



GUILDERLAND PLANNING BOARD
PLANNING BOARD
P A C K E T
AUGUST 9, 2023
07:00 PM

A G E N D A
GUILDERLAND PLANNING BOARD
PLANNING BOARD
AUGUST 9, 2023
07:00 PM

1. Call to Order

2. PUBLIC HEARING. Consideration of Issuing a SEQR Negative Declaration and Possible Consideration of Site Plan Approval for Site Improvements and Building Facade Alterations - 2555 Western Ave - Bridge Coast Enterprises, LLC

The applicant is proposing an office use within an existing 2,781 square feet building on 0.62 acres located in the Local Business (LB) District. The plans have been updated since the July 12th meeting, with revisions including landscaping at the rear of the parcel.

Attachment: [2555 Western Ave Site Plans.pdf](#)

Attachment: [Town Engineer Memo](#)

Attachment: [Site Visit Photos - 2555 Western Ave](#)

Attachment: [2555 Western Ave Architectural Plans.pdf](#)

Attachment: [2555 Western Ave Site Plan Application.pdf](#)

Attachment: [2555 Western Ave SEQR EAF.pdf](#)

Attachment: [Email 2023--06--05 from ACPB re Non-referral Item - 2555 Western Ave.pdf](#)

Attachment: [NOTICE OF PUBLIC HEARING -2555 Western Ave - Aug 9 meeting.pdf](#)

3. PUBLIC HEARING. Consideration of Issuing a SEQR Negative Declaration and Consideration of Final Plat Approval for a 3 Lot Minor Subdivision - Settles Hill Road/Furbeck Road - Michael Flocuzzio

The applicant is proposing a 3 lot minor subdivision of 15.31 acres of land located in the Rural Agricultural (RA5) District. The plans have been updated since the June 14th meeting. Lot 1 consists of 5.1 acres; Lot 2 consists of 5.1 acres and Lot 3 consists of 4.92 acres. An area variance for lot size is required for Lot 3, with a variance application having been submitted to the Zoning Board of Appeals. All lots will be on private wells and septic systems that will require approval from the Albany County Department of Health. At their July 19, 2023 meeting the Zoning Board of Appeals granted an area variance (Variance No. 4957) for Lot 3, allowing a 4.92 acre lot size where 5 acres is the minimum in the RA5 District.

Attachment: [Town Planner Memo](#)

Attachment: [Settles Hill Road Minor Sub Plan - Color Rendering](#)

Attachment: [Settles Hill Road Minor Sub Plans rev 2023--06--30.pdf](#)

Attachment: [GCAC Report - Settles Hill Minor Sub-Signed.pdf](#)
Attachment: [ACPB Recommendations - Settles Hill Road.pdf](#)
Attachment: [Settles Hill Road Minor Sub Application.pdf](#)
Attachment: [Settles Hill Road Minor Sub SEQR EAF.pdf](#)
Attachment: [Email 2023--07--10 Albany County Health Dept Comments.pdf](#)
Attachment: [NOTICE OF PUBLIC HEARING -Settles Hill Road Minor Sub - Aug 9 meeting.pdf](#)

4. Referral from the Town Board - SEQR Coordinated Review for a Change in Zone of 35 acres +/- from a 128.4 acre parcel, from the Residential Overlay (RO40) District to a Rural Agricultural (RA3) District - 6283 Farm Lane - Ecolegacy Values, LLC

The parcel totals 128.4 +/- acres and is located immediately east of the Western Turnpike Golf Course and west of Foundry Road. The applicant is proposing to rezone 34.86 acres to the RA3 District, with 94.12 acres remaining in the RO40 District. Surrounding zoning consists of properties located in the Residential Overlay (RO) District to the west; Residential Overlay (RO) District and Single-family Residential (R15 and R20) Districts to the east; Single-family Residential (R15) District to the north; and Rural Agricultural (RA3) District to the south.

Attachment: [TOG Planning Board Farm Lane Change in Zone SEQR Coordinated Review.FINAL.pdf](#)
Attachment: [2023--07--12 Town Planner Memo to Town Board -- Farm Lane Rezone.FINAL.pdf](#)
Attachment: [Farm Lane Change in Zone District Boundary Plan.pdf](#)
Attachment: [Farm Lane Change in Zone Plot Plan.pdf](#)
Attachment: [Farm Ln Zoning Change Application.pdf](#)
Attachment: [Full Environmental Assessment Form Part 1 rev1.pdf](#)

5. Extension of Time Request #2 for Signing of the Final Plat for a 4 Lot Minor Subdivision - 843 Altamont Voorheesville Road - Thomas Woods and Virginia Witter Woods

On January 11, 2023 the Planning Board issued final plat approval for a 4 lot subdivision of 316.7 acres of land located in the RA3 and RA5 Districts. Lot 1 consists of 209.96 acres and is undeveloped land; Lot 2 consists of 32.16 acres and is undeveloped land; Lot 3 consists of 66.47 acres and is undeveloped land; and Lot 4 consists of 15.55 acres and contains a single-family dwelling, accessory structures and cemetery. The property has frontage on Altamont Voorheesville Road and Brandle Road. The applicant is requesting an additional 60 day extension, which would extend the final plat approval until November 1, 2023.

Attachment: [2023--08--09 Final Plat Extension Request 2.pdf](#)
Attachment: [843 Altamont Voorheesville Road Minor Subdivision Plans](#)

6. Other Business

7. Adjournment

GENERAL CONSTRUCTION NOTES

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC STREETS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
4. STREETS AND STORM SEWERS SHALL CONFORM TO THE MUNICIPAL LAW.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE-OUT ALL IMPROVEMENTS, VERIFY GRADES, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER. ALL GRADING SHALL BLEND INTO THE SURROUNDING GRADES AT THE EDGE OF THE CONSTRUCTION LIMITS.
6. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE OF CONSTRUCTION LIMITS, OR ANY DISTURBANCE ON THE SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
7. CONTRACTOR SHALL VISIT THE SITE TO OBSERVE ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO BEGINNING WORK.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
10. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO CONTACT DIG SAFETY NEW YORK AS REQUIRED.
11. ALL STORMWATER AND DRAINAGE SHALL BE DESIGNED TO COMPLY WITH NYSDEC STORMWATER REGULATIONS. ANY SURFACE WATER COLLECTED BY ROOFS, PARKING LOTS, OR IMPERVIOUS MAN-MADE STRUCTURES OR SURFACE WATER FLOWING FROM UNDEVELOPED AREAS SHALL BE MANAGED ON SITE.
12. THESE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AT ALL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. THE CONTRACTOR SHALL CONTACT U.F.P.O. AT 1-800-962-7962 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT EXPLORATORY TESTS PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS. THE COST OF WHICH SHALL BE INCLUDED IN THE VARIOUS ITEMS IN THIS CONTRACT. EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

MAP REFERENCE

MAP TITLED "BOUNDARY SURVEY, LANDS NOW OR FORMERLY OF KENNETH W. FARRAR AND JOCELYN FARRAR, 2555 WESTERN AVENUE, TOWN OF GUILDERLAND, ALBANY COUNTY, NY," DATED MARCH 8, 2023. PREPARED BY C.T. MALE ASSOCIATES, 50 CENTURY HILL DRIVE, LATHAM NY.

**SITE IMPROVEMENTS
&
BUILDING FACADE ALTERATIONS**
2555 WESTERN AVENUE, GUILDERLAND NY 12303



SITE LOCATION MAP

SCALE: 1"=200"

DRAWING LIST

- G001 COVER SHEET
- C101 SITE PLAN
- C102 STORM WATER PLAN
- C103 LIGHTING PLAN
- C104 LANDSCAPING PLAN
- C105 ACCESSIBLE PARKING DETAILS
- A101 ARCHITECTURAL REFERENCE

NOLAN ENGINEERING PLLC
NEW YORK STATE LICENSED PROFESSIONAL ENGINEER
NO. 083923
EXPIRES 12/31/2024
WWW.NOLANENGINEERING.COM

WARNING:
IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IN NO EVENT SHALL NOLAN ENGINEERING BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, INADEQUACIES, INADEQUATE INFORMATION, OR INADEQUATE INVESTIGATION. NOLAN ENGINEERING HAS BEEN APPLIED.

RECORD OF WORK:	DATE:	DESCRIPTION:	BY:
	6/28/23	SEE SHEETS FOR REVISIONS	TB
	7/27/23	SEE SHEETS FOR REVISIONS	TB
		NEW LANDSCAPING SHT	TB

SITE IMPROVEMENTS & BUILDING FACADE ALTERATIONS

BRIDGE COAST ENTERPRISES, LLC
PROJECT ADDRESS:
2555 WESTERN AVENUE
GUILDERLAND NY 12303

START DATE:



DATE: 4/24/2023

FILE:

PAGE CONTENT:
COVER SHEET

DESIGNER: BROILES ENGINEER: NOLAN

PAPER SIZE: C (18"x24") SCALE:

SHEET: G001

FREE STANDING HANDICAP SIGN TO MEET ANSI STRS. (12" x 18" MIN. SIZE, 4'-0" MIN. MOUNTING HEIGHT AT BOTTOM OF SIGN). SIGN SHALL NOT BE OBSCURED BY A VEHICLE IN THIS SPACE.

