

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teresa Bakner, Board Attorney
Chris Parslow, Town Planner
Carol Sowycz, Clerk



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

Town of Duanesburg
Planning Board Agenda
August 17, 2023

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

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

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

Topic: Town of Duanesburg's Planning Board Zoom Meeting

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

Meeting ID: 858 7403 2498

Passcode: 848175

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

Meeting ID: 858 7403 2498

Passcode: 848175

INTRODUCTION BY CHAIRPERSON JEFFERY SCHMITT:

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

PUBLIC HEARINGS:

#23-08P Chandler Jr., Robert: SBL#44.00-1-8.21, (R-2) located at 2978 Duanesburg Churches Rd is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance.

Comments: _____

#23-13 Northern Clearing Inc.: SBL#67.00-3-19.21, (C-2) located at 3851 Western Turnpike is seeking an amendment to a special use permit to allow accessory parking to accommodate 35 cars instead of the current 15, under Section 3.5.2(1) accessory structure or use.

Comments: _____

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NEW BUSINESS:

#23-15 Siddiqui, Mohammad: SBL# 76.00-1-12.32, (R-2) located at 5559 Schoharie Turnpike is seeking a special use permit for installation of a 3 KWH wind turbine for a single-family dwelling under the Town of Duanesburg Local Law #2 of the 2008 Wind Ordinance.

Comments: _____

#23-16 Balog, Chris & Nicole: SBL# 65.00-1-22.111, (C-1) located at 10057 Western Turnpike is seeking a special use permit to convert an existing commercial structure to a residential structure under section 11.4(9) Dwelling, Multifamily (10) Dwelling, Single Family, Consisting of a minimum gross floor area of 60 sq. ft., (11) Dwelling, two family.

Comments: _____

OLD BUSINESS:

#22-10 Kagas, Spiro: SBL#53.00-1-29.21, (c-1) located at 9938 Western Turnpike is seeking a special use permit for the accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance.

Comments: _____

SKETCH PLAN REVIEW:

Kruger Energy Inc.- Alexander Road Solar

Comments: _____

Parkview at Ticonderoga, LLC.: SBL#65.00-1-19.1(C-2) located at 9811-9515 Western Turnpike is proposing a multi-phased development that may include Retail, Professional Offices, Flex Warehouse space and Residential. Comments: _____

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Matthew Hoffman, Board Member
Michael Walpole, Board Member

Other:

Minute Approval:

June 15, 2023, PLANNING BOARD MEETING MINUTES:

Approved: Yes _____ No: _____

Comments: _____

Minute Approval:

July 20, 2023, PLANNING BOARD MEETING MINUTES:

Approved: Yes _____ No: _____

Comments: _____

ADJOURNMENT

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Terresa Bakner, Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Jonathan Lack, Vice Chair Member
Matthew Ganster, Board Member
Charles Leoni, Board Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Caitlin Mattos, Board Member



TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING
PLANNING BOARD
TOWN OF DUANESBURG**

PLEASE TAKE NOTICE, THAT THE PLANNING BOARD OF THE TOWN OF
DUANESBURG, NEW YORK, WILL MEET AT THE TOWN HALL IN THE TOWN
OF DUANESBURG, 5853 WESTERN TURNPIKE, ON **August 17, 2023** AT
7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE

APPLICATION OF:

#23-08P Chandler Jr., Robert: SBL#44.00-1-8.21, (R-2) located at 2978
Duaneburg Churches Rd is seeking a Major Subdivision under section 3.5 of the
Town of Duaneburg Subdivision Ordinance.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS

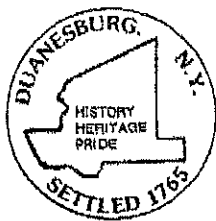
BY ORDER OF THE CHAIRPERSON
PLANNING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

Join Zoom Meeting <https://us02web.zoom.us/j/86499746075> Meeting ID: 864 9974 6075

Passcode: 130214 Dial in by Phone: 1-646-558-8656 Meeting ID: 864 9974 6075

Passcode: 13021

Nelson Gage, Zoning Board Chair
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TOWN OF DUANESBURG
SCHENECTADY COUNTY

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TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

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APPLICATION OF:

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Turnpike is seeking an amendment to a special use permit to allow accessory
parking to accommodate 35 cars instead of the current 15, under Section 3.5.2(1)
accessory structure or use.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS

BY ORDER OF THE CHAIRPERSON
PLANNING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

Join Zoom Meeting <https://us02web.zoom.us/j/86499746075> Meeting ID: 864 9974 6075

Passcode: 130214 Dial in by Phone: 1-646-558-8656 Meeting ID: 864 9974 6075

Passcode: 13021

DATE 07-20-2023

RE: Northern Clearing Inc. Business Plan update for current Special use permit.

For those who are unfamiliar with NCI, we've been on project here since 2021 working a 5-segment project a New York Article 7 project, nearly 100 miles. NCI's scope of work includes mowing, matting, access road building/maintenance, cleanup, and restoration of the project scope for a new power line project run by LS Power.

NCI continues to work out of our satellite location located at 3851 Western Turnpike in Duanesburg, NY. We've been operating since 2021 at this property owned by Howard Daigle. In accordance with our last meetings with the Township back in 2021 we would like to address at this time the Special use permit held for the Parking lot running parallel on property to Hwy 20 (Western Turnpike).

Currently the special use permit in place allows per Howard's Business Plan to have 15 vehicles parked permanently in this area, which we recently were informed of by Township representatives. Unfortunately, NCI was also not informed by Howard who had been contacted by Township representatives that the limit had been exceeded. Upon NCI being notified through a third party, NCI immediately contacted the township and brought our use into agreement with the current 15 vehicle limit immediately.

NCI would like to address the use of this area and is requesting a special use be granted for NCI workers' personal vehicles only to be used between the hours of 5:00 a.m. until 6:00 p.m. for day use temporary parking for our staff that would include 35 personal vehicles/day use only in this lot as a permanent location for continued use. NCI also requests that "temporary use" of 35 parking spots be granted during the review process of this temporary use permit change.

If there are any concerns that the board would like to see surrounding the use of this space for parking NCI is open to addressing those concerns timely and fully to make any new transition of this space utilization seamless to our surrounding community and neighbors. Use of this space keeps our employee's vehicles safe and secure during their long workdays and allows for us to have our other work areas on property safer by being organized, clutter free and drive areas to remain clear and easy to access for our incoming equipment and deliveries.

NCI is a family-owned company that has strong core values that we can insure you will apply to our everyday operations in your community.

Best Regards,

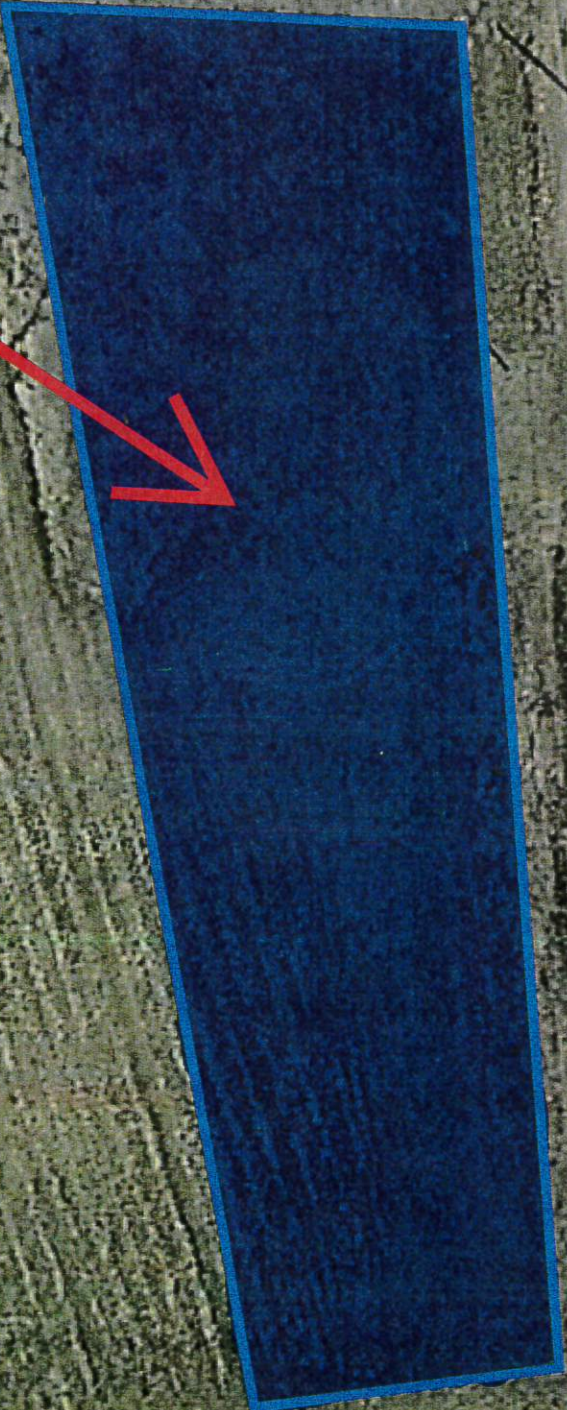
Scott Greschner – Project Manager- NCI
Cell: 715-209-1579
sgreschner@northernclearing.com

Sty Rd

Western Turnpike

20

Western Turnpike



CURRENT LOT AREA IN DISCUSSION

Google

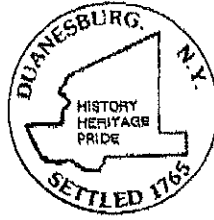








Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Terresa Bakner, Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

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APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

CHECKLIST OF REQUIRED INFORMATION:

