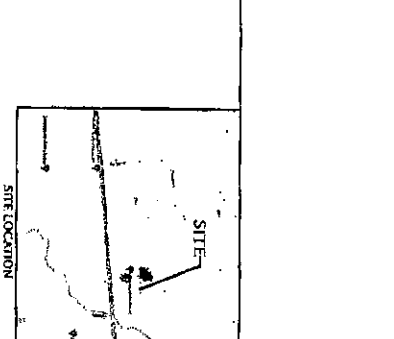
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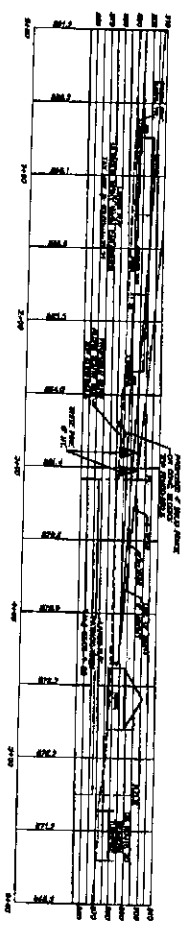
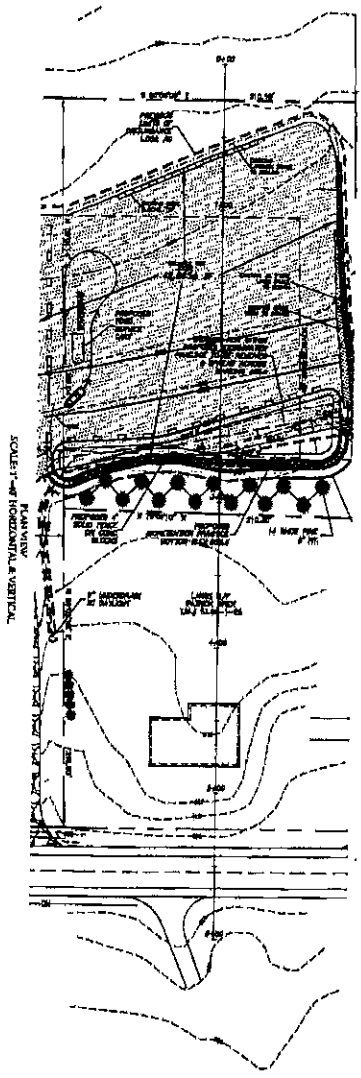
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8. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

9. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED

10. DATE SETTING COMMENTS FROM LAST SUBMITTAL (REV. 1) MARKED





CROSS SECTION  
SCALE 1" = 4' HORIZONTAL & VERTICAL

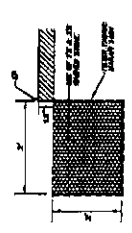
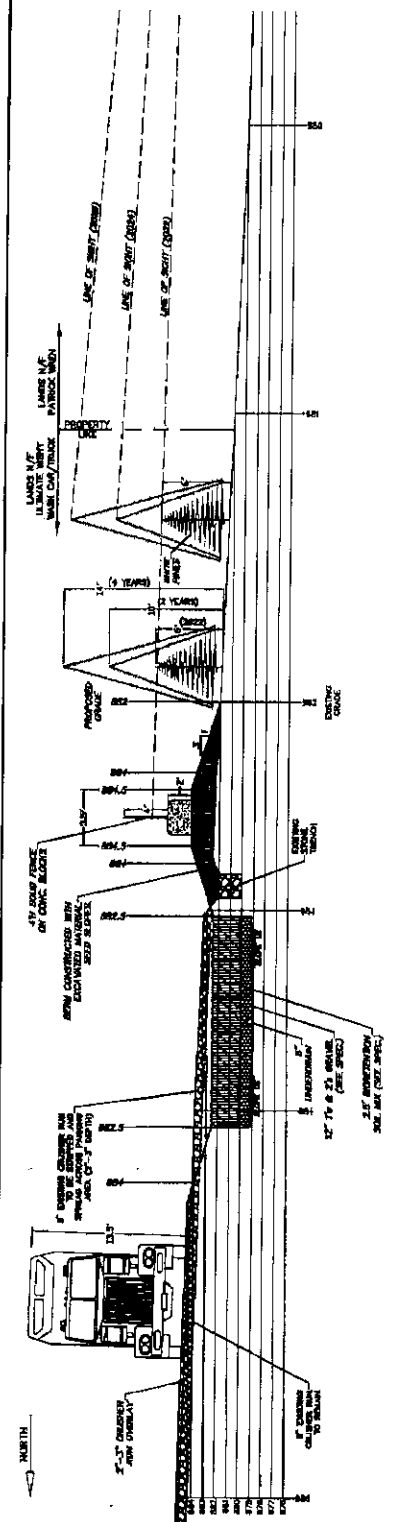
CROSS SECTION  
 SHORT LINE TO TRUCK PARKING AREA  
**ULTIMATE WISHY WASH**  
 7914 WESTERN TERNORDE

COUNTY OF DEPARTMENT  
 JOHN A. HERRICK, III  
 3800 W. VICTORIA  
 WASHINGTON, WA 98148

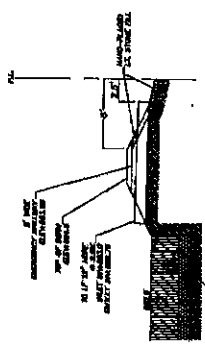
DATE: 7/2/72  
 TIME: 11:00 AM

STANDARD SPECIFICATIONS  
 SECTION 10

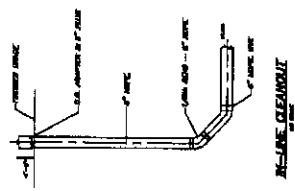
SHEET 3 OF 3



STONE TRENCH DETAIL & WISHY WASH

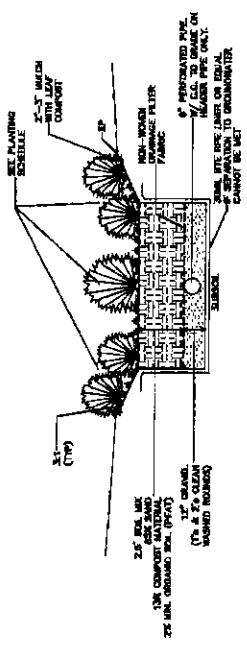


OUTLET CONTROL DETAIL



RE-LINE CLEARANCE

CROSS SECTION DETAIL

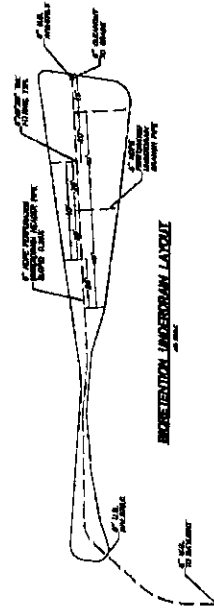


TYPICAL ROBERTSON DETAIL

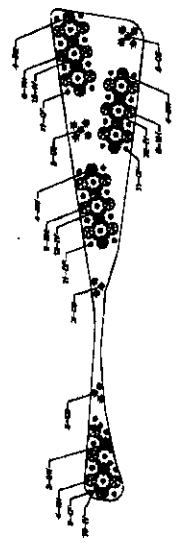
NOTE: TO BE USED IN LIEU OF PROVISIONS IF ANY SEPARATION TO DISCREPANCY  
 2. DOWNWARD DURING CONSTRUCTION MAY BE NECESSARY

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ROBERTSON UNIT	1	EA	100.00	100.00
2	CONCRETE	1.00	CY	100.00	100.00
3	STEEL	1.00	LB	100.00	100.00
4	PIPE	1.00	LN	100.00	100.00
5	GRASS	1.00	SQ YD	100.00	100.00
6	PAVING	1.00	SQ YD	100.00	100.00
7	LANDSCAPING	1.00	EA	100.00	100.00
8	CONCRETE	1.00	CY	100.00	100.00
9	STEEL	1.00	LB	100.00	100.00
10	PIPE	1.00	LN	100.00	100.00
11	GRASS	1.00	SQ YD	100.00	100.00
12	PAVING	1.00	SQ YD	100.00	100.00
13	LANDSCAPING	1.00	EA	100.00	100.00
14	CONCRETE	1.00	CY	100.00	100.00
15	STEEL	1.00	LB	100.00	100.00
16	PIPE	1.00	LN	100.00	100.00
17	GRASS	1.00	SQ YD	100.00	100.00
18	PAVING	1.00	SQ YD	100.00	100.00
19	LANDSCAPING	1.00	EA	100.00	100.00
20	CONCRETE	1.00	CY	100.00	100.00
21	STEEL	1.00	LB	100.00	100.00
22	PIPE	1.00	LN	100.00	100.00
23	GRASS	1.00	SQ YD	100.00	100.00
24	PAVING	1.00	SQ YD	100.00	100.00
25	LANDSCAPING	1.00	EA	100.00	100.00
26	CONCRETE	1.00	CY	100.00	100.00
27	STEEL	1.00	LB	100.00	100.00
28	PIPE	1.00	LN	100.00	100.00
29	GRASS	1.00	SQ YD	100.00	100.00
30	PAVING	1.00	SQ YD	100.00	100.00
31	LANDSCAPING	1.00	EA	100.00	100.00
32	CONCRETE	1.00	CY	100.00	100.00
33	STEEL	1.00	LB	100.00	100.00
34	PIPE	1.00	LN	100.00	100.00
35	GRASS	1.00	SQ YD	100.00	100.00
36	PAVING	1.00	SQ YD	100.00	100.00
37	LANDSCAPING	1.00	EA	100.00	100.00
38	CONCRETE	1.00	CY	100.00	100.00
39	STEEL	1.00	LB	100.00	100.00
40	PIPE	1.00	LN	100.00	100.00
41	GRASS	1.00	SQ YD	100.00	100.00
42	PAVING	1.00	SQ YD	100.00	100.00
43	LANDSCAPING	1.00	EA	100.00	100.00
44	CONCRETE	1.00	CY	100.00	100.00
45	STEEL	1.00	LB	100.00	100.00
46	PIPE	1.00	LN	100.00	100.00
47	GRASS	1.00	SQ YD	100.00	100.00
48	PAVING	1.00	SQ YD	100.00	100.00
49	LANDSCAPING	1.00	EA	100.00	100.00
50	CONCRETE	1.00	CY	100.00	100.00

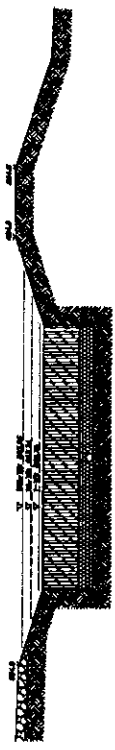
NOTE: THIS UNIT IS TO BE USED IN LIEU OF PROVISIONS IF ANY SEPARATION TO DISCREPANCY  
 2. DOWNWARD DURING CONSTRUCTION MAY BE NECESSARY



ROBERTSON UNDERDRAIN LAYOUT



ROBERTSON PLANTING LAYOUT



ROBERTSON SECTION

SITE DETAILS  
 CAR WASH ADDITION  
 FOR WESTERN TULSA  
 ENGINEERS, LLP  
 1000 WEST 10TH AVENUE  
 TULSA, OKLAHOMA 74103  
 (918) 482-1000  
 www.western-tulsa.com

SHEET NO. 10  
 OF 10  
 DATE: 10/15/2010



**ORIGINAL**

**TOWN OF DUANESBURG**

**APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL**

Preliminary  Date: June 6, 2022 Final  Date: \_\_\_\_\_  
(Check appropriate box)

Name of proposed development Wishy Wash

**Applicant:**

Name Spiro Kagas  
Address 9938 Western Turnpike  
Duanesburg, NY 12056  
Telephone \_\_\_\_\_

**Plans Prepared by:**

Name Joseph J. Bianchine, P.E., ABD Engineers, LLP  
Address 411 Union Street  
Schenectady, NY 12305  
Telephone 518-377-0315

**Owner (if different):**

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

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

Ownership intentions, i.e., purchase options  
Existing owner to retain

Location of site

9938 Western Turnpike

Section 53.00 Block 1 Lot 29.21

Current zoning classification C-1 Commercial

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

Proposed use(s) of site

Car/truck wash facility

Total site area (square feet or acres) 4.75 AC

Anticipated construction time 3 Months

Will development be phased? Yes

Over →



ORIGINAL

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

Commercial

Current condition of site (buildings, brush, etc.) Existing building, asphalt pavement, crusher run stone

Character of surrounding lands (suburban, agricultural, wetlands, etc.) Residential/Agricultural

Estimated cost of proposed improvement \$ 50,000

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

1 additional truck customer per day, no new employees, 15-20 trips for food

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
- For non-residential buildings, include total floor area sales area; number of automobile and truck parking spaces,
- Other proposed structures.

(Use separate sheet if needed)

Primary: 985± square foot building addition to provide one (1) new truck bay on the west side of the existing wash facility.

Secondary: Crusher run stone parking area for temporary staging of vehicles prior to entering wash facility.

Future food wagon.

**NOTICE OF DETERMINATION**  
**of the Town of Duaneburg**

Date of Determination June 9, 2022

Application of Wisky Wash (Spird Kogas) under section \_\_\_\_\_  
\_\_\_\_\_ of the (Village of Delanson/ Town of Duaneburg)  
\_\_\_\_\_ Ordinance.

Applicant MOJ Engineering  
Address 411 Union St.  
Schenectady, NY 12305

Phone 518-377-0315 Zoning District C-1 SBL# 53.00-1-29.21

Description of  
Project: storm water control plan for additional parking  
Ave and new truck wash bay

Determination:  
special use + site plan approval

Reason supporting determination:  
Town of Duaneburg zoning Ordinance adopted 6/11/15  
section 14.6.2.1, 5.2.2, 14.6.1.1, 14.6.1.2, 14.6.1.3, 14.6.1.4,  
14.6.1.5, 14.6.1.6, 14.6.1.7, 14.6.1.8, 14.6.1.9, 14.6.2

Action: Refer to Planning Board for the purpose of special use + site plan  
approval

Code Enforcement Officer: [Signature]

## **DRAINAGE NARRATIVE**

**Car Wash – Truck Parking Area  
9938 Western Turnpike  
Town of Duanesburg**

May 12, 2022

The Ultimate Wishy Wash car wash is located at 9938 Western Turnpike in the Town of Duanesburg. The Owner has recently constructed a crusher run stone parking area on the east side of the property to provide temporary staging of trucks as they wait to be washed. A minimum of 8" of crusher run stone was installed with an underlying layer of stabilization fabric to provide an even surface for vehicles to maneuver. Concrete blocks have been placed along the western and northern perimeter of the parking area to delineate the extent of the lot. A gate is located at the entrance of the parking area in the southwest corner. Along the north side of the parking area, an earthen swale was constructed to intercept incoming runoff from the northern slope. The water is conveyed east around the crusher run stone and enters another stone lined swale that was constructed along the eastern edge of the parking area. This swale runs south and ultimately discharges to the existing swale located on the Thomas property. An additional stone trench was constructed along the southern edge of the parking area which will collect surface runoff from the crusher run as well as intercept any subsurface drainage prior to reaching the Wren property. The stone trench also outlets east to the existing swale.

According to the NRCS "Soil Survey of Schenectady County, New York" the existing soil composition in this area consists of channery silt loams. The hydrologic soil group is C/D and the drainage class is somewhat poorly drained. Hydrologic soil groups are based on estimates of runoff potential and are assigned to one of four groups (A, B, C, D) according to the rate of water infiltration. Group D represents soils having a very slow infiltration rate (high runoff potential) and that have a high water table. The presence of Group D soils within the contributing drainage area will lead to a greater amount of runoff generated due to the inability of the ground to absorb water during storm events. As a result, undeveloped land consisting of Group D soils can produce large amounts of stormwater runoff even with no impervious surfaces present. Moderate to steep slopes can also exacerbate peak runoff rates as water flows down at

higher velocities and reduces the time of concentration. Based on the soil composition and existing topography in the vicinity of the Wishy Wash property, it can be ascertained that there was a high potential for runoff from the meadow and wooded areas prior to the construction of the parking area.

The existing topography of the subject parcel and surrounding properties is predominantly sloping from north to south. An existing stream is present to the east of the project which flows southwest and ultimately crosses under Western Turnpike via a culvert in front of the residence at 9848 Western Turnpike. This stream is a tributary of the Schoharie Creek and has a total contributing drainage area of 2± square miles prior to crossing Western Turnpike (refer to the attached USGS StreamStats report). There is an existing swale along the adjoining boundary between the Ultimate Wishy Wash and Thomas properties which runs north to south. The swale then turns east at the common property corner of the Ultimate Wishy Wash, Wren, Chilton, and Thomas. The swale continues east along the rear boundary of the Chilton property and ultimately discharges into the existing stream. Contributing runoff to the swale extends approximately 3,000 feet to the north and originates from grass fields and wooded areas. Upon inspection, the swale appears to have adequate capacity to convey the incoming flow of runoff. However, there appears to be debris and obstructions present which should be removed to ensure the continuous flow of water along the Chilton and Thomas properties.

There is a portion of land to the west of the existing swale which is sloped north to south and flows parallel to the swale through the Wishy Wash parcel (refer to the attached drainage map). The pre-development ground cover in the location of the parking area consisted of a meadow which contained three tile drains running north to south. The drain tiles discharged at the adjoining property line with lands of Wren. During construction of the parking area, the drain tiles were terminated in order to prevent future runoff to the Wren property. A diversion swale was installed along the northern side of the parking area to convey incoming runoff around the crusher run stone and down to the existing eastern swale. A portion of rainfall from the northern slope will percolate through the existing 8"-12" of topsoil, but will then be unable to penetrate the underlying Group D soil. This water will continue to flow down the slope along the subsurface soil interface where it will be intercepted and rerouted by the diversion swale. As a



result of the modifications, the amount of runoff flowing to the Wren property is now significantly reduced.

Installation of the crusher run stone began once clearing and grubbing operations were complete. The topography of the existing meadow was revealed once the vegetation was removed and consisted of a cross slope from the northwest to the southeast corner. The final grade of the crusher run surface was constructed to match the existing slope and maintain the pre-development drainage pattern running to the southeast corner. A stone berm is present along the eastern edge of the parking area and a southern impervious clay berm will be added along the southern edge in order to attenuate runoff on the low end of the crusher run surface during larger storm events. The existing southern stone trench will remain along the north side of the berm to provide additional storage within the stone voids. Water is then slowly released beyond the berm to the existing eastern swale via a new 6" diameter pipe to be installed through the southeast corner of the berm. The post-development peak flow rates are reduced to below the pre-development condition up to the 100-year storm event (refer to the attached HydroCAD runoff calculations).

A car wash addition is also proposed which will consist of a new truck bay adjacent to the existing building. Construction of the new structure will occur over existing crusher run stone. The area of existing crusher run stone to the north is to be paved where vehicles will be maneuvering as they enter the building. Two new stone 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.

### Summary

As constructed, the parking area features three drainage conveyance systems along the northern, eastern, and southern boundaries of the crusher run stone. The northern earthen diversion swale intercepts both incoming surface and subsurface runoff from the northern slope. The water is then conveyed east around the parking area and enters the eastern stone lined swale. The eastern stone swale flows south and discharges to the existing swale along the adjoining boundary between the Ultimate Wishy Wash and Thomas properties. The remaining rainfall, limited to the crusher run surface itself, flows southeast to the southern stone trench. The trench

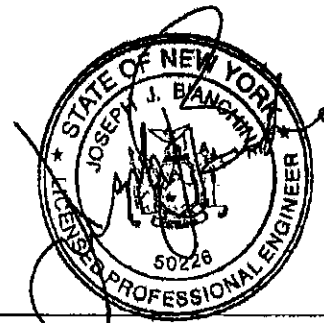
also intercepts any subsurface drainage present below the crusher run stone and prevents runoff from reaching the Wren property. The eastern end of the stone trench ties into the stone swale and allows runoff to outlet to the existing swale. The combination of all three conveyance systems is adequate to control stormwater from smaller rainfall events, as confirmed during a site inspection which occurred after an extended rainfall period of 2.5 inches.

Minor modifications to the parking area are proposed to provide additional attenuation for larger rainfall events such as the 100-year storm. An impervious berm will be construction along the south side of the existing stone trench and will extend to connect to the existing stone berm at the southeast corner. The new L-shaped barrier will create available surface storage at the low end of the parking area up to elevation 884.75 for runoff generated on the crusher run. A new 6" pipe will be installed in the southeast corner of the berm to slowly release ponding water at rates less than the pre-development condition for the 1, 10, and 100-year storm events.

The HydroCAD results are summarized as follows:

Area 1	Peak Runoff Generated (ft <sup>3</sup> /s)			Peak Discharge (ft <sup>3</sup> /s)		
	1-Year	10-Year	100-Year	1-Year	10-Year	100-Year
<b>Total Pre</b>	<b>2.81</b>	<b>7.42</b>	<b>16.35</b>	<b>2.81</b>	<b>7.42</b>	<b>16.35</b>
Post 1A	2.09	5.67	12.68	1.96	5.47	12.39
Post 1B	2.25	4.29	7.75	0.54	0.89	1.14
<b>Total Post</b>	<b>4.34</b>	<b>9.96</b>	<b>20.43</b>	<b>2.50</b>	<b>6.36</b>	<b>13.53</b>
<i>Net Change</i>	<i>1.53</i>	<i>2.54</i>	<i>4.08</i>	<i>-0.31</i>	<i>-1.06</i>	<i>-2.82</i>

Therefore, when the area is constructed as proposed, runoff to the neighboring properties will be controlled to slightly less than the pre-development condition.



Joseph J. Bianchine, P.E.

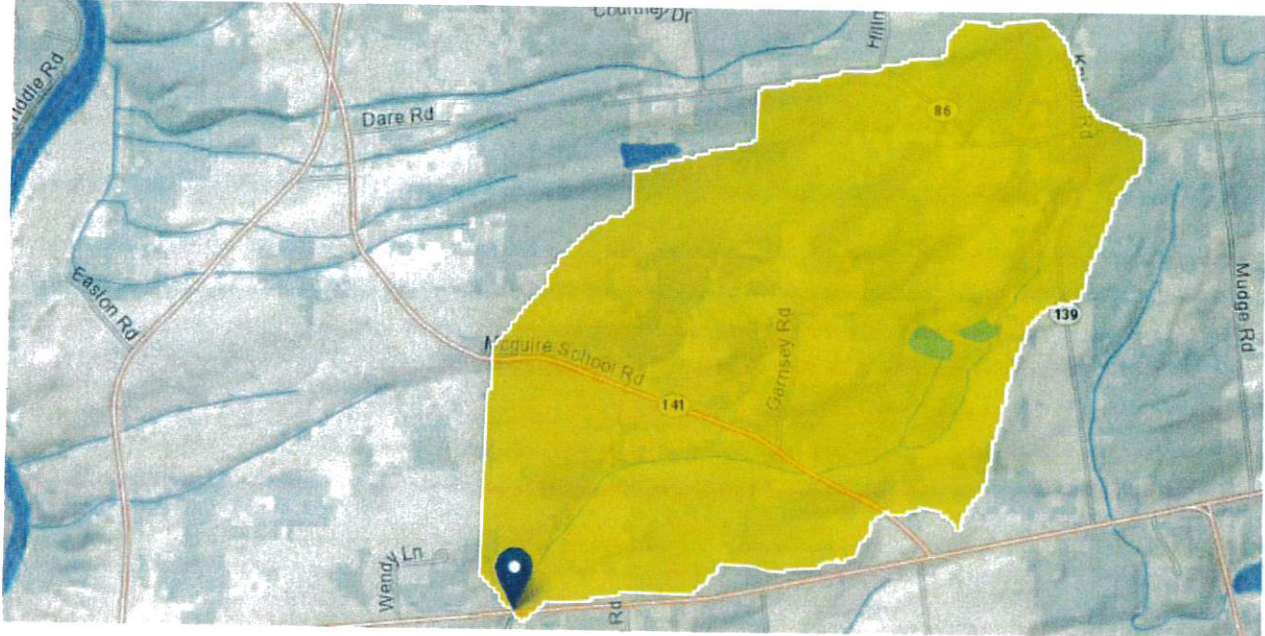
# Wishy Wash - StreamStats Report

Region ID: NY

Workspace ID: NY20220425200937221000

Clicked Point (Latitude, Longitude): 42.76289, -74.22388

Time: 2022-04-25 16:10:04 -0400



9938 Western Turnpike

## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
CENTROIDX	Basin centroid horizontal (x) location in state plane coordinates	564789.5	meters
CENTROIDY	Basin centroid vertical (y) location in state plane units	4736085.3	meters
CSL1085LO	10-85 slope of lower half of main channel in feet per mile.	192	feet per mi
DRNAREA	Area that drains to a point on a stream	1.98	square miles
EL1200	Percentage of basin at or above 1200 ft elevation	45.8	percent
JULAVPRE	Mean July Precipitation	3.83	inches
JUNAVPRE	Mean June Precipitation	3.95	inches
JUNMAXTMP	Maximum June Temperature, in degrees F	74.9	degrees F
LAGFACTOR	Lag Factor as defined in SIR 2006-5112	0.0156	dimensionless
LENGTH	Length along the main channel from the measuring location extended to the basin divide	3.01	miles
MAR	Mean annual runoff for the period of record in inches	15.4	inches

Parameter Code	Parameter Description	Value	Unit
MAYAVPRE	Mean May Precipitation	3.77	inches
MXSNO	50th percentile of seasonal maximum snow depth from Northeast Regional Climate Center atlas by Cember and Wilks, 1993	16.8	inches
PRJUNAUG00	Basin average mean precip for June to August from PRISM 1971-2000	11.4	inches
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	0	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	0	percent

#### Peak-Flow Statistics Parameters [100.0 Percent (1.98 square miles) 2006 Full Region 3]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.98	square miles	0.41	3480
LAGFACTOR	Lag Factor	0.0156	dimensionless	0.002	20.582
MAR	Mean Annual Runoff in inches	15.4	inches	16.86	40.73
MXSNO	Median Seasonal Maximum Snow Depth	16.8	inches	13.02	20.42

#### Peak-Flow Statistics Disclaimers [100.0 Percent (1.98 square miles) 2006 Full Region 3]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

#### Peak-Flow Statistics Flow Report [100.0 Percent (1.98 square miles) 2006 Full Region 3]

Statistic	Value	Unit
80-percent AEP flood	39.8	ft <sup>3</sup> /s
66.7-percent AEP flood	52	ft <sup>3</sup> /s
50-percent AEP flood	71.8	ft <sup>3</sup> /s
20-percent AEP flood	133	ft <sup>3</sup> /s
10-percent AEP flood	189	ft <sup>3</sup> /s
4-percent AEP flood	277	ft <sup>3</sup> /s
2-percent AEP flood	360	ft <sup>3</sup> /s
1-percent AEP flood	453	ft <sup>3</sup> /s
0.5-percent AEP flood	561	ft <sup>3</sup> /s
0.2-percent AEP flood	718	ft <sup>3</sup> /s

#### Peak-Flow Statistics Citations

Lumia, Richard, Freehafer, D.A., and Smith, M.J., 2006, Magnitude and Frequency of Floods in New York: U.S. Geological Survey Scientific Investigations Report 2006-5112, 152 p. (<http://pubs.usgs.gov/sir/2006/5112/>)

Flow-Duration Statistics Parameters [Statewide duration flows excl LongIsI 2014 5220]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.98	square miles	3.14	4780
JUNAVPRE	Mean June Precipitation	3.95	inches	3.59	5.33
CENTROIDX	CENTROIDX	564789.5	meters	166000	658000
CENTROIDY	CENTROIDY	4736085.3	meters	4560000	4920000
CSL1085LO	10-85 slope of lower half of main channel	192	feet per mi	1.56	152
LENGTH	Main Channel Length	3.01	miles	0.88	305
MAR	Mean Annual Runoff in inches	15.4	inches	11.6	37.4
SSURGOB	SSURGO Percent Hydrologic Soil Type B	0	percent	1.14	65.7
JULAVPRE	Mean July Precipitation	3.83	inches	3.2	5.26
MAYAVPRE	Mean May Precipitation	3.77	inches	3.15	5.68
PRJUNAug00	Basin average mean precip for June to August	11.4	inches	10.5	15.5
JUNMAXTMP	Maximum June Temperature	74.9	degrees F	68.8	78.8
SSURGOA	SSURGO Percent Hydrologic Soil Type A	0	percent	0.62	51.2
EL1200	Percentage of Basin Above 1200 ft	45.8	percent	0	100

Flow-Duration Statistics Flow Report [Statewide duration flows excl LongIsI 2014 5220]

Statistic	Value	Unit
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*Flow-Duration Statistics Citations*

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.8.1

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

Soil Map—Schenectady County, New York

74° 13' 40" W

74° 13' 22" W

42° 46' 2" N

42° 46' 2" N



Soil Map may not be valid at this scale.