NOTE: PROVIDE 1 HANDICAP SPACE IN EVERY 25 PARKING SPACES UP TO 100, 1 HANDICAP SPACE IN EVERY 50 SPACES OVER 100. (AS PER N.Y.S. BLDG. CODE)

NON - HC PARKING SPACE (TYP.) 9'-0" TYP.

ANSI STANDARD HANDICAP SYMBOL 9'-0" TYP.

4" WIDE PARKING LINES PAINTED

NO-PARKING STRIP PAINTED WITH 4" DIAGONAL LINES. 9'-0" TYP.

NOTE:
1. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THE SERVE. (IN ACCORDANCE WITH ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, ICC A117.1-2009)

TYPICAL ACCESSIBLE PARKING DETAIL
NOT TO SCALE

NOTES

1. PROVIDE 4'-0" WIDE STRIPED CROSSING FROM ACCESS ISLE TO ACCESSIBLE BUILDING ENTRANCE (THRU VEHICLE TRAFFIC LANES).

NOTE: SIGNS PER MUTCD STANDARD R7-8 & R7-8P

POST PER MANUF. RECOMMENDATION

SIGN DETAIL
NOT TO SCALE

NOLAN ENGINEERING PLLC
NEW YORK STATE LICENSED PROFESSIONAL ENGINEER
NO. 083929

WARNING:
IT IS THE USER'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE REGULATIONS, ORDINANCES, AND CODES HAVE BEEN REVIEWED AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THE ENGINEER HAS BEEN APPLIED.

RECORD OF WORK:	DATE:	DESCRIPTION:	BY:

SITE IMPROVEMENTS & BUILDING FACADE ALTERATIONS

BRIDGE COAST ENTERPRISES, LLC

PROJECT ADDRESS:
2555 WESTERN AVENUE
GUILDERLAND NY 12303

START DATE:

STATE OF NEW YORK
SEAL OF RICHARD E. NOLAN
REGISTERED PROFESSIONAL ENGINEER
NO. 083929

DATE: 4/24/2023

FILE:

PAGE CONTENT:
ACCESSIBLE PARKING DETAILS

DESIGNER: BROILES	ENGINEER: NOLAN
PAPER SIZE: C (18"x24")	SCALE:
SHEET: C105	

Peter G. Barber
Supervisor

Jesse Fraine
Town Engineer

TOWN OF GUILDERLAND
Department of Water & Wastewater
Management
Town Hall, Route 20
P.O. Box 339
Guilderland, NY 12084-0339
Email: frainej@togny.org



MEMORANDUM

TO: Kenneth Kovalchik, AICP, Town Planner

FROM: Jesse Fraine, Town Engineer

DATE: August 9, 2023

SUBJ: 2555 Western Avenue
Review Comments

The following applicant submitted items were reviewed with regard to grading and stormwater.

- Site Plans, Revised 7/21/2023

The provided plans show a proposed stormwater detention area that will receive runoff from the existing impervious parking area and structure. The volume of the proposed detention basin will have a volume greater than the expected runoff from a 1 year, 24-hour storm event. Additionally, the soils in this area are favorable for stormwater infiltration and the proposed basin will promote the stormwater to infiltrate into the ground.

Based on the proposed volume provided and the soil properties in the area, the submitted design can be expected to improve the drainage in the area and mitigate stormwater flow to the neighboring properties.

If the project moves forward to construction, the applicant will need to install proper temporary erosion and sediment control measures and coordinate the stormwater construction with the Town.

Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

2555 Western Avenue



Arrows show direction of drainage. Lawn area is where retention basin is proposed.



Drainage during rain event, flowing towards proposed retention basin



2555 Western Avenue



Drainage from the roof, at the rear of the building, and rear parking area flows to the lawn area at the rear of the site and proposed retention basin.

TOWN OF GUILDERLAND CHECKLIST FOR SITE PLAN REVIEW

RETURN TO:
ZONING DEPARTMENT
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50
(Payable at time of submittal
to Town of Guilderland
Credit Cards not Accepted)

APPLICANT INFORMATION:

Name: B Nolan Engineering, PLLC
Address: 333 Kingsley Rd.
Burnt Hills, NY Zip: 12029
Daytime Phone #: 518 280 3190
Date: 5/5/23

PROPERTY INFORMATION:

Owner: Bridg Coas + Enterprises
Location: 2555 Western Ave
Tax Map #: 013089 39.11-2-23
Zoning: LB
Acreage: 0.62

TO BE SUBMITTED:

1. 10 copies of application form
2. 10 copies of SEQRA form
3. Copy of conditional purchase contract or rental agreement if applicable
4. 10 copies of plat plan FOLDED which should include: side, front and rear setbacks, all existing buildings, location of proposed construction, total size of parcel, elevations, parking layout, lighting layout, sidewalks and monuments, street and curb cuts, sanitary system and water course, drainage system, delineated wetlands, planting and green area plans including fencing/buffer area boundaries.

OTHER AGENCY APPROVALS IF REQUIRED:

1. Town Water and Wastewater Management – 456-6474
2. Town Highway Department – 861-5108
3. NYS Department of Transportation – 765-2841
4. Albany County Health Department – 447-4631
5. Albany County Planning Board – 447-5660
6. NYS DEC Region IV – 357-2069
7. Pine Bush Commission – 464-6496

APPLICATION AND APPEAL TO THE PLANNING BOARD
FOR A SITE PLAN REVIEW

To Zoning Administrative Officer
Of the Town of Guilderland

Date: 5/8/23

I, Richard E. Nolan of Nolan Engineering, PLLC
hereby apply to the Planning Board for a Site Plan Review under the Zoning Ordinance for:

Location of property
Address: 2555 Western Ave. Guilderland, NY Zoning: LB

Site Plan Review is requested for:

1. Construction of: Upgrade exterior front building facade,
divide interior into owner occupied unit office space
and tenant space. No current tenant.

And/or

2. Change of Use to:

The applicant hereby certifies that he is the owner of record of the above property or has
been duly authorized in writing by the owner of record to make this application.

Richard E. Nolan
Signature of applicant

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: <i>Bridge Coast Enterprises, LLC - Bryan H. Warren</i>			
Project Location (describe, and attach a location map): <i>Warren Real Estate office Building</i>			
Project Location (describe, and attach a location map): <i>2555 Western Ave., Guilderland, NY 12303</i>			
Brief Description of Proposed Action: <i>Upgrade front exterior facade. Divide interior of building into owner occupied office space and tenant space; no current tenant. Install ADA bathroom in each of two spaces.</i>			
Name of Applicant or Sponsor: <i>Nolan Engineering, PLLC</i>		Telephone: <i>518 280 3190</i>	
		E-Mail: <i>nich@nolan-engineering.com</i>	
Address: <i>333 Kingsley Rd.</i>			
City/PO: <i>Burnt Hills</i>		State: <i>NY</i>	Zip Code: <i>12027</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.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>0.62</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.62</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Richard Nolan</u>	Date: <u>5/8/23</u>	
Signature: <u>Richard Nolan</u>	Title: <u>PE</u>	

PRINT FORM

7/7/23, 2:30 PM

Town of Guilderland Mail - Bridge Coast Enterprise LLC @ 2555 Western Avenue



Kenneth Kovalchik <kovalchikk@togny.org>

Bridge Coast Enterprise LLC @ 2555 Western Avenue

1 message

Muddappa, Gopika <Gopika.Muddappa@albanycountyny.gov>
To: Kenneth Kovalchik <kovalchikk@togny.org>

Mon, Jun 5, 2023 at 11:22 AM

Good morning Ken,

I received your application for Bridge Coast Enterprises LLC for change in tenancy. As per our Non-Referral list of items (see attached), change in tenancy or use does not have to be referred to ACPB for review. However, I will save this application under Non-Referral list inventory for the Town of Guilderland.

Also, our Board is updating the current list to add a few more items that will help reduce the timeline for certain actions that generally does not have county wide impact. The updated list will be sent to the municipalities once it has been finalized. Please feel free to reach me if you have any questions.

Best,

Gopika Muddappa

Senior Planner

Albany County Department of Public Works

449 New Salem Road

Voorheesville, NY 12186

(518)655-7932 (Direct line)

(518)655-2055 (Main Office)

Confidentiality Notice: This fax/e-mail transmission, with accompanying records, is intended only for the use of the individual or entity to which it is addressed and may contain confidential and/or privileged information belonging to the sender, including individually identifiable health information subject to the privacy and security provisions of HIPAA. This information may be protected by pertinent privilege(s), e.g., attorney-client, doctor-patient, HIPAA etc., which will be enforced to the fullest extent of the law. If you are not the intended recipient, you are hereby notified that any examination, analysis, disclosure, copying, dissemination, distribution, sharing, or use of the information in this transmission is strictly prohibited. If you have received this message and associated documents in error, please notify the sender immediately for instructions. If this message was received by e-mail, please delete the original message.