- Tax Map ID #, Zoning district & Fire District
- Current Original Deed
- NYS Survey (L.S. & P.E.) (If applicable)
- North Arrow, scale (1"=100')
- Long EAF <http://www.dec.ny.gov/cafnapper/>
- Boundaries of the property plotted and labeled to scale, any existing public roads.
- Existing Structures, Dimensions and Uses.
- Distance from tower or panels to nearest residence.
- Property owners within 500ft. of boundary labeled.
- Setback distances from proposed structure.
- Locations of all above and below ground utility lines, as well as transformers, interconnection point with transmission lines.
- Any ancillary structures or facilities, i.e. fencing, access roads, storage and maintenance unites etc.
- Proposed make, model, picture and manufacturer's specifications of the proposed Wind Turbine and/or Solar Panels, with noise decibel data and all MSDS information.
- Lighting plan including FAA review for structures equal to or greater than 200ft. above ground.
- Operation and maintenance plan
- Other requirements
- Buffer/ Screening
- Decommissioning plan (if applicable)
- Sound analysis (if applicable)
- Noise monitoring plan. (post construction)
- Lot Coverage
- Height, Glare

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

Date 8/7/23

Signature of Owner (S) if different from Applicant

Application type: Wind Energy Facility (larger than or equal to 100 kilowatts.) Solar Energy System Major
 Small Wind Energy Facility (less than 100 kilowatts) Wind measurement tower.
 Proposed action is: New Modification or alteration

Proposal: INSTALL 3 KWH WIND TURBINE FOR SINGLE FAMILY DWELLING FOR USE IN ONLY SINGLE HOME.
 _____ of _____ Ordinance.

Property Owner: MOHAMMAD SIDDIQUI (AS APPEARS ON DEED!!)
 Address: 5559 SCHOHARIE TWP Zip code: 12053 Phone # (required) 518-630-2040
 Applicants Name (if different): _____ Phone# (required) _____

Location of Property (if different from owners) _____
 Tax Map # 70.00-1-12.32 Zoning District R-2

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

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

ALL APPLICATION FEES ARE NON-REFUNDABLE!
 (For office use only)

Application fee paid: _____ Check# _____ Reviewed By _____ Date _____
 Approved Disapproved Section _____ of _____ Ordinance

Planning Commission Comments: _____

 Planning Board Chairperson Date

Agricultural Data Statement

Date: 8-7-2023

ORIGINAL

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

Applicant	Owner if Different from Applicant
Name: <u>Mohammed W SIDDIQUI</u> Address: <u>5559 Schoharie Turnpike</u> <u>Duaneburg NY 12053</u>	Name: _____ _____ _____

- Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
- Description of proposed project:
3 KW Wind Turbine
- Location of project: Address: 5559 Schoharie Turnpike
Tax Map Number (TMP) 76.00-1-12, 32
- Is this parcel within an Agricultural District? YES NO (Check with your local
- If YES, Agricultural District Number D assessor if you do not know.)
- Is this parcel actively farmed? YES NO
- List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>John E. James Jr.</u> ADDRESS: <u>Chadwick Rd</u> <u>Duaneburg NY</u> Is this parcel actively farmed? YES <u>NO</u>	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES <u>NO</u>	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO

Mohammed W Siddiqui
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: 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.

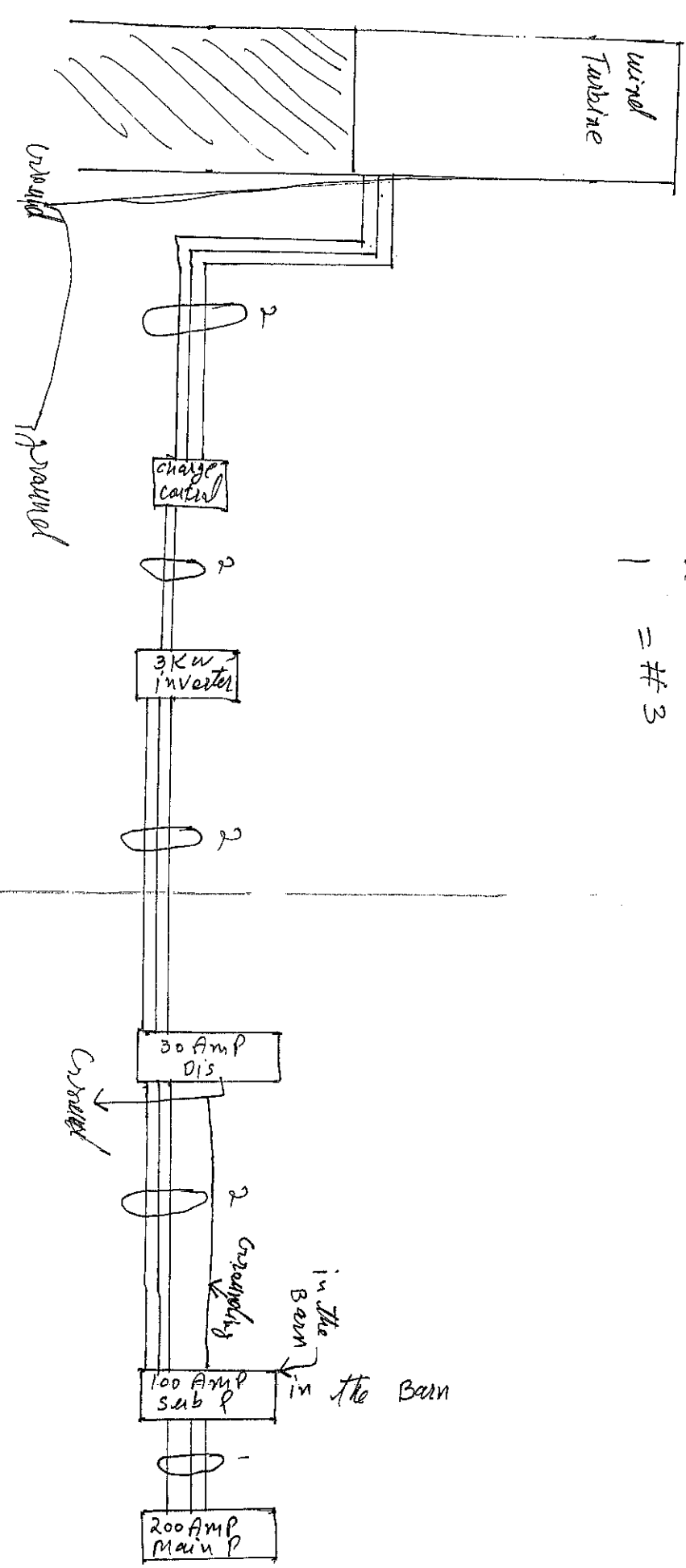
wire schedule

Ground = #8

2 = #10

1 = #3

ORIGINAL



- STONE WALL
- UTILITY POLE
- BURIED UTILITY
- BUILDING SET BACK LINE
- WIRE FENCE LINE

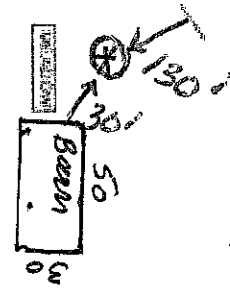
 ORIGINAL

INTERSTATE 88

06-3572-3 50x150

06-3572-4 50x150

9.39 ACRES



06-3572-2 200' x 200'

GIUSEPPE AND IRI
LIBER 2057
TAX PARCEL

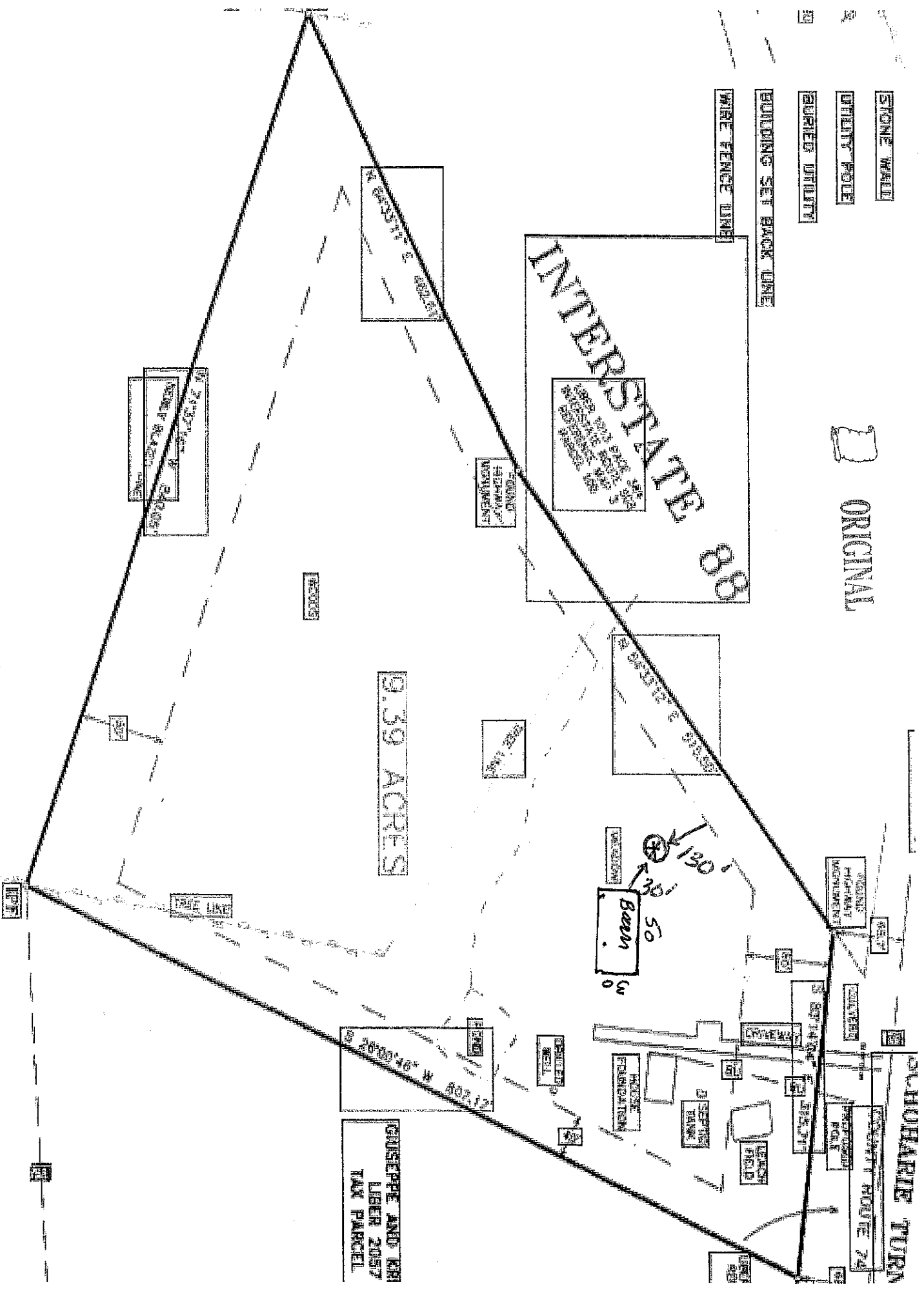
06-3572-1 200' x 200'

