

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: 128-130 Main Ave CONTACT PERSON: Thomas Dingley
 PHONE: 518-701-4055 E-MAIL: thomasmdingley@gmail.com

ELECTRONIC DOCUMENTS ARE PREFERRED

CHECK ONE FOR EACH	Hand Delivery	Electronic Delivery	Mail	Date
1. Laberge Group 4 Computer Drive West, Albany, NY 12205 Rflaberge@labergegroup.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. North Greenbush Police: 133 Bloomingrove Drive, Troy, NY 12180 Info@NorthGreenbushPolice.org	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>11/9/23</u>
3. North Greenbush Fire Dist # 1 350 North Greenbush Road, Troy, NY 12180 Mail or Hand Deliver ONLY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
4. North Greenbush Ambulance 409 Main Avenue, Wynantskill, NY 12198 president@northgreenbushambulance.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>11/9/23</u>

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. premo@nycap.rr.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>11/9/23</u>
6. Renss. County Highway Dept. klangley@renesco.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. NYS DOT Blake.buckner@dot.ny.gov	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>11/9/23</u>
8. Renss. County Health Dept. Relder@renesco.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

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: Thomas Dingley
 PRINT NAME

[Signature]
 SIGNATURE

DATE: 11/9/23

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: 128-130 MAIN STREAM

Applicant:

Name: 128-130 MAIN STREAM LLC
Address: PO BOX 560
Wynantskill NY 12198
Telephone: 518 701 4055
E-Mail: thomaswdingley@gmail.com
Fax#:

Plans Prepared by:

Name: Thomas Dingley
Address: 190 Pershing Ave
Wynantskill NY 12198
Telephone: 518 701 4055
E-Mail: thomaswdingley@gmail.com
Fax#:

SIGNATURE: [Signature]

Owner (if different)

Name: _____
Address: _____
Telephone: _____
E-Mail: _____
Fax#: _____

Person Authorized to Represent:

Name: Thomas W Dingley
Address: 190 Pershing Ave
Wynantskill NY
Telephone: 518 701 4055
E-Mail: thomaswdingley@gmail.com
Fax#:

SIGNATURE: _____

Ownership intentions (i.e., purchase options): _____

Location of site: 128-130 MAIN AVE

Tax map description: _____

Section: 124.5 Block: 6 Lot: 15.1 & 15.2

Current zoning classification: Hamlet

Water District: A Sewer District: _____

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

Current use(s) of site: VACANT

Proposed use(s) of site: Mixed use Commercial & Residential

Total site area (square feet or acres): 37,973 SF = .87AC

Anticipated construction time: 6 month

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.): Commercial - mix-use

Current condition of site (buildings, brush, etc.): VACANT - Gravel with creek side free line.

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

Estimated cost of proposed improvement: \$ 1.2 - 1.5 million

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

5 - Residential 30 - 35 shoppers.

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)

Proposed two mixed use buildings. (1) 4,250 sf commercial retail space with (3) Residential units above. (2) 2,850 sf commercial retail space with (2) Residential units above. Residential units will have a rear private drive with a (2) car garage each. Both buildings will share common parking.

Appendix B

Short Environmental Assessment FormInstructions for Completing

Please refer to this link for step by step assistance: <http://www.dec.ny.gov/permits/90156.html>

Part 1- Project information. The applicant or project sponsor is reliable 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; attached additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information		
Name of Action or Project: <i>128-130 MAIN STREAM LLC Mixed use</i>		
Project Location (Describe, and attach a location map): <i>128-130 MAIN AVE</i>		
Brief Description of Proposed Action: <i>TO CONSTRUCT TWO MIXED USE BUILDINGS WITH COMMERCIAL SPACE ON THE MAIN LEVEL AND RESIDENTIAL UNITS ON THE UPPER LEVEL.</i>		
Name of Applicant or Sponsor: <i>128-130 MAIN STREAM LLC</i>	Telephone: <i>518 901 4055</i>	E-Mail: <i>thomasmdingley@gmail.com</i>
Address: <i>P.O BOX 560,</i>		
City/PO: <i>Wynantskill</i>	State: <i>NY</i>	Zip Code: <i>12198</i>
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.	YES	NO
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: <i>NYS DOT & Rensselaer County</i>	YES	NO
3. a. Total acreage of the site of the proposed action? <i>.87</i> Acres		
b. Total acreage to be physically disturbed? <i>.87</i> Acres		
c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>.87</i> Acres		
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural	<input type="checkbox"/> Industrial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Parkland	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Residential (suburban)
Other (Specify): _____		