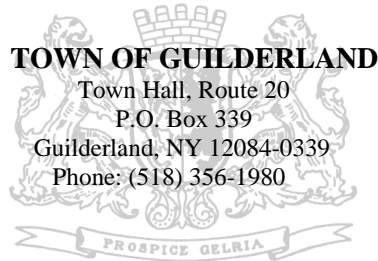
<https://mail.google.com/mail/u/0/?ik=891c08f431&view=pt&search=all&permthid=thread-f:1767876655100199274%7Cmsg-f:1767876655100199274&...> 1/2

7/7/23, 2:30 PM

Town of Guilderland Mail - Bridge Coast Enterprise LLC @ 2555 Western Avenue

 **Non - Referral Items List 2007.pdf**
39K

<https://mail.google.com/mail/u/0/?ik=891c08f431&view=pt&search=all&permthid=thread-f:1767876655100199274%7Cmsg-f:1767876655100199274&...> 2/2



PETER G. BARBER
SUPERVISOR

STEPHEN J. FEENEY
CHAIRMAN
PLANNING BOARD

NOTICE OF PUBLIC HEARING

PUBLIC HEARING NOTICE, TOWN OF GUILDERLAND, ALBANY COUNTY, NY. Notice is hereby given that the Planning Board will conduct a public hearing as part of its regularly scheduled Board meeting on Wednesday, August 9, 2023 commencing at approximately 7:00 p.m. at the Guilderland Town Hall, Rte., 20, Guilderland, NY. regarding a site plan application for a proposed office use and exterior building renovations for an existing 2,781 square feet building at 2555 Western Ave submitted by Bridge Coast Enterprises, LLC. Application materials can be viewed in the Planning Dept. at Town Hall, M-F, 9:00 a.m. - 4:30 p.m. For further information, please contact the Guilderland Planning Board, c/o Kenneth Kovalchik, AICP, Town Planner, via email at kovalchikk@togny.org.

TOWN OF GUILDERLAND

Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

Planning Department
Town Hall, Route 20
P.O. Box 339
Guilderland, NY 12084-0339
Phone: (518) 356-1980 x 1061
Fax: (518) 356-5514
Email: kovalchikk@togny.org



MEMORANDUM

TO: Stephen J. Feeney, Chairman
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: July 6, 2023

SUBJ: 3 Lot Minor Subdivision – Settles Hill Road/Furbeck Road – Michael Flocuzzio
Concept Plan Review

Background

The applicant is proposing a 3-lot minor subdivision of 15.13 acres of land located in the Rural Agricultural (RA5) District. The RA 5 District requires a 5-acre minimum lot size. Lot 1 would consist of 5.1 acres; Lot 2 would consist of 5.1 acres and Lot 3 would consist of 4.92 acres. The property is bisected by Settles Hill Road, with approximately 4.92 acres located on the west side of Settles Hill Road and 10.48 acres located on the east/south side of Settles Hill Road.

There is no public water and sewer infrastructure in this area of town, therefore, each lot will be serviced private wells and septic systems that will need approval from the Albany County Department of Health. The concept plan includes a plan sheet depicting locations of proposed building footprints, wells and septic systems for each lot.

An area variance for lot size is required for Lot 3, with a variance application having been submitted to the Zoning Board of Appeals. All lots will be on private wells and septic systems that will require approval from the Albany County Department of Health.

National Grid Easements

There are existing overhead wires located on the property. A note on the plan's states:

"Utility easement to Niagara Mohawk Power Corporation (easement width, covenants and restrictions not researched).

The applicant should research the easement to confirm the proposed residential use, building locations and septic system locations are in compliance with any restrictions that may be included in the easement.

Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

Federal Wetlands

The concept subdivision plan depicts federal wetlands in the following areas of the parcel:

10.48-acre portion of the parcel on the east/south side of Settles Hill Road

Lot 1 – Wetland Area 1 which consists of 2,131 square feet of federal wetlands with little to no disturbance proposed. A portion of Wetland Area 2, which is 1,439 square feet in size.

Lot 2 - A portion of Wetland Area 2, which is 1,439 square feet in size.

4.92-acre portion of the parcel located on the west side of Settles Hill Road

Federal wetlands are located on portions of each of the 3 lots located on this side of the road. No construction activity/disturbance is proposed within the portions of the 3 lots located on this side of the road.

Guilderland Conservation Advisory Council

The Guilderland Conservation Advisory Council (GCAC) reviewed the application at their June 12th meeting and conducted a site visit on June 24th. The GCAC concluded GCAC does not think the development of this property will have much negative impact on the environment provided the developer does not indiscriminately cut down too many trees and that excavation is done prudently. Driveways to the residences will need to take into consideration the flow of traffic near the sharp turn of the Road at the northwest corner.

A question arose regarding the way the proposed lots are planned with three residential lots on one side of the Road and the three associated wood lots on the other side; since none of these three lots are contiguous with the lot they are associated with on the other side of the Road. None of the three residential lots appear to be contiguous with their wood lots. It should be noted that prior to the completion of this report, GCAC was informed by the Town Planner that the Planning Board did not support the layout as proposed and directed the Applicant to put two lots on one side of the Road and one lot in the area where the 'p/o' lots are proposed. Thus, it appears that if the Applicant agrees to do so, GCAC may be requested to review the amended plan and determine what environmental impact the revised layout will have.

Albany County Planning Board

Considering the site is within 500' of a designated County Agricultural District, the application will be referred to the ACPB for their July 20th meeting.

Next Steps

If the Planning Board has no concerns with the proposed concept plan, the Board may consider granting concept plan approval. The application will not return to the Planning Board until after the Zoning Board has completed their review of and approved the area variance for the Lot 3 lot size reduction.

To: Guilderland Planning Board
From: Guilderland Conservation Advisory Council
Date: June 26, 2023
Re.: Flocuzzio – Settles Hill & Furbeck Rds.

APPLICATION

Applicant(s): Michael Flocuzzio, 250 Sults Rd., Duansburg, NY 12053
Proposed Subdivision: A proposed three lot subdivision of 15.1± acres.
Location: Near the northwest corner of the Town close to the border with Schenectady County.
Zoning: RA5.

Site Inspection Summary:

Site Inspection Date: June 24, 2023

John

Meeting Attendees: June 12, 2023) Presenter Applicant's representative David Kimmer of ABD Engineers; GCAC Members Caitin Ferrante, Elizabeth Markham, Darrell McKnight, Margaretann Paczkowski, Cody Arana, Steve Sawicki and John Wemple. Chair; plus Town Board Members Town Supv. Peter Barber

Inspected by; GCAC Members Caitin Ferrante, Elizabeth Markham, Matthew Minniefield, Darrell McKnight, Margaretann Paczkowski, Cody Arana, Steve Sawicki and John Wemple, Chair.

Conclusions: GCAC does not think the development of this property will have much negative impact on the environment provided the developer does not indiscriminately cut down too many trees and that excavation is done prudently. As noted in the inspection/details section of the report, the County Health Department will need to be contacted related to the well water and location of the septic systems. Driveways to the residences will need to take into consideration the flow of traffic near the sharp turn of the Road at the northwest corner. A question arose regarding the way the proposed lots are planned with three residential lots on one side of the Road and the three associated wood lots on the other side; since none of these three lots are contiguous with the lot they are associated with on the other side of the Road. None of the three residential lots appear to be contiguous with their wood lots.

It should be noted that prior to the completion of this report, GCAC was informed by the Town Planner that the Planning Board did not support the layout as proposed and directed the Applicant to put two lots on one side of the Road and one lot in the area where the 'p/o' lots are

proposed. Thus, it appears that if the Applicant agrees to do so, GCAC may be requested to review the amended plan and determine what environmental impact the revised layout will have.

Submitted by: John G. Wemple, Jr. 6/26/23
John G. Wemple, Jr. – Chair

INSPECTION DETAILS

Applicant(s): Michael Flocuzzio,

Address: 250 Sults Rd., Duansburg, NY 12053

Background: According to Presenter (David Kimmer), Applicant plan is to divide the property into three lots of five acres each; three on one side of the Road and three on the other side. Lots would be about 3 ½ acres on the side where the residences would be built. On the west side of the Road there would be three lots about 1 ½ acres each which would belong to the three residential lots. Presenter further noted the property is zoned RA5. An inquiry to County Clerk's website shows that property was transferred from Karen Fulle as administrator for the estate of Aaron F. Van Wormer, Sr. to the Applicant on deed recorded 3/16/2023 for \$88,000. Deed shows property consists of two parcels (parcel 1 being 10.21± acres and parcel 2 being 4.92± acres) for a total of 15.31± acres.

Applicant proposes to subdivide the property into three lots with water provided by wells and sanitary provided by septic systems.