REMAINING LANDS OF
JOHN E. AND CHERYL J. JAMES
FIELD 1000 DIRT RD

100'

100'

ALHOUARIE TURN
FOUNTAIN ROUTE 74



Designed in
California

Assembled in
London

TESUP

"WIND POWER NOW AT
YOUR DOORSTEP."

ATLASX7

ATLASX7

ATLASX7

Vertical Axis Wind Turbine



TESUP

ORIGINAL

Nelson Gage, Zoning Board Chair
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TOWN OF DUANESBURG
SCHENECTADY COUNTY

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Daniel Boggs, Board Member
Caitlin Mattos, Board Member



ORIGINAL

CHECKLIST OF REQUIRED INFORMATION:

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

- Septic system: Soil Investigation completed?
- Sewer System: Which district?
- Basic SWPPP (1± & <5)
- Full Storm Water Control Plan (5acres or more)
- Storm Water Control Plan
- Short or long EAF www.dec.ny.gov/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 8/4/23

Application type: Major Subdv Minor Subdv Special Use Permit Site/ Sketch Plan Review LotLine Adjust
Proposal: Convert existing structure (commercial) to a residential property.

Section _____ of _____ Ordinance.

Present Owner: Christopher L. Balog
Address: Nicole M. Balog (AS APPEARS ON DEED!)
Phone # (required) 518-384-4847 Zip code: 12053

Applicants Name (if different): _____ Phone# (required) _____
Location of Property (if different from owners) _____
Tax Map # 65.00-1-22.111 Zoning District C1

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 of Owner(S) and/or Applicant(S) _____ Date 8/4/23

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

ORIGINAL

Agricultural Data Statement

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

Applicant		Owner if Different from Applicant	
Name: <u>Christopher and Nicole Balog</u>	Name: _____	_____	
Address: <u>10057 Western Lake Delanson NY 12053</u>	_____		

- Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
- Description of proposed project:
To convert an existing commercial structure to a residential structure for use as an in-law apartment.
- Location of project: Address: 10057 Western Lake Delanson NY 12053
Tax Map Number (TMP) 65.00-1-22.111
- 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: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO

Signature of Applicant: [Signature] 8/4/23

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.

REMAINING LANDS OF BAUM

N 80° 05' 00" W

459.28'

LANDS of Soucy (1503/635)

72,575 sq. ft.
1,666 acres

AREA- 145,225 sq. ft.
3,334 acres

stonewall

506.27'

60.0'

342.75'

- 78
- 80
- N 08° 57' 34" E 82
- 84
- 86
- 88
- 90
- 92 91.5' + chain link fence 91.7

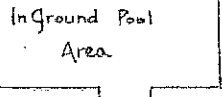
C.I.R.S.

S 80° 27' 46" E
176.00'

stonewall

well

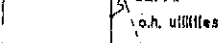
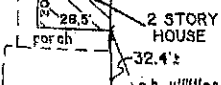
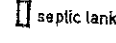
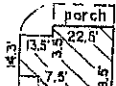
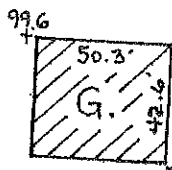
94.7



ASSUMED ELEVATION 100.0

wall

driveway



gravel

N 08° 57' 34" E

24.00'

370.97'

S 80° 05' 00" E

394.97'

N 15° 00' 49" E

291.00'

C.I.R.S.

edge of p...

177.31' TO CENTERLINE OF GAGE RD.

U. S. ROUTE 20 (WESTERN TURNPIKE)

Nelson Gage, Zoning Board Chair
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Carol Sowycz, Clerk
Terresa Bakner, Attorney



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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Region 4
1130 North Westcott Road, Schenectady, New York, 12306-2014
Phone: (518) 357-2045
www.dec.ny.gov

VIA ELECTRONIC MAIL

8/15/2023

WishyWashCarAndTruckCentre@yahoo.com

RECEIVED

AUG 17 2023

Spiro L. Kagas
Owner, **Ultimate Wishy Wash Car & Truck Centre**
889 Esperance Road
Esperance, NY 12066

TOWN OF DUANESBURG
TOWN CLERK

Re: Ultimate Wishy Wash Car & Truck Centre
Ultimate Wishy Wash Car & Truck Centre, NY0122891
SPDES Permit Application
Response due: October 1, 2023

Dear Spiro Kagas:

On July 17, 2023, NYSDEC sent a letter informing you that your SPDES permit application was incomplete. That letter required a sampling plan be submitted by August 1, 2023, and sampling results and additional information requested to be submitted by October 1, 2023. NYSDEC received your reply dated July 27, 2023, which satisfies the response to the specific application item issues and additional information requested in the July 17, 2023, letter. The July 27, 2023, response, however, did not include a sampling plan and requested a waiver for sampling for several parameters.

The waiver was requested for flow, the PFAS parameters in Table A Section 2 of the application form, and 1,4-Dioxane. The reason cited by the permittee was "pollutants are not believed to be present and were not previously requested to be tested by NYS DEC." In accordance with *TOGS 1.3.13 Industrial Permitting Strategy for Implementing Guidance Values for PFOA, PFOS, and 1,4-Dioxane*, as a car wash, the Ultimate Wishy Wash Car & Truck Centre is expected to discharge PFAS and 1,4-Dioxane; however, since the NY-2C application form did not contain PFAS and 1,4-Dioxane at the time of the original Request for Information, the sampling is not required for the application and the waiver request for PFAS and 1,4-Dioxane is granted. However, PFAS and 1,4-Dioxane sampling will be included in the next permit issued for the Ultimate Wishy Wash Car & Truck Centre in accordance with the implementation plan for TOGS 1.3.13. While a waiver was requested for the flow data, the flow data was provided; therefore, the waiver is not granted. The future permit might also require limits and sampling for new parameters, in addition to existing ones, and at a higher frequency than the current permit requires, and in addition to the PFAS and 1,4-Dioxane sampling.

The July 27, 2023, letter states "In the future the owner intends to install a fourth tank...so that all water will be recycled. At that time, the discharge to the pond will be removed and the



Department of
Environmental
Conservation

Ultimate Wishy Wash Car & Truck Centre

Ultimate Wishy Wash Car & Truck Centre, Schenectady County
NY0122891

Page 2 of 2

tank outlet sealed". NYSDEC is supportive of this plan; however, at this time, the permit review process is underway, and a complete application is needed to review and renew the permit for this facility. **By October 1, 2023**, the permittee must either: 1) submit the sampling results for Tables A – C, sampled in the final tank, prior to discharging into the pond; or 2) submit documentation that progress is being made to terminate the discharge.

An electronic fillable version of all the NY-2C application form can be found here: <https://www.dec.ny.gov/permits/6304.html>

Please submit either the sampling results or documentation of progress toward the discontinuance of the discharge electronically to SPDESApp@dec.ny.gov by **October 1, 2023**.

As a reminder, if you chose to update your system to a closed loop system and discontinue discharge, you will need to follow the closure requirements for disposal systems at 6 NYCRR Part 750-2.11, which would allow you to terminate your SPDES permit. In that case, additional sampling of the discharge to the pond would not be required. If the bay expansion moves forward as part of a current direct discharge facility, in accordance with 6 NYCRR 750-2.10, the final permit must be issued before approval of any design documents can occur and before construction can begin. Again, if a zero discharge system is installed, eliminating any discharge, then an individual SPDES permit would no longer be required.

If you have any questions regarding this letter, please contact Catherine Winters, at 518-357-2044 or Catherine.Winters@dec.ny.gov.

Sincerely,



John Weidman, P.E.
Regional Water Engineer

ec: ABD Engineers & Surveyors LLP, Joseph Bianchine (joe@abdeng.com)
NYSDEC, Permit Writer (Catherine.Winters@dec.ny.gov)
NYSDEC Region 4, Regional Permit Administrator (Kate.Kornak@dec.ny.gov)
NYSDEC Division of Environmental Permits (Michael.Schaefer@dec.ny.gov)



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

July 19, 2023

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

**Re: Town of Duaneburg
Wishy Wash Site Plan & Special Use Permit Review
Amendment #3 for Engineering Services**

Dear Mr. Schmitt:

As you know, our proposal for the above project review was executed on June 24, 2022 and the escrow account for the project was established in the amount of \$3,375.00. Amendment #1 was executed on October 12, 2022 for additional work associated with review of materials from a prior Planning Board review of the project and issues regarding site runoff that have developed (\$2,200.00). A second amendment was executed on February 7, 2023 for an additional \$3,650.00 to review additional submittals of revised plans and reports. PRIME AE was provided with a July 17, 2023 submission of new materials for review which will require additional effort above the previously approved escrow amount provided by the developer. PRIME AE, therefore, proposes the following scope of work for this Amendment #3:

- Additional technical and administrative support to the Planning Board.
- Technical review of one (1) revised submission including 7/17/2023 ABD response letter, 7/17/2023 SWPPP, 7/17/2023 Site Plan, and 5/16/2023 FEAF.
- Review of car wash water treatment changes and SPDES permit modification.
- Review of pond dredging and materials disposal.
- Attend up to two (2) additional Planning Board meetings for the project.
- Review of a final submission to confirm Conditions of Approval have been met and provide a final sign-off letter.