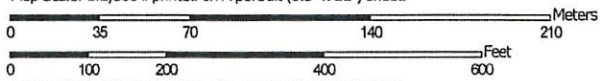
42° 45' 44" N

42° 45' 44" N

74° 13' 40" W



Map Scale: 1:2,680 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84

74° 13' 22" W



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

4/12/2022  
Page 1 of 3

## MAP LEGEND

<p><b>Area of Interest (AOI)</b></p> <ul style="list-style-type: none"> <li> Area of Interest (AOI)</li> </ul> <p><b>Soils</b></p> <ul style="list-style-type: none"> <li> Soil Map Unit Polygons</li> <li> Soil Map Unit Lines</li> <li> Soil Map Unit Points</li> </ul> <p><b>Special Point Features</b></p> <ul style="list-style-type: none"> <li> Blowout</li> <li> Borrow Pit</li> <li> Clay Spot</li> <li> Closed Depression</li> <li> Gravel Pit</li> <li> Gravelly Spot</li> <li> Landfill</li> <li> Lava Flow</li> <li> Marsh or swamp</li> <li> Mine or Quarry</li> <li> Miscellaneous Water</li> <li> Perennial Water</li> <li> Rock Outcrop</li> <li> Saline Spot</li> <li> Sandy Spot</li> <li> Severely Eroded Spot</li> <li> Sinkhole</li> <li> Slide or Slip</li> <li> Sodic Spot</li> </ul>	<ul style="list-style-type: none"> <li> Spoil Area</li> <li> Stony Spot</li> <li> Very Stony Spot</li> <li> Wet Spot</li> <li> Other</li> <li> Special Line Features</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>
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## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Schenectady County, New York  
 Survey Area Data: Version 20, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Nov 9, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BvB	Burdett-Scriba channery silt loams, 3 to 8 percent slopes	15.7	91.5%
HIB	Hifton silt loam, 3 to 8 percent slopes	1.5	8.5%
<b>Totals for Area of Interest</b>		<b>17.2</b>	<b>100.0%</b>



## Schenectady County, New York

### BvB—Burdett-Scriba channery silt loams, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* bd3j  
*Elevation:* 200 to 1,600 feet  
*Mean annual precipitation:* 38 to 44 inches  
*Mean annual air temperature:* 45 to 48 degrees F  
*Frost-free period:* 110 to 170 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Burdett and similar soils:* 50 percent  
*Scriba and similar soils:* 30 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Burdett

##### Setting

*Landform:* Till plains, hills, drumlinoid ridges  
*Landform position (two-dimensional):* Footslope, summit  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* A thin silt mantle overlying till that is strongly influenced by shale

##### Typical profile

*H1 - 0 to 9 inches:* channery silt loam  
*H2 - 9 to 16 inches:* channery silt loam  
*H3 - 16 to 44 inches:* very gravelly silty clay loam  
*H4 - 44 to 60 inches:* very gravelly silty clay loam

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 10 percent  
*Available water supply, 0 to 60 inches:* Moderate (about 7.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F101XY013NY - Moist Till  
*Hydric soil rating:* No

#### **Description of Scriba**

##### **Setting**

*Landform:* Till plains, drumlins  
*Landform position (two-dimensional):* Foothlope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Loamy till dominated by sandstone, with lesser amounts of limestone and shale

##### **Typical profile**

*H1 - 0 to 7 inches:* channery silt loam  
*H2 - 7 to 15 inches:* channery silt loam  
*Bx - 15 to 43 inches:* very gravelly loam  
*C - 43 to 60 inches:* very gravelly loam

##### **Properties and qualities**

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 12 to 18 inches to fragipan  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Available water supply, 0 to 60 inches:* Very low (about 1.8 inches)

##### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* D  
*Hydric soil rating:* No

#### **Minor Components**

##### **Darien**

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

##### **Illion**

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Hydric soil rating:* Yes

##### **Varick**

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Hydric soil rating:* Yes

**Angola**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

**Data Source Information**

Soil Survey Area: Schenectady County, New York

Survey Area Data: Version 20, Sep 1, 2021

## Schenectady County, New York

### IIB—Ilion silt loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* bd4v  
*Elevation:* 600 to 1,800 feet  
*Mean annual precipitation:* 38 to 44 inches  
*Mean annual air temperature:* 45 to 48 degrees F  
*Frost-free period:* 110 to 170 days  
*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Ilion and similar soils:* 75 percent  
*Minor components:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Ilion

##### Setting

*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Parent material:* Loamy till derived from calcareous dark shale

##### Typical profile

*Ap - 0 to 9 inches:* silt loam  
*E - 9 to 14 inches:* silty clay loam  
*2B - 14 to 39 inches:* channery silty clay loam  
*3C - 39 to 60 inches:* gravelly silt loam

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 0 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Frequent  
*Calcium carbonate, maximum content:* 10 percent  
*Available water supply, 0 to 60 inches:* Moderate (about 8.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F101XY014NY - Wet Till Depression

*Hydric soil rating: Yes*

**Minor Components**

**Fonda**

*Percent of map unit: 5 percent*

*Landform: Depressions*

*Hydric soil rating: Yes*

**Burdett**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Varick**

*Percent of map unit: 5 percent*

*Landform: Depressions*

*Hydric soil rating: Yes*

**Scriba**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Madalin**

*Percent of map unit: 5 percent*

*Landform: Depressions*

*Hydric soil rating: Yes*

**Data Source Information**

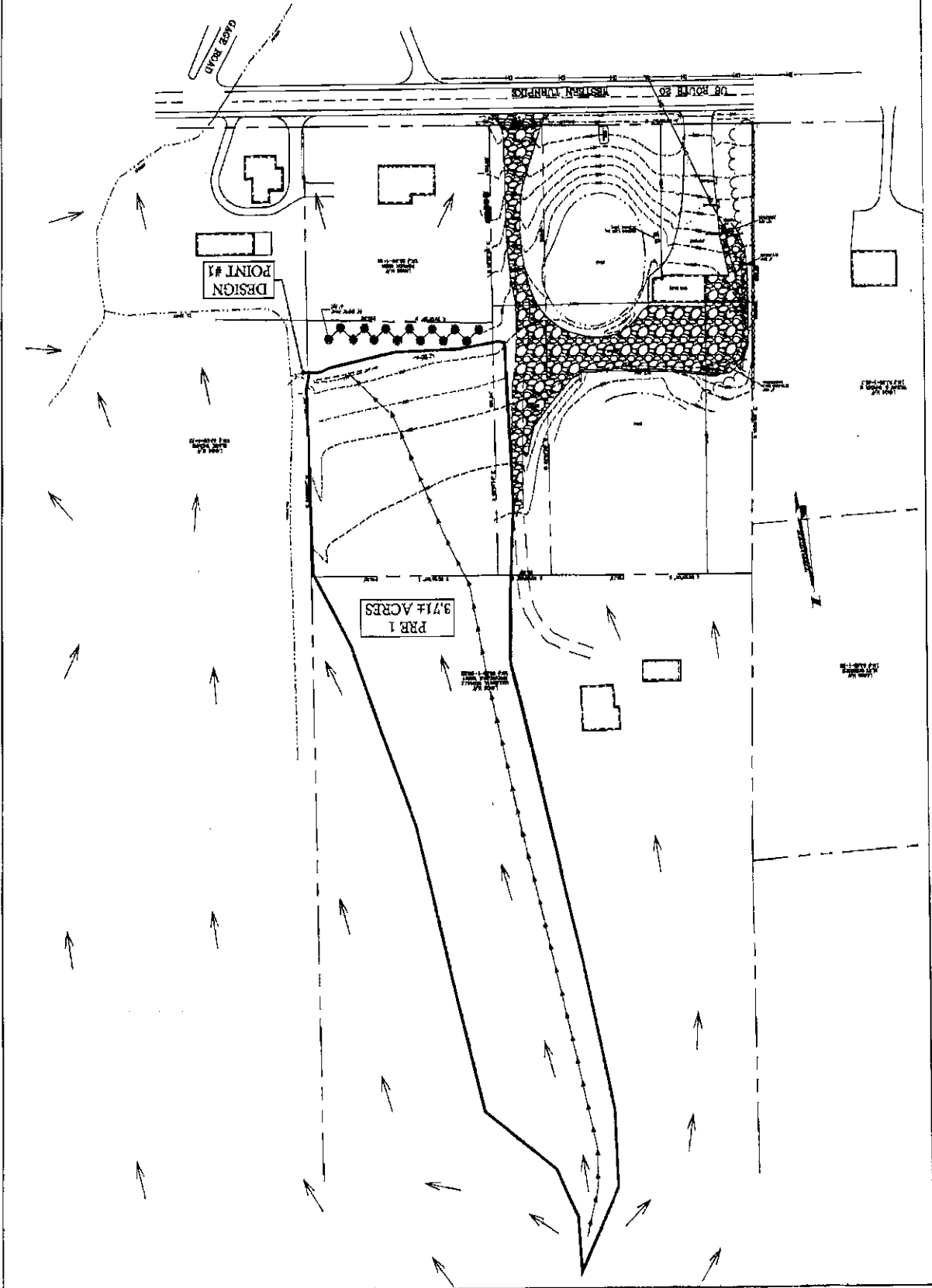
Soil Survey Area: Schenectady County, New York

Survey Area Data: Version 20, Sep 1, 2021

ENGINEERS, LLP  
411 Union Street  
Schenectady, NY 12305  
518-377-0315 Fax 518-377-0379  
www.abdcop.com

# ULTIMATE WISHY WASH

PRE-DEVELOPMENT DRAINAGE

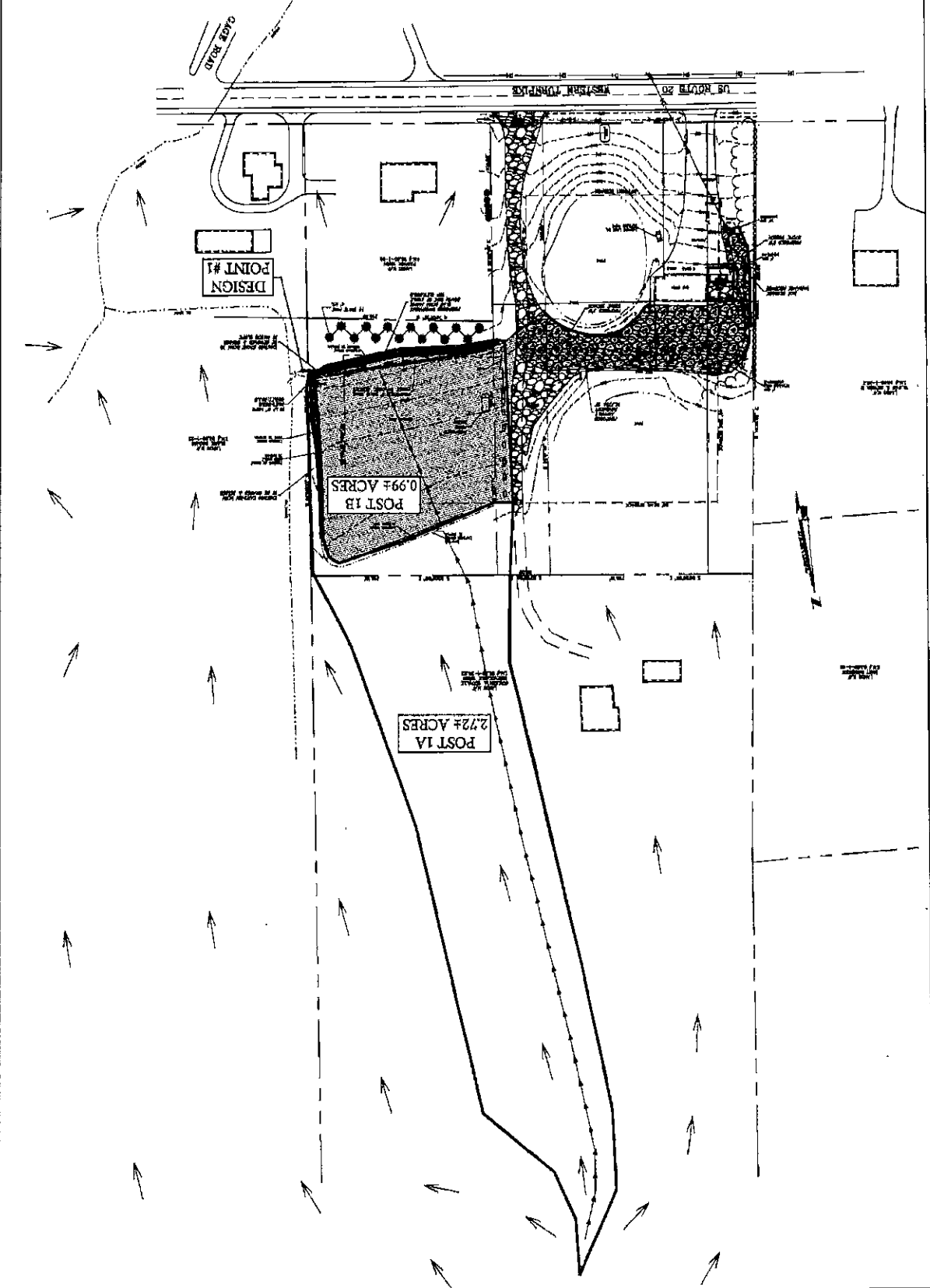


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# ULTIMATE WISHY WASH

POST-DEVELOPMENT DRAINAGE

9938 WESTERN TURNPIKE



PRE-DEVELOPMENT



PRE 1



EXISTING SWALE  
(PRE)

POST-DEVELOPMENT



POST 1A



NEW DIVERSION  
SWALE (NORTH)



POST 1B



STORAGE 1B



EXISTING SWALE  
(POST)





**Summary for Subcatchment 1S: PRE 1**

Runoff = 2.81 cfs @ 12.12 hrs, Volume= 9,101 cf, Depth= 0.68"

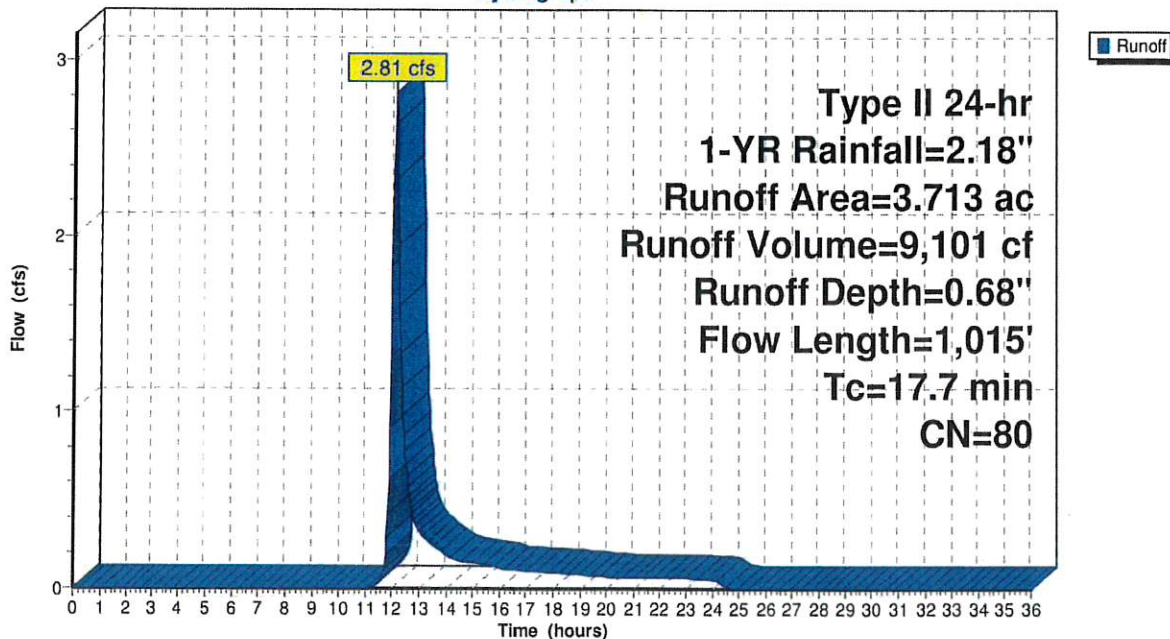
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 1-YR Rainfall=2.18"

Area (ac)	CN	Description
1.943	77	Woods, Good, HSG D
1.770	84	Pasture/grassland/range, Fair, HSG D
3.713	80	Weighted Average
3.713		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	100	0.0450	0.25		Sheet Flow, Range n= 0.130 P2= 2.80"
6.2	555	0.0880	1.48		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
4.7	360	0.0330	1.27		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
17.7	1,015	Total			

**Subcatchment 1S: PRE 1**

Hydrograph



**5461-HydroCAD S4**

Type II 24-hr 1-YR Rainfall=2.18"

Prepared by ABD Engineers, LLP

HydroCAD® 10.00-18 s/n 00936 © 2016 HydroCAD Software Solutions LLC

**Summary for Subcatchment 2S: POST 1A**

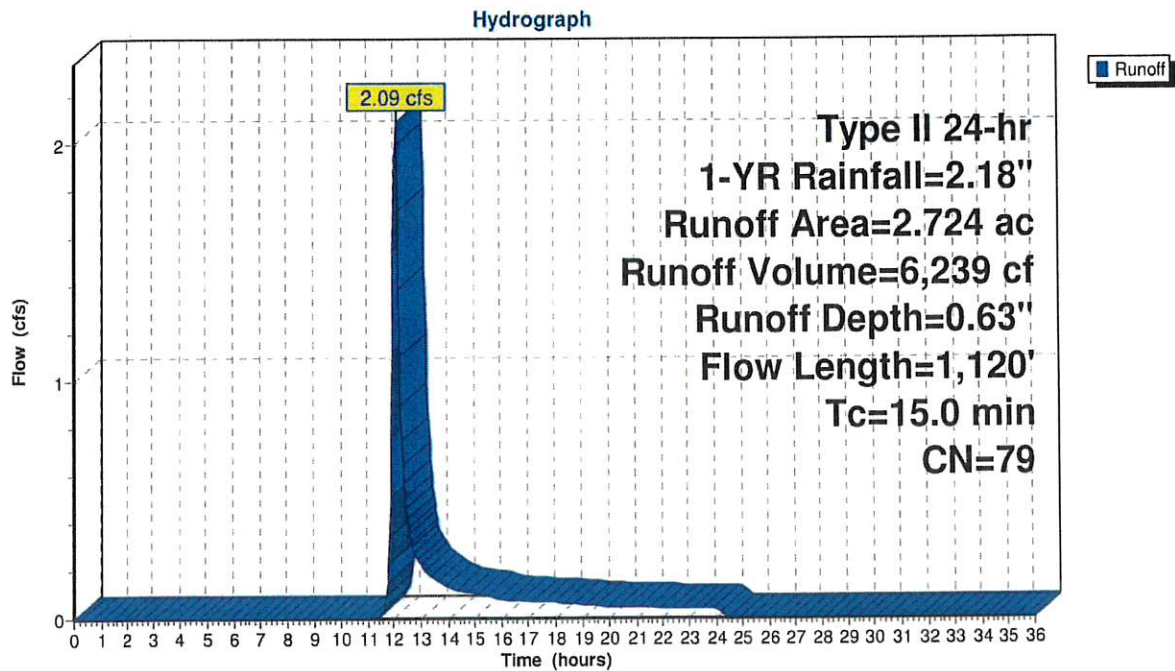
Runoff = 2.09 cfs @ 12.09 hrs, Volume= 6,239 cf, Depth= 0.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 1-YR Rainfall=2.18"

Area (ac)	CN	Description
1.943	77	Woods, Good, HSG D
0.781	84	Pasture/grassland/range, Fair, HSG D
2.724	79	Weighted Average
2.724		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	100	0.0450	0.25		<b>Sheet Flow,</b> Range n= 0.130 P2= 2.80"
6.2	555	0.0880	1.48		<b>Shallow Concentrated Flow,</b> Woodland Kv= 5.0 fps
1.8	135	0.0330	1.27		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
0.2	330	1.0000	33.30	324.71	<b>Trap/Vee/Rect Channel Flow,</b> Bot.W=2.00' D=1.50' Z= 3.0 ' Top.W=11.00' n= 0.040 Earth, cobble bottom, clean sides
15.0	1,120	Total			

**Subcatchment 2S: POST 1A**



**Summary for Subcatchment 3S: POST 1B**

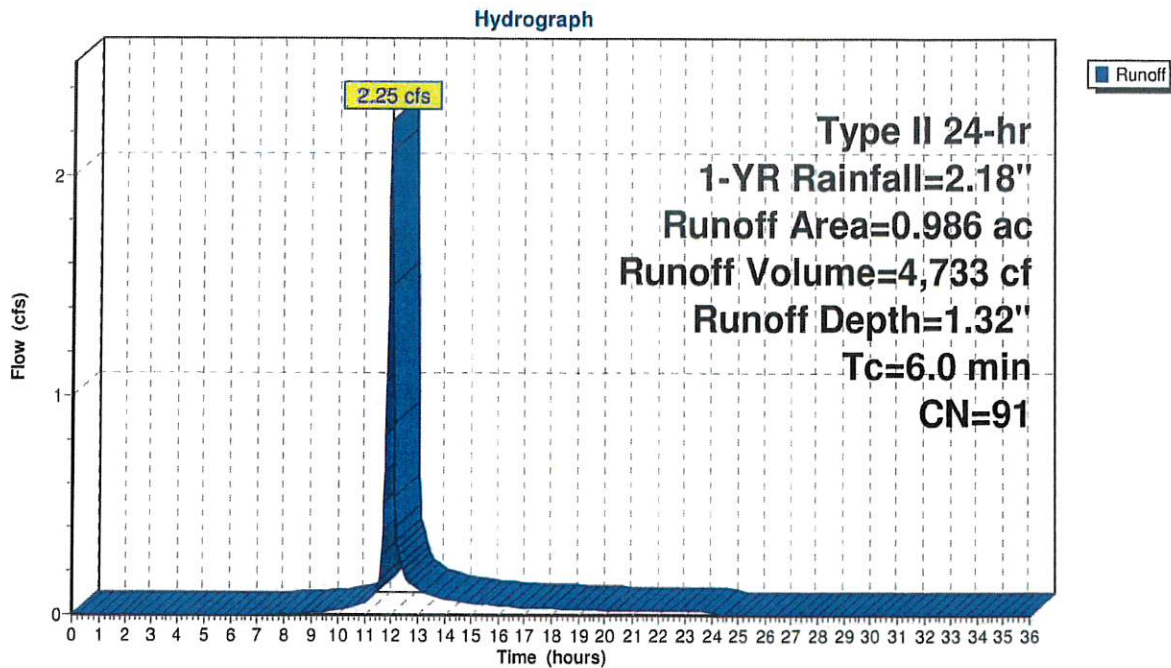
Runoff = 2.25 cfs @ 11.97 hrs, Volume= 4,733 cf, Depth= 1.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 1-YR Rainfall=2.18"

Area (ac)	CN	Description
0.986	91	Gravel roads, HSG D
0.986		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment 3S: POST 1B**



**Summary for Reach 1R: EXISTING SWALE (PRE)**

Inflow Area = 161,738 sf, 0.00% Impervious, Inflow Depth = 0.68" for 1-YR event  
 Inflow = 2.81 cfs @ 12.12 hrs, Volume= 9,101 cf  
 Outflow = 2.80 cfs @ 12.13 hrs, Volume= 9,101 cf, Atten= 0%, Lag= 0.8 min

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Max. Velocity= 3.01 fps, Min. Travel Time= 1.1 min  
 Avg. Velocity = 1.12 fps, Avg. Travel Time= 3.0 min

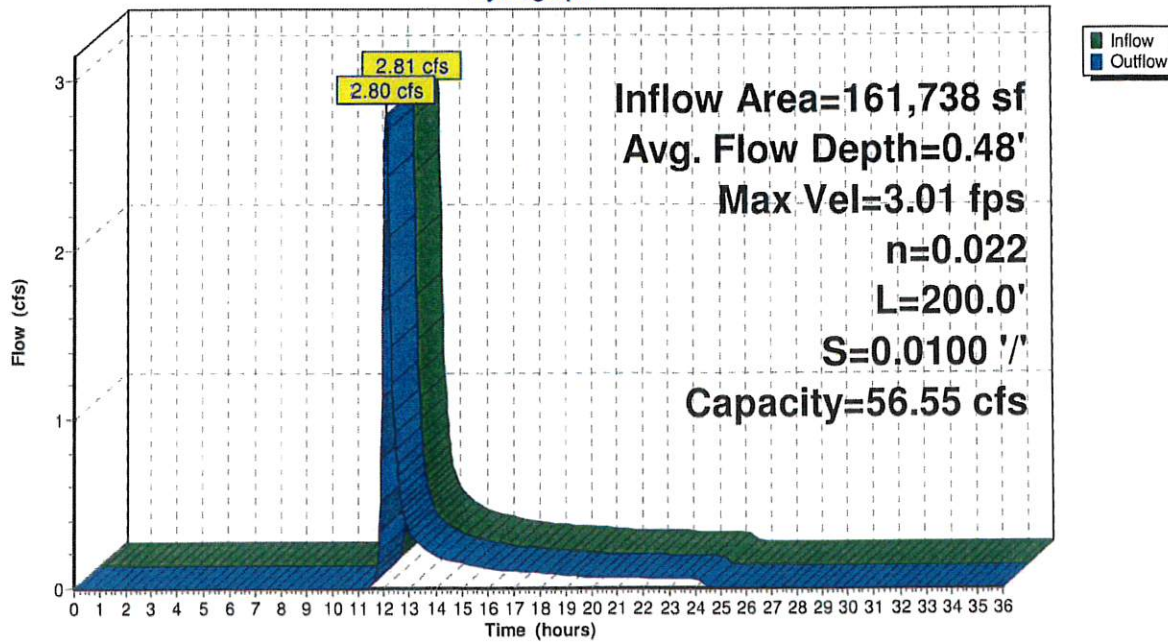
Peak Storage= 186 cf @ 12.13 hrs  
 Average Depth at Peak Storage= 0.48'  
 Bank-Full Depth= 2.00' Flow Area= 8.0 sf, Capacity= 56.55 cfs

6.00' x 2.00' deep Parabolic Channel, n=0.022 Earth, clean & straight  
 Length= 200.0' Slope= 0.0100 '/'  
 Inlet Invert= 882.00', Outlet Invert= 880.00'



**Reach 1R: EXISTING SWALE (PRE)**

Hydrograph



**Summary for Reach 2R: NEW DIVERSION SWALE (NORTH)**

Inflow Area = 118,657 sf, 0.00% Impervious, Inflow Depth = 0.63" for 1-YR event  
 Inflow = 2.09 cfs @ 12.09 hrs, Volume= 6,239 cf  
 Outflow = 1.96 cfs @ 12.13 hrs, Volume= 6,239 cf, Atten= 6%, Lag= 2.5 min

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Max. Velocity= 1.58 fps, Min. Travel Time= 3.4 min  
 Avg. Velocity= 0.52 fps, Avg. Travel Time= 10.4 min

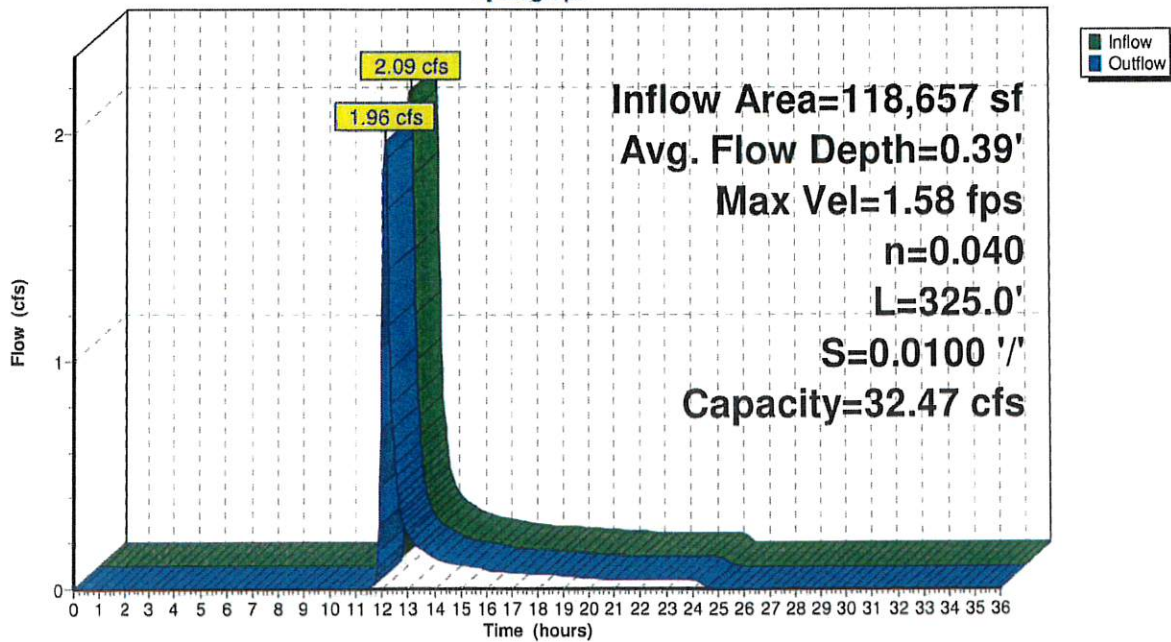
Peak Storage= 403 cf @ 12.13 hrs  
 Average Depth at Peak Storage= 0.39'  
 Bank-Full Depth= 1.50' Flow Area= 9.8 sf, Capacity= 32.47 cfs

2.00' x 1.50' deep channel, n= 0.040 Earth, cobble bottom, clean sides  
 Side Slope Z-value= 3.0 ' / ' Top Width= 11.00'  
 Length= 325.0' Slope= 0.0100 ' / '  
 Inlet Invert= 889.00', Outlet Invert= 885.75'



**Reach 2R: NEW DIVERSION SWALE (NORTH)**

Hydrograph



**Summary for Reach 3R: EXISTING SWALE (POST)**

Inflow Area = 161,608 sf, 0.00% Impervious, Inflow Depth > 0.78" for 1-YR event  
 Inflow = 2.50 cfs @ 12.13 hrs, Volume= 10,500 cf  
 Outflow = 2.48 cfs @ 12.14 hrs, Volume= 10,500 cf, Atten= 1%, Lag= 0.8 min

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Max. Velocity= 2.90 fps, Min. Travel Time= 1.1 min  
 Avg. Velocity = 0.85 fps, Avg. Travel Time= 3.9 min

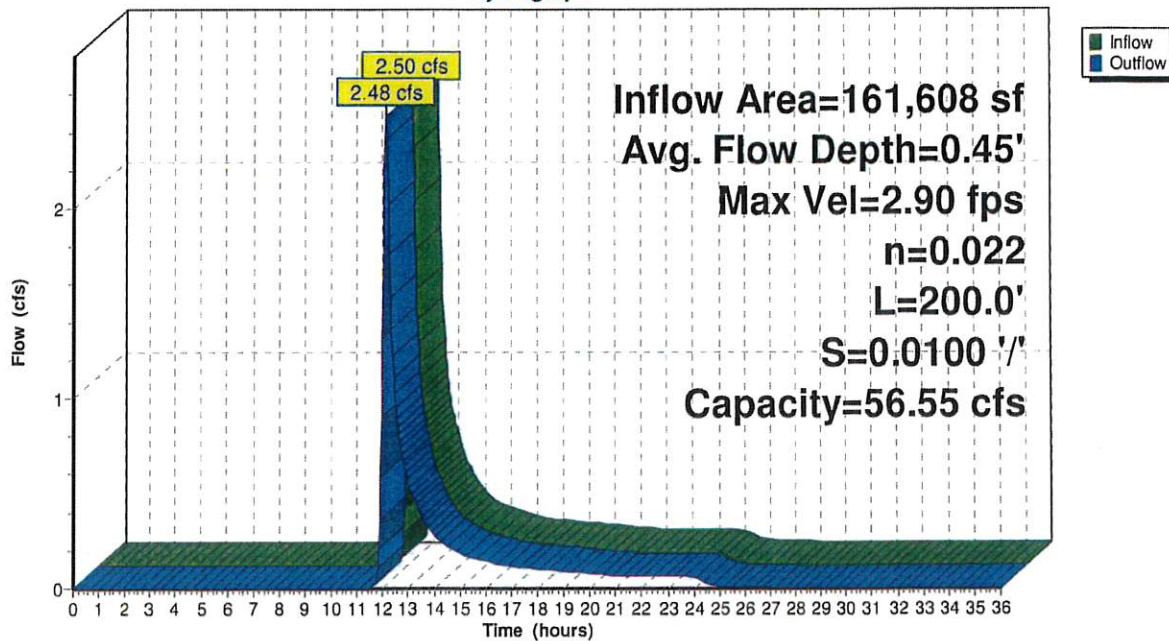
Peak Storage= 171 cf @ 12.14 hrs  
 Average Depth at Peak Storage= 0.45'  
 Bank-Full Depth= 2.00' Flow Area= 8.0 sf, Capacity= 56.55 cfs