Topography: Presenter noted the property slopes down toward the Road and further noted that there is a mild hill in the middle of the property.. A review of the contour lines on the County Interactive Mapping site shows the elevation at about 840 feet AMSL near the north corner of the property. Contour line at 850 ft. AMSL from a point on the north east side about 150 ft. from the north corner of the property runs to the rear of the proposed residence on Lot 1 and swings westward at a point close to the rear of the proposed residence on Lot 2 and continues west to the front boundary line of the property line of 1lot 2. Contour line 860 ft. AMSL crosses the north east border of the property about 325 ft. from that same north corner in a southerly direction until it meets the southern border of Lot 2 and then turns back to the north for a little over 150 ft and then turns southwest toward the south border of the lot. This line then heads south-southwest across lot 3 to the edge of the road and continues along the east border of the wooded lots on the west side of the road. It should be noted that at the point mentioned where the line heads s-s-w the elevation makes a more rapid increase as it starts up a hill which is at 870 ft. at the south border of lot 3. A contour line at 870 ft. crosses lot 1 about 300 ft south east of the point where the 860 line crossed the border of lot 1. That 870 line heads in a south west direction across lot 1, crosses lot 2 near the rear of the lot turns south southeast across lot 3. The east corner of lot 3 is near the 878 ft AMSL line. On the southwest side of the road where the wooded area will be, the contour lines show a gradual decrease in altitude to 858 and then 856 ft.; and then at the south west corner of the property it rises about twelve feet the last 150 ft. to meet that corner. In reviewing the map of the property, it was also noted that the southeast corner of proposed lot 1 touches the agricultural district which is to the south of the property.. At time of site visit, GCAC observed that much of the road side area of Lot 3 is relatively flat and is covered with high grass. Shortly after entering the wooded area, the drop in elevation was noted as the property was viewed looking toward the north. To the east, the terrain rise which concurs with the contour lines shown on the County Interactive Map. Looking at the County Map, the location of the proposed residences, it appears that the residence on Lot 1 would be at approximately 846 – 848 ft. AMSL; on Lot 2, the residence would be at 850; and on Lot 3 the residence would be at 864 ft. AMSL

Vegetation/Trees: Presenter noted most of property is wooded. GCAC noted that along the border with the Road there is high grass for about 50 feet and then the wooded area which is

moderately covered with trees mostly about 7 to 8 inches in diameter. There are some trees with a larger diameter the largest of which is dead. The trees include sweet birch, white pine, maple, poplar, dogwood, and some invasive plants throughout. As noted by one of the GCAC Members - not a lot of wildlife seen, but clearly lots of vegetation and trees.

Soils. : According to the Presenter, the soil is mostly silty loam. A review of the County Interactive Mapping site shows that the property there are five different soils- BuB, BuC, AnA, AnB and In. There is BuB soil on the north corner of the property covering that portion of the property north of a line starting at a point on the north east border about one third of the way from the north corner and extends west across Lot 1 near the south corner of the planned residence and continues across the north corner of lot 2. To the south of this area is a large area of BuC soil which covers all of the midsection of lot 1 as well as the area where the residence on lot 2 is proposed and most of its midsection as well as an area of some of the mid section of lot 3. The rear section of lot 1 has AnA soil which also covers the rear area of lot lot 2 and most of the rear portion of lot 3. While the residence of lot 2 is mostly on BuC soil, the west portion of it appears to be on the AnB soil area . Likewise the residence on lot 3 is on this soil which also covers the west half of the lot and covers most of the front (east) areas of the wooded lots of lot 1 and 2 as well as the front third of wooded lot 3. To the east of this area of AnB soil there is a small triangular shaped area of In soil at the south west corner of wood lot 1, the rear (west) portion of wood lot 2 and the northern quarter of the rear portion of wooded lot 3. The remainder portion of this lot has AnA soil along the south side covering at least 40 % of that wood lot.

A brief description of the soils and some of their limitations follows:

BuB – Burdett silt loam, 3 to 8 percent slopes - This gently sloping soil is very deep and somewhat poorly drained. The seasonal high water table in this Burdett soil is perched on the clayey subsoil at a depth of ½ foot to 1 ½ feet from December to May in most years. Permeability is moderate in the surface and subsurface layers and slow in the subsoil and substratum. Available water capacity is high. Surface runoff is medium. County soil survey notes that most of the acreage of this soil is used as hayland, pasture, or woodland. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Installing foundation drains and applying protective coatings to basement walls help prevent wet basements. Land grading and properly placed diversions will remove surface water. The main limitations for local roads and streets on this soil are the seasonal high water table and frost-action potential. This soil is soft when wet and causes the pavement to crack under heavy traffic. Constructing roads on raised fill material will reduce wetness and prevent the road damage that the seasonal high water table causes. Providing a coarse textured subgrade or base material and providing surface or subsurface drainage will reduce the frost-action potential and enhance soil strength. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the slow percolation in the subsoil. A specially designed septic tank absorption field or an alternative system will properly filter effluent. An alternate system will include a drainage system around the filter field to lower the water table, diversion ditches to intercept water from the higher areas, and an enlarged trench below the distribution line to improve percolation.

BuC -Burdett silt loam, 8 to 15 percent slopes This strongly sloping soil is very deep and somewhat poorly drained. Typically, the surface layer is very dark grayish brown silt loam about 8 inches thick. The seasonal high water table in this Burdett soil is perched on the clayey subsoil at a depth of 6 to 18 inches from November to May in most years. Permeability is moderate in the surface and subsurface layers and slow in the subsoil and substratum. Available water capacity is high, and surface runoff is medium. Northern red oak, sugar maple, beech, and hemlock are common to the soil.

The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Erosion is a hazard during construction. Installing foundation drains and applying protective coatings to basement walls help prevent wet basements. Land grading and properly placed diversions will remove surface water. Restoring vegetation, applying mulch, and using temporary waterways and diversions during construction help prevent erosion. The main limitations for roads and streets on this soil are the seasonal high water table and the frost-action potential. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the slow percolation in the subsoil. A specially designed septic tank absorption field or an alternative system will properly filter effluent. An alternate system includes a drainage system around the filter field to lower the water table, diversion ditches to intercept water from higher areas, and an enlarged trench below the distribution line to improve percolation.

AnA - Angola silt loam, 0 to 3 percent slopes - This nearly level soil is moderately deep and somewhat poorly drained. It is in smooth, slightly depressional, bedrock-controlled areas on uplands. The seasonal high water table in this Angola soil is at a depth of ½ foot to 1 ½ feet, perched above the bedrock, from December to May. Depth to bedrock is 20 to 40 inches. Permeability is moderate in the surface layer and slow in the subsoil. Available water capacity is moderate. Surface runoff is slow. The surface layer is moderately acid to mildly alkaline. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. The moderate depth to bedrock is also a limitation. Installing foundation drains and applying protective coatings to basement walls will help prevent wet basements. A backhoe, when digging the basement, can easily rip away the soft shale bedrock, but the harder sandstone bedrock is more difficult to remove. The main limitations for local roads and streets are the seasonal high water table and the frost-action potential. This soil is soft when wet and causes the pavement to crack under heavy traffic. Constructing roads on raised fill material will prevent the road damage that the seasonal high water table causes. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table, the slow percolation in the subsoil, and the depth to bedrock. A specially designed septic tank absorption field or an alternative system will properly filter effluent if located in areas of the included soils in this map unit. A drainage system around the filter field and diversion ditches to intercept water from the higher areas will reduce wetness.

AnB - Angola silt loam, 3 to 8 percent slopes - This gently sloping soil is moderately deep and somewhat poorly drained. It is in slightly concave positions in bedrock-controlled areas on uplands. The seasonal high water table in this Angola soil is at a depth of ½ foot to 1 ½ feet from December to May. The water table is perched above the bedrock. Depth to bedrock is 20 to 40 inches. Permeability is moderate in the surface layer and slow in the subsoil. Available water capacity is moderate. Surface runoff is slow. The surface layer ranges from moderately acid to mildly alkaline. The moderate depth to bedrock restricts root penetration. Northern red oak, sugar maple, and white ash are common on this soil. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. The moderate depth to bedrock is also a limitation. On construction sites, erosion is a limitation where the soil is bare of vegetation. Installing foundation drains and applying protective coatings to basement walls will help prevent wet basements. A backhoe can easily rip away the soft shale bedrock when digging the basement. The harder sandstone bedrock is more difficult to remove. Restoring vegetation or applying mulch on the surface helps to control erosion. The main limitations for local roads and streets on this soil are the seasonal high water table and the frost-action potential. This soil is soft when wet and causes the pavement to crack under heavy traffic. Constructing roads on raised fill material helps prevent the road damage that the seasonal high water table causes. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table, the slow percolation in the subsoil, and

the depth to bedrock. A specially designed septic tank absorption field or an alternative system will properly filter effluent if located in areas of the deep included soils. A drainage system around the filter field and diversion ditches to intercept water from the higher areas will reduce wetness. Revegetating or mulching disturbed areas of this soil helps to control erosion.

In – Ilion silt loam - This nearly level soil is very deep and poorly drained. The seasonal high water table in this Ilion soil is perched at a depth of less than 1 foot from November to May. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately slow in the surface layer and is slow or very slow in the subsoil. Available water capacity is high. Surface runoff is very slow. County soil survey notes that most of the acreage is used as woodland or brushland. The seasonal high water table or ponding is the main limitation of this soil on sites for dwellings with basements. Foundation drains, subsurface drainage systems, and protective coatings for basement walls help overcome these limitations. Grading to move surface water away from dwellings and diverting runoff from the higher areas also reduce wetness. The main limitations of this soil for local roads and streets are the seasonal high water table, ponding, and the frost-action potential. Wetness softens this soil most of the year and causes the pavement to crack under heavy traffic. A coarse textured subgrade or base material and surface or subsurface drainage away from the road site lower the water and reduce frost action. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table, ponding, and slow percolation in the subsoil. Other nearby soils are better suited to this use. A specially designed septic tank absorption field or an alternative system will properly filter effluent. A drainage system around the filter field and diversions to intercept water from the nearby higher areas will reduce wetness.

