

NORTH GREENBUSH PLANNING BOARD
DOCUMENTATION OF APPLICATION PACKET DISTRIBUTION

Applicants for new or revised **Site Plan** applications or for **Major Subdivision**, **must submit this completed checklist with application**. Information needs to be sent to the agencies below: Mark the method it was sent to each agency.

PROJECT NAME: BLOOM DISPENSARY CONTACT PERSON: DAN MORELLI
PHONE: 518-378-8739 E-MAIL: DMORELLI@NYCAP.RR.COM

ELECTRONIC DOCUMENTS ARE PREFERRED

CHECK ONE FOR EACH Hand Delivery Electronic Delivery Mail Date

1. Laberge Group (only at the direction of the Building Department)



4 Computer Drive West, Albany, NY 12205
Rflaberge@labergegroup.com

2. North Greenbush Police:
133 Bloomingrove Drive, Troy, NY 12180
Info@NorthGreenbushPolice.org



11.13.23

3. North Greenbush Fire Dist # 1 ☒
350 North Greenbush Road, Troy, NY 12180
Mail or Hand Deliver ONLY



11.13.23

4. North Greenbush Ambulance
409 Main Avenue, Wynantskill, NY 12198
president@northgreenbushambulance.com



11.13.23

WHEN NECESSARY – If permits or approvals from these departments will be needed as part of the project, please send to:

5. North Greenbush Highway Dept. ☐ ☒ ☐ 11.13.23
premo@nycap.rr.com

6. Renss. County Highway Dept. ☐ ☐ ☐ _____
klangley@rensco.com

7. NYS DOT ☐ ☐ ☐ _____
Blake.buckner@dot.ny.gov

8. Renss. County Health Dept. ☐ ☐ ☐ _____
Relder@rensco.com

The North Greenbush Building Department needs an ELECTRONIC COPY, a PAPER original and 9 PAPER copies off all applications and folded maps. **HAND IN THIS COMPLETED cover sheet with your documents.**

BY: DANIEL P. MORELLI
PRINT NAME


SIGNATURE

DATE: 11.13.23

The Applications begin on the next page→

TOWN OF NORTH GREENBUSH
BUILDING DEPARTMENT
2 DOUGLAS STREET
WYNANTSKILL, NY 12198-7561
TELEPHONE (518) 283-2714
FAX (518) 286-2261

APPLICATION FOR SITE PLAN REVIEW

- ☐ Modification to existing plan
☒ New Site Plan

Name of proposed development: BLOOM DISPENSARY

Applicant:

Name: JACQUELYN EVENHOUSE
Address: 28A COLLEGEVIEW DR.
LOUGHRANVILLE, NY 12211
Telephone: 518-857-5143
E-Mail: 518BLOOM@GMAIL.COM
Fax#: N/A

SIGNATURE: [Signature]

Plans Prepared by:

Name: MORELLI DESIGN & CON.
Address: 5159 WESTERN AVE
ALBANY, NY 12209
Telephone: 518-378-8739
E-Mail: DMORELLI@NYCAP.BR.COM
Fax#: N/A

Owner (if different)

Name: Jacquelyn Evenhouse
Address: _____
Telephone: "SAME"
E-Mail: _____
Fax#: _____

SIGNATURE: _____

Person Authorized to Represent:

Name: DANIEL P. MORELLI
Address: 5159 WESTERN TURNPIKE
ALBANY, NY 12209
Telephone: 518-378-8739
E-Mail: DMORELLI@NYCAP.BR.COM
Fax#: N/A

Ownership intentions (i.e., purchase options): OPEN & OPERATE A
NYS LICENSED CANNABIS DISPENSARY.

Location of site: 716 BLOOMINGGROVE DRIVE
RAMSBULDER, NY 12144

Tax map description: 144.2.4-1
Section: _____ Block: _____ Lot: _____

Current zoning classification: BM (NEIGHBORHOOD BUSINESS)

Water District: (WELL) Sewer District: (SEPTIC)

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

Current use(s) of site: VACANT - FORMERLY OLD GREEN
CONSULTING (ACCOUNTANT OFFICE)

Proposed use(s) of site: NYS LICENSED CANNABIS DISPENSARY.

Total site area (square feet or acres): 23,400 SQ. FT. (0.56 ACRES)

Anticipated construction time: 6 MONTHS

Will development be staged? YES

Current land use of site (agriculture, commercial, undeveloped, etc.): COMMERCIAL

Current condition of site (buildings, brush, etc.): VACANT STRUCTURE, PAVED PARKING, HEAVILY WOODED WITH STEEP EMBANKMENT @ REAR OF SITE.

Character of surrounding lands (suburban, agriculture, wetlands, etc.): SUBURBAN

Estimated cost of proposed improvement: \$ 300,000.⁰⁰

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable):
10-12 SHOPPERS + 3-4 STAFF (DAILY)

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 dwellings 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 and total sales area; number of automobile and truck parking spaces.

☐ other proposal structures

(Use separate sheet if needed)

Renovate an existing 900 sq. ft. single-story structure and construct a new 960 sq. ft. single-story addition with a full basement at rear of existing structure to operate a licensed New York State cannabis dispensary. Cut down grade to create a level paved driveway and parking lot striped for a total of (12) vehicles (10-standard spaces and 2-accessible spaces). Provide site drainage, lighting, and landscaping as required. Construct a concrete accessible ramp at rear of lot leading from grade to the 1st level and construct a retaining wall using "gabion" cages and rip rap soil stabilization methods at embankment located at the rear of the property.	
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Short Environmental Assessment Form

Part 1 - Project Information

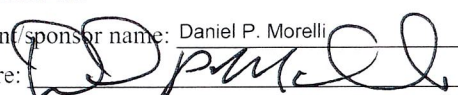
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Bloom Dispensary			
Project Location (describe, and attach a location map): 716 Bloomingrove Drive - Rensselaer, New York 12144			
Brief Description of Proposed Action: Renovate an existing 900 sq. ft. single-story structure and construct a new 960 sq. ft. single-story addition with a full basement at rear of existing structure to operate a licensed New York State cannabis dispensary. Cut down grade to create a level paved driveway and parking lot striped for a total of (12) vehicles (10-standard spaces and 2-accessible spaces). Provide site drainage, lighting, and landscaping as required. Construct a concrete accessible ramp at rear of lot leading from grade to the 1st level and construct a retaining wall using "gabion" cages and rip rap soil stabilization methods at embankment located at the rear of the property.			
Name of Applicant or Sponsor: Daniel P. Morelli		Telephone: 518-378-8739 E-Mail: dmorelli@nycap.rr.com	
Address: 5159 Western Turnpike			
City/PO: Altamont	State: New York	Zip Code: 12009	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Site plan approval from the Town of North Greenbush planning commission and a building permit.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.56 acres	
b. Total acreage to be physically disturbed?		0.19 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.56 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Catch basins in the parking lot and into drainage piping located throughout the re-constructed embankment at the rear of the property			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Daniel P. Morelli _____ Date: 11-13-23 _____ Signature:  _____		