6.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight  
 Length= 200.0' Slope= 0.0100 '/'  
 Inlet Invert= 882.00', Outlet Invert= 880.00'



**Reach 3R: EXISTING SWALE (POST)**

Hydrograph



**Summary for Pond 1P: STORAGE 1B**

Inflow Area = 42,950 sf, 0.00% Impervious, Inflow Depth = 1.32" for 1-YR event  
 Inflow = 2.25 cfs @ 11.97 hrs, Volume= 4,733 cf  
 Outflow = 0.54 cfs @ 12.13 hrs, Volume= 4,262 cf, Atten= 76%, Lag= 9.6 min  
 Primary = 0.54 cfs @ 12.13 hrs, Volume= 4,262 cf  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Peak Elev= 883.77' @ 12.13 hrs Surf.Area= 3,606 sf Storage= 2,088 cf

Plug-Flow detention time= 135.0 min calculated for 4,257 cf (90% of inflow)  
 Center-of-Mass det. time= 85.1 min ( 899.7 - 814.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	881.50'	352 cf	<b>2.00'W x 220.00'L x 2.00'H Stone</b> 880 cf Overall x 40.0% Voids
#2	882.60'	10,030 cf	<b>Surface (Prismatic) Listed below (Recalc)</b>
		10,382 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
882.60	0	0	0
883.00	900	180	180
884.00	3,860	2,380	2,560
885.00	11,080	7,470	10,030

Device	Routing	Invert	Outlet Devices
#1	Primary	883.00'	<b>6.0" Round Culvert</b> L= 10.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 883.00' / 883.00' S= 0.0000 ' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	884.75'	<b>5.0' long x 3.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

**Primary OutFlow** Max=0.54 cfs @ 12.13 hrs HW=883.76' (Free Discharge)

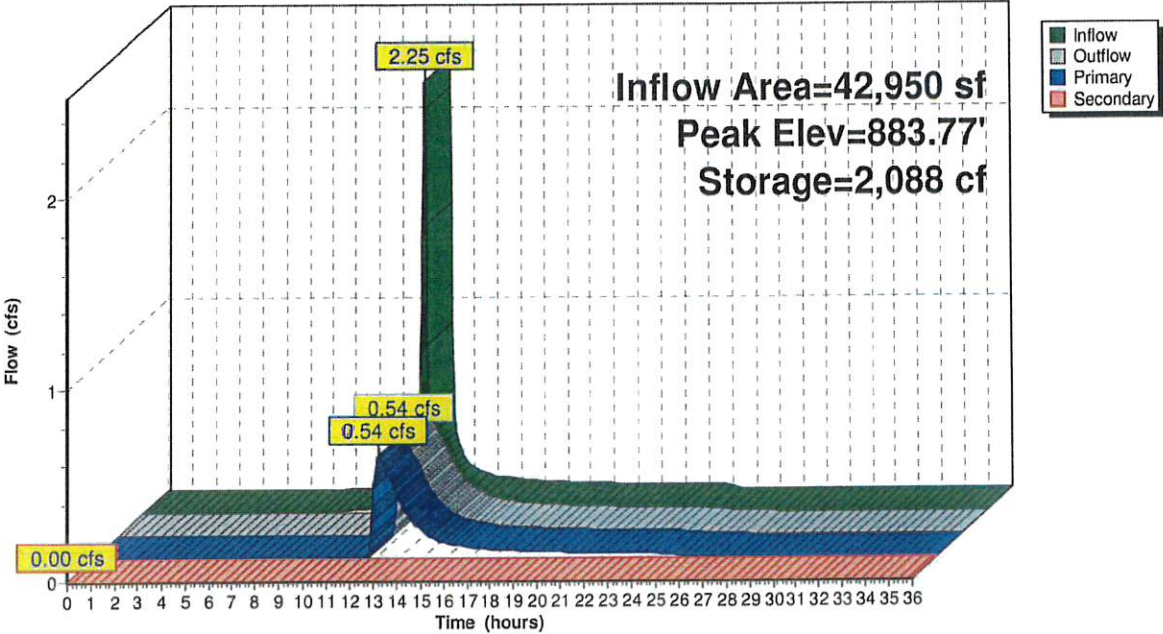
↳1=Culvert (Barrel Controls 0.54 cfs @ 2.73 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=881.50' (Free Discharge)

↳2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

Pond 1P: STORAGE 1B

Hydrograph





**Summary for Subcatchment 1S: PRE 1**

Runoff = 7.42 cfs @ 12.10 hrs, Volume= 22,806 cf, Depth= 1.69"

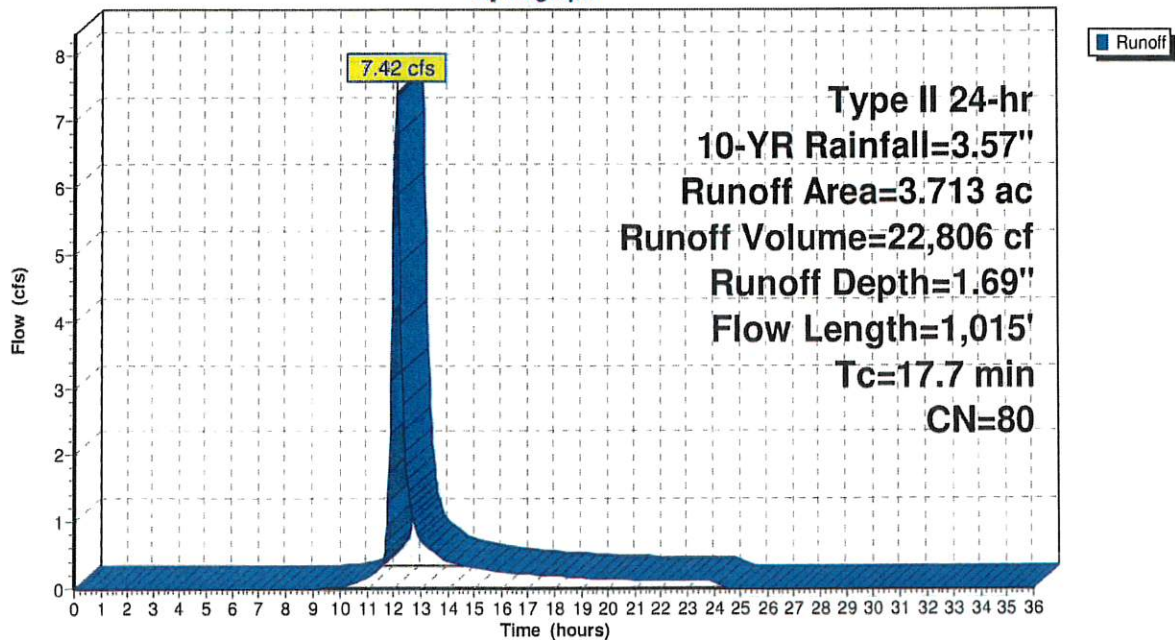
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 10-YR Rainfall=3.57"

Area (ac)	CN	Description
1.943	77	Woods, Good, HSG D
1.770	84	Pasture/grassland/range, Fair, HSG D
3.713	80	Weighted Average
3.713		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	100	0.0450	0.25		Sheet Flow, Range n= 0.130 P2= 2.80"
6.2	555	0.0880	1.48		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
4.7	360	0.0330	1.27		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
17.7	1,015	Total			

**Subcatchment 1S: PRE 1**

Hydrograph



**Summary for Subcatchment 2S: POST 1A**

Runoff = 5.67 cfs @ 12.08 hrs, Volume= 16,024 cf, Depth= 1.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 10-YR Rainfall=3.57"

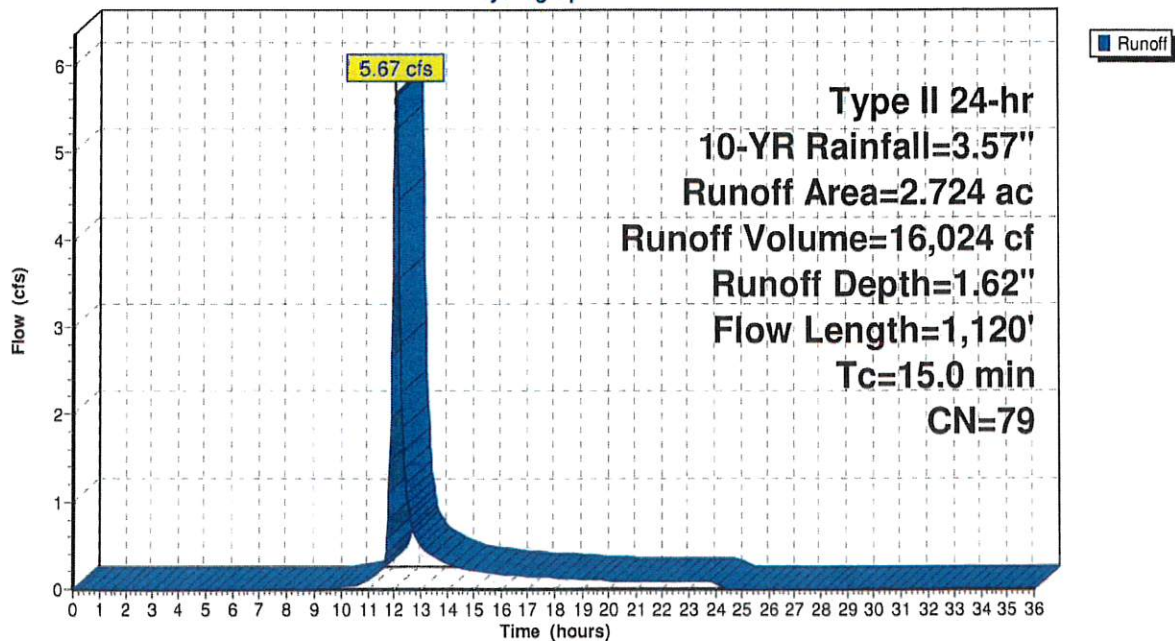
Area (ac)	CN	Description
1.943	77	Woods, Good, HSG D
0.781	84	Pasture/grassland/range, Fair, HSG D
2.724	79	Weighted Average
2.724		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	100	0.0450	0.25		Sheet Flow, Range n= 0.130 P2= 2.80"
6.2	555	0.0880	1.48		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
1.8	135	0.0330	1.27		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.2	330	1.0000	33.30	324.71	Trap/Vee/Rect Channel Flow, Bot.W=2.00' D=1.50' Z= 3.0 ' Top.W=11.00' n= 0.040 Earth, cobble bottom, clean sides

15.0 1,120 Total

**Subcatchment 2S: POST 1A**

Hydrograph



**Summary for Subcatchment 3S: POST 1B**

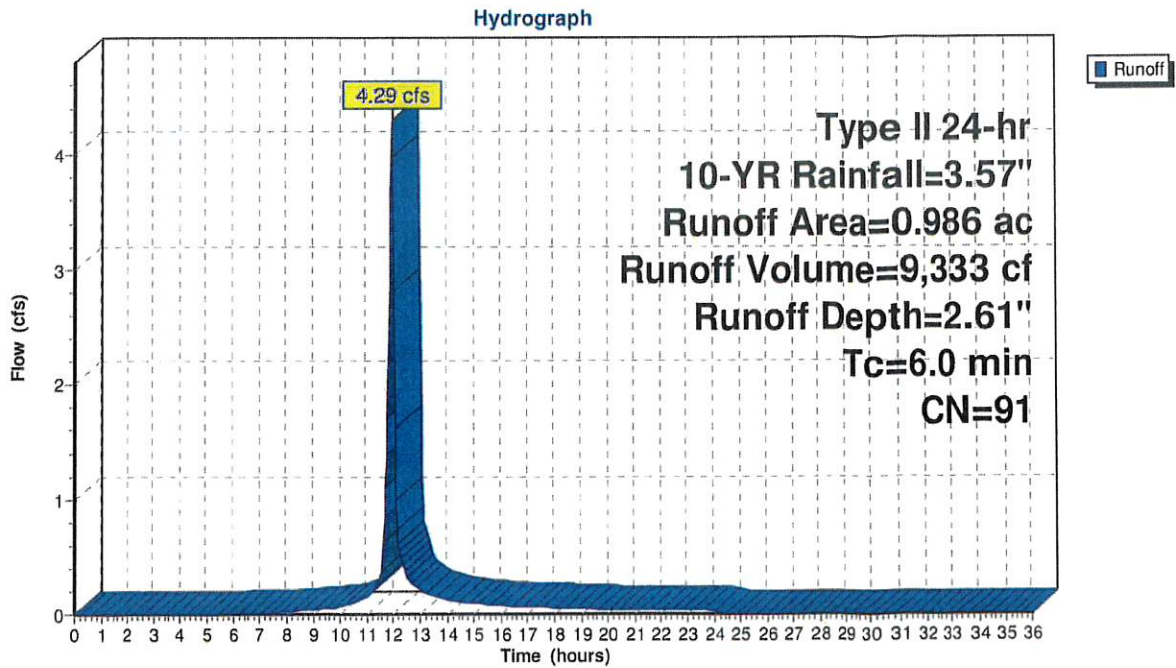
Runoff = 4.29 cfs @ 11.97 hrs, Volume= 9,333 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 10-YR Rainfall=3.57"

Area (ac)	CN	Description
0.986	91	Gravel roads, HSG D
0.986		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment 3S: POST 1B**



**Summary for Reach 1R: EXISTING SWALE (PRE)**

Inflow Area = 161,738 sf, 0.00% Impervious, Inflow Depth = 1.69" for 10-YR event  
 Inflow = 7.42 cfs @ 12.10 hrs, Volume= 22,806 cf  
 Outflow = 7.41 cfs @ 12.12 hrs, Volume= 22,806 cf, Atten= 0%, Lag= 0.6 min

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Max. Velocity= 4.00 fps, Min. Travel Time= 0.8 min  
 Avg. Velocity= 1.36 fps, Avg. Travel Time= 2.4 min

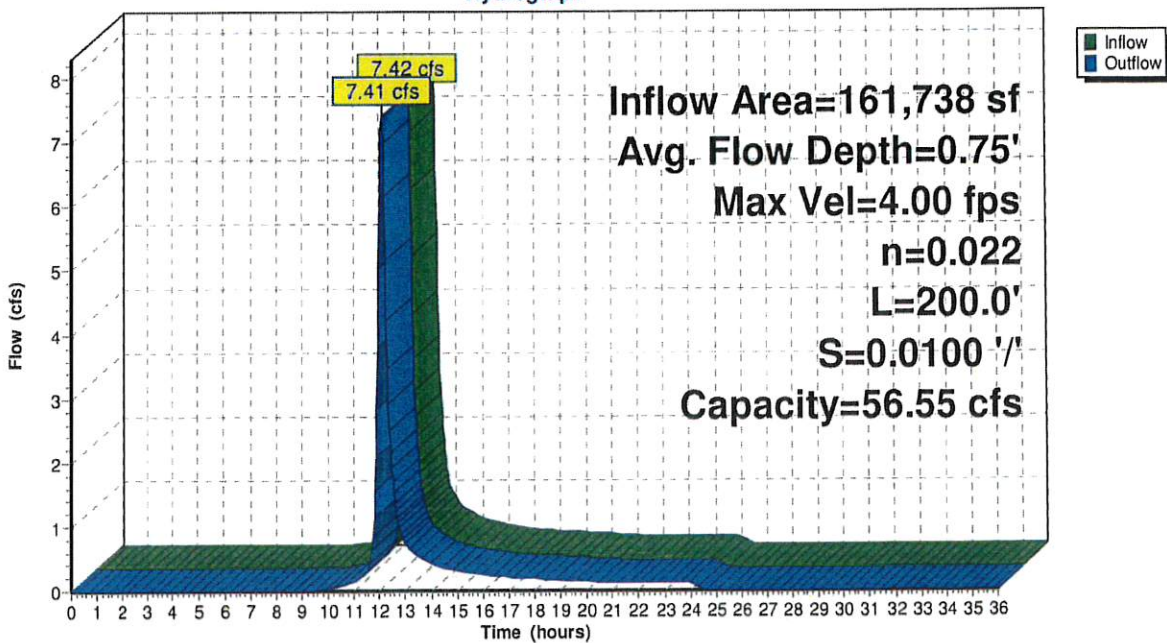
Peak Storage= 370 cf @ 12.12 hrs  
 Average Depth at Peak Storage= 0.75'  
 Bank-Full Depth= 2.00' Flow Area= 8.0 sf, Capacity= 56.55 cfs

6.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight  
 Length= 200.0' Slope= 0.0100 '/'  
 Inlet Invert= 882.00', Outlet Invert= 880.00'



**Reach 1R: EXISTING SWALE (PRE)**

Hydrograph



**Summary for Reach 2R: NEW DIVERSION SWALE (NORTH)**

Inflow Area = 118,657 sf, 0.00% Impervious, Inflow Depth = 1.62" for 10-YR event  
 Inflow = 5.67 cfs @ 12.08 hrs, Volume= 16,024 cf  
 Outflow = 5.47 cfs @ 12.11 hrs, Volume= 16,024 cf, Atten= 4%, Lag= 1.9 min

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Max. Velocity= 2.09 fps, Min. Travel Time= 2.6 min  
 Avg. Velocity= 0.65 fps, Avg. Travel Time= 8.3 min

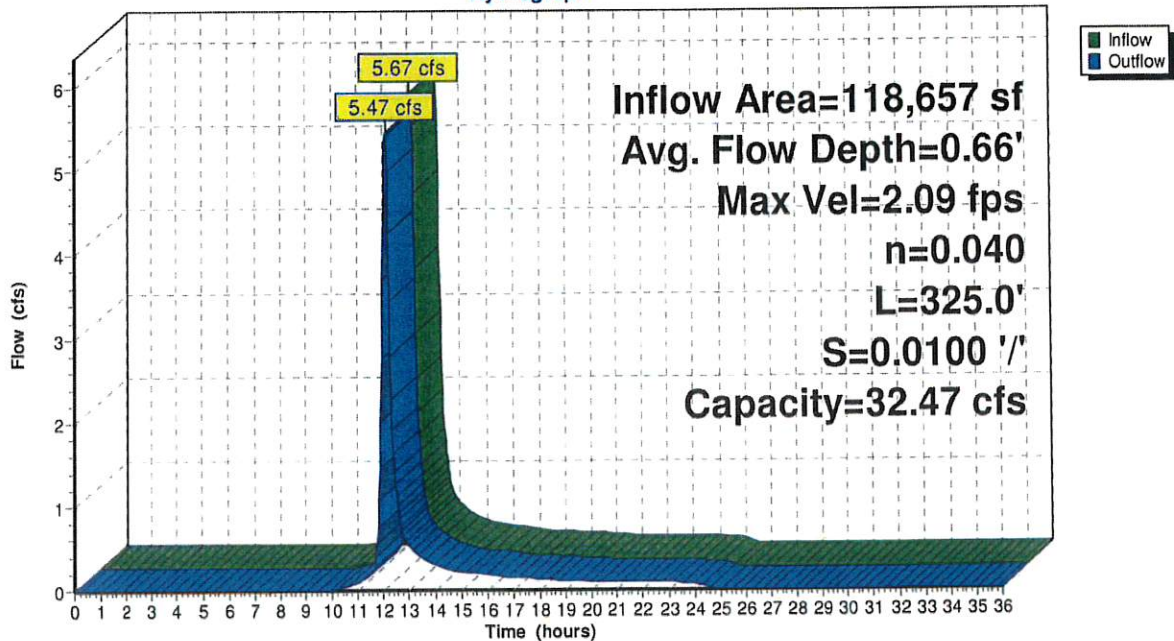
Peak Storage= 848 cf @ 12.11 hrs  
 Average Depth at Peak Storage= 0.66'  
 Bank-Full Depth= 1.50' Flow Area= 9.8 sf, Capacity= 32.47 cfs

2.00' x 1.50' deep channel, n= 0.040 Earth, cobble bottom, clean sides  
 Side Slope Z-value= 3.0 '/' Top Width= 11.00'  
 Length= 325.0' Slope= 0.0100 '/'  
 Inlet Invert= 889.00', Outlet Invert= 885.75'



**Reach 2R: NEW DIVERSION SWALE (NORTH)**

Hydrograph



**Summary for Reach 3R: EXISTING SWALE (POST)**

Inflow Area = 161,608 sf, 0.00% Impervious, Inflow Depth > 1.85" for 10-YR event  
 Inflow = 6.36 cfs @ 12.11 hrs, Volume= 24,884 cf  
 Outflow = 6.35 cfs @ 12.12 hrs, Volume= 24,884 cf, Atten=0%, Lag=0.7 min

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Max. Velocity= 3.83 fps, Min. Travel Time= 0.9 min  
 Avg. Velocity = 1.03 fps, Avg. Travel Time= 3.2 min

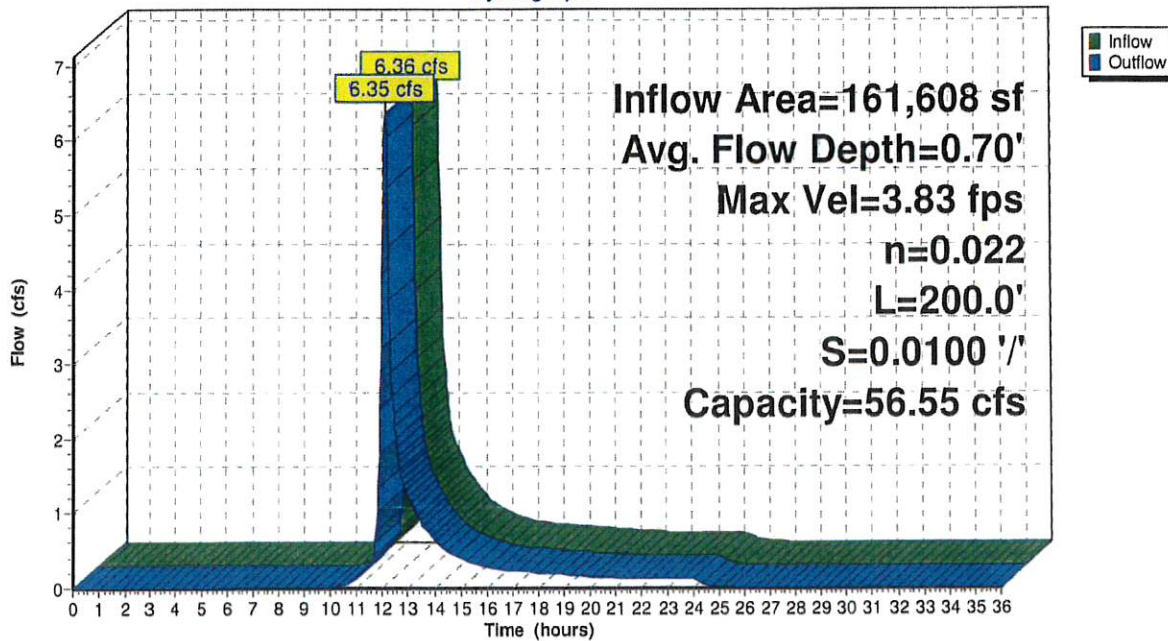
Peak Storage= 332 cf @ 12.12 hrs  
 Average Depth at Peak Storage= 0.70'  
 Bank-Full Depth= 2.00' Flow Area= 8.0 sf, Capacity= 56.55 cfs

6.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight  
 Length= 200.0' Slope= 0.0100 '/'  
 Inlet Invert= 882.00', Outlet Invert= 880.00'



**Reach 3R: EXISTING SWALE (POST)**

Hydrograph



**Summary for Pond 1P: STORAGE 1B**

Inflow Area = 42,950 sf, 0.00% Impervious, Inflow Depth = 2.61" for 10-YR event  
 Inflow = 4.29 cfs @ 11.97 hrs, Volume= 9,333 cf  
 Outflow = 0.89 cfs @ 12.14 hrs, Volume= 8,860 cf, Atten=79%, Lag= 10.2 min  
 Primary = 0.89 cfs @ 12.14 hrs, Volume= 8,860 cf  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Peak Elev= 884.24' @ 12.14 hrs Surf.Area= 6,017 sf Storage= 4,034 cf

Plug-Flow detention time= 105.9 min calculated for 8,860 cf (95% of inflow)  
 Center-of-Mass det. time= 76.8 min ( 872.1 - 795.3 )

Volume	Invert	Avail.Storage	Storage Description
#1	881.50'	352 cf	<b>2.00'W x 220.00'L x 2.00'H Stone</b> 880 cf Overall x 40.0% Voids
#2	882.60'	10,030 cf	<b>Surface (Prismatic) Listed below (Recalc)</b>
		10,382 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
882.60	0	0	0
883.00	900	180	180
884.00	3,860	2,380	2,560
885.00	11,080	7,470	10,030

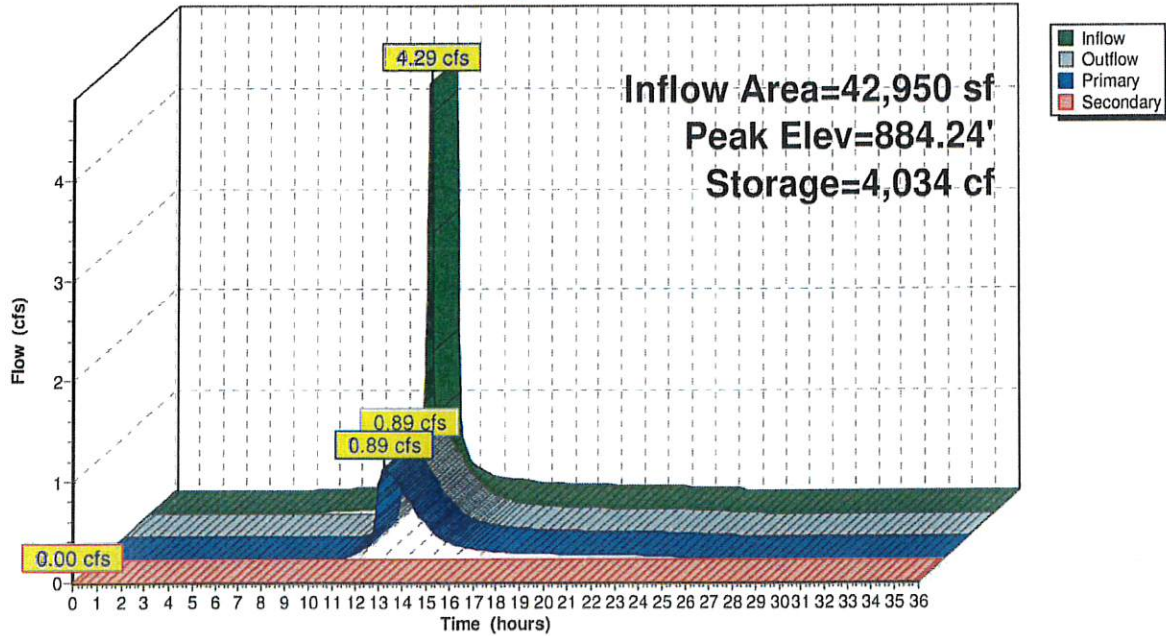
Device	Routing	Invert	Outlet Devices
#1	Primary	883.00'	<b>6.0" Round Culvert</b> L= 10.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 883.00' / 883.00' S= 0.0000 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	884.75'	<b>5.0' long x 3.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

**Primary OutFlow** Max=0.89 cfs @ 12.14 hrs HW=884.24' (Free Discharge)  
 1=Culvert (Barrel Controls 0.89 cfs @ 4.55 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=881.50' (Free Discharge)  
 2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

### Pond 1P: STORAGE 1B

Hydrograph





**Summary for Subcatchment 1S: PRE 1**

Runoff = 16.35 cfs @ 12.10 hrs, Volume= 50,235 cf, Depth= 3.73"

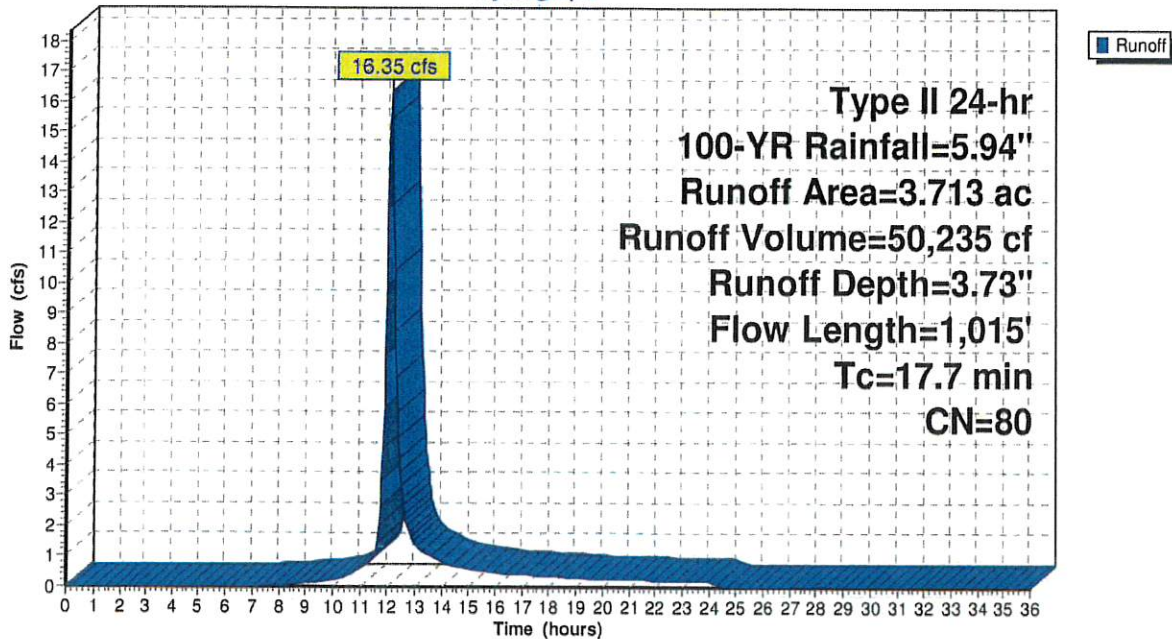
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 100-YR Rainfall=5.94"

Area (ac)	CN	Description
1.943	77	Woods, Good, HSG D
1.770	84	Pasture/grassland/range, Fair, HSG D
3.713	80	Weighted Average
3.713		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	100	0.0450	0.25		Sheet Flow, Range n= 0.130 P2= 2.80"
6.2	555	0.0880	1.48		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
4.7	360	0.0330	1.27		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
17.7	1,015	Total			

**Subcatchment 1S: PRE 1**

Hydrograph



**Summary for Subcatchment 2S: POST 1A**

Runoff = 12.68 cfs @ 12.07 hrs, Volume= 35,855 cf, Depth= 3.63"