Drainage/Wetlands: Due to the slope of the property, the natural drainage would be to the north. The County map shows there are no NYS wetlands; but there are federal wetlands, namely an area of freshwater forested/shrub wetland covering the southwest corner of lot 1 woods, a little more than the west half of lot 2 woods and most of the west half of Lot 3 woods. There is a water course from the north end of this wet land which heads in a north direction. There are also two federal wetland freshwater ponds on adjacent property about 150 feet to the northeast of the northeast border of the planned residential area of the property. There was a slight rain at time of site visit but no puddles were noticed on the property.

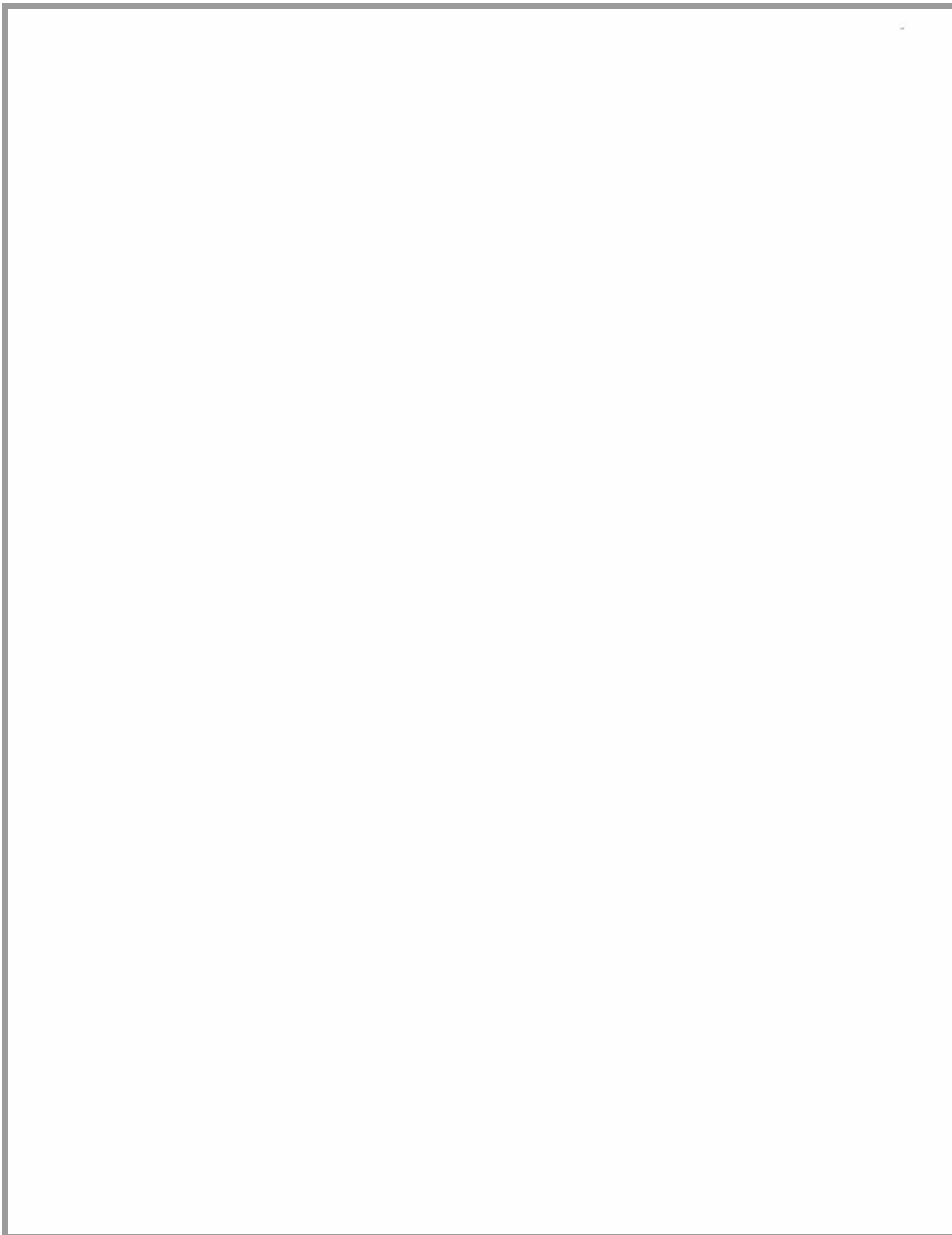
Septic/Wells: Plan is to have well water and a septic system for the proposed residences. According to Presenter there hasn't been any test yet for the wells. He is aware of the need to have the County Health Department approve the water from the wells. Site of the proposed septic locations is on the site drawing.

Visual Impact: Presenter does not feel there will be much visual impact resulting from development of the property. GCAC feels that it is doubtful that development of this property will have any visual impact on the neighborhood due to its isolated location and the amount of tree cover.

Endangered Species: According the Presenter, the only possible endangered specie possibly on the property is the long eared bat; Otherwise there are no other known to the Presenter. GCAC did not observe any animals or endangered species at the time of the site visit.

Historical Considerations: None known to the Presenter, including no cemeteries. Nothing of historical significance was observed by GCAC at time of site visit.

Submitted by: John G. Wemple, Jr. 6/26/23
John G. Wemple, Jr. - Chair





**ALBANY COUNTY PLANNING BOARD
NOTIFICATION**

RECOMMENDATION DATE: July 20th, 2023

Case #: **10-230704285**
Project Name: **Settles Hill Road Minor Subdivision**
Project Location: Settles Hill Rd/Furbeck Rd/Gray Rd
Tax Map Number: 24.00-1-21.1
Referring Agency: Town of Guilderland Planning Board
Considerations: Subdivision review to divide the parcel into three lots. Lot 1 and 2 will consist of 5.1 acres and Lot 3 will consist of 4.92 acres.

ACPB Recommendation: Modify local approval to include
 1. Review by the Albany County Department of Health for water supply, waste water discharge and other required permits for the proposed well and septic system.

Advisory:

Gopika Muddappa, Senior Planner
Albany County Planning Board

NOTE:

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

**449 New Salem Road, Voorheesville, NY 12186
TELEPHONE: (518) 655-7932 FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

LOCAL ACTION ON ACPB RECOMMENDATION:

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

LOCAL DECISION ON PROJECT:

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: _____ DATE OF LOCAL ACTION: _____

Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):

SIGNED: _____ TITLE: _____

**TOWN OF GUILDERLAND
APPLICATION FOR SUBDIVISION**

RETURN TO:

Planning Department, Attn: Town Planner
Guilderland Town Hall, Rte 20
Guilderland, NY 12084
(518)356-1980 ext 1061
kovalchikk@tognv.org

FEES:

Subdivision Application Fee: Subdivision Hearing Fee:
 Minor Concept Plan \$250 ___ Minor Final Plat - \$75 per lot
___ Major Concept Plan \$500 ___ Major Preliminary Plat - \$75 per lot
 plus \$100 per lot
___ Lot Line Amendment \$100
___ Fee in lieu of parkland reservation* -- See §280-36 of Town Code
*Payable with building permit application

APPLICANT INFORMATION

Name: Michael Flocuzzio
Address: 250 Sults Road,
Duanesburg, NY
Zip: 12053
Phone #: 518-813-1864
Email: flocuzzio88@gmail.com

SUBDIVISION INFORMATION

Name of Subdivision: Settles Hill Estates
General Location: Settles Hill Road & Furbeck Road
Zoning: RA5 Total Acreage: 15.1± Acres
Tax Map number(s): 24.00-1-21.1
Number of Proposed Lots: 3

Relationship to property:

owner _____
contract vendee _____
other, explain _____

ENGINEER, ARCHITECT OR SURVEYOR: (if other than applicant)

Name: Joseph J. Blanchine, P.E., ABD Engineers & Surveyors, LLP
Address: 411 Union Street
Schenectady, NY Zip: 12305
Phone: 518-377-0315
Email: joe@abdeng.com

PROPERTY DESCRIPTION

Current land use of the property: Vacant
Briefly describe proposed project: Subdivide into 3 residential lots of 5 acres on well and septic

Generally describe any restrictions on the property (easements, deed restrictions, etc.): Power lines and federal wetlands

Does the property contain any of the following: ___ Stream ___ Pond Fed. Wetlands ___ Other body of water
___ Floodplain ___ Steep Slopes ___ Pine Bush ___ Historic/Archeological Resources

If yes, please elaborate: Federal wetlands delineated on plans

Water will be provided by:

Well ___ Connect to existing Town water ___ Extension of Water district

Sanitary sewer will be provided by:

Septic system ___ Connect to existing Town sewer ___ Extension of Sewer District

Will there be any land dedicated to the Town for a park or open space commonly owned by a Homeowner's Association?
No. ___ If yes, what is the percentage and proposed ownership of the open space? _____

AGREEMENT

The applicant hereby certifies that he/she is the owner of record of the above property, or that he/she has been duly authorized by the owner of record to make this application. Further, by signing this application, the owner/designee gives permission for a representative(s) of the Town of Guilderland to walk the property for the purposes of conducting a site review.