4. Check all land uses that occur on, adjoining and near the proposed action.

- Urban Rural Industrial Commercial Residential (suburban)
 Forest Agriculture Aquatic Other (Specify): _____
 Parkland

5. Is the proposed action,

- a. A permitted use under the Zoning regulations?
 b. Consistent with the adopted comprehensive plan?

YES	NO
X	
YES	NO
X	

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?

YES	NO
X	

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If yes, identify:

YES	NO
	X

8.

- a. Will the proposed action result in a substantial increase in traffic above present levels?
 b. Are public transportation service(s) available at or near the site of the proposed action?
 c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?

YES	NO
	X
X	
X	

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:

YES	NO
X	

10. Will the proposed action connect to an existing public/private water supply?

If no, describe method for providing wastewater treatment:

YES	NO
X	

11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:

YES	NO
X	

12.

- a. Does the site contain a structure that is listed on either the State or National Register of Historic places?
 b. Is the proposed action located in an archeological sensitive area?

YES	NO
	X
	X

13.

a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?

YES	NO
	X

b. Would the proposed action physically alter, or encroach into, any existing wetland or water body? If yes, identify the wetland or water body and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply: <i>NONE</i>	YES	NO
		<input checked="" type="checkbox"/>
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?	YES	NO
		<input checked="" type="checkbox"/>
16. Is this project site located in the 100 year flood plan?	YES	NO
	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes, a. Will storm water discharge flow to adjacent properties? b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)? If yes, briefly describe <i>Via Catch Basins and direct onto grass areas</i>	YES	NO
		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	
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: _____	YES	NO
		<input checked="" 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: _____	YES	NO
		<input checked="" 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: _____	YES	NO
		<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/ Sponsor name: <i>Thomas Dingley 128-130 MAIN STREET LLC</i>		
Date: <i>1/9/23</i>		
Signature: <i>[Signature]</i>		

Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		

3. Will the proposed action impair the character or quality of the existing community?		
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Code of the Town of North Greenbush
Chapter 95

H. Chapter 163, Subdivision of Land [Amended July 13, 1995 by local Law No. 3- 1995]

- (1) Subdivision review fee.
 - (a) Preliminary review: two hundred dollars (\$200.) for the first four (4) lots, plus reimbursement of expenses per ss 95- 4
 - (b) Final review: two hundred dollars (\$200.) for the First four (4) lots, plus forty dollars (\$40.) for each additional lot, plus reimbursement of expenses per ss 95-4.
- (2) Subdivision construction inspection fee when performed by an Authorized town employees
 - (a) Construction inspector: fifty dollars (\$50.) per hour
 - (b) Engineer review: seventy-five dollars (\$75.) per hour
- (3) Park, playground, recreation space and/or fees in lieu thereof, as determined by the Planning Board:
 - (a) Land as described in Chapter 163 and approved by the Town Board;
 - (b) Six hundred dollars (\$600.) per unit in lieu thereof, if approved by the Town Board; or
 - (c) Suitable remuneration approved by the Town Board

Section 95- 4 Expenses

A. All miscellaneous expenses shall be paid by the applicant, developer, or builder in connection with all applications or requests submitted by them or, in connection with their project to the Town Planning Board, Zoning Board, and Town Board, as well as for requests for rezoning or other town action which would trigger a SEQR review process.