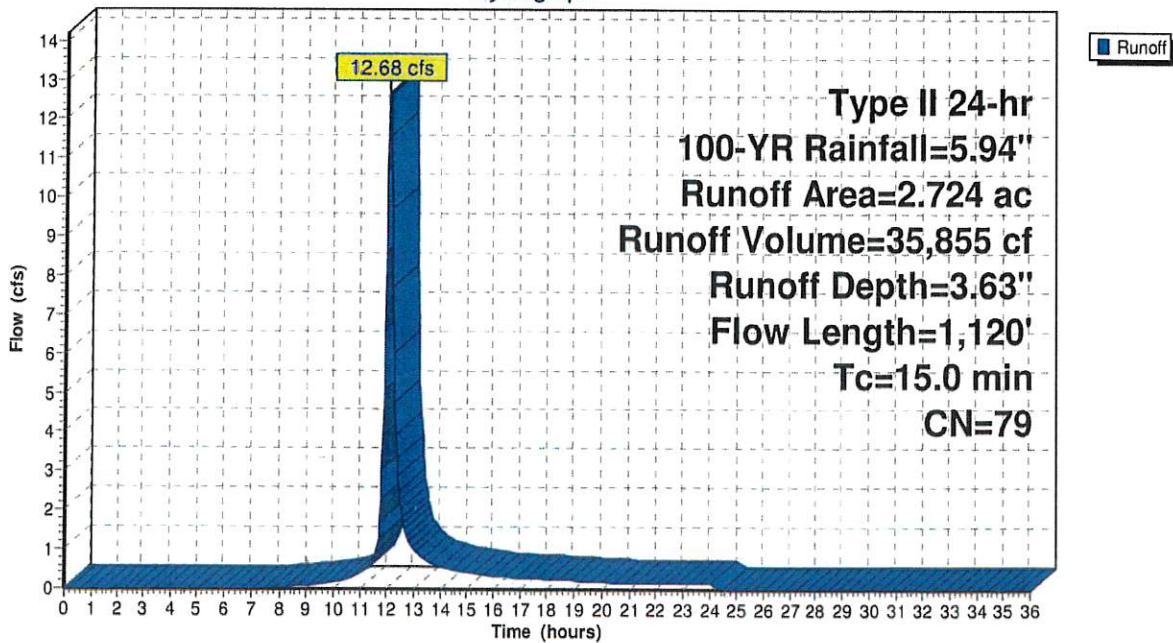
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 100-YR Rainfall=5.94"

Area (ac)	CN	Description
1.943	77	Woods, Good, HSG D
0.781	84	Pasture/grassland/range, Fair, HSG D
2.724	79	Weighted Average
2.724		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	100	0.0450	0.25		Sheet Flow, Range n= 0.130 P2= 2.80"
6.2	555	0.0880	1.48		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
1.8	135	0.0330	1.27		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.2	330	1.0000	33.30	324.71	Trap/Vee/Rect Channel Flow, Bot.W=2.00' D=1.50' Z= 3.0 ' Top.W=11.00' n= 0.040 Earth, cobble bottom, clean sides
15.0	1,120	Total			

**Subcatchment 2S: POST 1A**

Hydrograph



**Summary for Subcatchment 3S: POST 1B**

Runoff = 7.75 cfs @ 11.97 hrs, Volume= 17,533 cf, Depth= 4.90"

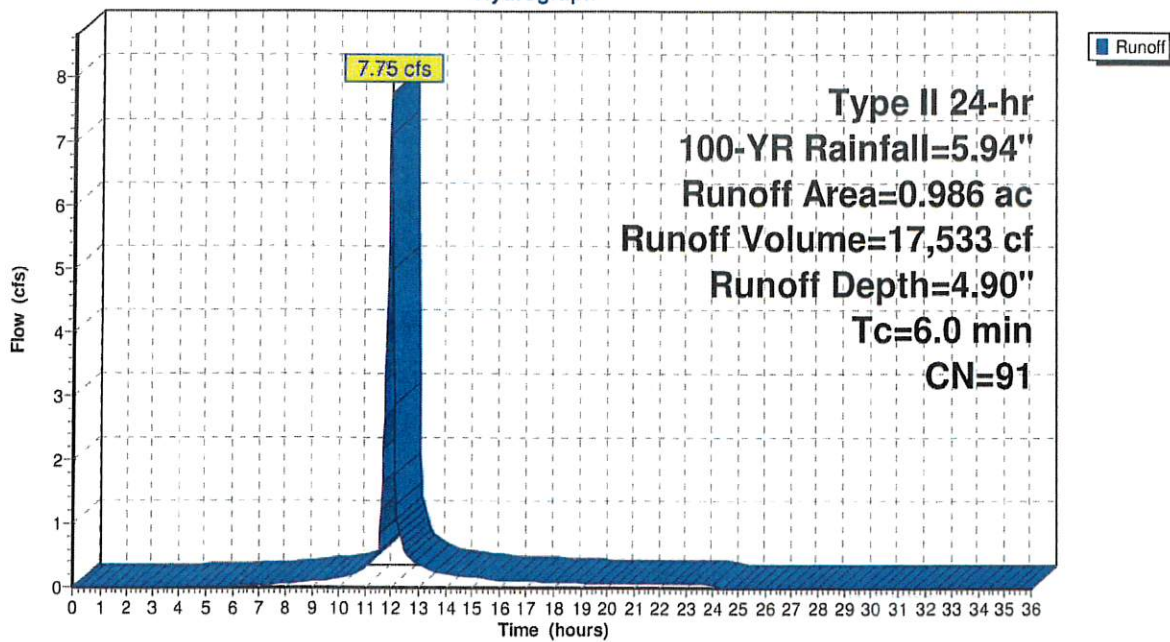
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Type II 24-hr 100-YR Rainfall=5.94"

Area (ac)	CN	Description
0.986	91	Gravel roads, HSG D
0.986		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment 3S: POST 1B**

Hydrograph



### Summary for Reach 1R: EXISTING SWALE (PRE)

Inflow Area = 161,738 sf, 0.00% Impervious, Inflow Depth = 3.73" for 100-YR event  
 Inflow = 16.35 cfs @ 12.10 hrs, Volume= 50,235 cf  
 Outflow = 16.31 cfs @ 12.11 hrs, Volume= 50,235 cf, Atten= 0%, Lag= 0.5 min

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Max. Velocity= 5.01 fps, Min. Travel Time= 0.7 min  
 Avg. Velocity= 1.61 fps, Avg. Travel Time= 2.1 min

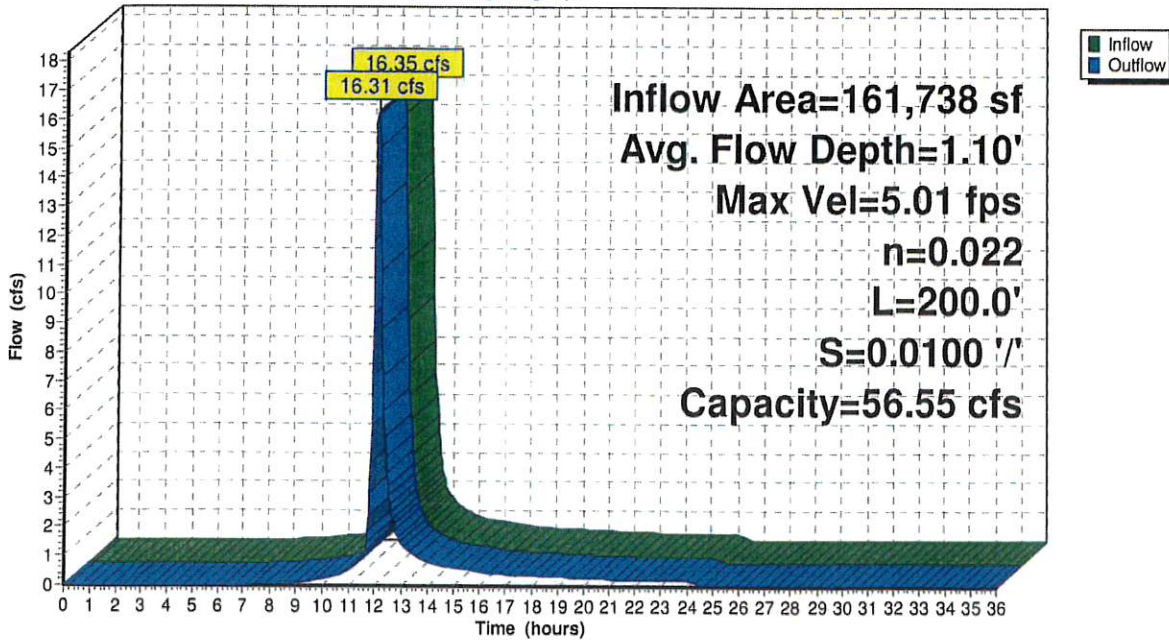
Peak Storage= 651 cf @ 12.11 hrs  
 Average Depth at Peak Storage= 1.10'  
 Bank-Full Depth= 2.00' Flow Area= 8.0 sf, Capacity= 56.55 cfs

6.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight  
 Length= 200.0' Slope= 0.0100 '/'  
 Inlet Invert= 882.00', Outlet Invert= 880.00'



### Reach 1R: EXISTING SWALE (PRE)

Hydrograph



**Summary for Reach 2R: NEW DIVERSION SWALE (NORTH)**

Inflow Area = 118,657 sf, 0.00% Impervious, Inflow Depth = 3.63" for 100-YR event  
 Inflow = 12.68 cfs @ 12.07 hrs, Volume= 35,855 cf  
 Outflow = 12.39 cfs @ 12.10 hrs, Volume= 35,855 cf, Atten= 2%, Lag= 1.5 min

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Max. Velocity= 2.60 fps, Min. Travel Time= 2.1 min  
 Avg. Velocity = 0.78 fps, Avg. Travel Time= 6.9 min

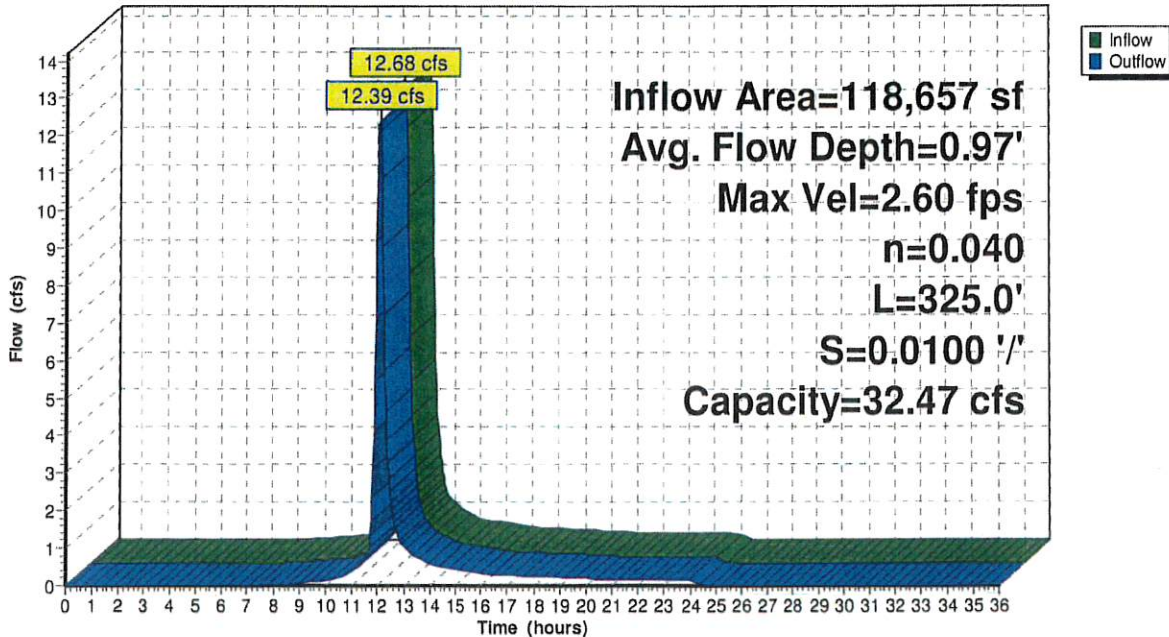
Peak Storage= 1,548 cf @ 12.10 hrs  
 Average Depth at Peak Storage= 0.97'  
 Bank-Full Depth= 1.50' Flow Area= 9.8 sf, Capacity= 32.47 cfs

2.00' x 1.50' deep channel, n= 0.040 Earth, cobble bottom, clean sides  
 Side Slope Z-value= 3.0 ' Top Width= 11.00'  
 Length= 325.0' Slope= 0.0100 ' / '  
 Inlet Invert= 889.00', Outlet Invert= 885.75'



**Reach 2R: NEW DIVERSION SWALE (NORTH)**

Hydrograph



Summary for Reach 3R: EXISTING SWALE (POST)

Inflow Area = 161,608 sf, 0.00% Impervious, Inflow Depth = 3.93" for 100-YR event
Inflow = 13.52 cfs @ 12.10 hrs, Volume= 52,914 cf
Outflow = 13.48 cfs @ 12.10 hrs, Volume= 52,914 cf, Atten= 0%, Lag= 0.6 min

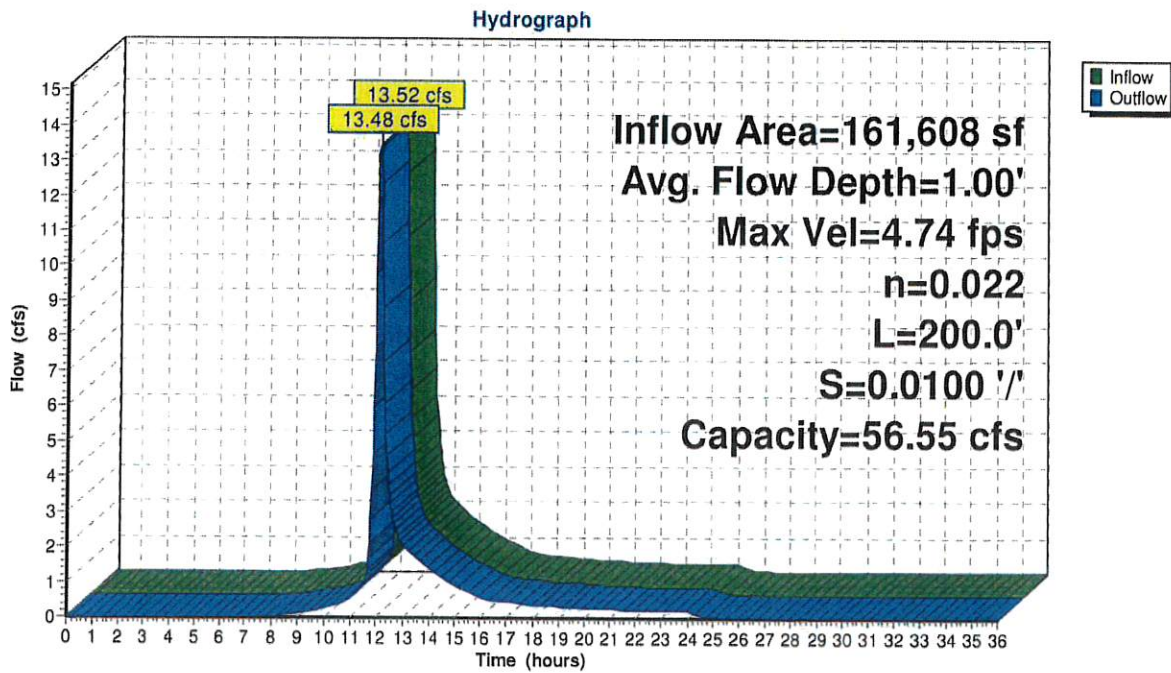
Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs
Max. Velocity= 4.74 fps, Min. Travel Time= 0.7 min
Avg. Velocity= 1.24 fps, Avg. Travel Time= 2.7 min

Peak Storage= 568 cf @ 12.10 hrs
Average Depth at Peak Storage= 1.00'
Bank-Full Depth= 2.00' Flow Area= 8.0 sf, Capacity= 56.55 cfs

6.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 200.0' Slope= 0.0100 '/'
Inlet Invert= 882.00', Outlet Invert= 880.00'



Reach 3R: EXISTING SWALE (POST)



**Summary for Pond 1P: STORAGE 1B**

Inflow Area = 42,950 sf, 0.00% Impervious, Inflow Depth = 4.90" for 100-YR event  
 Inflow = 7.75 cfs @ 11.97 hrs, Volume= 17,533 cf  
 Outflow = 1.14 cfs @ 12.19 hrs, Volume= 17,059 cf, Atten= 85%, Lag= 13.6 min  
 Primary = 1.14 cfs @ 12.19 hrs, Volume= 17,059 cf  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.04 hrs  
 Peak Elev= 884.71' @ 12.19 hrs Surf.Area= 9,431 sf Storage= 7,479 cf

Plug-Flow detention time= 98.4 min calculated for 17,040 cf (97% of inflow)  
 Center-of-Mass det. time= 82.3 min ( 860.3 - 778.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	881.50'	352 cf	<b>2.00'W x 220.00'L x 2.00'H Stone</b> 880 cf Overall x 40.0% Voids
#2	882.60'	10,030 cf	<b>Surface (Prismatic) Listed below (Recalc)</b>
		10,382 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
882.60	0	0	0
883.00	900	180	180
884.00	3,860	2,380	2,560
885.00	11,080	7,470	10,030

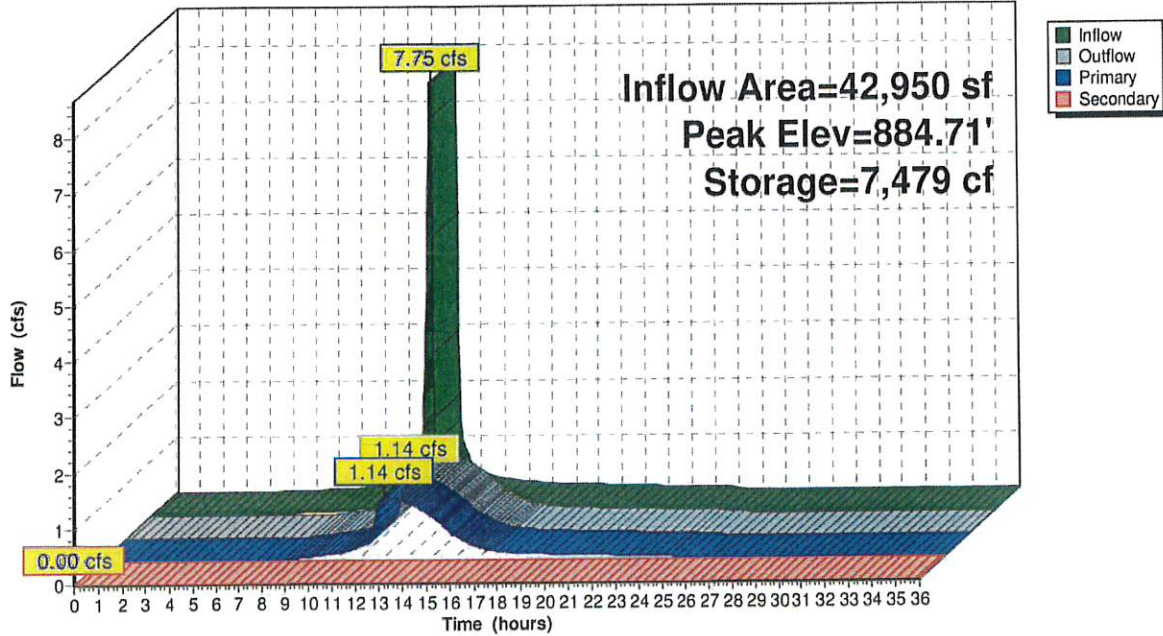
Device	Routing	Invert	Outlet Devices
#1	Primary	883.00'	<b>6.0" Round Culvert</b> L= 10.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 883.00' / 883.00' S= 0.0000' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	884.75'	<b>5.0' long x 3.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

**Primary OutFlow** Max=1.14 cfs @ 12.19 hrs HW=884.71' (Free Discharge)  
 1=Culvert (Inlet Controls 1.14 cfs @ 5.82 fps)

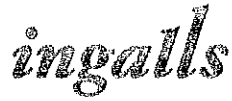
**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=881.50' (Free Discharge)  
 2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

### Pond 1P: STORAGE 1B

Hydrograph







October 3, 2022

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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 Duanesburg  
5853 Western Turnpike  
Duanesburg, 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

#  
#  
#





**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
SCAFFOLD DESIGN  
LANDSCAPE ARCHITECTURE  
TRANSPORTATION SERVICES

REV	DATE	COMMENT
1	10/20/22	PER TOWN COMMENT
2	10/20/22	RESEAT PLANS
3	10/20/22	PER TOWN STAGE 8
4	10/20/22	CONTRACTOR
5	10/20/22	PER TOWN COMMENTS

**811**  
Call before you dig  
ALWAYS CALL 811  
BEFORE YOU DIG

**PRELIMINARY**  
THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.

PROJECT: UNPAVED DRIVEWAY  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**PRIMAX PROPERTIES, LLC**  
DEVELOPMENT  
MAP: 56.88 BLOCK 4 LOT 116  
1/5 BOULEVARD  
TOWN OF WINDSOR, SCHOENETADY COUNTY, NEW YORK

**BOHLER**  
11 COMPUTER DRIVE WEST  
ALBANY NY 12205  
PHONE: 518-435-2900  
FAX: 518-435-2909  
www.bohlerengineering.com

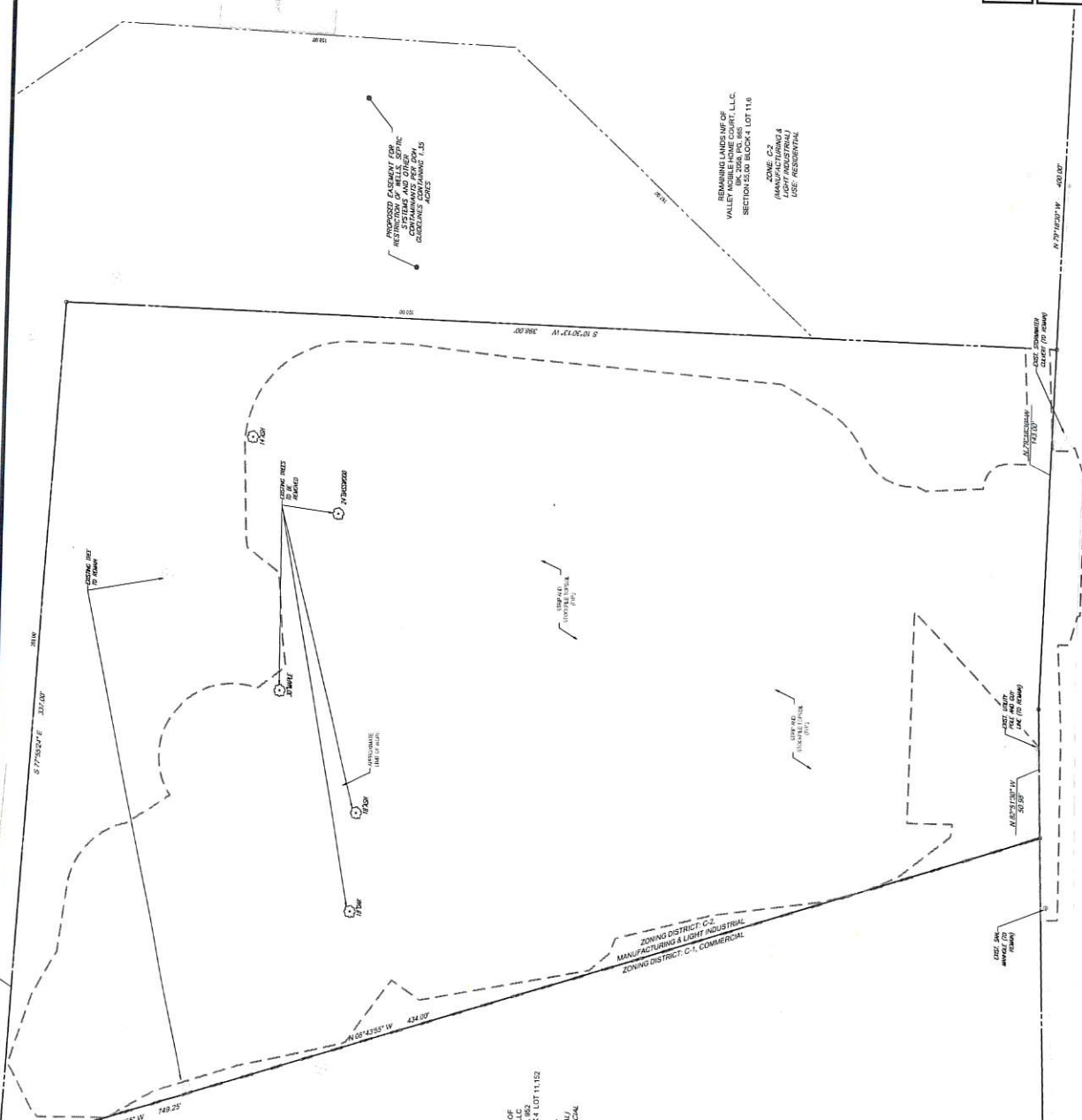
**W.D. GOEBEL**  
PROFESSIONAL ENGINEER  
No. 13100  
EXPIRES 12/31/2024  
BOHLER ENGINEERING

SHEET TITLE  
**DEMOLITION PLAN**

SHEET NUMBER  
**C-201**

REVISION E - 10/20/22

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



OWNER: [Name]  
RESIDENT, LLC  
1848 PC 862  
SECTION 56.88 BLOCK 4 LOT 116  
ZONE C-1  
USE: COMMERCIAL

OWNER: [Name]  
VALLEY INDUSTRIAL DEVELOPMENT, LLC  
1848 PC 862  
SECTION 56.88 BLOCK 4 LOT 116  
ZONE C-2  
USE: INDUSTRIAL

NEW YORK STATE ROUTE 7

REV#	DATE	COMMENT
1	11/02/22	PRELIMINARY
2	11/02/22	DESIGN PLANS
3	11/02/22	PER SITE VISIT
4	11/02/22	PER SITE VISIT
5	11/02/22	PER SITE VISIT
6	11/02/22	PER SITE VISIT
7	11/02/22	PER SITE VISIT
8	11/02/22	PER SITE VISIT
9	11/02/22	PER SITE VISIT
10	11/02/22	PER SITE VISIT

**811**  
 Call Before You Dig  
 ALWAYS CALL 811  
 IT'S FREE. IT'S THE WAY TO LIVE.

**PRELIMINARY**  
 PROPOSED SITE PLAN DOCUMENTS

FOR  
**PRIMA X PROPERTIES, LLC**  
 PROPOSED DEVELOPMENT  
 MAP 55-1200-0001 LOT 11.6  
 TOWN OF DANBURG,  
 INTERROUTE 285  
 NEW YORK

**BOHLER**  
 17 COUNTY ROAD WEST  
 ALBANY, NY 12205  
 TEL: 518-435-2000  
 FAX: 518-435-2001  
 www.BohlerEngineering.com

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 11455  
 1000 N. STATE ST. 1ST FLOOR  
 ALBANY, NY 12207  
 TEL: 518-435-2000  
 FAX: 518-435-2001

**SITE LAYOUT PLAN**

**C-301**  
 SHEET TITLE  
 REVISION 5 - 10/27/2022

**ZONING ANALYSIS TABLE**

APPLICABLE ZONING DISTRICT	REQUIRED PERMIT	REQUIRED CRITERIA	EXISTING	PROPOSED
MANUFACTURING DISTRICT (M-1)	USE PERMIT	SEE ZONING DISTRICT REGULATIONS	SEE ZONING DISTRICT REGULATIONS	SEE ZONING DISTRICT REGULATIONS
COMMERCIAL DISTRICT (C-1)	USE PERMIT	SEE ZONING DISTRICT REGULATIONS	SEE ZONING DISTRICT REGULATIONS	SEE ZONING DISTRICT REGULATIONS
INDUSTRIAL DISTRICT (I-1)	USE PERMIT	SEE ZONING DISTRICT REGULATIONS	SEE ZONING DISTRICT REGULATIONS	SEE ZONING DISTRICT REGULATIONS

**SIGHT DISTANCE TABLE**

CRITERION	EXISTING	PROPOSED
MINIMUM CLEARANCE	10.0 FT	10.0 FT
MINIMUM WIDTH	10.0 FT	10.0 FT
MINIMUM LENGTH	10.0 FT	10.0 FT

**TRUCK TURNING MAP**  
 SCALE: 1" = 60'  
 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**

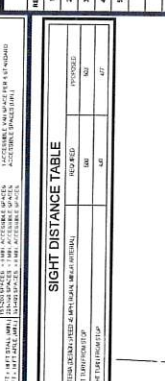
THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE ZONING REGULATIONS. THE PROPERTY OWNER SHALL MAINTAIN A CLEAR SIGHT LINE AT ALL TIMES.