We propose to provide these additional services for a fee not to exceed \$4,950.00, for a total of \$14,175.00 for this project. Our work will be billed monthly on a percentage complete basis. Our original Terms and Conditions for this contract will remain in effect for this amendment.

A separate amendment for construction phase engineering and inspection services, including attendance at the preconstruction meeting, can be provided upon request.

If this amendment #3 proposal is acceptable, please execute the signature block below and return to us.

Sincerely,

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

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

cc: William Wenzel, Supervisor



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

AGREED TO BY TOWN OF DUANESBURG:

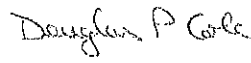


William Wenzel, Supervisor

DATE:

7/27/23

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

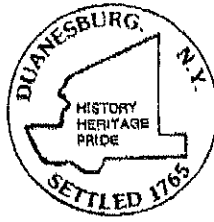


Douglas P. Cole, P.E., Senior Director of
Engineering - NY

DATE: 7/19/2023



Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Terresa Bakner, Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Jonathan Lack, Vice Chair Member
Matthew Ganster, Board Member
Charles Leoni, Board Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Caitlin Mattos, Board Member

Carol Sowycz

 ORIGINAL

From: Dominick Arico <aricoassociates@gmail.com>
Sent: Tuesday, August 8, 2023 2:44 PM
To: Carol Sowycz
Cc: Matthew Bond; Michael Frenette; Oliver Crighton; Dan; Anthony Stephan
Subject: Re: Solar application

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.

Carol,

Below is a list to date we have for discussion with the planning board. Thanks for your attention to this matter and we look forward to further discussions at the August 17th meeting.

1. Array setback east boundary along Alexander Road. Based on definition we interpret the two properties along Alexander Road as a "participating landowner" and therefore meets the 200 ft setback requirement. Looking for confirmation.
2. If the interpretation of the setback is not correct, can a waiver be issued in place of a variance?
3. What specifically should the landscaping plan include at this point in the application? Are species and counts required?
4. What areas require screening? Is this based on visuals from adjacent properties and/or right-of-ways?
5. Our analysis is to provide a SWPPP based on existing conditions. Please confirm this and if there are any other matters to be considered in our evaluation.
6. What are the tree clear cut rules and how will they be applied in this case? What is considered contiguous? Does there have to be a certain amount or size of trees to be considered?
7. Since the site is already cleared, the remaining trees to be removed will not be more than 20,000 sf of contiguous area.

Thank you for taking these questions prior to the meeting. If we have anything further, we will forward, or bring them to the meeting.

Dom

On Wed, Aug 2, 2023 at 10:21 AM Anthony Stephan <Anthony.Stephan@kruger.com> wrote:

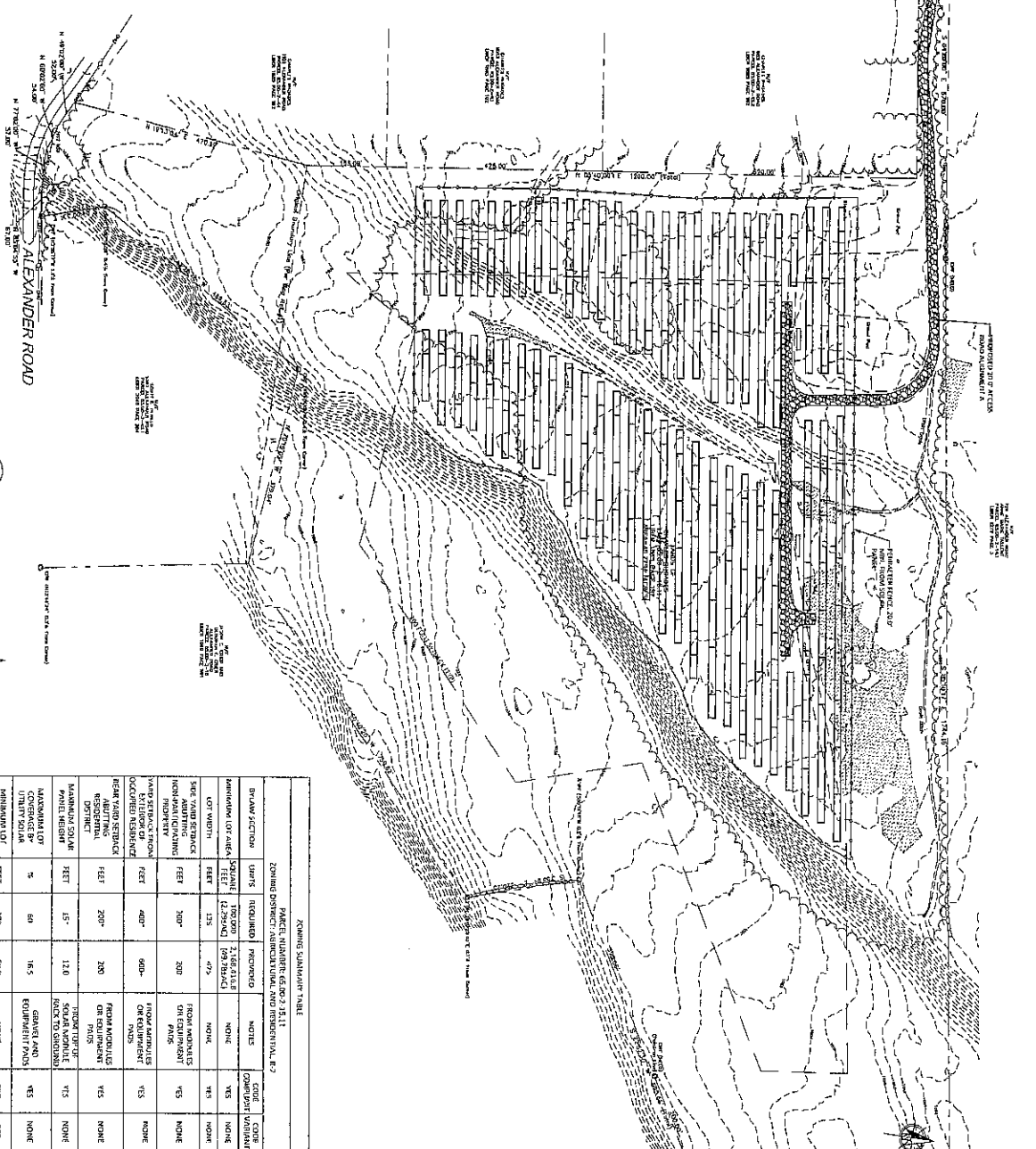
Carol:

Good morning. Yes, please add Kruger Energy to the agenda for the August 17th meeting. We revert with questions.

Thank you.

From: Carol Sowycz <CSowycz@duanesburg.net>
Sent: Wednesday, August 2, 2023 8:50 AM

ALEXANDER ROAD

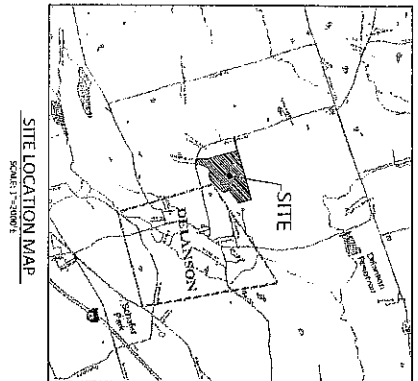


1 OVERALL SITE PLAN
SCALE: 1" = 100'

ROWING SUBMITTAL TABLE

BASED UPON THE 2011 ZONING ORDINANCE, CHAPTER 222, ARTICLE 10, SECTION 10.1.2

DRAWING ACTION	DATE	REQUIRED	PROPOSED	NOTE	GRID	CODE
APPROVAL FOR AREA	11/11/11	170,000	1,168,718	NONE	YES	NONE
LOT WIDTH	FEET	125	475	NONE	YES	NONE
SOIL VIBRO STACK NON-HAZARDOUS PROPERTIES	FEET	300"	300"	FROM INDULGES OR ESSENTIAL USES	YES	NONE
VIBRO STACK FROM OCCUPIED RESIDENCE	FEET	400"	600"	FROM ADJACENT OR ESSENTIAL USES	YES	NONE
NEAR VIBRO STACK ADJUTING DISTANCE	FEET	200"	300"	FROM ADJUTING OR ESSENTIAL USES	YES	NONE
MINIMUM SOAK PAVEMENT DISTANCE	FEET	15'	17.0'	TWO FEET FOR EACH SIDE OF ROAD	YES	NONE
MINIMUM SOAK PAVEMENT DISTANCE	FEET	60	18.5	GENERAL AND EQUIPMENT PAVES	YES	NONE
MINIMUM LOT WIDTH	FEET	200	600	NONE	NO	180



SITE LOCATION MAP
SCALE: 1" = 1/2 MILE

THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT IS THE SET OF DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