Signature of Owner:  Date: May 17, 2023

Short Environmental Assessment Form Part 1 - Project Information

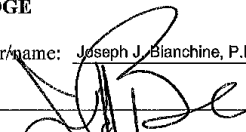
Instructions for Completing

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: Settles Hill Estates Subdivision			
Project Location (describe, and attach a location map): Settles Hill Road & Furbeck Road			
Brief Description of Proposed Action: Subdivide 15 acre vacant parcel into three 5 acre lots on well and septic.			
Name of Applicant or Sponsor: Michael Flocuzzio		Telephone: 518-813-1864 E-Mail: flocuzzio88@gmail.com	
Address: 250 Suits Road			
City/PO: Duanesburg		State: NY	Zip Code: 12053
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Albany County Department of Health		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 15 acres			
b. Total acreage to be physically disturbed? _____ 3 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 15 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Wells _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Septics _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <u>Federal wetlands 2.2 ± acres, w/ disturbance</u>			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Stormwater will flow to existing roadside ditches		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Joseph J. Blanchine, P.E., ABD Engineers & Surveyors, LLP Date: May 19, 2023		
Signature:  Title: Professional Engineer		

PRINT FORM

EAF Mapper Summary Report

Monday, May 15, 2023 10:02 AM

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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

8/2/23, 11:15 AM

Town of Guilderland Mail - RE: Settles Hill Road Wastewater Application



Kenneth Kovalchik <kovalchikk@togny.org>

RE: Settles Hill Road Wastewater Application

1 message

Meacham, James <James.Meacham@albanycountyny.gov> Mon, Jul 10, 2023 at 11:23 AM
To: Joe Bianchine <Joe@abdeng.com>
Cc: "Kenneth Kovalchik (kovalchikk@togny.org)" <kovalchikk@togny.org>, "floccuzio88@gmail.com" <floccuzio88@gmail.com>

Hi Joe,

Clarification: This is not a "realty subdivision" by definition under Part 74 of the New York Codes, Rules and Regulation; it is a lot being divided into 3 individual lots. Therefore for ACHD purposes we would treat each lot a an individual residential lot and the individual lot owner/buyer will submit an application for the OWTS and IWS prior to construction. We can do some preliminary work and "OK" the ability to subdivide for wastewater purposes but we do not approve the proposed subdivision, that would be the municipality.

I can return the check or shred it?

If you have any question contact me anytime.

Jim

James R. Meacham, P.E.

Public Health Engineer

Division of Environmental Health

[175 Green Street](#)

[Albany, New York 12202](#)

(518) 447-4606

James.Meacham@albanycountyny.gov

www.albanycounty.com

<https://mail.google.com/mail/u/0/?ik=891c08f431&view=pt&search=all&permthid=thread-f:1770786558623403458%7Cmsg-f:1771047587586631715&...> 1/2

8/2/23, 11:15 AM

Town of Guilderland Mail - RE: Settles Hill Road Wastewater Application

From: Joe Bianchine <Joe@abdeng.com>
Sent: Friday, July 7, 2023 2:14 PM
To: floccuzio88@gmail.com; Meacham, James <James.Meacham@albanycountyny.gov>
Cc: Kenneth Kovalchik (kovalchikk@togny.org) <kovalchikk@togny.org>
Subject: Settles Hill Road Wastewater Application

Good Afternoon,

Please see attached.

Hard copies out in the mail.

Jim – your hard copy will be delivered this afternoon.

Thank you,

Joseph J. Bianchine, P.E., Partner

ABD ENGINEERS & SURVEYORS, LLP

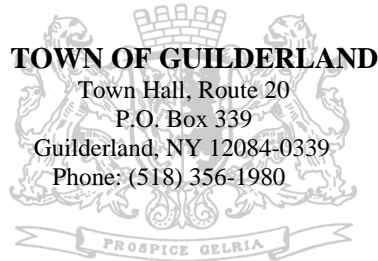
411 Union Street | Schenectady, NY 12305

P: (518) 377-0315 | F: (518) 377-0379

www.abdeng.com

Confidentiality Notice: This fax/e-mail transmission, with accompanying records, is intended only for the use of the individual or entity to which it is addressed and may contain confidential and/or privileged information belonging to the sender, including individually identifiable health information subject to the privacy and security provisions of HIPAA. This information may be protected by pertinent privilege(s), e.g., attorney-client, doctor-patient, HIPAA etc., which will be enforced to the fullest extent of the law. If you are not the intended recipient, you are hereby notified that any examination, analysis, disclosure, copying, dissemination, distribution, sharing, or use of the information in this transmission is strictly prohibited. If you have received this message and associated documents in error, please notify the sender immediately for instructions. If this message was received by e-mail, please delete the original message.

<https://mail.google.com/mail/u/0/?ik=891c08f431&view=pt&search=all&permthid=thread-f:1770786558623403458%7Cmsg-f:1771047587586631715&...> 2/2



PETER G. BARBER
SUPERVISOR

STEPHEN J. FEENEY
CHAIRMAN
PLANNING BOARD

NOTICE OF PUBLIC HEARING

PUBLIC HEARING NOTICE, TOWN OF GUILDERLAND, ALBANY COUNTY, NY. Notice is hereby given that the Planning Board will conduct a public hearing as part of its regularly scheduled Board meeting on Wednesday, August 9, 2023 commencing at approximately 7:00 p.m. at the Guilderland Town Hall, Rte., 20, Guilderland, NY. regarding a 3 Lot minor subdivision application on the south side of the intersection of Settles Hill Road/Furbeck Road/Gray Road submitted by Michael Flocuzzio. Application materials can be viewed in the Planning Dept. at Town Hall, M-F, 9:00 a.m. - 4:30 p.m. For further information, please contact the Guilderland Planning Board, c/o Kenneth Kovalchik, AICP, Town Planner, via email at kovalchikk@togny.org.

TOWN OF GUILDERLAND

Planning Department

Town Hall, Route 20

P.O. Box 339

Guilderland, NY 12084-0339

Phone: (518) 356-1980 x 1061

Fax: (518) 356-5514

Email: kovalchikk@togny.org



Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

July 25, 2023

Stephen Feeney, Chairman
Town of Guilderland Planning Board
5209 Western Turnpike
Guilderland, NY 12084

Re: SEQR / Type I Action - Lead Agency Coordination - Proposed Change in Zone from a Residential Overlay (RO40) District to a Rural Agricultural (RA3) District – Farm Lane/Foundry Road

Dear Mr. Feeney and Planning Board Members:

At their July 18th meeting the Town Board accepted a change in zone application requesting a rezone of 35 +/- acres in the Residential Overlay (RO40) District to a Rural Agricultural (RA3) District. The parcel totals 128.4 +/- acres and is located immediately east of the Town owned Western Turnpike Golf Course and west of Foundry Road.

In accordance with the requirements of the State Environmental Quality Review Act found at 6 NYCRR, Part 617, the proposed change in zone qualifies as a Type I action, which requires a coordinated review of the action pursuant to 6 NYCRR 617.4. The Town Board is the Lead Agency in review of this proposal and will automatically assume that role unless objection is received from another involved agency within 30 days.

Your agency has been identified as a potential involved or interested agency under SEQR. The enclosed documents include the change in zone application, plot plans, Full EAF and Town Planner memo to the Town Board dated July 12, 2023. Any objections you might have regarding Town Board assumption of Lead Agency status should be submitted within the above noted 30-day time period. Any comments you may wish to submit regarding the proposed action will be considered by the Town in its review of the application.

Please feel free to contact me at kovalchikk@togny.org, with any comments or questions you might have. Written correspondence should be directed to my attention.

Sincerely,

Kenneth Kovalchik, AICP
Town Planner

Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

TOWN OF GUILDERLAND

Planning Department

Town Hall, Route 20
P.O. Box 339
Guilderland, NY 12084-0339
Phone: (518) 356-1980 x 1061
Fax: (518) 356-5514
Email: kovalchikk@togny.org



Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

MEMORANDUM

TO: Peter G. Barber, Supervisor
& Town Board

FROM: Kenneth Kovalchik, AICP, Town Planner

Date: July 12, 2023

SUBJ: Ecolegacy Values, LLC – Farm Lane/Foundry Road – Consideration of Acceptance of an Application for a Change in Zone from the Residential Overlay (RO) District to a Rural Agricultural (RA3) District.

Introduction

An application for a change of zone has been submitted requesting a rezone of a portion of a parcel in the Residential Overlay (RO) District to a Rural Agricultural (RA3) District. The parcel totals 128.4 +/- acres and is located immediately east of the Western Turnpike Golf Course and west of Foundry Road. The applicant is proposing to rezone 34.86 acres to the RA3 District, with 94.12 acres remaining in the RO40 District. Surrounding zoning consists of properties located in the Residential Overlay (RO) District to the west; Residential Overlay (RO) District and Single-family Residential (R15 and R20) Districts to the east; Single-family Residential (R15) District to the north; and Rural Agricultural (RA3) District to the south. See enclosed map showing the surrounding zoning.

Albany County Planning Board

Considering the parcel is located within a County designated agricultural district, the application was referred to the Albany County Planning Board (ACPB) for review at their July 20th meeting.