**SITE INFORMATION**

- APPLICANT: PRIMA X PROPERTIES, LLC
- PROJECT: VALLEY MOBILE HOME COURT, 2008 PG. 106, SECTION 80, LOT 11.6
- OWNER: VALLEY MOBILE HOME COURT LLC, 2008 PG. 106, SECTION 80, LOT 11.6
- PROJECT ADDRESS: 2008 PG. 106, SECTION 80, LOT 11.6
- PROJECT TYPE: LIGHT INDUSTRIAL
- PROJECT LOCATION: SCHENECTADY COUNTY, NEW YORK 12064



LANDSCAPE ARCHITECTURE  
 RED BRD, LLC  
 2008 PG. 106, SECTION 80, LOT 11.6  
 ZONE C-1  
 USE COMMERCIAL



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

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 RED BRD, LLC  
 2008 PG. 106, SECTION 80, LOT 11.6  
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 USE COMMERCIAL



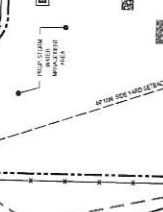
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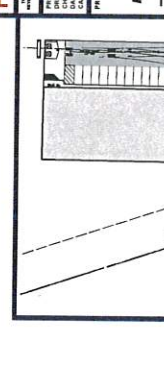
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 RED BRD, LLC  
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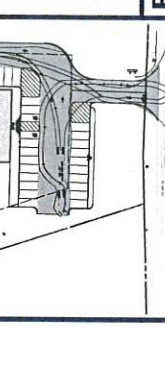
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 ZONE C-1  
 USE COMMERCIAL



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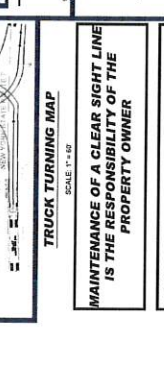
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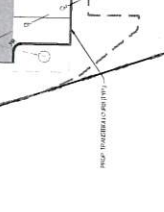
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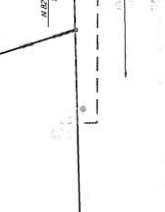
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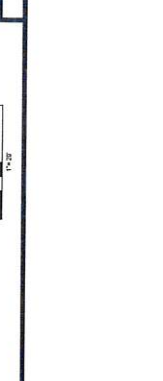
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LANDSCAPE ARCHITECTURE  
 RED BRD, LLC  
 2008 PG. 106, SECTION 80, LOT 11.6  
 ZONE C-1  
 USE COMMERCIAL



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LANDSCAPE ARCHITECTURE  
 RED BRD, LLC  
 2008 PG. 106, SECTION 80, LOT 11.6  
 ZONE C-1  
 USE COMMERCIAL



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LANDSCAPE ARCHITECTURE  
 RED BRD, LLC  
 2008 PG. 106, SECTION 80, LOT 11.6  
 ZONE C-1  
 USE COMMERCIAL



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

REV	DATE	COMMENT
1	07/20/22	PER TOWN COMMENT
2	08/22/22	REDESIGN PLANS
3	09/20/22	PER DOT STAGE 8
4	09/20/22	PER TOWN COMMENT
5	10/20/22	PER TOWN COMMENT

**811**  
 Call before you dig  
 ALWAYS CALL 811  
 811.ORG

**PRELIMINARY**  
 THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.  
 PROJECT: VALLEY MOBILE HOME COURT, LLC  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR: **PRIMAX PROPERTIES, LLC**  
 PROPOSED 1-STORY RETAIL STORE  
 MAP: 60.00 BLOCK, LOT: 11.6  
 NY'S ROUTE 27  
 TOWN OF SCHENECTADY, SCHENECTADY COUNTY, NEW YORK

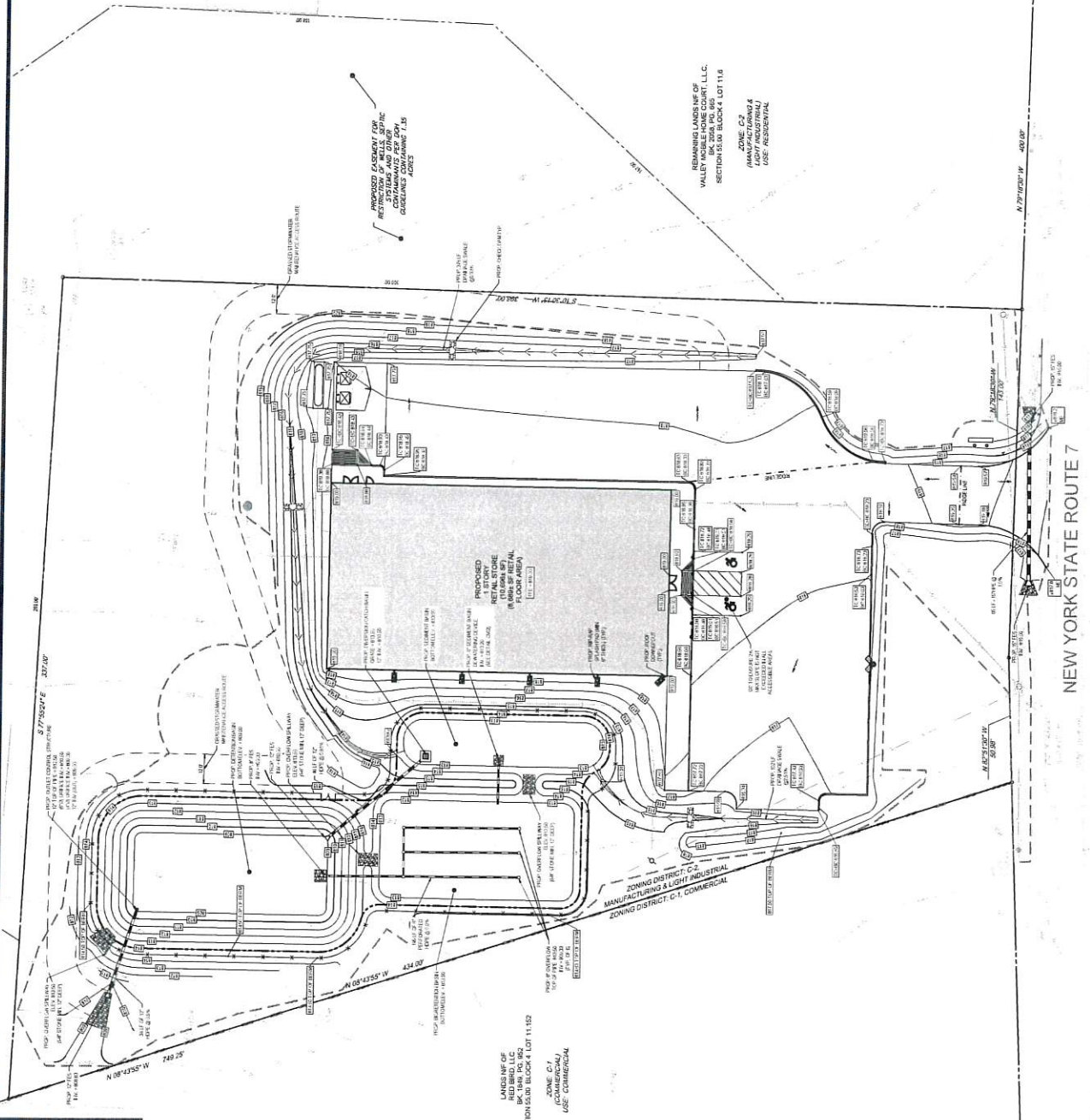
**BOHLER**  
 17 COMPUTER DRIVE WEST  
 ALBANY, NY 12208  
 Tel: 518-435-9900  
 Fax: 518-435-9900  
 www.BohlerEngineering.com

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 No. 12000  
 State of New York  
 Mechanical Engineering  
 17 COMPUTER DRIVE WEST  
 ALBANY, NY 12208  
 Tel: 518-435-9900  
 Fax: 518-435-9900  
 www.BohlerEngineering.com

SHEET TITLE  
**GRADING & DRAINAGE PLAN**

SHEET NUMBER  
**C-401**  
 REVISIONS: 1 - 10/20/22

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



NEW YORK STATE ROUTE 27

REV#	DATE	COMMENT
1	10/20/22	PER TOWN COMMENT
2	10/20/22	DESIGN PLANS
3	10/20/22	PER DOT IT TAKE 8
4	10/20/22	PER TOWN
5	10/20/22	PER TOWN

**811**  
Call Before You Dig  
ALWAYS CALL 811  
BEFORE ANY EXCAVATION

**PRELIMINARY**  
THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.  
PROJECT NO.: 2210102  
DATE: 10/20/22  
CREATED BY: JMW  
LEAD: JMW  
UNISSUED DRAWING

**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**PRIMAX PROPERTIES, LLC**  
DEVELOPMENT  
MAP 56.08 BLOCK 4 LOT 11.6  
VALLEY MOBILE HOME COURT  
TOWN OF BOULEY  
Schenectady County,  
New York

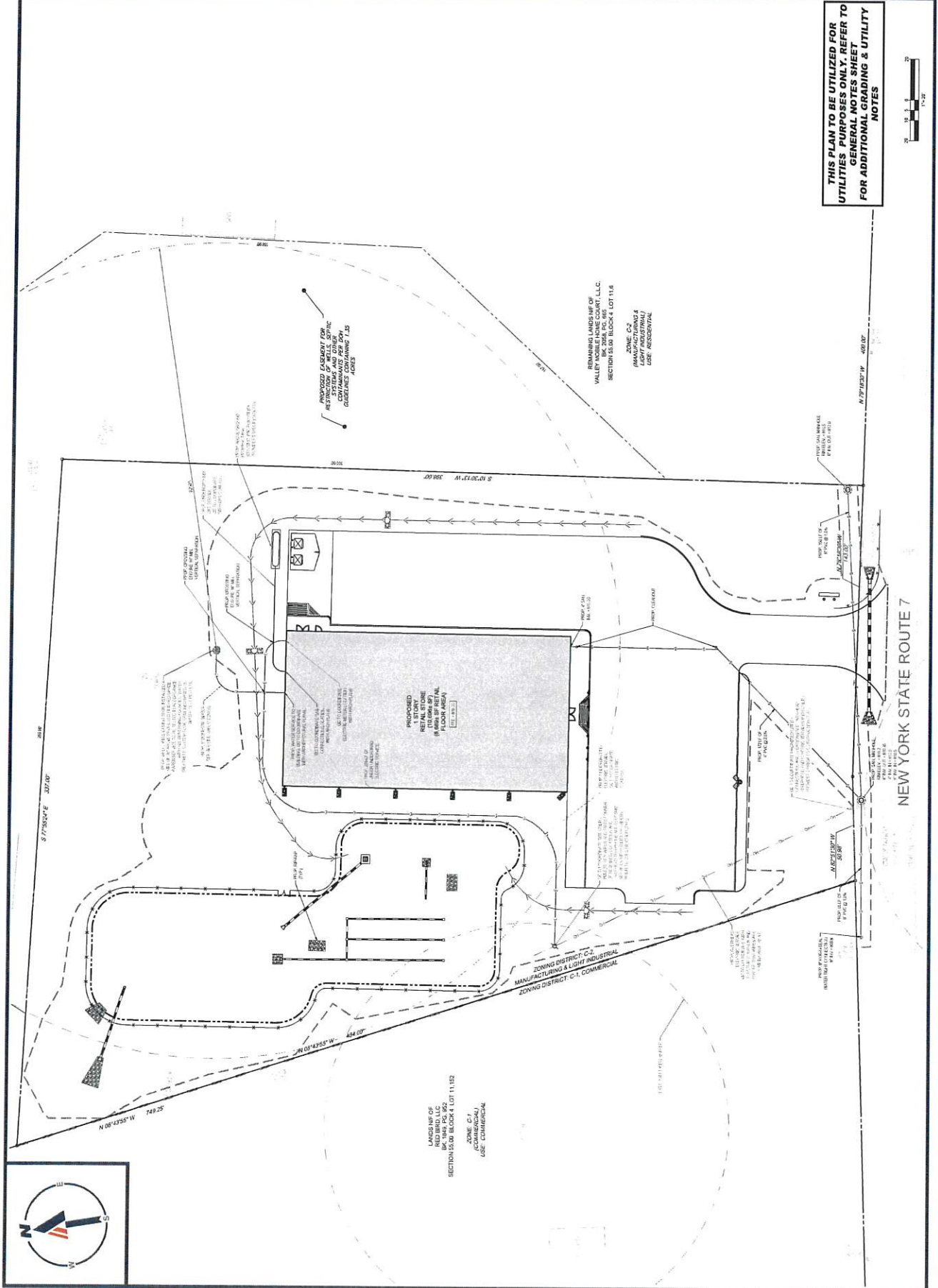
**BOHLER**  
17 COMPUTER DRIVE WEST  
ALBANY, NY 12206  
PHONE: (518) 435-5000  
WWW.BOHLERENGINEERING.COM

**W.D. GOEBEL**  
PROFESSIONAL ENGINEER  
LICENSE NO. 10112  
EXPIRES 12/31/2024  
BOHLER ENGINEERING, INC.  
17 COMPUTER DRIVE WEST  
ALBANY, NY 12206  
PHONE: (518) 435-5000  
WWW.BOHLERENGINEERING.COM

**UTILITY PLAN**  
SHEET NUMBER  
**C-501**

REVISION 0 - 10/20/22

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



LANDS UP OF  
RED HILL, LLC  
SECTION 56.08 BLOCK 4 LOT 11.102  
ZONE: C-2  
(COMMERCIAL)  
USE: COMMERCIAL

REMAINING LANDS UP OF  
VALLEY MOBILE HOME COURT, LLC.  
SECTION 56.08 BLOCK 4 LOT 11.6  
ZONE: C-2  
(MANUFACTURING &  
LIGHT INDUSTRIAL)  
USE: RESIDENTIAL

NEW YORK STATE ROUTE 7

REV	DATE	COMMENT
1	10/20/22	PER TOWN COMMENT
2	10/20/22	DESIGN PLANS
3	10/20/22	PER DOT STAGE 1
4	10/20/22	COMMENTS
5	10/20/22	CONTRACTS



**PRELIMINARY**  
 THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.  
 PROJECT: 221010000  
 SHEET NO: 001  
 DATE: 10/20/22

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**PRIMAX PROPERTIES, LLC**  
 DEVELOPMENT  
 MAP: 55.00 BLOCK 4 LOT: 11.5  
 TOWN OF QUAINESBURG, SCHENECTADY COUNTY, NEW YORK

**BOHLER**  
 11 COMPUTER DRIVE WEST  
 QUAINESBURG, NY 12149-0000  
 Phone: 518-783-2000  
 www.bohlerengineering.com

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 13000  
 EXPIRES 12/31/2024

**SOIL EROSION & SEDIMENT CONTROL PLAN**  
 SHEET NUMBER: **C-601**  
 REVISION: 1 - 10/20/22

**OPERATION / MAINTENANCE NOTES**

1. MAINTENANCE OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF ALL MEASURES INSTALLED ON THE SITE.
2. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER THROUGHOUT THE LIFE OF THE PROJECT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF ALL MEASURES INSTALLED ON THE SITE.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF ALL MEASURES INSTALLED ON THE SITE.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF ALL MEASURES INSTALLED ON THE SITE.
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF ALL MEASURES INSTALLED ON THE SITE.

**SOIL RESTORATION NOTES:**

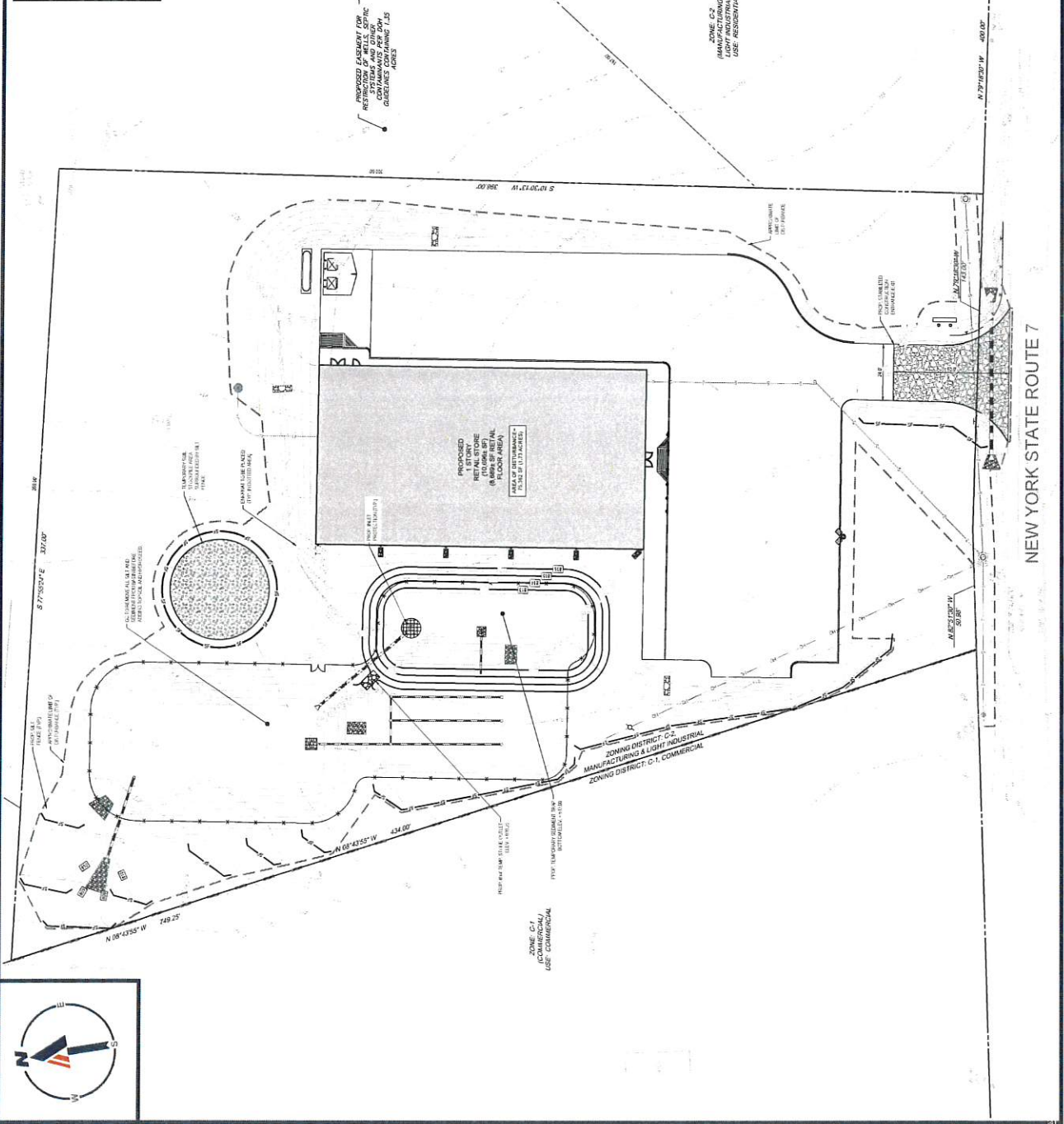
1. SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
3. SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
4. SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
5. SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
6. SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:

**SEDIMENT TRAP CALCULATIONS**

SEDIMENT TRAP CALCULATIONS FOR THE PROPOSED DEVELOPMENT. THE CALCULATIONS SHOW THAT THE PROPOSED DEVELOPMENT WILL NOT EXCEED THE ALLOWED SEDIMENT LOADS FOR THE RECEIVING WATER BODY.

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

**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**



**NEW YORK STATE ROUTE 7**

Scale: 1" = 100'



**REVISIONS**

NO.	DATE	COMMENTS
1	10/20/22	PER TOWN COMMITTEE
2	10/20/22	DESIGN PHASE 1
3	10/20/22	DESIGN PHASE 2
4	10/20/22	COMMENTS
5	10/20/22	COMMENTS



**PRELIMINARY**  
THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**PRIMAX PROPERTIES, LLC**  
PROPOSED DEVELOPMENT  
MAP: 55.00 BLOCK 4, LOT: 115  
TOWN OF DANEBURG, SCRIPPS COUNTY, SOUTH CAROLINA  
**BOHLER**

**BOHLER**  
17 COMMERCE CENTER  
DANEBURG, SOUTH CAROLINA 29530  
Phone: (803) 496-9900  
www.BohlerEngineering.com

**W.D. GOEBEL**  
PROFESSIONAL ENGINEER  
LICENSE NO. 10023  
BOHLER ENGINEERING, LLC  
17 COMMERCE CENTER  
DANEBURG, SOUTH CAROLINA 29530  
Phone: (803) 496-9900  
www.BohlerEngineering.com

**LANDSCAPE PLAN**

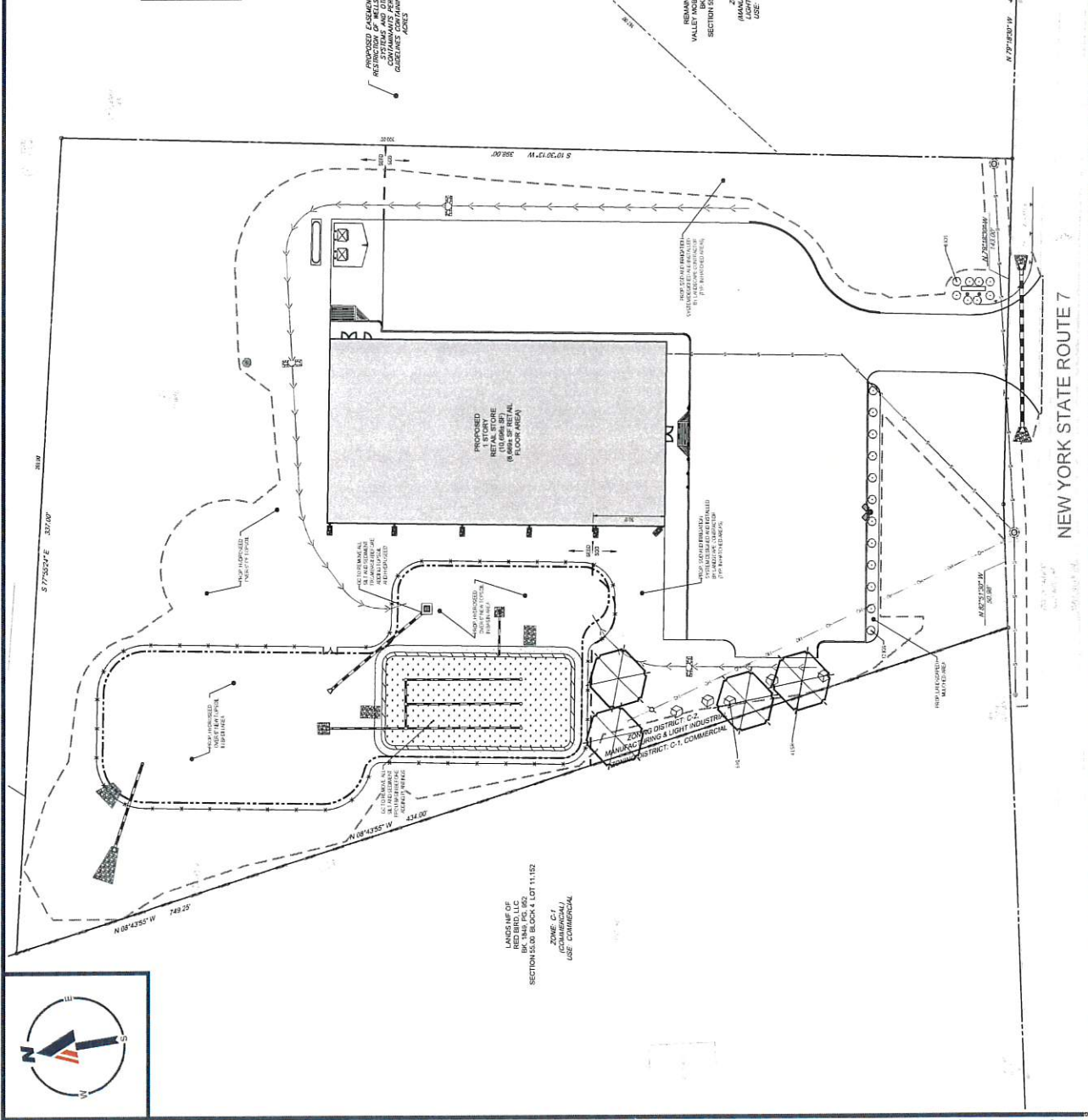
SHEET NUMBER  
**C-701**  
REVISION S - 10/20/22

**BORENTENTION FACILITY 1 (F-S) PLANTING SCHEDULE**

SYMBOL	PLANTING	QUANTITY	DATE	SIZE	HEIGHT	SPACING	NOTES
(Symbol)	Planting Name	100	2022	18"	10'	10'	...
(Symbol)	Planting Name	50	2022	18"	10'	10'	...
(Symbol)	Planting Name	25	2022	18"	10'	10'	...

**LANDSCAPE SCHEDULE**

SPEC.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CURT.
1	(Symbol)	100	Planting Name	Planting Name	18"	10'
2	(Symbol)	50	Planting Name	Planting Name	18"	10'
3	(Symbol)	25	Planting Name	Planting Name	18"	10'



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



NEW YORK STATE ROUTE 7

LANDS INF OF VALLEY MOBILE HOME COURT, LLC  
SECTION 55.00 BLOCK 4, LOT 115  
ZONE: C-2 (MANUFACTURING & LIGHT INDUSTRIAL USE - RESUBDIVISE)

REV#	DATE	COMMENT
1	1/20/20	ISSUE FOR PERMITS
2	1/20/20	ISSUE FOR PERMITS
3	1/20/20	ISSUE FOR PERMITS
4	1/20/20	ISSUE FOR PERMITS
5	1/20/20	ISSUE FOR PERMITS



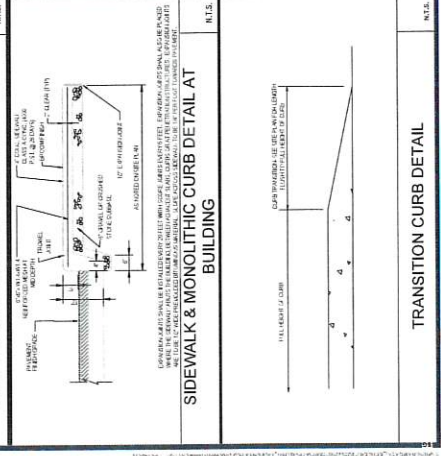
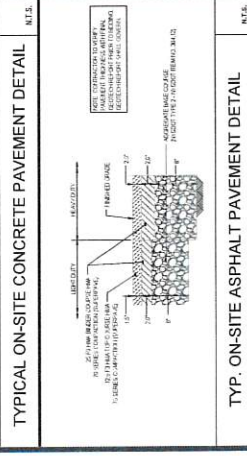
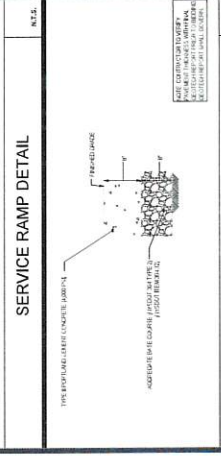
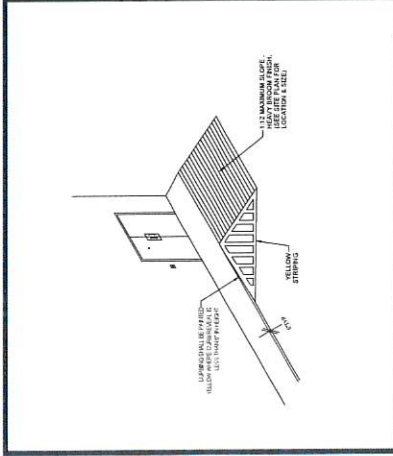
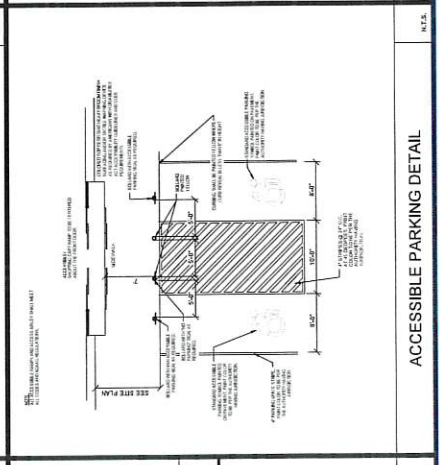
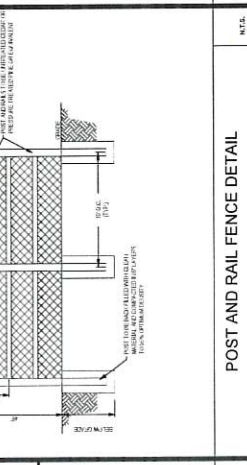
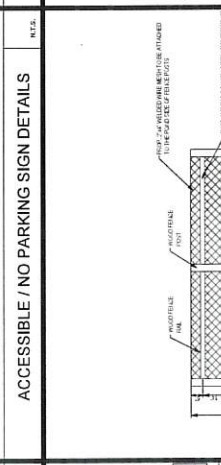
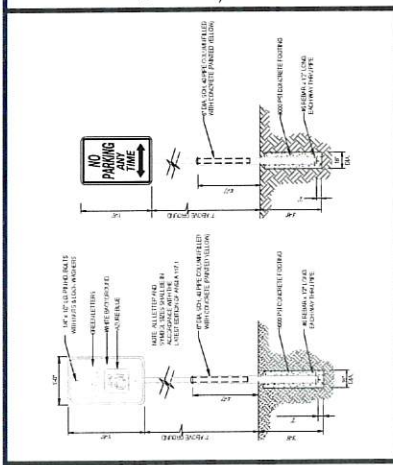
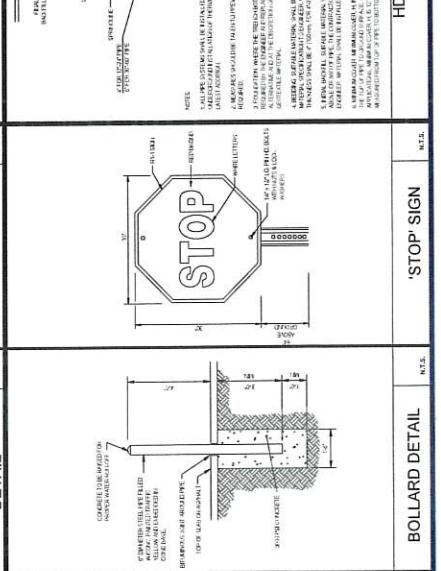
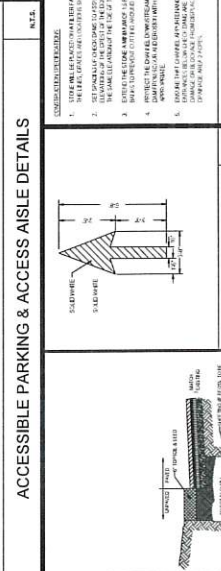
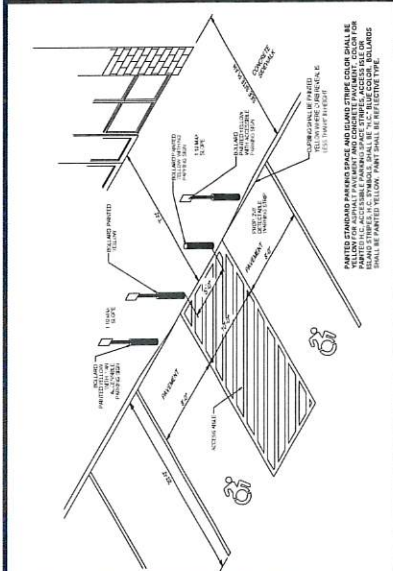
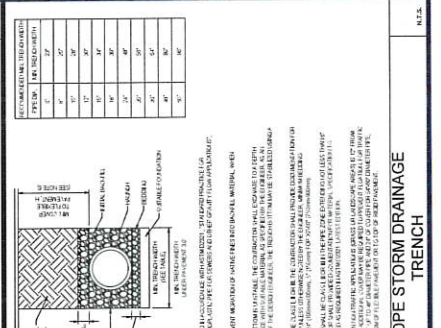
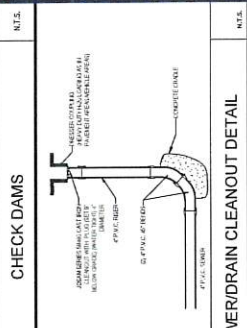
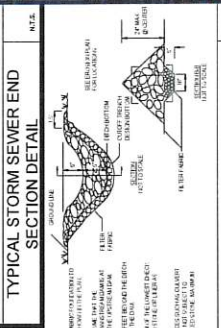
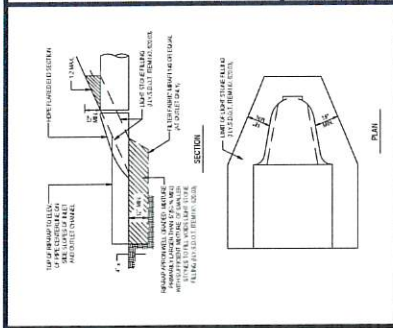
**PRELIMINARY**  
 THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.