C100
SHEET 1 OF X

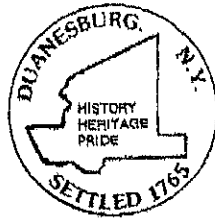
EXISTING CONDITIONS PLAN
PROPOSED PV PLANT - 909 ALEXANDER RD
KRUGER ENERGY, L.P.
TAX MAP ID: 65.00-2-15.11
SUNNYSIDE COUNTY NEW YORK
DATE: 11/11/11
SCALE: AS SHOWN

Barber Engineering
PO Box 454 - Nassau, New York 12123
T: 518.931.4099 - E: design@barbereng.com
STORMWATER INSPECTION AND ENGINEERING

ARICO ASSOCIATES ENGINEERS LAND PLANNERS & CONSULTANTS
1407 Route 9 - Bldg 2, Suite 6
CLIFTON PARK, NY 12065
aricoassociates@gmail.com

Kruger Energy

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Terresa Bakner, Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Jonathan Lack, Vice Chair Member
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Daniel Boggs, Board Member
Caitlin Mattos, Board Member

TOWN OF DUANESBURG



ORIGINAL

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

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

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

Applicant:

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

Plans Prepared by:

Name Environmental Design Partnership, LLP
Address 900 RT 146, Clifton
Park, NY 12065
Telephone (518) 371-7621

Owner (if different):

Name _____
Address _____
Telephone _____

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

Ownership intentions, i.e., purchase options

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

Location of site
9811-9815 Western Turnpike, Duaneburg, NY 12053

Section 65.00 Block 1 Lot 19.1

Current zoning classification Manufacturing Light Industrial, C-2

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

Proposed use(s) of site

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

Total site area (square feet or acres) 87.75 acres

Anticipated construction time TBD

Will development be phased? Yes

Over →

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

Light Industrial / Commercial/Undeveloped

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

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

Residential, Commercial,
undeveloped lands, wetlands

Estimated cost of proposed improvement \$ TBD

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

TBD

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

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

(Use separate sheet if needed)

Subdivision or the Creation of up to 11 Lease Parcels that will include the following:

Lot 1- Retail, 10,000± SF Building, parking and outdoor storage areas

Lot 2- Commercial/Professional Office, 36,000± SF Building, Parking areas

Lot 3- Commercial/Professional Office, 40,000± SF Building, Parking areas

Lot 4- Warehouse/Flex Space, 40,000± SF Building, Loading Docks and Parking areas

Lot 5- Warehouse/Flex Space, 20,000± SF Building, Loading Docks and Parking areas

Lot 6- Warehouse/Flex Space, 40,000± SF Building, Loading Docks and Parking areas

Lot 7- Existing 30,000± SF Warehouse/Flex Space Building to remain, Loading Docks and Parking area upgrades

Lot 8- (2) Warehouse/Flex Space, 40,000± SF Building and 30,000± SF Building, Loading Docks and Parking areas

Lot 9- Single Family Residential, House size and Number of stories TBD, driveway

Lot 10- Single Family Residential, House size and Number of stories TBD, driveway

Lot 11- Existing 40,000± SF Warehouse/Flex Space Building to remain, Loading Docks and Parking area upgrades

Project Narrative

PARKVIEW AT TICONDEROGA, LLC

MIXED-USE SUBDIVISION LAYOUT

NYS ROUTE 20

Town of Duaneburg

Schenectady County, New York

August 2023

Prepared By:

The Environmental Design Partnership, LLP

900 Route 146

Clifton Park, NY 12065



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment



1.0 INTRODUCTION AND BACKGROUND

The attached sketch plan represents a concept for a commercial, industrial and residential development located on the southeastern corner of NYS Route 20 and Gage Road. The 89.24-acre property is located within the Town of Duanesburg and has a tax map identification number of 65.00-1-19.1.

The plan illustrates the general intent of the site development concept and the configuration for the major elements of the proposed design. The Concept, Site Plan Application, and Agricultural Data Statement were compiled in accordance with the Manufacturing and Light Industrial District from Section 12 of the Town of Duanesburg Zoning Ordinance.

The general topography of the site slopes from east to west towards Gage Road. United States Army Corps of Engineers (USACE) wetlands run east to west through the site. Portions of those wetlands will be disturbed to allow access through the site. Disturbances would be limited to the narrowest portions of the wetlands and culverts would be provided to preserve the existing hydrology. There are no FEMA Floodplains within the parcel area.

The Applicant and property owner is Parkview at Ticonderoga, LLC. The overall character of the surrounding area is generally residential with some commercial businesses along Route 20. The property consists of a large brush area with some mature trees to the eastern side of the property. One industrial facility with a storage building has been located on the site since before 1985. Jamaica Millworks has been operating out of the industrial facility since 2010 and Lucia Specialized Hauling has also been operating out of the industrial facility since the mid 2000's, as well as other business utilization of the light industrial storage use. The applicant is looking to develop the remaining portions of this property into a mixed-use commercial/industrial park.

The attached plan illustrates a conceptual full buildout design that subdivides the parcel up to 11 lots that would retain the existing 30,000 SF storage building. Additionally, the plan would create a 10,000 SF retail space, 2 commercial/professional office spaces with total floor areas of 36,000 SF and 40,000 SF, 6 flex warehouses varying in size from 20,000 SF to 40,000 SF, and 2 single family lots along Gage Road. As interested future tenants come forward, user-specific building sizes and layouts would be developed and presented to the Town Planning Board for site plan approval. This conceptual sketch plan is included to depict a possible full-buildout of the property and provide the basis for a full-buildout review to expedite site plan approvals and avoid segregation under the State Environmental Quality Review Act.

2.0 ZONING

The Property is zoned a Manufacturing and Light Industrial District C-2. Bulk standards within the C-2 zoning district include a minimum lot size of 100,000 SF with a minimum depth and width of 200-feet. Additionally, there is an 80-foot front yard setback, a 40-foot side yard



setback (80-foot side yard setback on the corner lot); and an 80-foot rear yard setback. The maximum building coverage allowed under C-2 zoning is 50% and a maximum building size of 40,000 SF. Building height cannot exceed 42-feet in the zone. The proposed concept plan meets or exceeds the required bulk standards.

3.0 PARKING

According to the zoning code, it is required to have 1 parking space per every 180 SF of total floor area for retail buildings; 1 parking space per every 1,000 SF of total floor space for warehouses; 1 parking space per every 250 SF of total floor area for office buildings; 2 parking spaces per single family dwelling. The retail building lot includes the required number of parking spaces. Each of the office lots contain the minimum required amount of parking spaces for a building size of 40,000 SF. The warehouse lots all contain at least the minimum required spaces for the varying building footprints. The existing storage building incorporates the surrounding impervious area to provide the minimum number of required spaces. Each of the single-family dwellings also have more than 2 parking spaces.

4.0 ACCESS / DRIVEWAY LOCATION

There are two (2) driveways proposed on New York State Route 20 for ingress and egress. The primary access point to the site is located 825 feet west of the intersection of Route 20 and Gage Road. The main retail store access point is also located on Route 20 just west of Gage Road. Five (5) driveways are proposed on Gage Road for multiple uses. The primary ingress and egress points for a proposed warehouse, the existing warehouse, a secondary access road to the site, and the two single-family homes are all located along Gage Road. The proposed curb cuts along Route 20 would need to be reviewed and approved by the New York State Department of Transportation (NYSDOT). Upon commencement of the detailed design phase of this project, a commercial driveway permit application will be submitted to the NYSDOT for review and approval.

5.0 STORMWATER

The project would disturb greater than one acre and would be subject to the New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-20-002). A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for the project during detailed design. Stormwater would be managed on-site.

6.0 WATER AND SANITARY

The property is not currently served by public water or sewer. The applicant is proposing to install wells and septic systems on-site.



7.0 COMPREHENSIVE PLAN

The following is recommendations and goals from the Town of Duanesburg Comprehensive Plan that support the development of the parcel:

1. *Commercial and Residential Development Objective – Creating deeper roadside zones to encourage centers of development and discourage strips.*
 - To support eliminating trips along main routes within the town this design centralizes development in the site rather than along Route 20. The various proposed lots will be accessed by an interior road which pulls traffic away from Route 20 and Gage Road.
2. *Commerce and Industry – Preserve and strengthen the Town’s local employment opportunities and services and expand commercial property tax.*
 - The proposed development of commercial offices, multiple warehouses, and a retail space would create opportunities for local businesses to expand their existing operations, as well as entice businesses out of the area to migrate or expand into the area with the project’s location on Route 20 with a short drive to access Interstate 90.
3. *Commerce and Industry – Mixed Use Commercial Park Objective: Consider permitting mixed-use commercial/retail/small warehousing park development.*
 - The Comprehensive Plan includes the proposed property as an opportunity to create a mixed-use commercial park, which is the proposed project.
4. *Natural Resources – Steep Slopes Preservation Objective: Preserve steep slopes and ridge lines.*
 - Slopes in the development areas of the parcel are below 15%
5. *Schenectady County Metroplex Service District*
 - The project is located within the Metroplex District whose mission is to “enhance the long-term economic vitality and quality of life in Schenectady County by cooperative, purposeful actions and investments within the Metroplex corridor”. The proposed project would aid in that mission by expanding job opportunities in the area and increase the tax revenue received by the Town and the Schenectady County Metroplex Service District as well.