Town Planner Comments:

Planning has reviewed the application materials and surrounding land uses and zoning and supports the change of zone request based on the following conclusions:

1. The parcel is located within the study area of the Guilderland Hamlet Neighborhood Plan ('Plan') that was completed in 2007.
2. The vision map (enclosed) included in the Plan identified this parcel as 'agriculture', but the existing zoning (RO40) is for residential uses. The requested change in zone on a

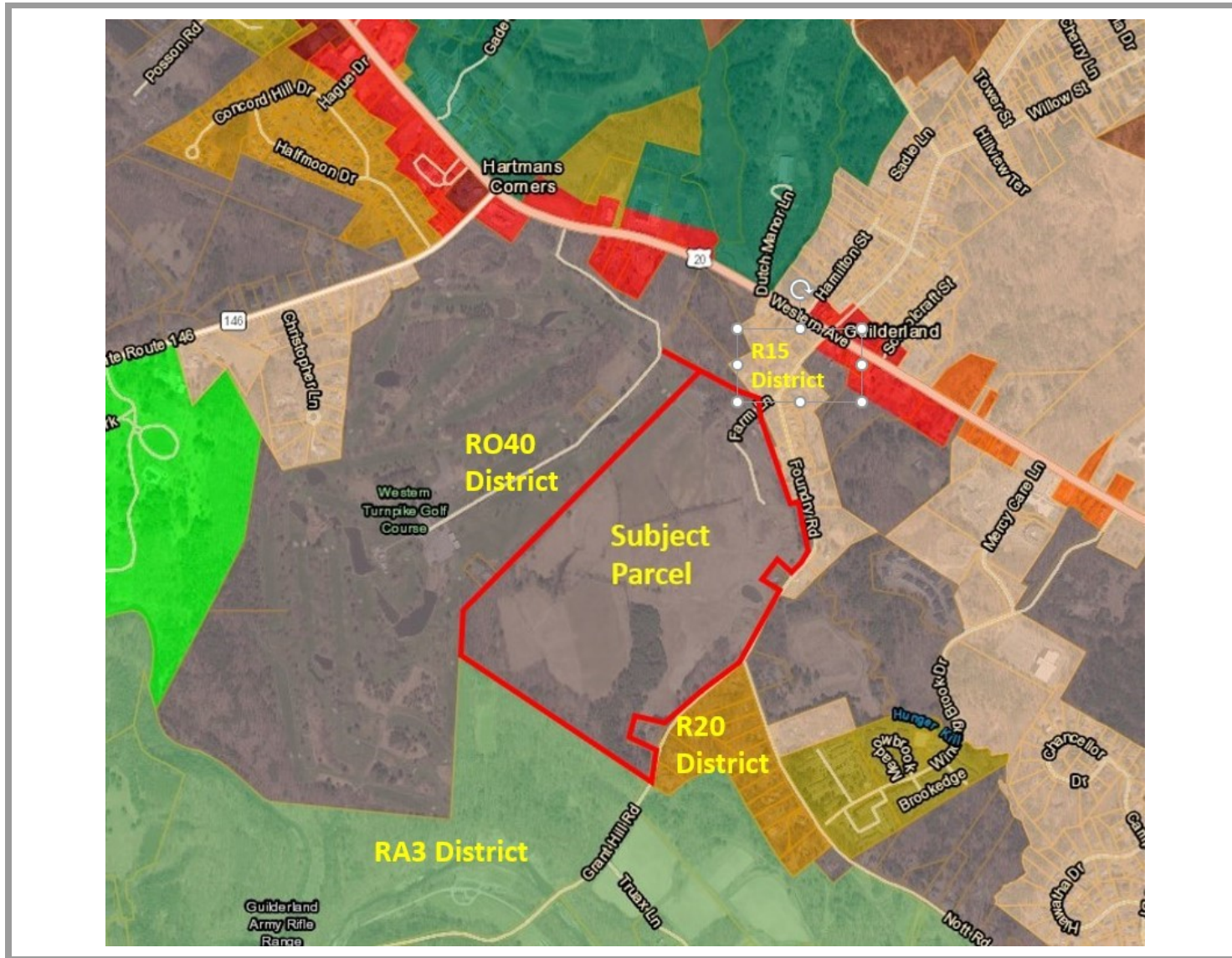
Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

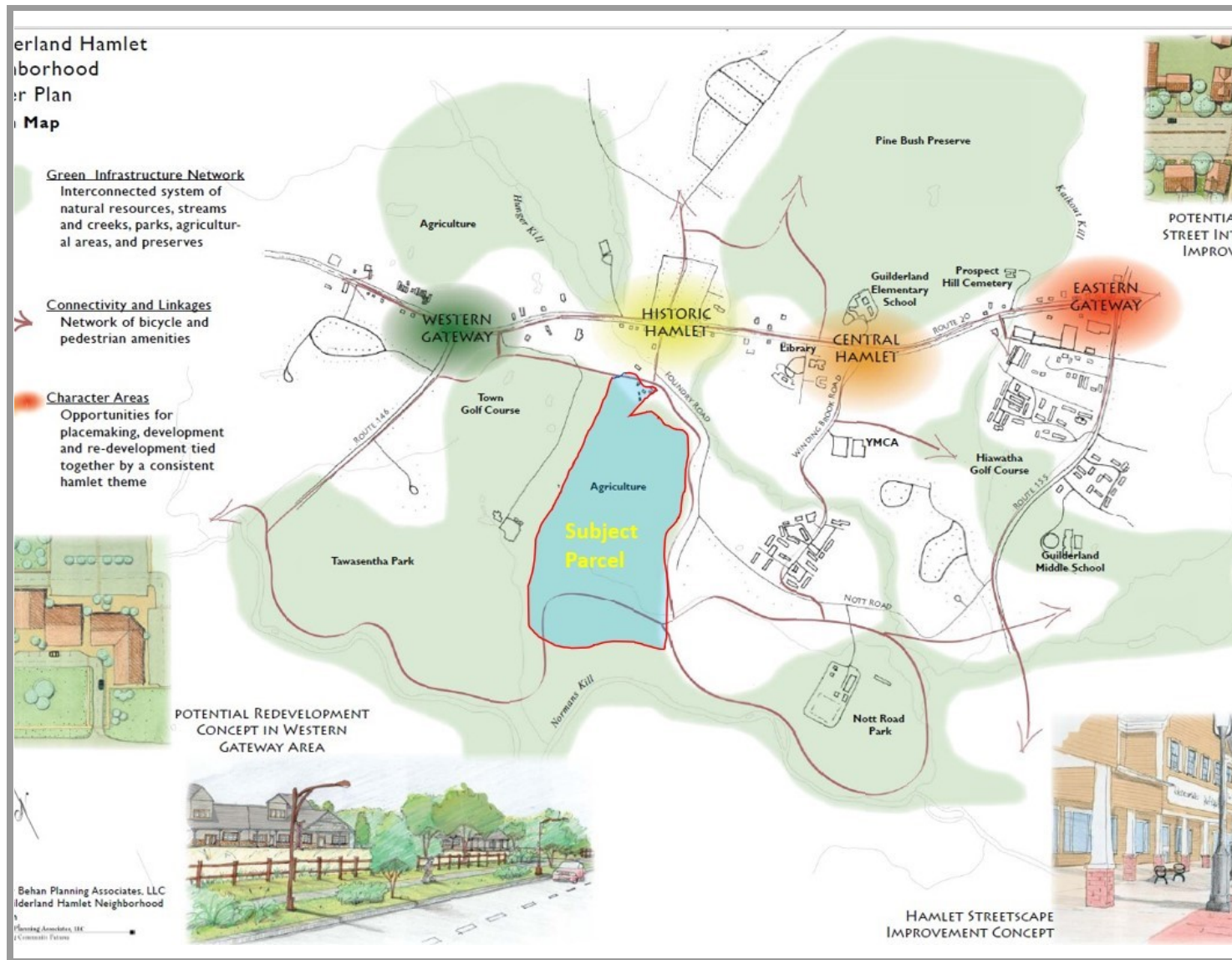
portion of the parcel to an agricultural district (RA3) supports the vision for this neighborhood.