PROPOSED SITE PLAN DOCUMENTS  
 FOR  
 PRIMAX PROPERTIES, LLC  
 DEVELOPMENT  
 MAP 500 000 0000 LOT: 115  
 TOWN OF DANBARING, SCHENECTADY COUNTY, NEW YORK

**BOHLER**  
 1175 CANTON STREET  
 ALBANY, NY 12202  
 Phone: 518-435-2000  
 www.BohlerEngineering.com

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 11510  
 STATE OF NEW YORK  
 1175 CANTON STREET  
 ALBANY, NY 12202  
 Phone: 518-435-2000

**DETAIL SHEET**  
 SHEET NUMBER: **C-901**  
 REVISION: 5 - 10/2022











Jeffery Schmitt, Planning Board Chair  
Terresa 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**

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**PUBLIC HEARING  
LEGAL NOTICE  
FOR THE  
TOWN OF DUANESBURG  
PLANNING BOARD  
September 15<sup>th</sup>, 2022**

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**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 15<sup>TH</sup>, 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](mailto: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

Melissa Deffer Date: 8-29-22  
Signature

 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 Gilley, Commissioner  
Economic Development and Planning

# BOHLER //

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 silt 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.

*Silt 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.*

# BOHLER //

Town of Duanesburg  
5853 Western Turnpike  
Duanesburg, NY 12056

September 2, 2022  
Page 6 of 6

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

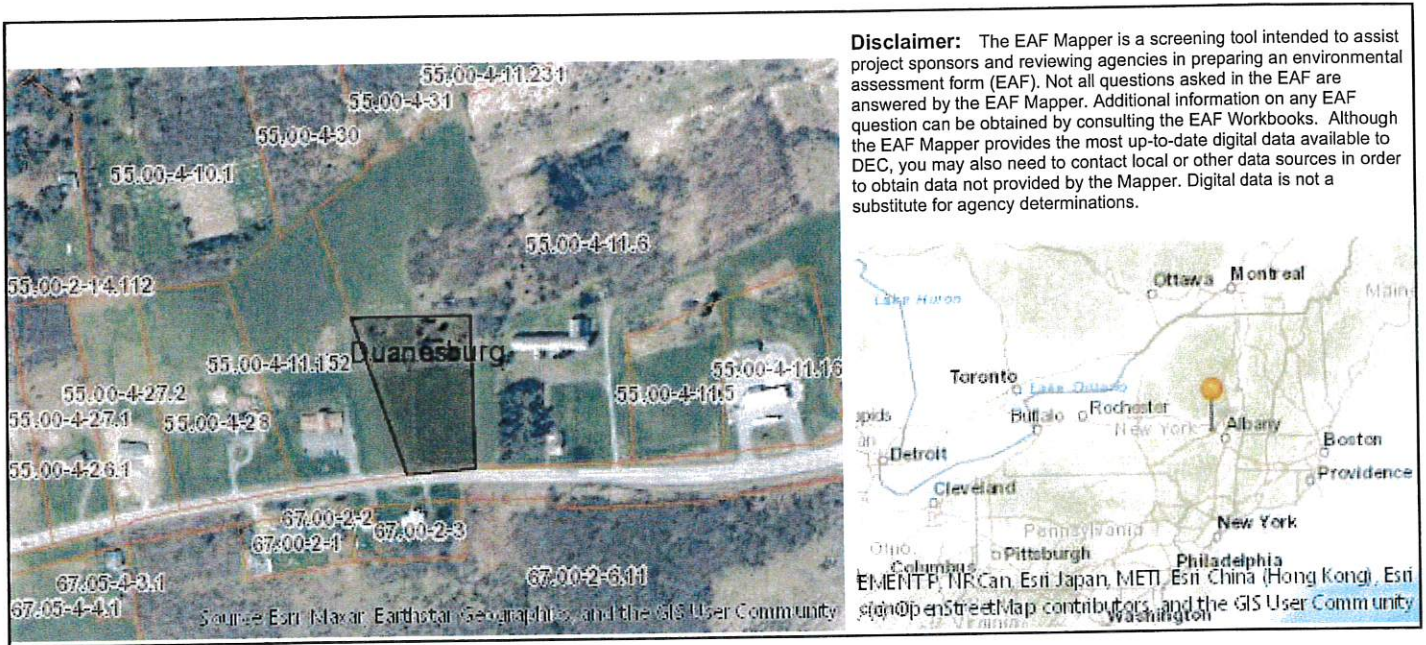
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

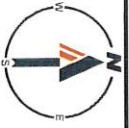
<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Proposed Dollar General Retail Store				
Project Location (describe, and attach a location map): Route 7 (Duanesburg Road)				
Brief Description of Proposed Action: A 2.5 acre parcel has been subdivided out of an 106.2 acre 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 checked="" 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? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			2.5 acres 1.5± acres 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"/>
<b>PROJECT REQUIRES A SPECIAL USE PERMIT</b>				
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?		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?		<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: _____ _____		<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?		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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> 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>		



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) 438-9900  
Fax: (518) 438-0900  
www.bohlereengineering.com

Concept Elevation  
Duaneburg, NY.  
May 16, 2022



**PRIMAX**

**DOLLAR GENERAL**  
Save time. Save money. Every day.™



Duanesburg, NY

Front Left Elevation



PRIMAX

**DOLLAR GENERAL**  
Save time. Save money. Every day.™

May 16, 2022

Project Location | Duanesburg, NY

Duanesburg, NY

Front Right Elevation



Metal Roof Panel -  
Medium Bronze

Fiber Cement Trim -  
Painted Sherwin Williams  
Greek Villa SW7551

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

Fiber Cement Siding -  
Painted Sherwin Williams  
Balanced Beige SW7037

Fiber Cement Siding -  
Painted Sherwin Williams  
Rookwood Brown SW2806

Bronze Anodized Alum  
Storefront

Pair of 26 3/4" x 70" Straight  
Top Panel Shutters -  
Color: Chocolate Chip

Mountain View  
Manufactured Stone -  
Hackitt Stone - Outback

**PRIMAX**

**DOLLAR GENERAL**  
Save time. Save money. Every day!

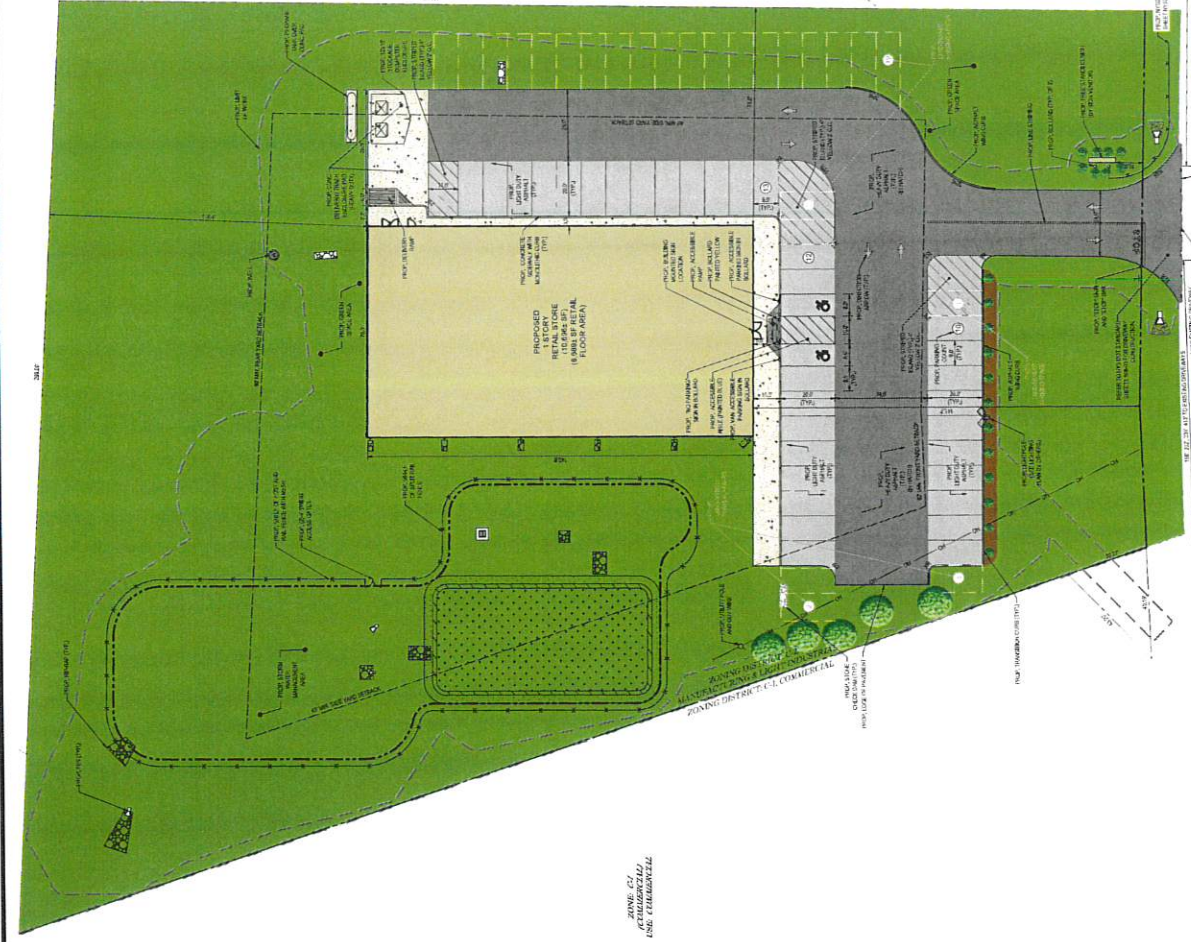
Duanesburg, NY

Rear Parking  
Side Elevation



May 16, 2022

Project Location | Duanesburg, NY



**SITE INFORMATION**

- PRIMA PROPERTIES, LLC  
100 WEST 17TH STREET, 10TH FLOOR  
NEW YORK, NY 10011
- PRIMA PROPERTIES, LLC  
100 WEST 17TH STREET, 10TH FLOOR  
NEW YORK, NY 10011
- PRIMA PROPERTIES, LLC  
100 WEST 17TH STREET, 10TH FLOOR  
NEW YORK, NY 10011

**ZONING ANALYSIS TABLE**

ZONING DISTRICT	PERMITTED USES	PROPOSED USE
COMMERCIAL	OFFICE, PROFESSIONAL SERVICE, RETAIL STORE, RESTAURANT, SERVICE, etc.	RETAIL STORE
COMMERCIAL	OFFICE, PROFESSIONAL SERVICE, RETAIL STORE, RESTAURANT, SERVICE, etc.	RETAIL STORE
COMMERCIAL	OFFICE, PROFESSIONAL SERVICE, RETAIL STORE, RESTAURANT, SERVICE, etc.	RETAIL STORE

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/20/20	PRELIMINARY
2	08/20/20	REVISIONS
3	08/20/20	REVISIONS
4	08/20/20	REVISIONS

**SIGHT DISTANCE TABLE**

VEHICLE TYPE	STOPPING DISTANCE (ft)	TRUCK TURNING MAP (ft)
SEDAN	100	100
TRUCK	150	150

**LANDSCAPE SCHEDULE**

SYM.	QTY.	CULT.	COMMON NAME	SIZE	COL.
1	1	1	PLANT SPECIES	12"	12"
2	1	1	PLANT SPECIES	18"	18"

**PRELIMINARY**

THIS DOCUMENT IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.

**PROPOSED SITE PLAN DOCUMENTS**

PRIMA PROPERTIES, LLC

PROPOSED SITE PLAN DOCUMENTS

**BOHLER**

17 COMPUTER DR. WEST  
ALBANY, NY 12205  
518-486-8000  
www.bohler.com

**W.D. GOEBEL**

PROFESSIONAL ENGINEER

**SITE LAYOUT PLAN**

**C-301**

**TRUCK TURNING MAP**

SCALE: 1" = 100'

**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 LOCATION OF THE SITE AND THE PROPOSED DEVELOPMENT ARE SHOWN IN THE ATTACHED MAP. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE DEVELOPER.

SCALE: 1" = 100'

# 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:

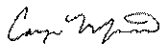
On behalf of our client, Primax Properties, LLC, we are pleased to submit the Site Plan Documents for our site plan and special use permit application for the above referenced project to the Town of Duanesburg Planning Board.

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 18<sup>th</sup> 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Project: Dollar General

Date: 6/10/22

## Short Environmental Assessment Form Part 3 Determination of Significance

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

The Town of 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.

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

Town of Duanesburg Planning Board

Name of Lead Agency

Jeffrey Schmitt

Print or Type Name of Responsible Officer in Lead Agency

Date

Planning Board Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM
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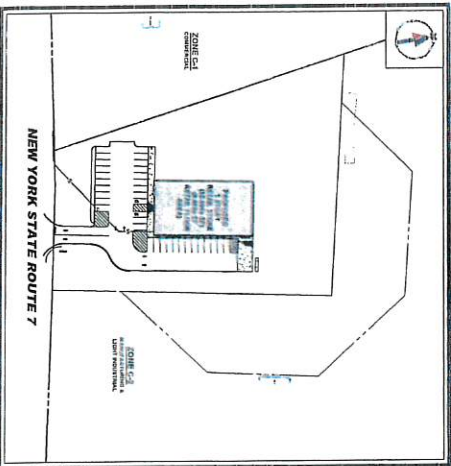
# PROPOSED SITE PLAN DOCUMENTS

FOR \_\_\_\_\_  
**PRIMAX PROPERTIES, LLC**

PROPOSED



LOCATION OF SITE:  
 NYS ROUTE 7, TOWN OF DUANESBURG  
 SCHENECTADY COUNTY, NEW YORK  
 MAP 55.00, BLOCK 4, LOT 14.6



PREPARED BY  
**BOHLER**

**REFERENCES**

PRIMAX PROPERTIES, LLC  
 2120 HORN STREET  
 SCHENECTADY, NY  
 12309-1070

USGS NATIONAL  
 JUNCTION AND USGS DUANESBURG

STATE OF NEW YORK  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 625 NYS ROUTE 28  
 ALBANY, NY 12242

**DRAWING SHEET INDEX**

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
ORIGINAL NOTES SHEET	C-102
CONSTRUCTION PLAN	C-201
SITE LAYOUT PLAN	C-401
GRADING & EMBANKMENT PLAN	C-401
UTILITY PLAN	C-401
EROSION AND SEDIMENT CONTROL PLAN	C-401
DETAILS	C-402
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
DETAIL SHEET	C-801
DETAIL SHEET	C-802
ALTERNATE SURVEY (BY OTHERS)	(1 OF 1)
LIGHTING PLAN (BY OTHERS)	(1 OF 1)

**BOHLER**

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

**REVISIONS**

NO.	DATE	REVISION
1	08/14/2014	ISSUED FOR PERMIT
2	08/14/2014	REVISION #1
3	08/14/2014	CONTRACT

**ISSUED FOR PERMIT**

ALWAYS CALL 511  
 FOR TRAFFIC REPORTS, POLE REQUESTS, AND OTHER SERVICES.

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**PRIMAX PROPERTIES, LLC**

PROPOSED DEVELOPMENT  
 MAP 55.00 B.C. & LOT: 14.6  
 TOWN OF DUANESBURG,  
 SCHENECTADY COUNTY,  
 NEW YORK

**BOHLER**

11 CONANT STREET, WEST  
 ALBANY, NY 12242  
 Phone: 518-432-2000  
 Fax: 518-432-2000  
 www.bohler.com

**W.D. GOEBEL**

Professional Engineer  
 License No. 11704

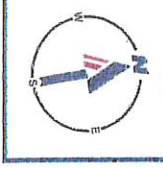
**COVER SHEET**

PROJECT NUMBER: **C-101**

REVISIONS: 2-2014



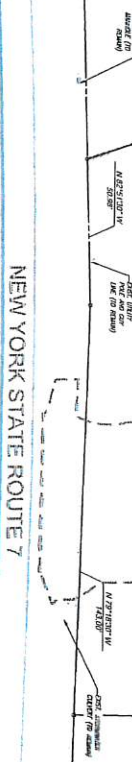




LANDS OF  
 BK. 146, PG. 155  
 SECTION 54.00 BLOCK 4 LOT 11.5  
 ZONE: C-1  
 COMMERCIAL  
 USE: COMMERCIAL

ZONING DISTRICT C-2  
 MANUFACTURING AND LIGHT INDUSTRIAL  
 ZONING DISTRICT C-1 COMMERCIAL

NEW YORK STATE ROUTE 7



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

REVISIONS

REV	DATE	DESCRIPTION
1	11/20/2023	ISSUED FOR PERMIT
2	11/20/2023	ISSUED FOR PERMIT

**ISSUED FOR PERMIT**  
 PROJECT: BOHLER  
 CLIENT: BOHLER  
 DATE: 11/20/2023

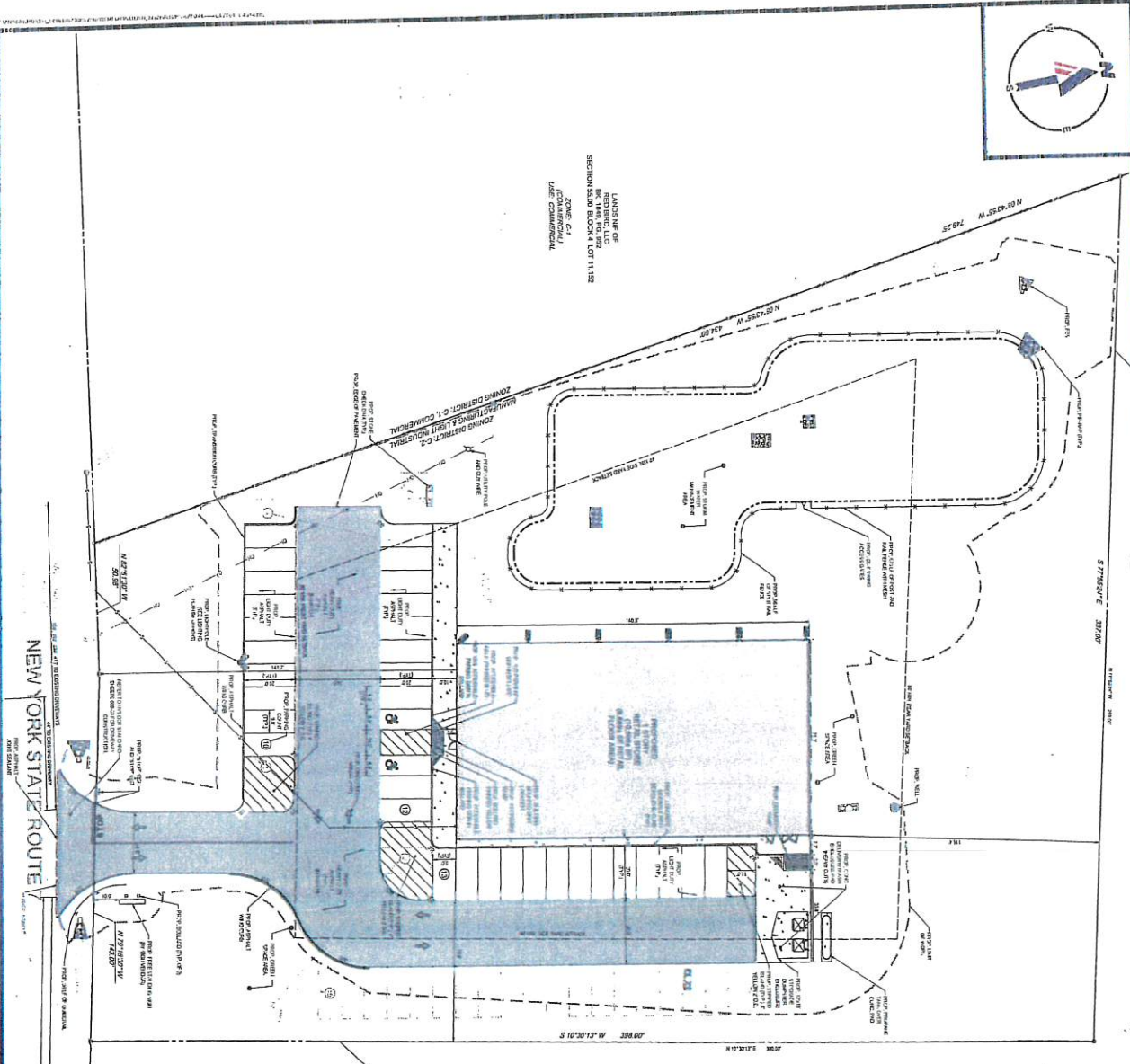
**PROPOSED SITE PLAN DOCUMENTS**  
 FOR:  
 PRIMAX PROPERTIES, LLC  
 DEVELOPMENT  
 1155 BLOCK 4 LOT 11.5  
 1155 ROUTE 7  
 SCHENECTADY COUNTY,  
 NEW YORK

**BOHLER**  
 17 COMPUTER DRIVE WEST  
 ALBANY, NY 12205  
 TEL: 518 485 2000  
 FAX: 518 485 2000  
 WWW.BOHLERENGINEERING.COM

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 11111  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
**C-201**  
 REVISION 2 - 11/20/23



LANDSCAPE OF  
RED BIRD, LLC  
SECTION 5200 BLOCK 1 LOT 11.5  
ZONING C-1  
COMMERCIAL  
USE: COMMERCIAL



**SITE INFORMATION**

1. PROJECT INFORMATION: LANDSCAPE OF RED BIRD, LLC, 11500 S 775TH ST, SUITE 100, WYOMING, NEBRASKA 68192
2. OWNER: LANDSCAPE OF RED BIRD, LLC, 11500 S 775TH ST, SUITE 100, WYOMING, NEBRASKA 68192
3. GENERAL NOTES: SEE GENERAL NOTES SHEET C-301.1
4. PROJECT LOCATION: SECTION 5200 BLOCK 1 LOT 11.5, WYOMING, NEBRASKA 68192

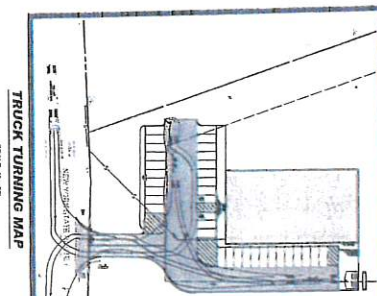
PROPOSED LAYOUT FOR  
RESPONSE TO ALL SITE  
COMPLIANCE PER HIGH  
COMPLEXITY CONTAINING 1.5 ACRES

REMAINING LANDSCAPE OF  
WALKER, INC. 11500 S 775TH ST,  
SUITE 100, WYOMING, NEBRASKA 68192  
ZONING C-2  
(MANUFACTURING &  
USE: RESIDENTIAL)

ZONING ANALYSIS TABLE	
ZONING DISTRICT	C-1 COMMERCIAL
REQUIRED PERMITS	PERMITS REQUIRED FOR THIS PROJECT: SEE PERMITS SHEET C-301.1
PERMITTED USES	OFFICE, PROFESSIONAL SERVICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES PERMITTED BY ZONING ORDINANCE
PROPOSED USES	OFFICE, PROFESSIONAL SERVICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES PERMITTED BY ZONING ORDINANCE
COMPLIANCE	COMPLIANT

**SIGHT DISTANCE TABLE**

STREET	TRUCK TURNING MAP
S 775TH ST	100 FT
S 770TH ST	100 FT
S 765TH ST	100 FT
S 760TH ST	100 FT
S 755TH ST	100 FT
S 750TH ST	100 FT
S 745TH ST	100 FT
S 740TH ST	100 FT
S 735TH ST	100 FT
S 730TH ST	100 FT
S 725TH ST	100 FT
S 720TH ST	100 FT
S 715TH ST	100 FT
S 710TH ST	100 FT
S 705TH ST	100 FT
S 700TH ST	100 FT
S 695TH ST	100 FT
S 690TH ST	100 FT
S 685TH ST	100 FT
S 680TH ST	100 FT
S 675TH ST	100 FT
S 670TH ST	100 FT
S 665TH ST	100 FT
S 660TH ST	100 FT
S 655TH ST	100 FT
S 650TH ST	100 FT
S 645TH ST	100 FT
S 640TH ST	100 FT
S 635TH ST	100 FT
S 630TH ST	100 FT
S 625TH ST	100 FT
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S 395TH ST	100 FT
S 390TH ST	100 FT
S 385TH ST	100 FT
S 380TH ST	100 FT
S 375TH ST	100 FT
S 370TH ST	100 FT
S 365TH ST	100 FT
S 360TH ST	100 FT
S 355TH ST	100 FT
S 350TH ST	100 FT
S 345TH ST	100 FT
S 340TH ST	100 FT
S 335TH ST	100 FT
S 330TH ST	100 FT
S 325TH ST	100 FT
S 320TH ST	100 FT
S 315TH ST	100 FT
S 310TH ST	100 FT
S 305TH ST	100 FT
S 300TH ST	100 FT
S 295TH ST	100 FT
S 290TH ST	100 FT
S 285TH ST	100 FT
S 280TH ST	100 FT
S 275TH ST	100 FT
S 270TH ST	100 FT
S 265TH ST	100 FT
S 260TH ST	100 FT
S 255TH ST	100 FT
S 250TH ST	100 FT
S 245TH ST	100 FT
S 240TH ST	100 FT
S 235TH ST	100 FT
S 230TH ST	100 FT
S 225TH ST	100 FT
S 220TH ST	100 FT
S 215TH ST	100 FT
S 210TH ST	100 FT
S 205TH ST	100 FT
S 200TH ST	100 FT
S 195TH ST	100 FT
S 190TH ST	100 FT
S 185TH ST	100 FT
S 180TH ST	100 FT
S 175TH ST	100 FT
S 170TH ST	100 FT
S 165TH ST	100 FT
S 160TH ST	100 FT
S 155TH ST	100 FT
S 150TH ST	100 FT
S 145TH ST	100 FT
S 140TH ST	100 FT
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S 90TH ST	100 FT
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S 60TH ST	100 FT
S 55TH ST	100 FT
S 50TH ST	100 FT
S 45TH ST	100 FT
S 40TH ST	100 FT
S 35TH ST	100 FT
S 30TH ST	100 FT
S 25TH ST	100 FT
S 20TH ST	100 FT
S 15TH ST	100 FT
S 10TH ST	100 FT
S 5TH ST	100 FT
S 0TH ST	100 FT



**TRUCK TURNING MAP**  
SCALE: 1" = 10'

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 SHEET FOR ADDITIONAL NOTES

THE ENGINEER HAS REVIEWED THE SITE OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS FEASIBLE AND THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

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

11500 S 775TH ST, SUITE 100  
WYOMING, NEBRASKA 68192  
PHONE: 402.491.1111  
WWW.BOHLERENGINEERING.COM

**PROPOSED SITE PLAN DOCUMENTS**

FOR:  
PRIMAX PROPERTIES, LLC  
DEVELOPER

PROJECT:  
MAP: 5200 BLOCK 1 LOT 11.5  
TOWN OF WYOMING, NEBRASKA  
SUBJECT TO CITY OF WYOMING, NEBRASKA

DATE: 08/11/2023

PROJECT NO: 23001

ISSUED FOR PERMIT

ALWAYS CALL 911  
IT'S FAST, IT'S FREE, IT'S THE BEST.