TOWN OF DUANESBURG

Application# _____

Agricultural Data Statement

Date: _____

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

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

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:
Applicant is proposing a multi-phased development that may include Retail, Professional Offices, Flex Warehouse space and Residential.
3. Location of project: Address: 9811-9815 Western Turnpike, Duaneburg, NY 12053
Tax Map Number (TMP) 65.00-1-19.1
4. Is this parcel within an Agricultural District? YES NO (Check with your local assessor if you do not know.)
5. If YES, Agricultural District Number _____
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

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


Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: Dale R. Warner

Date

Revised 6/30/08

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

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Overall Site Plan Development for Parkview at Ticonderoga, LLC		
Project Location (describe, and attach a general location map): The southeast corner of Western Ave (NYS Route 20) and Gage Road		
Brief Description of Proposed Action (include purpose or need): The Applicant is proposing a multi-phased development that may include a subdivision or creating lease parcels that will include Retail, Professional Offices, Flex Warehouse space and single family residential.		
Name of Applicant/Sponsor: Parkview at Ticonderoga, LLC		Telephone:
		E-Mail:
Address: 885 Rt 67		
City/PO: Ballston Spa	State: NY	Zip Code: 12020
Project Contact (if not same as sponsor; give name and title/role): Anthony Guidarelli - Representative		Telephone: 518-857-0541
		E-Mail: anthony@buildgci.com
Address: 885 Rt 67		
City/PO: Ballston Spa	State: NY	Zip Code: 12020
Property Owner (if not same as sponsor): Same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board (sketch plan, site plan, and subdivision)	8/7/2023
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board (Section 239 Realty Subdivision)	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSOPRHP (Historical Site), NYSDOH (Water Supply)	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (SWPPP, SPDES Permit, Sewer), NYSDOT (Curb Cut)	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	ACOE (Wetlands)	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

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

If Yes, identify the plan(s):

- C.3. Zoning**
- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2 Manufacturing Light Industrial
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes, Yes No
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Duanesburg Central School District
- b. What police or other public protection forces serve the project site?
New York State Police, Schenectady County Sheriff
- c. Which fire protection and emergency medical services serve the project site?
Delanson Fire Department
- d. What parks serve the project site?
None

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, Industrial, and Commercial
- b. a. Total acreage of the site of the proposed action? _____
 b. Total acreage to be physically disturbed? 89.27 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±46.5 acres
 _____ 89.27 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes, Yes No
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential, Industrial, and Commercial
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? Up to 11
 iv. Minimum and maximum proposed lot sizes? Minimum 100,000SF Maximum TBD
- e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes: _____ months
 • Total number of phases anticipated 11
 • Anticipated commencement date of phase I (including demolition) TBD month TBD year
 • Anticipated completion date of final phase TBD month TBD year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Phases will be constructed based upon the market demands once project is approved

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	0	0	0	0
At completion of all phases	2	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

- i. Total number of structures 10
- ii. Dimensions (in feet) of largest proposed structure: 42 height; TBD width; and TBD length
- iii. Approximate extent of building space to be heated or cooled: 40,000 square feet (maximum one building)

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

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: Rainwater
- iii. If other than water, identify the type of impounded/contained liquids and their source. Surface Water Runoff
- iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres
- v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth moving construction equipment will be utilized to create the final earth fill stormwater area

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): PSS1E as identified on MWI Wetland Mapper. Other wetlands on-site were field delineated

alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The current plan proposes to construct a permanent paved road across the wetlands delineated on-site with a culvert to facilitate the existing flow of water through the wetlands.

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

If Yes, describe: Wetland sediment disturbed by the culvert will be placed within the culvert with a depth of 6" min.

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

If Yes:

- acres of aquatic vegetation proposed to be removed: 0.10
- expected acreage of aquatic vegetation remaining after project completion: 5.40
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Road crossings
- proposed method of plant removal: Excavation
- if chemical/herbicide treatment will be used, specify product(s): _____

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

Embedded culvert to facilitate existing flowpaths remain after construction is completed

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

Wells

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

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

If Yes:

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

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

Sanitary wastewater

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

If Yes:

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

• Do existing sewer lines serve the project site? Yes No

• Will 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):

Separate private septic systems

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

Liquid wastes will be collected in on-site septic systems

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources: _____

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

On-site stormwater management facilities

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

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

landfills, composting facilities)?

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

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

If Yes:

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

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

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

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: _____

TBD

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

Local Utility Company

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

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

i. During Construction:

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

ii. During Operations:

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

operation, or both?

If yes:

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

Mechanical construction equipment during work hours 7am - 7pm Monday through Saturday

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

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

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Lights typical of commercial and residential settings that includes parking area lighting, walkway lamps, and building sconces. Height TBD

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally describe proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: _____ TBD tons per _____ TBD (unit of time)
- Operation : _____ TBD tons per _____ TBD (unit of time)

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

- Construction: On-site Commingling
- Operation: On-site Commingling

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

- Construction: Local hauling company
- Operation: Local hauling company

If Yes: Yes No

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

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

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

- a. Existing land uses.
- i. Check all uses that occur on, adjoining and near the project site.
- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): _____
- ii. If mix of uses, generally describe:
Industrial facility located on a mainly rural non-developed site

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±7.41	±26.0	+18.59
• Forested	±72.67	±34.71	-34.71
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±3.63	±19.85	+16.22
• Agricultural (includes active orchards, field, greenhouse etc.)	±0	±0	±0
• Surface water features (lakes, ponds, streams, rivers, etc.)	±0.16	±0.16	±0
• Wetlands (freshwater or tidal)	±5.40	±5.30	-0.1
• Non-vegetated (bare rock, earth or fill)	±0	±0	±0
• Other Describe: _____	±0	±0	±0

c. Is the project site presently used by members of the community for public recreation? 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):

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ +6 feet On-site test pits of upland areas

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

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

Silt loam	98.9 %
Rock Outcrop	1.1 %
_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ 6 feet On-site test pits of upland areas

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

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 66.7 % of site
 10-15%: _____ 15.3 % of site
 15% or greater: _____ 18.0 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name 879-11 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name ACOE Federally Regulated Wetlands Approximate Size 5.40
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

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

Squirrel

Deer

Chipmunk

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

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

Northern Log-eared Bat & Monarch Butterfly

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

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

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

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

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

If Yes, provide county plus district name/number:

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

i. If Yes: acreage(s) on project site? 19.0 AC

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

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

which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?

If Yes:

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

ii. Name: Halladay Farmhouse, on an adjacent site

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name D. Brien Ragone

Date August 7, 2023

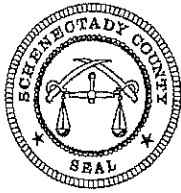
Signature



Title Landscape Architect (LA #002135)

PRINT FORM

OFFICE OF THE SCHENECTADY COUNTY CLERK



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

Maryellen Brehm

Alicia Godlewski

Jeffrey Morrette

Carla Saglimbeni
Deputy County Clerks

Cara M. Ackerley
County Clerk

Instrument Number - 201950169

Recorded On 11/4/2019 At 9:39:45 AM

* Instrument Type - DEED

* Book/Page - DEED/2023/456

* Total Pages - 4

Invoice Number - 1029286 User ID: LPD

* Document Number - 2019-4692

* Grantor - 500 DUANESBURG ROAD LLC

* Grantee - PARKVIEW AT TICONDEROGA LLC

*RETURN DOCUMENT TO:

DRIVER GREENE LLP

228 CHURCH ST

SARATOGA SPRINGS, NY 12866

* FEES

NY REALTY TRANSFER TAX	\$4,000.00
NY LAND SUR	\$4.75
NY E & A FEES	\$241.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$45.00
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
TOTAL PAID	\$4,315.00

TRANSFER TAX

Real Estate Transfer Tax Num - 1309

Transfer Tax Amount - \$ 4,000.00

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

C. Ackerley

Cara M. Ackerley
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

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

INSTRUMENT NUMBER - 201950169



CT19-02448 D/A

WARRANTY DEED

THIS INDENTURE, Made this 1st day of November, Two Thousand Nineteen.

BETWEEN 500 DUANESBURG ROAD, LLC, a New York limited liability company, with a mailing address of 1363 Giffords Church Road, Schenectady, New York 12306, party of the second part; and,

PARKVIEW AT TICONDEROGA, LLC, a New York limited liability company, with a mailing address of 885 Route 67, Ballston Spa, New York 12020, party of the second part,

WITNESSETH that the party of the first part, in consideration of -----ONE AND NO/100 (\$1.00) DOLLAR----- lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its or successors and/or assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Duanesburg, County of Schenectady and State of New York, and known and distinguished on the general map or plan of the subdivision of said Town as Lot No. 231 and bounded on the east by lands of George Liddle; on the South by lands of Matthew Rector, and on the West and North by the public highway, containing 104 acres or thereabout.

Excepting from the above the following parcels:

Premises conveyed to Donald R. Smith and Estella Smith, his wife, by Elton Fisher and Nellie Fisher, his wife, by Warranty Deed dated March 20, 1948 and recorded March 20, 1948 in the Schenectady County Clerk's Office in Liber 576 of Deeds at Page 406.

Premises conveyed to the Town of Duanesburg by Jamaica Builders Supply Corp. by Quit Claim Deed dated August 31, 1971 and recorded October 18, 1971 in the Schenectady County Clerk's Office in Book 951 of Deeds at Page 206.

Premises conveyed to David N. Mosher by Jamaica Builders Supply Corp. by Bargain and Sale Deed dated December 30, 1975 and recorded January 2, 1976 in the Schenectady County Clerk's Office in Book 993 of Deeds at Page 1038.

Premises conveyed to Alexander Stevenson and Mary J. Stevenson, his wife, by Jamaica Builders Supply Corp. by Bargain and Sale Deed dated August 1, 1977 and recorded August 2, 1977 in the Schenectady County Clerk's Office in Liber 1009 of Deeds at Page 331.

Premises conveyed to John Showerman and Caren C. Showerman, his wife, by Jamaica Builders Supply Corp. by Bargain and Sale Deed dated June 15, 1978 and recorded June 16, 1978 in the Schenectady County Clerk's Office in Book 1017 of Deeds at Page 1025.

Premises conveyed to Lance A. Manus and Wendy L. Manus, his wife, by Jamaica Builders Supply Corp. by Bargain and Sale Deed dated July 8, 1978 and recorded July 10, 1978 in the Schenectady County Clerk's Office in Book 1018 of Deeds at Page 822.

191
6500
PARTS A
TAX PARCEL
SEC. LOT

Premises conveyed to Ronald Baehr and Lillian Baehr, his wife, by Jamaica Builders Supply Corp. by Quit Claim Deed dated August 15, 1981 and recorded October 2, 1981 in the Schenectady County Clerk's Office in Book 1049 of Deeds at Page 570.

Premises conveyed to Scott W. Lundetedt and Sandra K. Lundetedt or the survivor of them, by Jamaica Builders Supply Corp. by Covenant vs. Grantor Deed dated July 31, 1973 and recorded August 1, 1973 in the Schenectady County Clerk's Office in Book 970 of Deeds at Page 946.

Subject to an easement to the Niagara Mohawk Power Corporation dated July 25, 1979 and recorded October 9, 1979 in Book 1031 of Deeds at Page 495.

BEING the same premises conveyed to the party of the first part, by a deed from Joseph Lucarelli, dated January 3, 2006, and recorded in the Schenectady County Clerk's Office on April 12, 2006, in Book 1731 of Deeds at Page 647.

Subject to any and all enforceable covenants, restrictions and easements of record; and any state of facts which an inspection and/or accurate survey may show.

This conveyance is made with the unanimous consent of the grantor's member in its normal course of business and does not constitute all or substantially all of the assets of the limited liability company.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and/or assigns forever.

And the party of the first part covenants as follows:

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

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

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

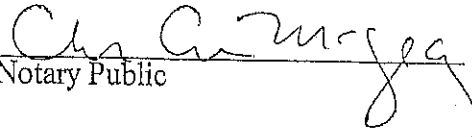
IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized member this 1st day of November, Two Thousand Nineteen.

500 DUANESBURG ROAD, LLC

BY: 
JOSEPH LUCARELLI, MEMBER

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

On the 1st day of November, 2019, before me, the undersigned, a notary public in and for said state, personally appeared **Joseph Lucarelli**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

RECORD AND RETURN

=====

Driver Greene LLP
228 Church Street
Saratoga Springs NY 12866

CHERI ANN MCGEARY
Notary Public, State of New York
No. 01MC6038407
Qualified in Albany County
Commission Expires March 13, 2022

DEED Book 2023 Page 459
Doc No 2019-4692

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Terresa Bakner, Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Jonathan Lack, Vice Chair Member
Matthew Ganster, Board Member
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Michael Harris, Vice Chairman
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Carol Sowycz, Clerk
Teresa Bakner, Board Attorney



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

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Planning Board Minutes
June 15, 2023
Draft Copy

MEMBERS PRESENT:

Jeffery Schmitt- Chairperson, Elizabeth Novak, Joshua Houghton, Michael Walpole, Teresa Bakner- Planning Board Attorney, Chris Parslow- Town Planner and Clerk Carol Sowycz.

INTRODUCTION:

Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to the June 15, 2023, Planning Board meeting and stated the agenda for the night's meeting. Chairman Schmitt stated that members Mike Harris and Matt Hoffman are absent.

OPEN FORUM:

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

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

No comment.

Schmitt/Novak made a motion to close the open forum at 7:03 pm.

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

PUBLIC HEARINGS:

Schmitt/Walpole made a motion to reopen the public hearing for Spiro Kagas Special Use Permit, accessory parking, expansion of the Wishy Wash Car Wash to include a third bay.

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

#22-10 Kagas, Spiro: SBL#53.00-1-29.21, (c-1) located at 9938 Western Turnpike is seeking a site plan approval for the accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance. Chairman Schmitt asked Joe Bianchine PE to give an update on what's happening with the project. Mr. Bianchine stated that they finally have a meeting scheduled for next Friday at 9:00 AM at the DEC. He explains that the meeting is to discuss the latest plan and the addition, what will be needed for the addition and the permit renewal. He also said that the owner had done a few things at the site such as: put up a "No Parking Overnight" sign, added some millings to keep the dust under control, and moved the equipment away from the boundary line. Chairman Schmitt said that until DEC gives an affirmative position on this

project the board will table the application. Attorney Bakner noted that at the meeting with DEC, Board Member Matt Hoffman and Doug Cole, Town PE will be in attendance. Chairman Schmitt stated that the direction of the DEC is a key component to the town moving forward. **Schmitt/Houghton** made a motion to table the public hearing until the July 20th planning board meeting.

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

SKETCH PLAN REVIEW:

#23-11 The DDS Companies: SBL#68.00-2-41.1, (C-1) located at 2261 Western Turnpike is seeking a Special Use Permit/Site Plan Approval for use of existing building & property as an office and storage for utility construction company. David Raber outlined what the company would like to use the site for. He explained the company is a utility contractor needing storage and office space to facilitate the operation of the business. He stated that they would use the site as it is, however, they would do a little maintenance/cleanup. They would use the site for equipment storage such as skid steers and excavating machines, parking for the office staff consisting of 4 to 5 people. He also noted that there would be no new construction on the site. The board asked if there would be any storage of chemicals. Mr. Raber said there would be NO bulk storage. Chairman Schmitt stated that this is a Type 2 action and no SEQRA is required.

Novak/ Houghton made a motion to schedule the public hearing for DDS Companies Special Use Permit for July 20, 2023.

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

OLD BUSINESS:

23-05 Hewitt, Tyler: SBL#43.11-1-12(R-2) located at 8554 Route 30 Delanson NY is seeking a Special Use Permit under 8.4(10) of the Town of Duanesburg Ordinance. Chairman Schmitt noted that at the last meeting the planning board had asked Mr. Hewitt to revise his business plan. He also stated that the Town Attorney had prepared a resolution. Member Novak read the resolution. See attached.

Novak/Houghton made a motion to adopt the resolution which will be conditions of the special use permit for the Hewitt Garage.

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

#23-06 Fusco, Salvatore: SBL#25.00-1-6.11, (R-2) located at 756 Wells Road is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance. The board members went over where the Fusco application was left at. Member Novak noted that at the last meeting they had made a SEQRA negative declaration and approved the preliminary plat plans. She also said that the final plat was complete. Chairman Schmitt stated that himself and the town planner will review and sign the final plat.

Novak/ Houghton made a motion to approve the Fusco final plat for the major subdivision at 756 Wells Road.

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

#22-20 Whipple, Henry: SBL PT/O#64.00-1-4.3, (C-1) located at Youngs Rd and St Hwy 30 is seeking a Major Subdivision under Section 3.5 of the Town of Duanesburg Subdivision Ordinance. Chairman Schmitt noted the board was waiting on a note to be attached to the final plat to deal with storm water. Also stated that Matt Hoffman had prepared the note. Joanne Crum Darcy, representative for Mr. Whipple, stated that the wetlands on the property were delineated, the notes were put on the plat, a lot line adjustment was done with the neighbor, and Mr. Whipple had submitted correspondence from Schenectady County concerning the driveway. Darcy Crum noted that Mr. Whipple's surveyors put a note on the plot plan. See attached. Member Novak reads the Preliminary Negative Declaration for the Whipple subdivision. **Novak/Walpole** made a motion for negative declaration and to set the public hearing for July 20, 2023, for the Henry Whipple Major subdivision. Novak yes, Walpole yes, Schmitt yes, Houghton yes. **Approved.**

#23-08P Chandler Jr., Robert: SBL#44.00-1-8-21, (R-2) located at 2978 Duanesburg Churches Rd is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance. Chairman Schmitt said that no one had heard from Mr. Chandler, and we can table until the next meeting. **Schmitt/Houghton** made a motion to table and further review the Robert Chandler application until the next meeting. Schmitt yes, Houghton yes, Novak yes, Walpole yes. **Approved.**

NEW BUSINESS:

#23-12 C-TEC Solar LLC: SBL#64.00-2-8, (R-2) is seeking a pre-submission conference with the Planning Board in the manner set forth in the Town Zoning Code Section 14.6.2.2. Sonya Torpey with Tetra Tech Inc. a consulting firm representing C-Tec Solar is proposing a solar facility in the Town of Duanesburg. She stated that the proposed facility would be located at 10516 Western Turnpike on the property of Martin & Donna Hebert. Ms. Torpey detailed:

- 1.- The facility would be in the Northwest corner of the 90+- acre property.
- 2.- It would be a community solar facility as it is under 5 megawatts.
- 3.- Under the New York Sun Project the company would be looking for subscribers.
- 4.- The facility would be on 8 acres out of the 90 acres.
- 5.- There would be 5000 solar panels which would generate approximately 2.1 megawatts of alternating current.
- 6.- They company had also done a wetlands delineation and there is wetlands in the Northwest corner, but the facility will not be impacted by them. It is not a NYS regulated wetlands.
- 7.- The access road is from Western Turnpike. It will wind through the property, be a geo-tech style covered by a couple of inches of gravel/ crusher run and solely be used for transporting equipment.
- 8.- The facility would be surrounded by a 7-foot fence.
- 9.- There would be an equipment pad for inverters.

10- Any cabling for the collection system would be underground, as well as the transmission line to the point of connection at the road.

The board members asked:

- 1.- How many poles?
- 2.- Does the company have an interconnect agreement with National Grid?
- 3.- Is there open fields in the back of the property?
- 4.- Are there stationary poles or mounted ones?
- 5.- Is there battery storage?
- 6.- From Route 20, will the panels be visible?
- 7.- Company would design and construct on site?
- 8.- Does the company have any community solar in NYS?
- 9.- Is NYSERDA involved with the funding?

Representatives answered:

- 1.- Several poles.
- 2.- We don't have an agreement with National Grid currently.
- 3.- Fields are open in the back.
- 4.- Fixed ground mount poles.
- 5.- No battery storage.
- 6.- Don't believe panels will be visible from Route 20.
- 7.- Correct, Design & construct.
- 8.- No, not that we operate.
- 9.- New York Sun program.