**W.D. GOEBEL**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NEBRASKA  
NO. 0000000000

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/11/2023	ISSUED FOR PERMIT
2	08/11/2023	REVISIONS
3	08/11/2023	REVISIONS

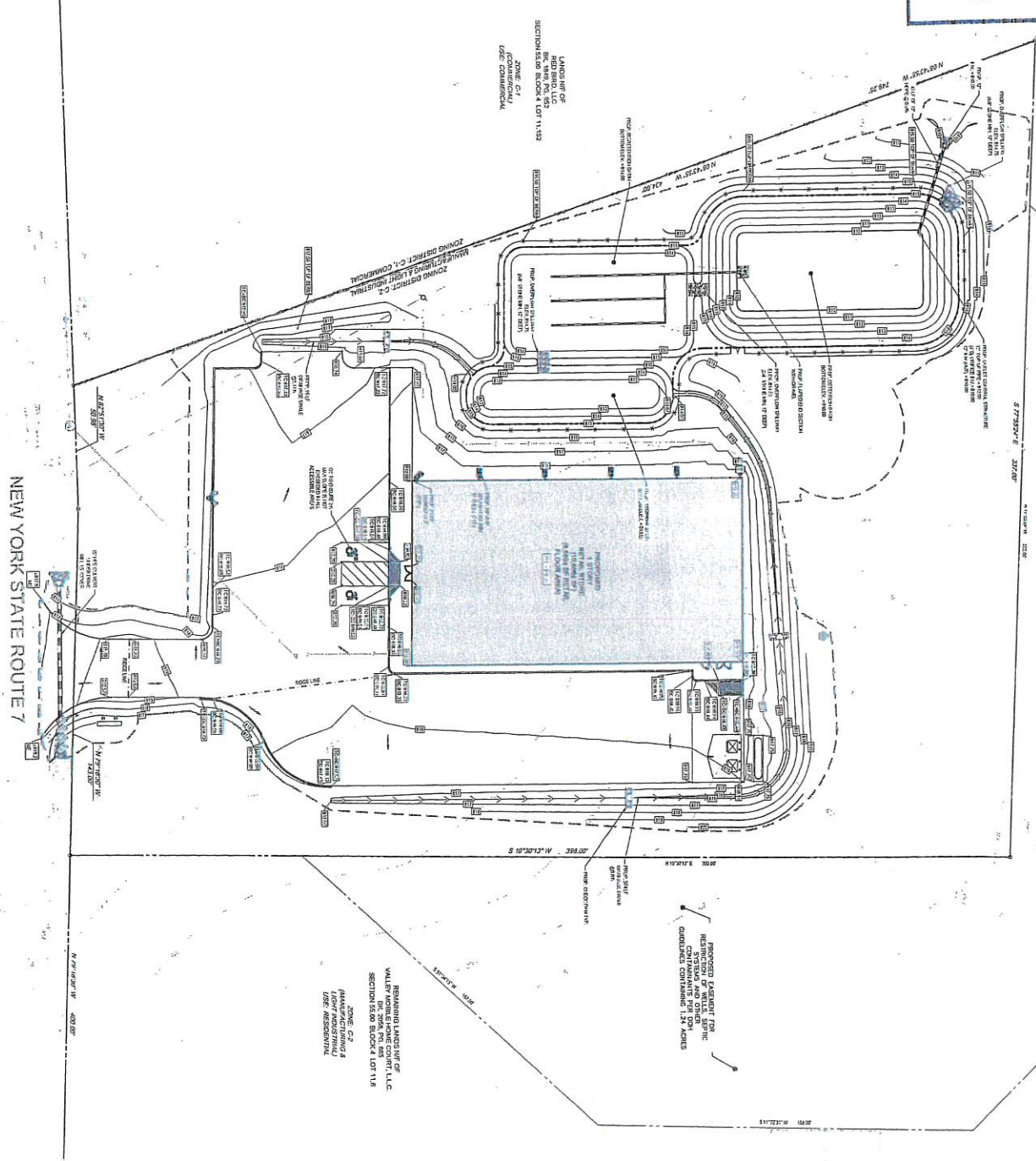
**SITE LAYOUT PLAN**

NO. C-301

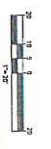
REVISION 1 - 08/11/2023

SCALE: 1" = 10'

1" = 10'



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  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REV	DATE	COMMENT
1	10/20/22	ISSUED FOR PERMIT
2	10/20/22	ISSUED FOR PERMIT

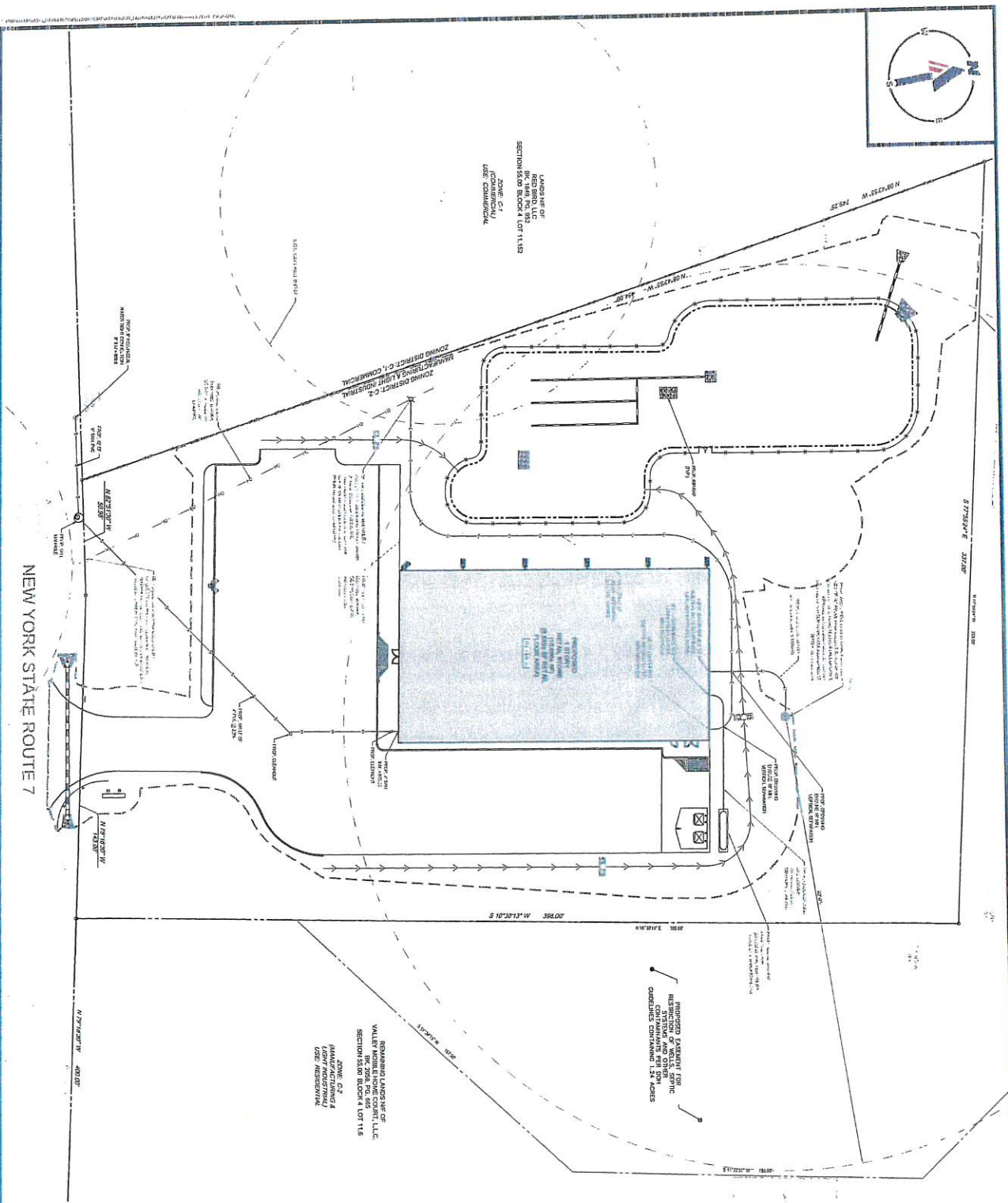
**ISSUED FOR PERMIT**  
 PROJECT No. 220102  
 SHEET No. 01 OF 02  
 DATE: 10/20/22

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR:  
 PRIMAX PROPERTIES, LLC  
 PROJECT DEVELOPMENT  
 MAP: 55.00 BLOCK 4 LOT: 11.2  
 TOWN: NYS ROUTE 7  
 COUNTY: SCHENECTADY COUNTY, NY

**BOHLER**  
 17 CANTONER DRIVE WEST  
 ALBANY, NY 12206  
 TEL: 518 435 2000  
 FAX: 518 435 2002  
 www.bohler.com

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 No. 1450

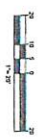
**C-401**  
 REVISION 2 - 10/20/22



NEW YORK STATE ROUTE 7

SUTHERLAND AVENUE

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



**BOHLER**

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

REV#	DATE	COMMENTS
1	02/22/23	PER TOTAL COMMENTS
2	03/07/23	REVISION 1 PLAN

**ISSUED FOR PERMIT**

PROJECT: **PRIMA X PROPERTIES, LLC**

PROPOSED SITE PLAN DOCUMENTS

**BOHLER**

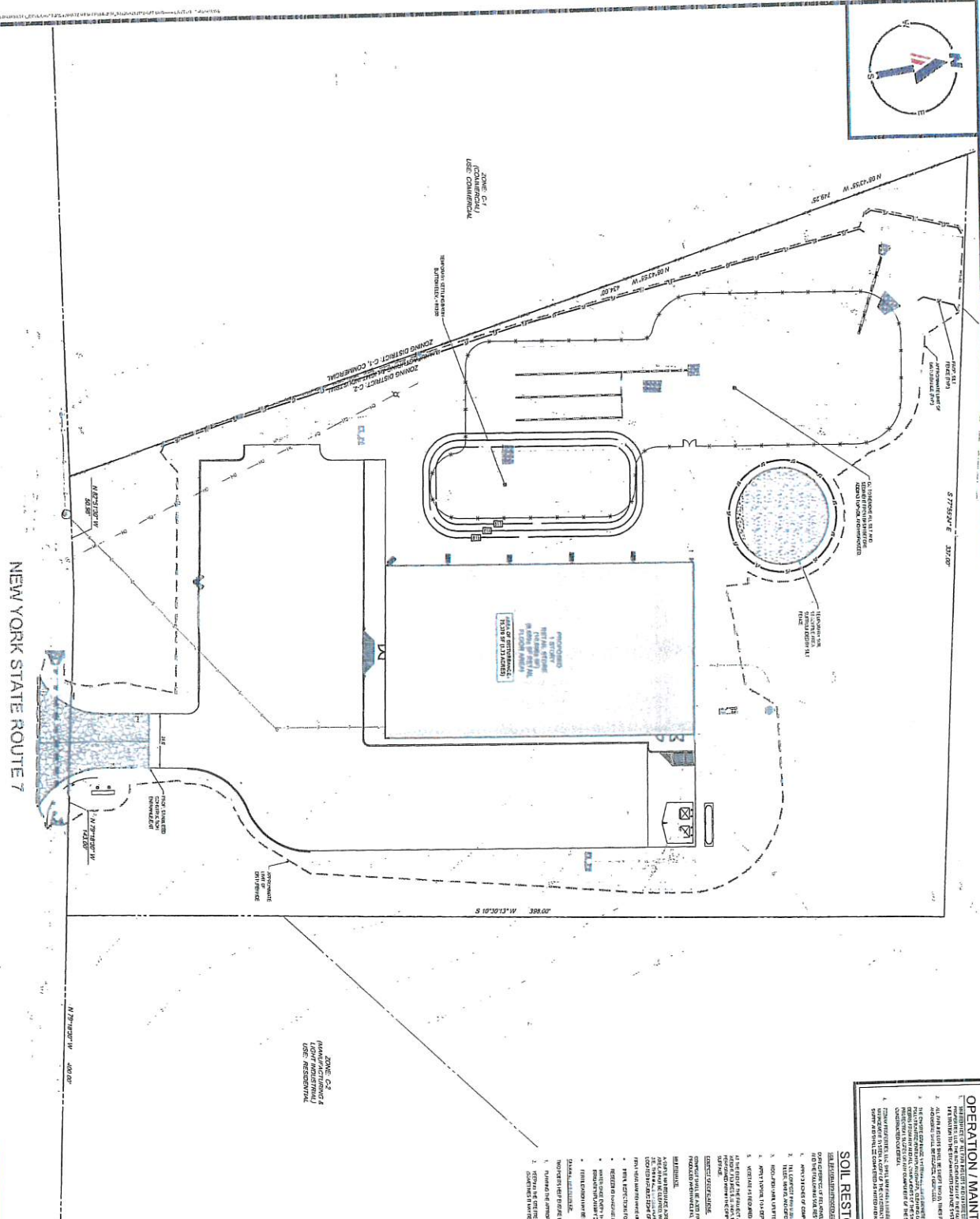
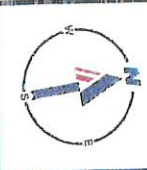
77 GARDEN STREET  
 ALBANY, NY 12202  
 Phone: (518) 435-2200  
 Fax: (518) 435-2201  
 www.bohler-engineering.com

**W.D. GOBEL**

PROFESSIONAL ENGINEER  
 LICENSE NO. 12126

**C-501**

REVISION 2 - 02/22/23



**OPERATION / MAINTENANCE NOTES**

1. ALL AREAS SHALL BE MAINTAINED FREE OF WEEDS AND UNDESIRABLE PLANTS.
2. ALL AREAS SHALL BE MAINTAINED FREE OF LITTER AND DEBRIS.
3. ALL AREAS SHALL BE MAINTAINED FREE OF STANDING WATER.
4. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL EROSION.
5. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL ACCUMULATION.
6. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL DEPLETION.
7. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL COMPACTION.
8. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL SALINITY.
9. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL ACIDITY.
10. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL ALKALINITY.
11. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL TOXICITY.
12. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL POLLUTION.
13. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL CONTAMINATION.
14. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL DEGRADATION.
15. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL DESTRUCTION.
16. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL DEVIATION.
17. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL DEPARTURE.
18. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL DEPARTURE.
19. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL DEPARTURE.
20. ALL AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL DEPARTURE.

**SOIL RESTORATION NOTES:**

1. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
2. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
3. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
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18. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
19. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
20. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

**SEDIMENT TRAP CALCULATIONS**

1. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

2. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

3. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

4. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

5. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

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7. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

8. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

9. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

10. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

11. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

12. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

13. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

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15. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

16. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

17. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

18. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

19. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

20. ALL AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

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

**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**

**BOHLER**

71 COMMUTER DRIVE WEST  
ALBANY, NY 12205  
Tel: 518-435-2000  
Fax: 518-435-2000

**W.D. GOEBEL**

PROFESSIONAL ENGINEER

**PRIMA X PROPERTIES, LLC**

DEVELOPMENT  
115 ROUTE 111  
TONAWANDA TOWNSHIP  
Schenectady County, NY 12308

MAP: 45.00 BLOCK: 4.01:11.15

DATE: 08/11/2022

PROJECT: PROPOSED SITE PLAN DOCUMENTS

ISSUED FOR PERMIT

REVISIONS

DATE: 08/11/2022

COMMENTS: PER TOWN COMMISSION

1. 08/11/2022

2. 08/11/2022

3. 08/11/2022

4. 08/11/2022

5. 08/11/2022

6. 08/11/2022

7. 08/11/2022

8. 08/11/2022

9. 08/11/2022

10. 08/11/2022

11. 08/11/2022

12. 08/11/2022

13. 08/11/2022

14. 08/11/2022

15. 08/11/2022

16. 08/11/2022

17. 08/11/2022

18. 08/11/2022

19. 08/11/2022

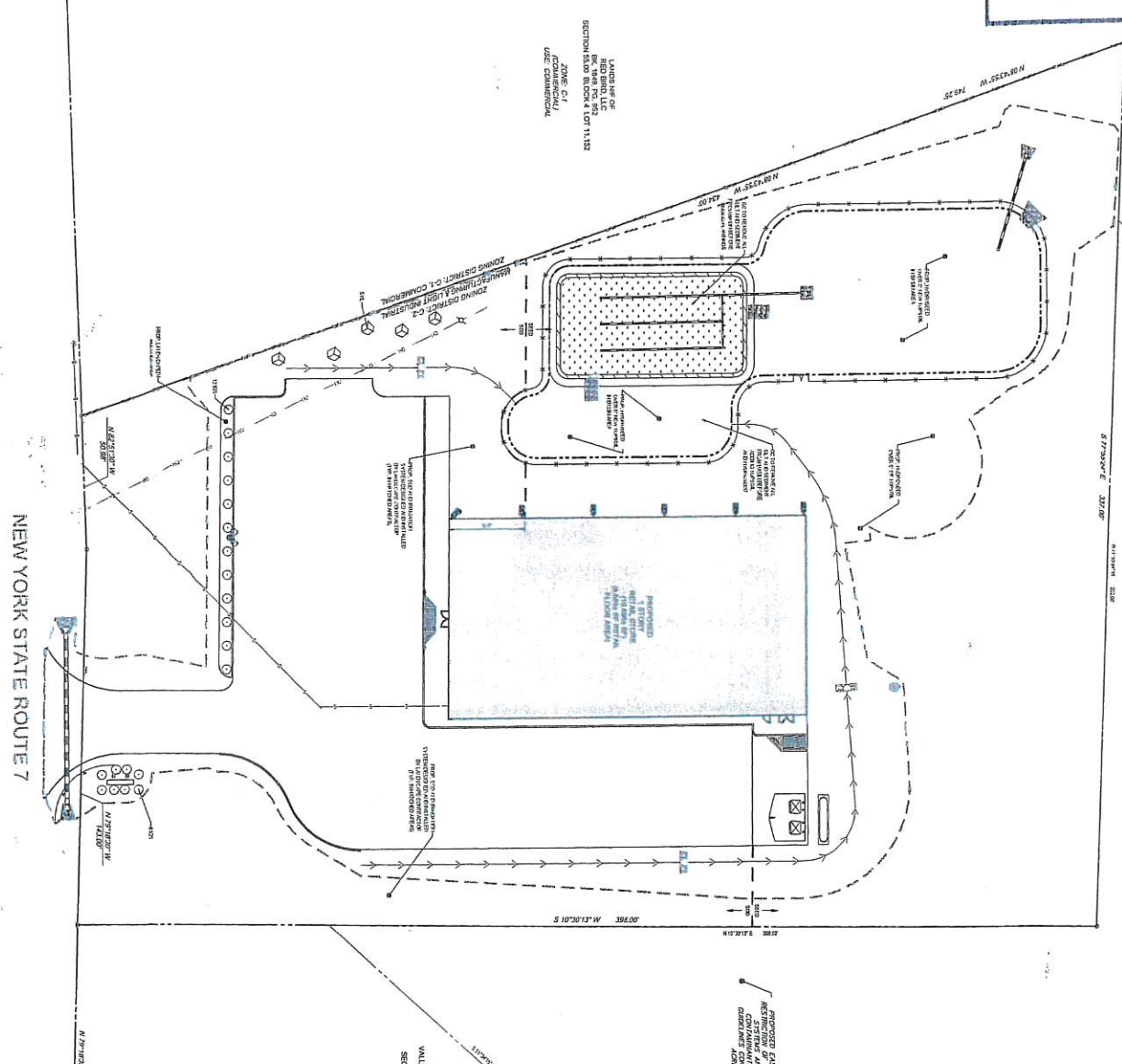
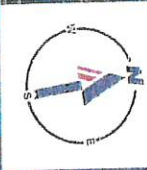
20. 08/11/2022

REVISION 2 - 2/2022

**C-601**

SOIL EROSION & SEDIMENT CONTROL PLAN





LANDSCAPE  
BOHLER LLC  
SECTION 53.00 BLOCK 4 LOT 11.2  
ZONE: C-1  
USE: COMMERCIAL

NEW YORK STATE ROUTE 7

REMAINING LANDS OF  
WALTER LANGRISH OF  
SECTION 53.00 BLOCK 4 LOT 11.2  
ZONE: C-2  
LANDSCAPING &  
USE: RESIDENTIAL

REVISIONS OF SHEETS SHOWN  
CONTAINING AND FOR NEW  
DIMENSIONS CONTAINING 1, 2, 4

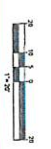
PERCENTAGE OF COMPLETION

DATE	DESCRIPTION	BY	DATE	BY	DATE	BY	DATE	BY
10/15/2024	ISSUED FOR PERMIT	BOHLER	10/15/2024	BOHLER	10/15/2024	BOHLER	10/15/2024	BOHLER

LANDSCAPE SCHEDULE

SHT.	REV.	QTY.	INDIVIDUAL NAME	COMMON NAME	SIZE	CONF.
Q	01	2	NY STATE ROUTE 7	NY STATE ROUTE 7	24"	24"
Q	01	2	NY STATE ROUTE 7	NY STATE ROUTE 7	24"	24"

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



**BOHLER**

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

REVISIONS

REV.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMIT
2	10/15/2024	ISSUED FOR PERMIT

**ISSUED FOR PERMIT**

PROJECT: PROPOSED SITE PLAN DOCUMENTS FOR PRIMAX PROPERTIES, LLC

PROJECTING ENGINEER: BOHLER LLC

DATE: 10/15/2024

**BOHLER**

177 CONVENT DRIVE WEST  
ALBANY, NY 12205  
PHONE: 518-435-2000  
WWW.BOHLER.COM

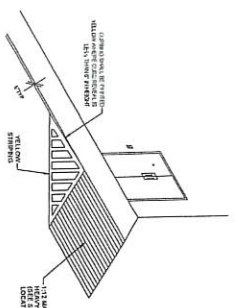
**W.D. GOEBEL**

LANDSCAPE PLAN

C-701

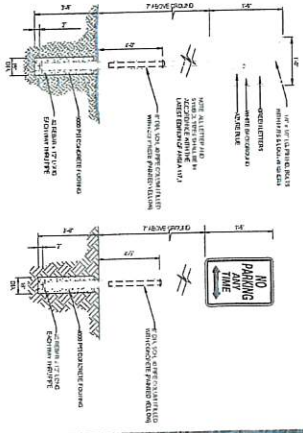
REVISION 2 - 10/15/2024





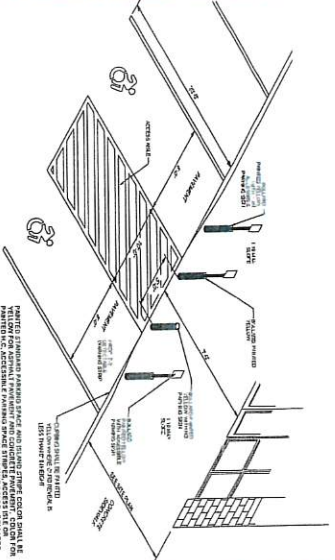
SERVICE RAMP DETAIL

N.T.S.



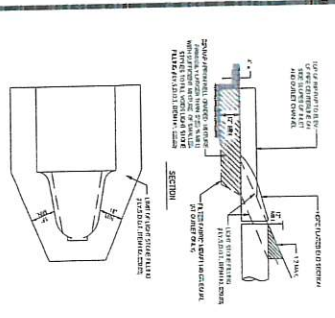
ACCESSIBLE / NO PARKING SIGN DETAILS

N.T.S.



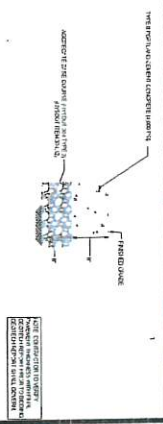
ACCESSIBLE PARKING & ACCESS AISLE DETAILS

N.T.S.



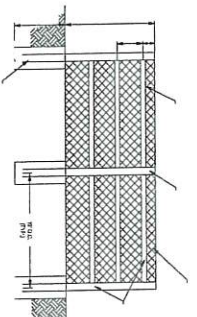
TYPICAL STORM SEWER END SECTION DETAIL

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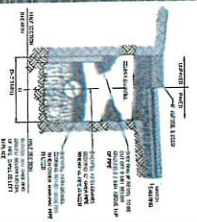
TYPICAL ON-SITE CONCRETE PAVEMENT DETAIL

N.T.S.



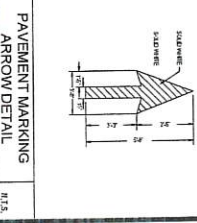
POST AND RAIL FENCE DETAIL

N.T.S.



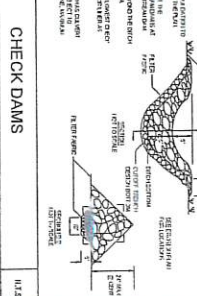
TYP. UTILITY TRENCH DETAIL

N.T.S.



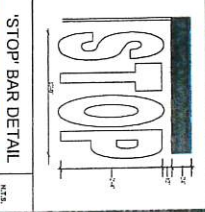
PAVEMENT MARKING ARROW DETAIL

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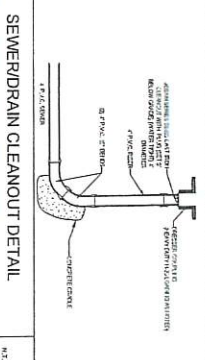
CHECK DAMS

N.T.S.



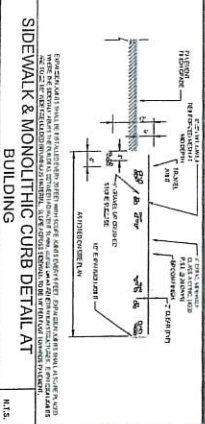
STOP SIGN

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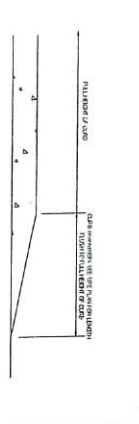
SEWER/RAIN CLEANOUT DETAIL

N.T.S.



TYP. ON-SITE ASPHALT PAVEMENT DETAIL

N.T.S.



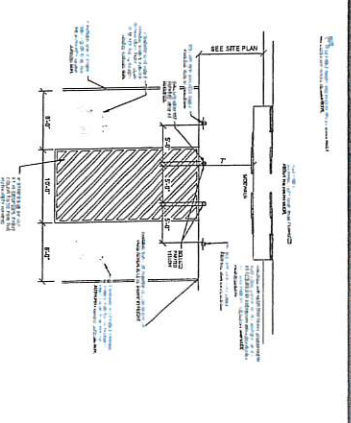
SIDEWALK & MONOLITHIC CURB DETAIL AT BUILDING

N.T.S.



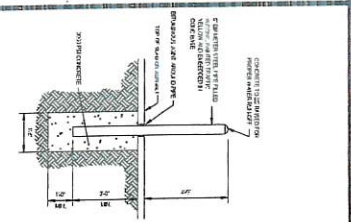
TRANSITION CURB DETAIL

N.T.S.



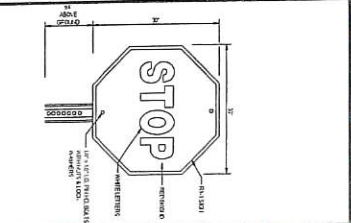
ACCESSIBLE PARKING DETAIL

N.T.S.



BOLLARD DETAIL

N.T.S.



HDPE STORM DRAINAGE TRENCH

N.T.S.

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

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/15/2024	PER TOWN COMMENTS	W.D.	W.D.
2	01/15/2024	REVISION NAME	W.D.	W.D.
3				

**ISSUED FOR PERMIT**

BOHLER ENGINEERING  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8888  
 FAX: 303.733.8889  
 WWW.BOHLENERG.COM

PROJECT:  
 PROPOSED SITE PLAN DOCUMENTS  
 FOR:  
 PRIMAX PROPERTIES, LLC  
 IMPROVED DEVELOPMENT  
 MAP: 65.80 BLOCK 4 LOT: 114  
 TOWN OF BOUNDARY SPRINGS,  
 SOUTHERN PLAINS COUNTY,  
 COLORADO

DATE:  
 01/15/24

BY:  
 W.D. GOEBEL  
 PROJECT ENGINEER

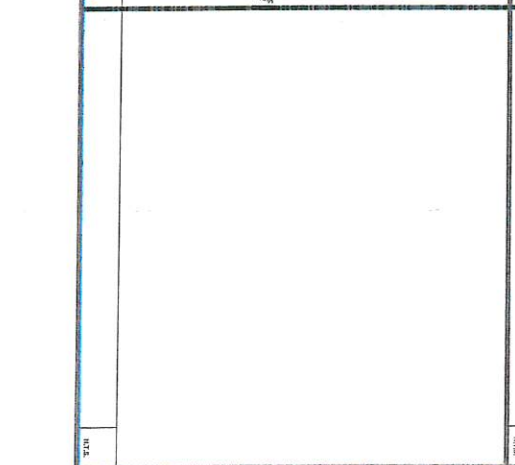
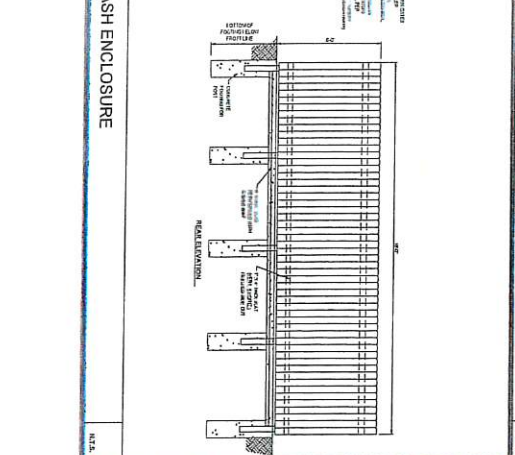
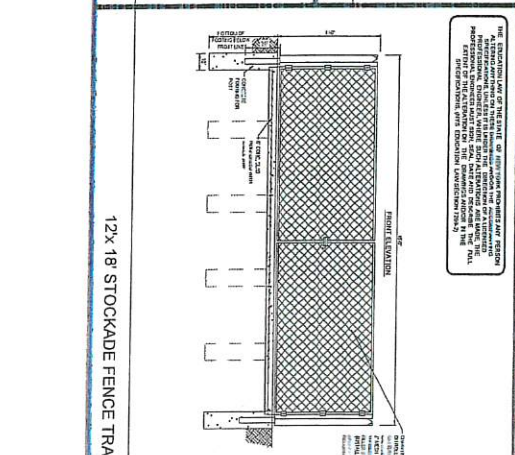
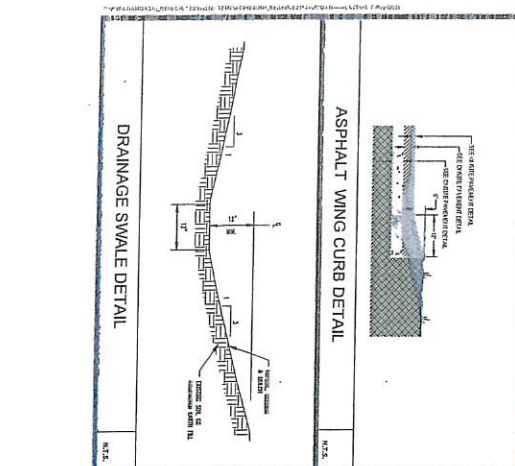
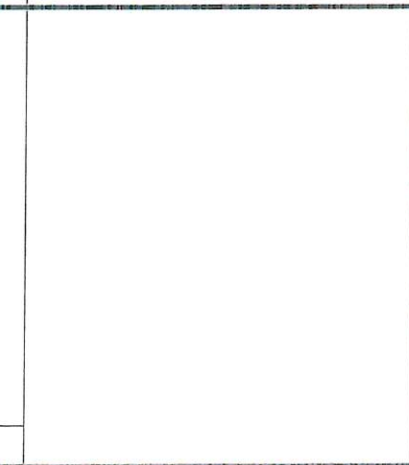
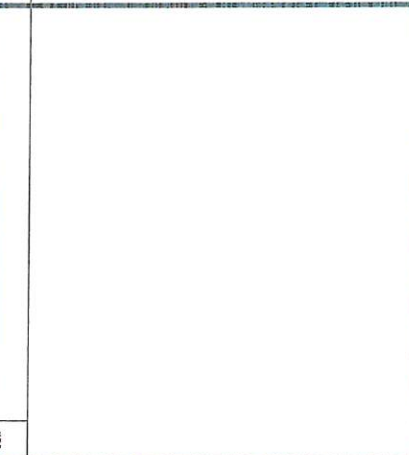
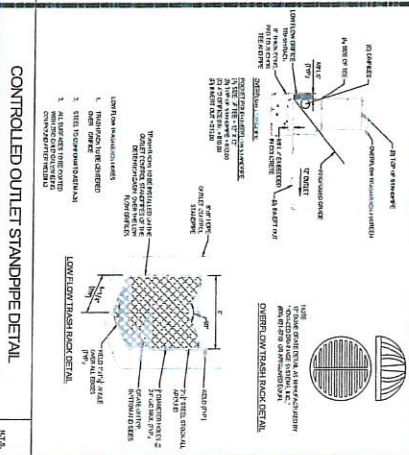
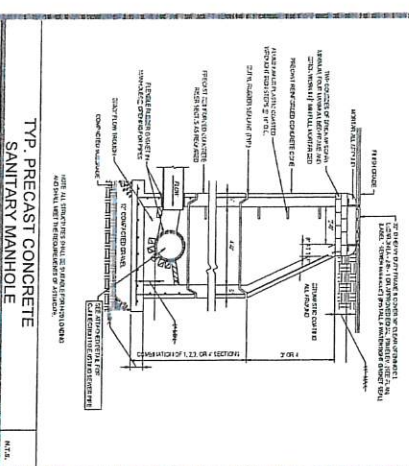
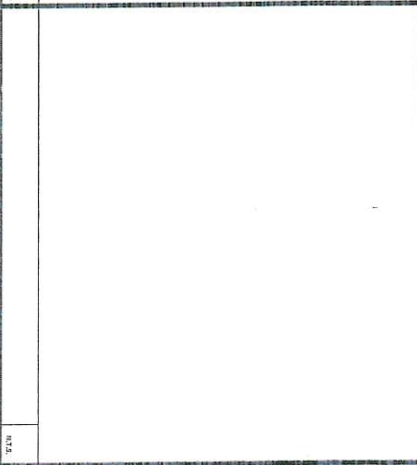
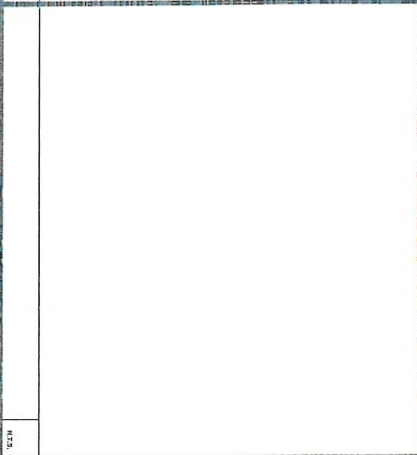
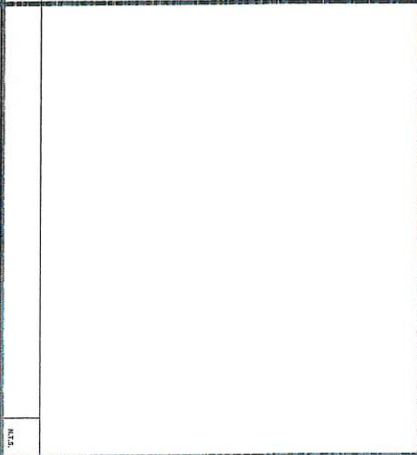
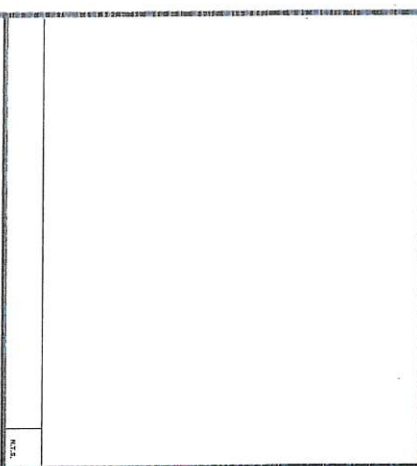
DATE:  
 01/15/24

BY:  
 W.D. GOEBEL  
 PROJECT ENGINEER

**W.D. GOEBEL**  
 PROJECT ENGINEER  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8888  
 FAX: 303.733.8889  
 WWW.BOHLENERG.COM

**C-901**

REVISION: 3 - 01/22/2024



REV#	DATE	COMMENT
1	20240115	ISSUED FOR PERMIT
2	20240115	REVISIONS

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

**ISSUED FOR PERMIT**  
 ALWAYS CALL 811  
 BEFORE YOU DIG. 876 876 876

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**PRIMAX PROPERTIES, LLC**  
 DEVELOPER

**BOHLER**  
 17 CONVENT DRIVE  
 WASHINGTON, DC 20005  
 PHONE: 703.441.4400  
 FAX: 703.441.4401  
 WWW.BOHLERENGINEERING.COM

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 14587  
 CIVIL ENGINEERING

**C-902**  
 DETAIL SHEET  
 REVISIONS: 2-2022





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](mailto: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](mailto:cmlodzianowski@bohlereng.com)  
[www.BohlerEngineering.com](http://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 Semitt, Planning Board Chairperson

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

Dear Members of the Planning Board:

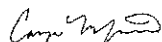
On behalf of our client, Primax Properties, LLC, we are pleased to submit this application package for Special Use Permit and Site Plan Review to the Town of Duanesburg Planning Board. A 2.5 +/- acre parcel has been subdivided for the subject project, from an existing 106.2 +/- acre lot. A 10,696 square-foot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

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

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

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

Sincerely,  
**BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE**



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

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

Revised 06/02/2020 -MD

**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](http://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  Lot/Line Adjust  
 Proposal: A 10,640 SF± square foot retail store is proposed on a 2.5± acre parcel of land. Associated access, utilities, signage, storm water and lighting are proposed.