Town Attorney, Terresa Bakner informed the applicant that they should be thorough in their application to avoid delays.

Minute Approval:

May 18, 2023, PLANNING BOARD MEETING MINUTES:

Novak/Houghton made a motion to approve the May 18, 2023, Planning Board minutes with changes, concerning the Salvatore Fusco Major Subdivision, a motion was made to approve the preliminary plat and a SEQRA type 1 negative declaration was determined. Novak yes, Houghton yes, Schmitt yes, Walpole yes. **Approved.**

ADJOURNMENT:

Walpole/Schmitt made the motion to adjourn. 8:15PM

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

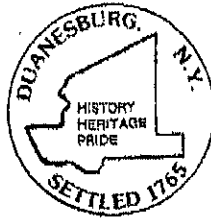
Nelson Gage, Zoning Board Chair
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Carol Sowycz, Clerk
Terresa Bakner, Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

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Michael Harris, Vice Chairman
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Teresa Bakner, Board Attorney



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

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duaneburg
Planning Board Minutes
July 20, 2023
Draft Copy

MEMBERS PRESENT:

Jeffery Schmitt- Chairperson, Joshua Houghton, Matt Hoffman, Michael Harris, Melissa Cherubino-Attorney, Chris Parslow- Town Planner and Carol Sowycz- Clerk.

INTRODUCTION:

Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to the July 20, 2023, Planning Board meeting and stated the agenda for the night's meeting. Chairman Schmitt stated that members Michael Walpole and Elizabeth Novak are absent.

OPEN FORUM:

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

Schmitt yes, Houghton yes, Hoffman yes, Harris yes. **Approved.**

No comment.

Schmitt/Houghton made a motion to close the open forum at 7:03 pm.

Schmitt yes, Houghton yes, Hoffman yes, Harris yes, **Approved.**

PUBLIC HEARINGS:

Schmitt/Harris made a motion to reopen the public hearing for Spiro Kagas Special Use Permit, accessory parking, expansion of the Wishy Wash Car Wash to include a third bay.

Schmitt yes, Harris yes, Houghton yes, Hoffman yes. **Approved.**

#22-10 Kagas, Spiro: SBL#53.00-1-29.21, (c-1) located at 9938 Western Turnpike is seeking a site plan approval for the accessory parking under section 5.2.2 of the Town of Duaneburg Zoning Ordinance. Chairman Schmitt introduced Joe Bianchine PE with ABD Engineering who is representing Spiro Kagas/Wishy Wash. He also stated that the board had just received a new submittal on this project and that they didn't have enough time to go over it before the meeting. Mr. Bianchine gave an update on the two meetings they had with DEC. The first is regarding the permit renewal and changes that the DEC is imposing on the permit regarding requirements of the wastewater and changes to the site plan. The second meeting was to discuss changes and some of the Town's concerns about the application. Mr. Bianchine detailed what his client was proposing to do including adding a 4th tank, eliminating discharge to

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Over →

the pond, building a bio-retention area with a berm around it and replanting trees. He also noted that the 3rd bay would be built after everything else is finished. The board stated that they would need clarification from the DEC on dewatering and an official correspondence about whether the soil needs to be tested or not. The board asked if the public had any comments. Patrick Wren noted that the past weekend his basement got flooded. He stated that at last year's meeting an engineer had told the board that the current design would significantly improve the water that would not be coming onto his property. Mr. Wren also stated that in the 30 years that he has lived at that location he has never had that much water in his backyard. The board indicated that the project had not been built to the design that the board had approved. They noted that it was a non-conforming, not complaint design. Resident Melinda Moran also stated her concerns about the flooding and that she had previously contacted Schenectady County about the water issues. The board recommended that the applicant contact DEC to discuss a temporary measure because of an emergency situation.

Schmitt/Houghton made a motion to table further discussion and table the public hearing until August 17th meeting.

Schmitt yes, Houghton yes, Hoffman yes, Harris yes. **Approved.**

Schmitt/Hoffman made a motion to open the public hearing for The DDS Companies.

Schmitt yes, Hoffman yes, Houghton yes, Harris yes. **Approved.**

#23-11 The DDS Companies: SBL#68.00-2-41.1, (C-1) located at 2261 Western Turnpike as an office and storage for utility construction company. David Raber representing DDS Companies gave his presentation to the public and answered all questions asked by the board. The board had concerns about an inspection on the SWPPP. Owner Greg Cleghorn stated that he recently purchased the property and has no knowledge of when the building was built and as far as environmental concerns, the company had done their normal due diligence before we the property. He also stated that they are not changing anything on site and part of their agreement with DDS was that they could come in and utilize it as is. The board tells the owner that he must get an engineer to do an inspection of the SWPPP.

Harris/Schmitt made a motion to close the public hearing for The DDS Companies.

Harris yes, Schmitt yes, Houghton yes, Hoffman yes. **Approved.**

Harris/Houghton made a motion to approve the special use permit for The DDS Company and condition is that we would like a review of the SWPPP on site to be completed within 3 months and report it to Chris.

Harris yes, Houghton yes, Hoffman yes, Schmitt yes. **Approved.**

Schmitt/ Hoffman made a motion to open the public hearing for Henry Whipple Major Subdivision.

Schmitt yes, Hoffman yes, Houghton yes, Harris yes. **Approved.**

#22-20 Whipple, Henry: SBL PT/O#64.00-1-4.3, (C-1) located at Youngs Rd and St Hwy 30 is seeking a Major Subdivision under Section 3.5 of the Town of Duaneburg Subdivision Ordinance. Joann Darcy Crum stated that she is representing Helderberg Realty/Henry Whipple and that no changes have been made to the map since last months meeting. The board members and Joann Darcy Crum discussed a lot line adjustment that was between Helderberg Realty and Michael Behrman. Mr. & Mrs. Galvin listed concerns about the major subdivision. See

Attached. Member Hoffman referred Mr. Galvin to the NYS DOT on Chrysler Avenue in Schenectady.

Houghton/ Hoffman made a motion to close the Helderberg Realty/Henry Whipple public hearing.

Houghton yes, Hoffman yes, Harris yes, Schmitt yes. **Approved.**

Harris/Hoffman made a motion that the planning board determines that the proposed Behrman 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 will be 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 Article 3.4 and refers the applicant to the Code Enforcement Officer to complete administration of the same.

Harris yes, Hoffman yes, Houghton yes, Schmitt yes. **Approved.**

Harris/Houghton made a motion to approve the Henry Whipple major subdivision with the condition that the Behrman lot line adjustment be completed first and that it is a type 1 SEQRA action and the preliminary determination that was read last month is now a final determination.

Harris yes, Houghton yes, Hoffman yes, Schmitt yes. **Approved.**

OLD BUSINESS:

#23-08P Chandler Jr., Robert: SBL#44.00-1-8.21, (R-2) located at 2978 Duanesburg Churches Rd is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance. Mark Blackstone represents Robert Chandler. Mr. Blackstone stated that they had the wetlands delineated and that they differed from the mapping version. The line moved North closer to the road, and therefore a reduction of the area of development capability was created, causing it to go from 3 lots to 2 lots. He indicated that the third lot was eliminated.

Harris/ Hoffman made a motion to schedule a public hearing for August 17th, 2023, and that the planning board determines this is an unlisted action. Town of Duanesburg has completed an environmental assessment of the proposal for the special use permit to allow Robert Chandler within R2 district. A special use permit will not have any significant environmental impact.

Harris yes, Hoffman yes, Houghton yes, Schmitt yes. **Approved.**

NEW BUSINESS:

#23-13 Northern Clearing Inc.: SBL#67.00-3-19.21, (C-2) located at 3851 Western Turnpike is seeking an amendment to a special use permit to allow accessory parking to accommodate 35 cars instead of the current 15, under Section 3.5.2(1) accessory structure or use. Scott Greschner stated that he is representing Northern Clearing and is currently renting from Howard Daigle and is currently operating off a temporary use permit for parking out in front of the building that is slotted for 15 spaces. They are asking for permission for 35 units for personal vehicles during working hours. Mr. Greschner explained that they have been at the site since 2021 and their work will continue into next year and possibly look at purchasing the building. Board members indicated that the

original site plan that was approved included trees to be planted for screening purposes. Mr. Greschner noted that they are only concerned with parking, that they don't own the property. He also stated that if Northern Clearing becomes a permanent fixture, the company will invest in their own site plan. Chris Parslow stated that he received a phone call from a neighbor concerning the number of vehicles that are on site. He asked Northern Clearing to scale down the amount until a public hearing was held. Northern Clearing complied immediately.

Harris/ Hoffman made a motion to schedule a public hearing for Northern Clearing for August 17, 2023, for a special use permit to allow 35 cars on site instead of 15.

Harris yes, Hoffman yes, Houghton yes, Schmitt yes. **Approved.**

OTHER:

Kruger Energy Inc. – Pre-Application Meeting/ Alexander Road Solar. Anthony Stephan, senior project manager introduced himself, his team, and the company located in Montreal, Canada. The company gave a general outline of what they are proposing for the location. Board members stated that the site in question is problematic. Also, suggested that the company reach out to neighbors, make a formal application, and speak to the Village of Delanson about the application. See Attached.

Dollar General: - Accidental tree removal. Members discussed replacing the maple tree with the same caliper tree, height, and width, and new site plan. Members agreed that this would hold up their certificate of occupancy for the project. A request for replacement trees will be given to The Dollar General.

Minute Approval:

June 15 ,2023, PLANNING BOARD MEETING MINUTES:

Will be approved at the August 17, 2023, meeting due to members being absent.

ADJOURNMENT:

Schmitt/Hoffman made the motion to adjourn.

Schmitt yes, Hoffman yes, Houghton yes, Harris yes. **Approved.**