Section 12.4 (28) of Zoning Ordinance.

Present Owner: Valley Mobile Home Court, LLC  
 Address: POB 130 House Cove NY Zip code: 12092  
 Phone # (required) 518 296 8373

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 # 55-50-4 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 Duanesburg to walk the property for the purposes of conducting a site review.

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

**ALL APPLICATION FEES ARE NON-REFUNDABLE!**

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

Approved  Disapproved  Refer to Code Enforcement Section \_\_\_\_\_ of \_\_\_\_\_ Ordinance

Planning Commission Comments: \_\_\_\_\_

\_\_\_\_\_  
 Planning Chairperson Date Code Enforcement Date



TOWN OF DUANESBURG

Application# \_\_\_\_\_

Agricultural Data Statement

Date: 5/31/22

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

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

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

NAME: <u>Putnam # 114</u> ADDRESS: _____ Is this parcel actively farmed? <u>YES</u> 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)

Reviewed by: Dale R. Warner Date: 4/22/22

Revised 4/4/17

FARM NOTE

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

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

NOTICE OF DETERMINATION  
of the Town of Duanesburg

Date of Determination 6/8/22

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

Applicant Bohler Engineering  
Address 17 Computer Dr.  
Albany NY 12205

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

Description of Project: Construct a retail store on vacant land

Determination: Special use permit + site plan approval

Reason supporting determination:  
Town of Duanesburg Zoning Ordinance adopted 6/11/15  
Section 12.4 (28) Section 3.5, 12.3 Adult 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

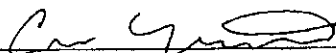
### Instructions for Completing

**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, NYS DOT, 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			

		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"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____				
10. Will the proposed action connect to an existing public/private water supply?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing potable water: _____ An on-site well is proposed.				
11. Will the proposed action connect to existing wastewater utilities?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____ An on-site septic system is proposed.				
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Primax Properties, LLC c/o Bohler Engineering</u> Date: <u>6/2/2022</u> Signature: <u></u> Title: <u>PROJECT MANAGER</u>		

## **WARRANTY DEED**

### **THIS INDENTURE**

Made the 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 6<sup>th</sup> day of May, 2021, and recorded in the Schenectady County Clerk's Office, on the 13<sup>th</sup> 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:*

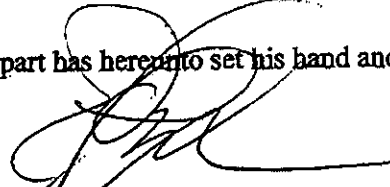
*First, That the party of the second part shall quietly enjoy the said premises;*

**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.:**

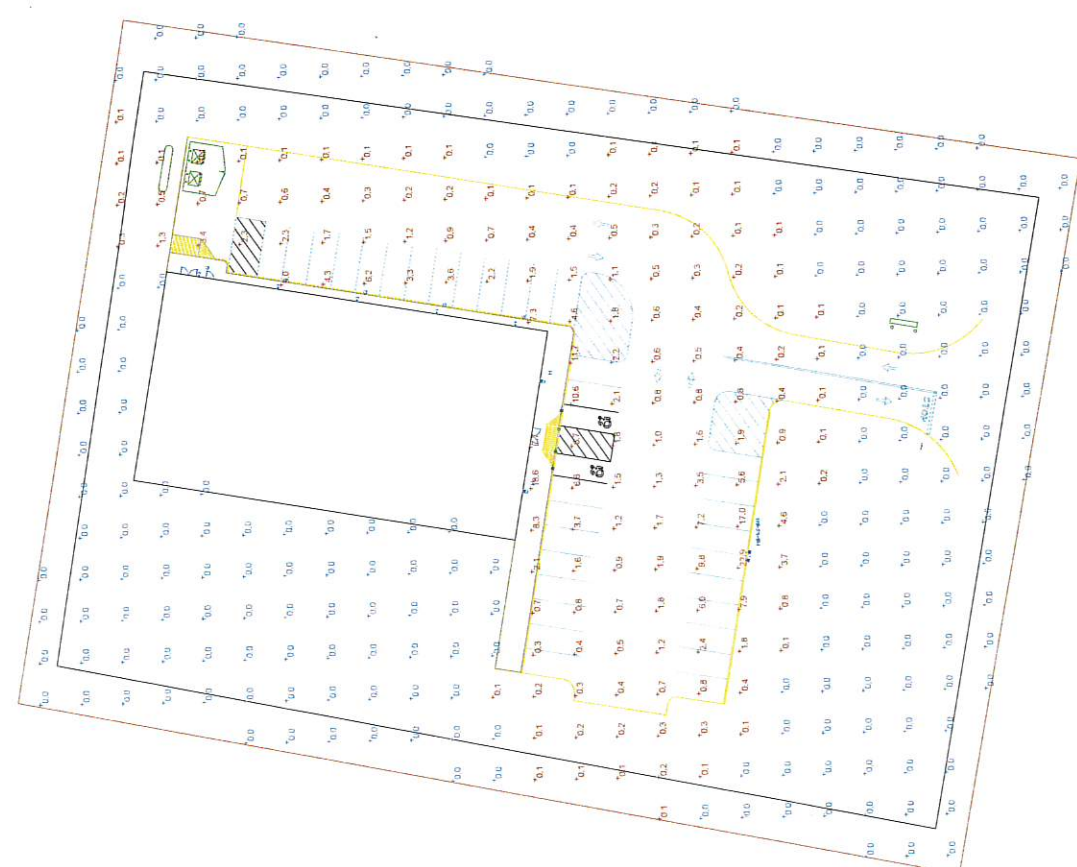
On the 16<sup>th</sup> day of November, in the year 2021 before me, the undersigned, personally appeared **ERIC J. DOLEN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged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



**NOTARY PUBLIC**

Record and Return to:

Shalini Natesan  
Notary Public, State of New York  
No. 02NA6313940  
Qualified in Albany County  
Commission Expires 10-27-20 22



**Luminaire Locations**

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

Symbol	Label	Quantity	Manufacturer	Description	Lumens Per Lamp	Wattage
△	G	5	SHENZHEN SIC OPTO ELECTRONIC CO.,LTD	SIC-FWP01-40CT4A1-40	4861	40.4
□	H	2	ASMAKT LIGHT CO., LTD	PRO-SG11-150WCT3A1	15704	153.3
□	HB-SS-BH	1	ASMAKT LIGHT CO., LTD	TWO PRO-SG11-150WCT3A1 WITH SHIELD	15704	306.6









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 Duaneburg  
Planning Board Minutes  
September 15<sup>th</sup>, 2022  
Draft Copy

RECEIVED  
SEP 30 2022  
TOWN OF DUANESBURG  
TOWN CLERK

**MEMBERS PRESENT:** Jeffery Schmitt- Chairperson, Michael Harris-Vice Chairperson, Elizabeth Novak (Via Zoom), Joshua Houghton, Michael Santulli, Matthew Hoffman, 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. Schmitt asked for the board to introduce themselves to the public: Jeff Schmitt- Chairman, Matt Hoffman- Planning Board Member, Teresa Bakner- Legal Counsel for the Planning Board, Josh Houghton- Planning Board, Michael Santulli- Planning Board Member, Mike Harris- Vice Chairperson, Elizabeth Novak- Planning Board Member, Dale Warner- Town Planner, Melissa Deffer- The Clerk.

**OPEN FORUM:**

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

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

Lynne Brunings located at 13388 Duaneburg Rd (**Please See Attachment**)

Jeanne Plauth located at 6265 Duaneburg Rd would like to know how many public hearings do you have to have for an application and is it to late to submit written comments to the Board?

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

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

**PUBLIC HEARINGS:**

**#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 Duaneburg Zoning Ordinance.

Schmitt/Houghton made a motion to open the public hearing for the **#22-11 Primax Properties, LLC c/o Bohler** application.

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

Mr. Chris Boyea a representative from Bohler gave his presentation to the Public.

Board Member Hoffman explained that the Board has received multiple concerns that there will be an access road to Depot Rd and asked Mr. Boyea to confirm to the public that there will be no access point from Depot Rd. Also, to confirm that the facility will connect to the municipal Sewer. Hoffman confirmed with Town Planner that it is a Town requirement that when extending public utilities, the utilities have to be extended to the far property line.

Chairperson Schmitt explained to the public that this project has been in front of the Board for several months and the applicant has been very thorough and complied with all the Board's requests for information. Also, the Board has received from the Clerk all the letters with questions, comments, and concerns from the residents and will take everyone of them into consideration.

Stephanie Yauchler located at 1443 Mudge Rd explained that she feels everyone has just heard about this project, but it's been in front of the Board for months and it sounds like the Board already has it all figured out and their opinion doesn't matter. Mrs. Yauchler expressed that she feels the people who live in the Town should be notified of when a project like this comes in front of the Board, and she should not have to find out the day of the public hearing on Facebook. Mrs. Yauchler also expressed that she does not want to have Duanesburg look like Rotterdam and feels it will ruin the community's character. There is a Dollar General right now the road 9 minutes away, go to that one, Mrs. Yauchler is opposed to this project in a county community. The Town does not have a police department, or a paid fire department and the rift raft will come from the city and the Town doesn't need that.

Town Attorney explained that the Town Zoning Ordinance that was adopted by the Town Board there is a particular notice requirement for public hearings for special use permits for in the Town of Duanesburg. The notices went out and the information has been available on the Town website and in the Townhall for several months. The way that the law is written for both the State law and at the Town level is the notice goes out at least 10 days before the public hearing and the Town is just following the laws. It all depends on how close you are to the property in question.

Eric Lussier located at 6560 Duanesburg Rd is a 2-year resident in the Town. Mr. Lussier would like to see more regarding where this going to be in reference to his property, and what he will see from his land. Mr. Lussier explained that this is not a place for a Dollar General, if you go in any direction, you will hit at least 6 other stores that people can go to. If this goes thru there will be a for sale sign in front of his house.

Yvonne Keller-Baker Located at 6425 Duanesburg Rd has been a resident for 12 years with ties to the school community and the speed zone turns to 35 mph in front of her house. the cars do more like 55-60 and it is a blind hill. The school will not let children on/off the bus there because of the danger. The speed zone is also not enforced. The noise is another issue, tractor trailers will be on the road more often and more traffic not doing the speed limit. There is a NYS daycare right up the road that will be even closer to the Dollar General and the traffic. This project will decrease the property values. Adding another well will impact the other residences. Mrs. Keller-Baker also has a very big concern with the sewer that will be connecting to the district. She lives at the bottom of the hill and is afraid if there is a back up the waste will affect her property. A retail store in a residential area where the sewage will be pumped from a point above hers to the low point back up to a high point. Everyone knows the sewer was put in because of all the back ups that happen at the

intersection. Mrs. Keller-Baker will be devastated if the beautiful view and more of the pine trees were taken down too because those trees were major snow barriers.

Mr. Boyea explained that there will be 1-2 tractor trailer deliveries a week during business hours, and it will be a drive-in site. The tractor trailer will be able to pull in off of route 7. The parking lot has been designed to be able to accommodate this truck to be able to drive into the parking lot and back up to the loading dock on the side of the building. The tractor trailer will then be able to drive straight out of the lot without having to back out onto route 7.

Board Member Hoffman explained that it is a gravity fed sewer tying into another gravity fed sewer.

Jeanne Plauth located at 6265 Duanesburg Rd would like for Mr. Boyea to show her on the presentation how the trucks will pull in and out on the plan.

Kerry Murphy-Ulstein located at 3905 Schoharie Tpke and has been a resident for 4 years now with 3 little children. They moved to this area from a very congested area to get some peace and quiet in the country. We love Duanesburg but the one complaint that her family has is the lack of availability of a healthy lifestyle. **(Please See Attachment)**

Eric Lussier located at 6560 Duanesburg Rd would like to know what our communities' concerns and opinions means here tonight because what it sounds like to Mr. Lussier is that a ribbon will be cut soon.

Town Attorney explained that the Board reads and listens to all the comments that residents make or write and in fact many projects that have come in front of the Board have been changed because of public comments. So, when the Board asks the residents to comment on the project, the Board is sincerely asking for input. There are issues that the residents may be aware of on or by the site that the Board does not know about.

Richard Schlierer located 119 North Ave and commented on Mr. Boyea comment about the number of tractor trailers that could have is irrelevant to how many we could have cause right now we don't. the number is still going to increase and that is unacceptable. The traffic is already horrendous, and this community does not have enough people to support this type of business with one already being 5 minutes down the road and 8 others within a 10-mile radius. Mr. Schlierer state that he will not patronize this place.

Vicki Schlierer located at 119 North Ave **(Please See Attachment)**

Craig Tripp located at 6360 Duanesburg Rd would like to know who the TDE is for this project. Mr. Tripp would like to know if all the documents are located on the town website and explained that he has the same concerns as the rest of the residence. The traffic safety is his major concern. Since the time that they have moved into their home they have seen 5 major car accidents. The site distance for the proposed driveway is not acceptable. Mr. Tripp would like to know if coordination with DOT has been done and NYSDOT's findings, and why is this application not a long EAF. Mr. Tripp would like to review the SWPPP and make sure no flooding will occur on any of his land. The wind break was taken down and now there is no barrier which is a concern. At nighttime a big concern is the lighting not only on the building but with car head lights from pulling in and out of the parking lot,

Town Attorney explained that the applicant has started the process with DOT. DOT comments are part of the record if Mr. Tripp or anyone else would like to view them. Also explained was that this application is an Unlisted action for SEQRA, and there was a lighting and business plan submitted to the Town that can be viewed as well.

Linda Them located at 6632 Duanesburg Rd has a main concern with the traffic. Mrs. Them explained that she has had to beg and plea with the Local Sheriff's office and State Police to get the speed reduced lower, is there anything else that can be done about the speeding or reducing the speed limit. Also, if you are going to go to Hannaford to go shopping why can't people just swing into the Dollar General across the street.

Town Attorney explained that Sheriff Jeraci goes to the Town Board meetings and any questions or concerns can be brought up to him at the Town Board meeting,

Jeanne Plauth located at 6265 Duanesburg Rd Stated she is opposed. Mrs. Plauth has the same concerns as the other residents do. When Mrs. Plauth received her public hearing notice it was on the weekend, but once it was Monday Mrs. Plauth went to the Town and the Planning Clerk laid out all the plans and explained everything that she could. Dollar Tree and Dollar General are owned by the same company. There will be 600 new stores opened by Dollar General by early 2022. Those stores mainly sell junk food and will put the mom-and-pop business out of business in our community. Dollar General is made up of with cheap labor, cheap products, and cheap materials. Is there going to be outside storage, being Mrs. Plauth does not want to look out her front window and see ice machines, beach balls, pool noodles, clothing racks, and chairs.

Board Member Harris read into the record Rebecca Evans Comments on behalf of Pine Ridge Dental that was submitted on zoom. **(Please See Attachment)**

Richard Schlierer located 119 North Ave stated that the Town does not need another Dollar General, the company does, and Mr. Schlierer does not want it.

**Santulli/Harris** made a motion to close the public hearing and will accept all written comments, questions and concerns regarding the **#22-11 Primax Properties, LLC c/o Bohler** application until Tuesday October 11<sup>th</sup>, 2022.

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

Mr. Boyea explained to the Board that they have submitted a concept plan to DOT . The feedback from DOT was they wanted site distances for the project. Bohler sent a survey crew to the site and submitted the results to DOT, and before any permit is issued DOT has to approve the site plan. Mr. Boyea explained that DOT has not approved this driveway as of yet, but they are in the process of reviewing the plan. No approvals will be given by DOT until the Planning Board approves the project which is considered to be phase 1 in the process. The lighting for the facility will be robust lighting that are goose neck lights downcast. There will be one pole light. The lights will be on the building as well as being downcast. For security and safety 10 percent of lights will be kept on but the other 90 percent will but shut off at night. Mr. Boyea would like to put on the record that this store will be built in a light manufacturing zoning district, every property around the property that they would like to build on is also in the same zoning district, it is not on the zoning line and it is zoned for what is being purposed. A typical home uses about 300 gallons of water a day and the Dollar General will only uses less than 100 gallons of water a day.

For the next meeting the board would like to see the following:

1. The traffic study submitted to DOT
2. Revisions to the landscaping plan
3. A delivery/garage removal schedule (times, days, frequencies)
4. Lighting plan
5. Outside storage plan (if there is one)

**Harris/Schmitt** made a motion to table the **#22-11 Primax Properties, LLC c/o Bohler** application until the October 20<sup>th</sup>, 2022, meeting.  
Harris yes, Schmitt yes, Hoffman yes, Houghton yes, Santulli yes, Novak yes. **Approved.**

**NEW BUSINESS:**  
None

**OLD BUSINESS:**

**#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. Doug Cole and Joe Bianchine, P.E was present during the meeting. The Board and Mr. Bianchine were not able to review the comment letter,  
**Schmitt/Houghton** made a motion to table the **#22-10 Kagas, Spiro** application until the October 20, 2022, Meeting.  
Schmitt yes, Houghton yes, Santulli yes, Harris yes, Hoffman yes, Novak yes. **Approved.**

**SKETCH PLAN REVIEW:**

**#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 Duanesburg 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 see the rest of the 170 acres to Helidaburg Reality. The 16 acres will have her house, pond, and barns still. Mr. Henry Whipple the potential buyer is not present at the meeting, but the Board asked if Mr. Whipple would come to the next meeting and explain what his potential plans will be with the remaining land.  
**Houghton/Hoffman** made a motion to table the **#22-16 Florio, Sam, and Suzanne. M** application until the October 20, 2022, Meeting.  
Houghton yes, Hoffman yes, Schmitt yes, Santulli yes, Harris yes, Novak yes. **Approved.**

**#22-17 Wilcox, Reginald:** SBL#75.00-2-15.211, (R-2) located at 11579 Duanesburg Rd is seeking a Lot Line Adjustment under Local Law #2 of 2017 of the Town of Duanesburg Subdivision Ordinance. Mr. Wilcox the current landowner and Mr. Nichols the recipient of the land were both present. Mr. Wilcox explained to the Board that the land that he owns across the road is useless to him and he would like to give it to Mr. Nichols to eventually put a garage on it. The Board did advise that there is a 50ft setback from the bank of the Normanskill Creek to where Mr. Nichols can build his garage. Also, there is a NYS DOT right of way that is consider the side yard and a variance will be needed by the ZBA in the future to build the garage as well.

**Harris/Schmitt** 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 no additional lots are being created as a result of the lot line adjustment. 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, Santulli yes, Schmitt yes, Hoffman yes, Houghton yes, Novak yes. **Approved.**

**#22-18 Carlson, Donald/Philip:** SBL# 32.00-1-6.3, (R-2) located at 1934 Braman Corners Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Phillip Carlson is the executor of estate and would like to subdivide 10 acres from the existing 97 acres that has a preexisting home and barn on it. Mr. Carlson plans to build a single-family home on the new parcel and would like to take the barn that's preexisting on property as well. The preexisting house will be part of the 87 acres, all buildings will meet the zoning setbacks.

**Harris/Santulli** made a motion that the Planning board determines that the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels. The Planning Board declares the proposed action to be further exempt from any further subdivision review pursuant to this article and refers the application to the Code Enforcement Officer to complete administration of the same.  
Harris yes, Santulli yes, Houghton yes, Hoffman yes, Schmitt yes, Novak yes. **Approved.**

**OTHER:**

Board Member Houghton would like to have the Code Enforcement Officer to follow up with Pat Waltz who in 2019 received a special use permit, and it looks to be that he is not following his landscaping plan that was approved.

**MINUTES APPROVAL:**

**Houghton/ Hoffman** made the motion to approve August 19<sup>th</sup>, 2022, Planning Board minutes with minor corrections.  
Houghton yes, Hoffman yes, Schmitt yes, Santulli yes, Harris yes, Novak yes. **Approved.**

**ADJOURNMENT:**

**Schmitt/Harris** made the motion to adjourn.  
Schmitt yes, Harris yes, Santulli yes, Houghton yes, Hoffman yes, Novak yes. **Approved.**

**Melissa Deffer**

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**From:** Kerry Murphy <murphy\_kb@hotmail.com>  
**Sent:** Thursday, September 15, 2022 6:50 AM  
**To:** Kerry Murphy; Melissa Deffer; Bill Wenzel  
**Subject:** No more Dollar Stores! Please and thank you!!

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

To Whom It May Concern:

I am a proud Duanesburg resident, mother of three young boys and a Physician Assistant. I am in constant awe of the beauty that surrounds us here and the serenity we are spoiled with on a daily basis. As a relatively new transplant in Duanesburg, I have lived many other places and here for just over four years, my biggest complaint is lack of access to healthy food and activities.

We have few to no side walks for safe walking or biking and a community center that has been closed for nearly three years. We have one grocery store that has no local competition for produce and already struggles to keep things fresh and priced appropriately. We have beautiful farm stands that, as we all know, are nailed up tight for most of the year for weather.

The introduction of Dollar Stores in rural America has been very clearly associated with deeper 'food deserts', worsening poverty and a severe decline in general health. These are things that will negatively impact our current community members but also keep away positive growth of future Duanesburg families and prospective residents. Not to mention making it increasingly difficult for our very valued small businesses to survive.

Please read the articles below for very clear analysis of the negative impact multiple dollar stores have on communities just like ours. There are currently 18 dollar stores within 16 miles of the proposed site - please keep our scenery clear of this mess.

Thank you kindly,  
Benjamin, Kerry, Noah, Spencer and Evan Utstein

<https://sites.lsa.umich.edu/mje/2020/11/18/the-paradox-of-economic-insecurity-caused-by-dollar-stores/>

<https://www.eater.com/23026173/dollar-store-general-food-deserts>

Cancel Change Route Route

From: Dollar

To: Pine Ridge Dental



- Dollar General**  
9.8 mi · 2001 Broadway, Schenectady · Closed
- Dollar Tree**  
13 mi · 3486 State St, Schenectady · Closed
- Dollar Tree**  
13 mi · 2080 Western Ave, Guilderland · Closed
- Dollar Tree**  
14 mi · 2309 Nott St E, Unit 305, Niskay... · Closed
- Dollar General**  
10 mi · 1225 Main St, Rotterdam Junction · Closed
- Dollar General**  
11 mi · 154 Sacandaga Rd, Scotia · Closed
- Dollar Tree**  
14 mi · 290 Saratoga Rd, Schenectady · Closed
- Dollar Tree**  
15 mi · 1892 Central Ave, Albany · Closed
- Dollar Tree**  
16 mi · 4930 NY-30, Unit 210, Amsterdam · Closed

Cancel Change Route Route

From: Dollar

To: Pine Ridge Dental



- Dollar General**  
5.6 mi · 3985 NY-30, Esperance · Closed
- Dollar General**  
9.4 mi · 805 Helderberg Trail, East Berne · Closed
- Dollar Tree**  
8.6 mi · 70 W Campbell Rd, Schenectady · Closed
- Dollar Tree**  
10 mi · 1409 Altamont Ave, Rotterdam · Closed
- Dollar General**  
9.8 mi · 2001 Broadway, Schenectady · Closed
- Dollar Tree**  
13 mi · 3486 State St, Schenectady · Closed
- Dollar Tree**  
13 mi · 2080 Western Ave, Guilderland · Closed
- Dollar Tree**  
14 mi · 2309 Nott St E, Unit 305, Niskay... · Closed
- Dollar General**  
10 mi · 1225 Main St, Rotterdam Junction · Closed

Richard and Vicki Schlierer  
119 North Ave.  
Duanesburg NY 12056  
September 15, 2022

**Comments to the Duanesburg Planning Board on Project #22-11 Primax Properties, LLC c/o Bohler**

Dear Duanesburg Planning Board:

Thank you for the opportunity to comment on the Proposed Dollar General on Rt 7. I was surprised by the assertion by the applicant in the Short Form Environmental Impact Statement ("SFEAF") that the project would be consistent with the predominant character of the area and that there would be no substantial increase in traffic (SFEAF Part 1, #6, 8a). I was further surprised that the Town as lead agency agreed with these statements (SFEAF Part 2 and 3).

There is no data provided on the potential traffic increase. Since Dollar General sees a need for another store only 6.5 miles from an existing Dollar General, and in fact there are 10 of Dollar Generals within 10 miles; they must be expecting enough customers to support this new store and the existing ones. How does that not result in a traffic increase? Further, there is no discussion of truck deliveries and the route those trucks will take. Logistically, truck deliveries will service both stores. The obvious route for those trucks is down Rt 7 to Rt 20 by the Stewarts. Rt. 7 between I-88 and the Stewarts is already traveled by a large number of 18-wheeler trucks daily. I counted the trucks that passed North Avenue and Rt. 7 between noon and 5 on Monday Sept. 12 – there were 28, none of which appeared to be obeying the 35 mph speed limit. Add the car traffic, again traveling well over 35 mph, and you have a road that simply already has enough traffic through a residential area. Add to that young children just recently moved into the neighborhood, the 30-year-old autistic man that frequently goes into Rt 7 to retrieve a basketball, and his father with dementia that also wanders, and this area is already a recipe for disaster without adding additional traffic. For this reason alone this project should at the least be deemed Significant and require the preparation of a Full Environmental Impact Statement.

Regarding the community character, as one drives from Rt 88 past the Valero, the area becomes residential. The dentist office is tastefully constructed to perfectly match in, and once past that you have houses. The drawing of the Dollar General with its bright yellow sign and asphalt parking for 70 cars does not depict a building that will fit in. The Esperance store has carts all over the parking lot; seasonal bargains in front of the store, and is generally messy and unkept. How can we expect any different? The Town's own Zoning Ordinance states that a Special Use Permit should only be granted if "...the character of the neighborhood and values of surrounding property is reasonably safeguarded..." While I understand that the Town would benefit financially from the presence of the retail store, there must be other retail, such as a locally owned small business, that could occupy this property without the visual and traffic impacts.

We moved here just over 3 years ago. Since then, I recall five new families moving in between Rt. 88 and the Stewarts on Rt. 7. We all moved from larger more developed areas to Duanesburg knowing full well we'd need to drive 15 minutes to the grocery store. It was a decision we made to live in this beautiful rural neighborhood. I ask that you please consider the real impacts of this project on the residents of Duanesburg and deny this Special Use Permit.

Respectfully submitted,

  
Richard Schlierer

  
Vicki Schlierer

Rebecca Evans Comments on behalf of Pine Ridge Dental:

I have a concern regarding traffic and speed as there have been several accidents where our business has lost power. As the traffic increases, these accidents will increase. I also have a concern about how the store will obtain employees and the operations of the business to keep the store functional since the dollar general in Esperance has difficulty obtaining and maintaining sufficient staff. I further have concerns about the health of our community with type of food Dollar General sells and how this will affect small business and small farm stands. Lastly, I have a concern about supporting such a large corporate business and how this will negatively affect the small businesses in the area.

PO Box 160  
Quaker Street, NY 12141

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

September 15, 2022

Re: Privilege of the Floor Comment July 21, 2022

Dear Jeffery Schmitt and the Planning Board,

Lynne Bruning 13388 Duanesburg Road. Please include my Privilege of the Floor statement and supporting documents in tonight's board meeting minutes as found on the town website.

Thank you for posting the planning board zoom logon information on the town board homepage. Posting on the home page is consistent with how the town board meetings are posted. It's easier to directly click the hot link and log onto the zoom meeting. This provides clarity for all town meetings and it provides for the residents with a user-friendly experience.

I have one question about tonight's agenda. It was posted on September 13 at 8:36 AM with over 100 pages of supporting documents. The agenda was revised September 14 at 12:58 PM and this version only contains two pages for the agenda, none of the supporting documents were provided.

Does the New York State Open Meeting Law require supporting documents and public hearing documents to be provided 24 hours before the meeting? And are supporting documents required to be posted on the town website with the agenda?

Thank you for your time and consideration.

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