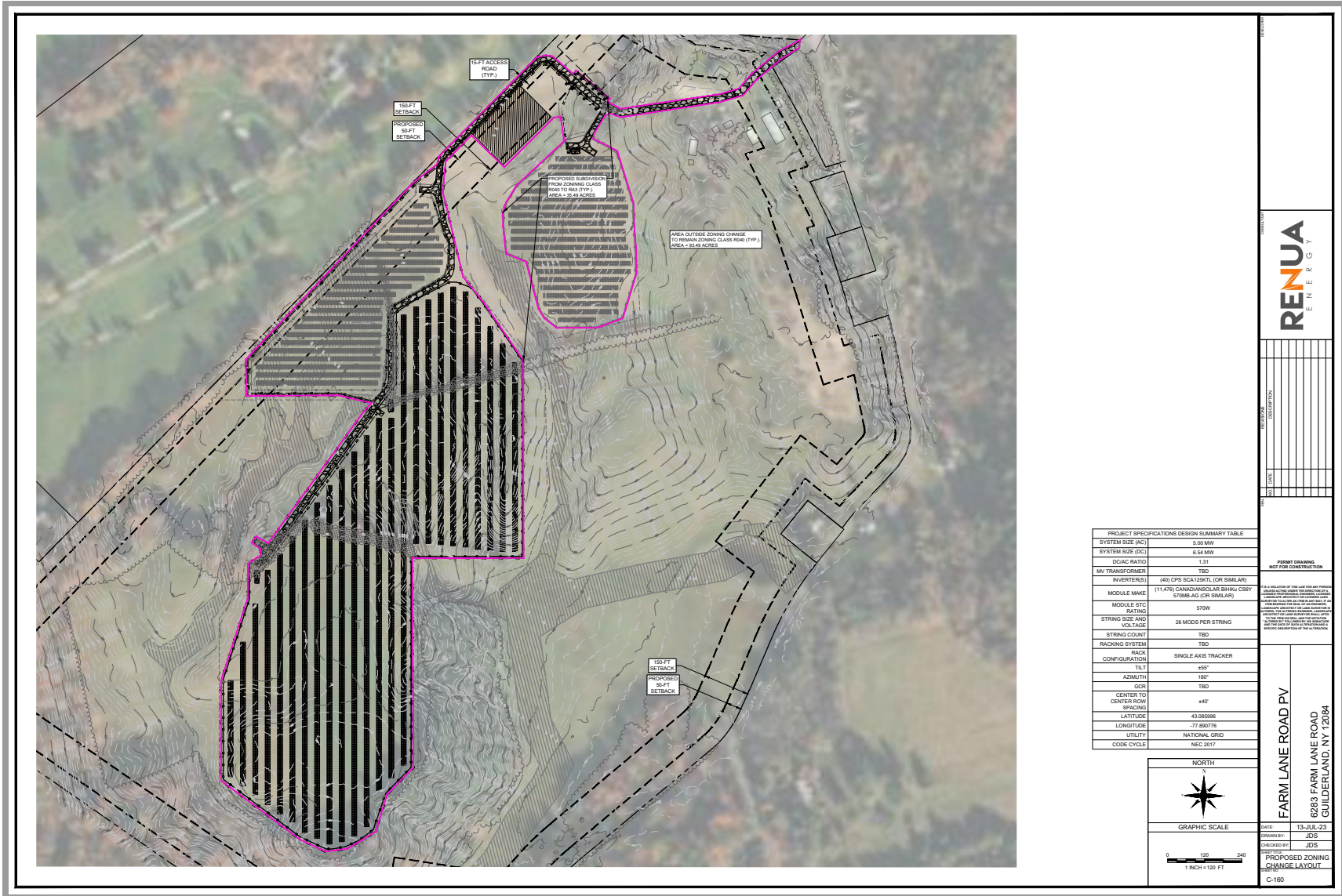
3. The vision map included in the Plan identifies the southern portion of the parcel as a possible pedestrian link, connecting Tawasentha Park and Western Turnpike Golf Course to Nott Road Park. Town officials have had preliminary discussions with the applicant about including a pedestrian access easement on the southern portion of the property in order to construct a pedestrian trail.
4. The Plan recommended a 'green infrastructure' network is recognized and provides an interconnected system of open space, agriculture, and recreation. The backbone of this system is made up of the town parks and athletic fields, the Normanskill and Kaikout Kill, the hamlet's unique topography, its active farm operations, and the Pine Bush Preserve.
5. The parcel is located within the "Historic Hamlet" segment of the study area of the Plan. A primary recommendation for this segment of the study area is to maintain the surrounding area as a greenbelt. Currently, the neighborhood is surrounded by the Pine Bush Preserve to the east and north, and the Hunger Kill, and farmland/agricultural uses to the south and west. The Town should consider conservation alternatives for the farm just south of the intersection along Foundry Road (adjacent to the town's golf course). A change in zone to an agricultural use, as compared to the existing residential zoning, is more in line with the vision for this segment of the neighborhood and Plan.

Next Steps:

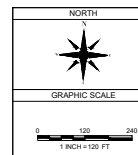
If the Town Board accepts the application, it should be referred to the Planning Board for review, comment and recommendations for Town Board consideration.







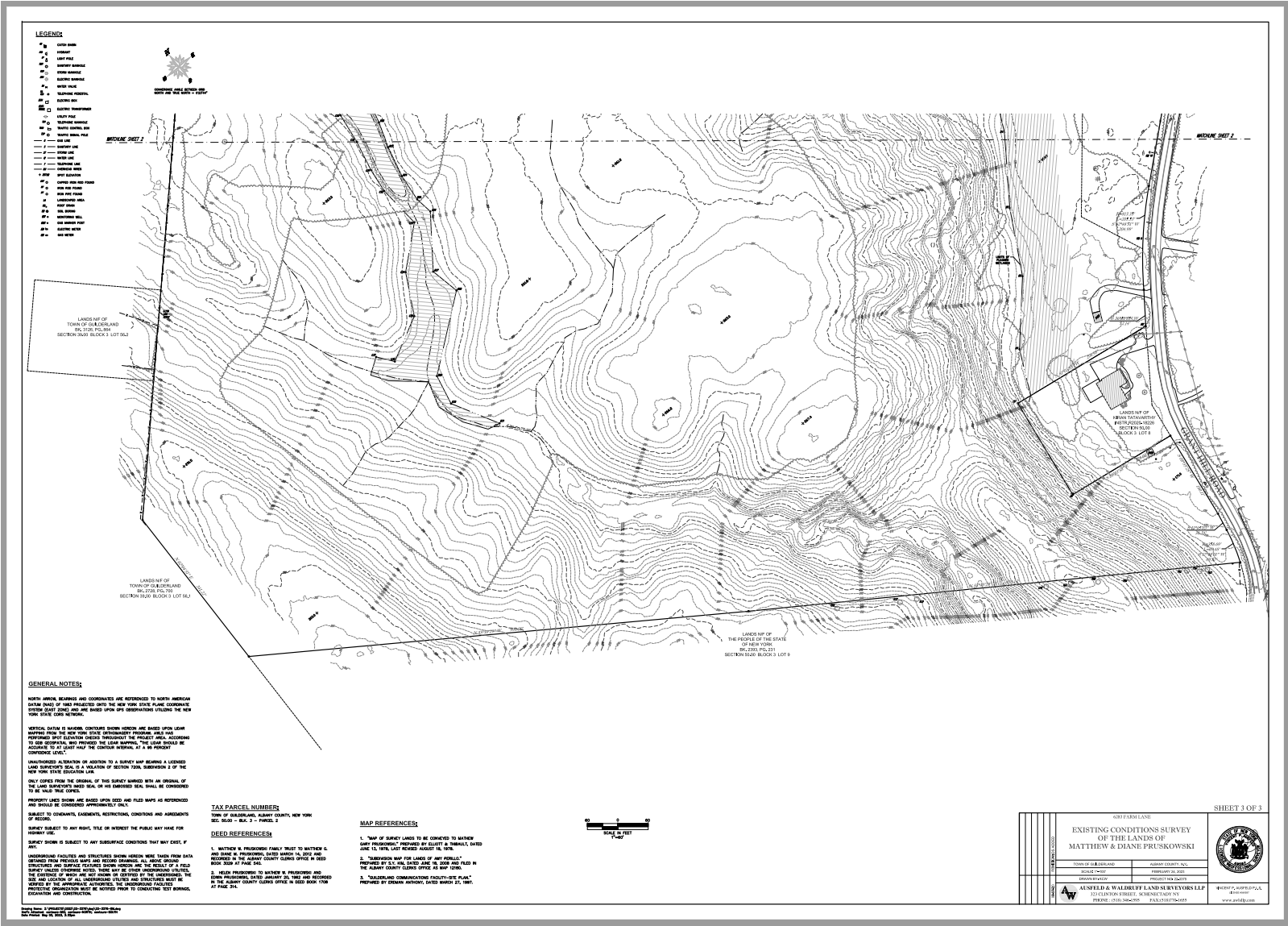
PROJECT SPECIFICATIONS DESIGN SUMMARY TABLE	
SYSTEM SIZE (AC)	5.00 MW
SYSTEM SIZE (DC)	6.54 MW
DC/AC RATIO	1.31
MV TRANSFORMER	TBD
INVERTERS	(40) CPS SCA125KTL (OR SIMILAR)
MODULE MAKE	(11476) CAMELSOLAR BHK6, CS67 ST66-A6 (OR SIMILAR)
MODULE STC RATING	370W
STRING SIZE AND VOLTAGE	26 MODS PER STRING
STRING COUNT	TBD
RACKING SYSTEM	TBD
RACK CONFIGURATION	SINGLE AXIS TRACKER
TILT	±5°
AZIMUTH	180°
GCR	TBD
CENTER TO CENTER ROW SPACING	±40'
LATITUDE	43.08596
LONGITUDE	-77.89076
UTILITY	NATIONAL GRID
CODE CYCLE	NEC 2017



RENUJA ENERGY

FARM LANE ROAD PV
6283 FARM LANE ROAD
GUILDERLAND, NY 12084

DATE: 13-JUL-23
DRAWN BY: JDS
CHECKED BY: JDS
PROPOSED ZONING CHANGE LAYOUT
C-160





Instruction Sheet

Change of Zone Application

All applicants for zoning changes will be required to complete an application form, obtainable from the Town Clerk. The Planning Administrator and/or Zoning Administrator may assist the applicant(s) with the application form.

Submission Requirements

The applicant shall submit to the Town Clerk **sixteen** copies of:

1. Plot plan containing all the information as required below
2. Completed application for change of zone
3. Short Environmental Assessment form
4. Legal description of the property
5. Re-zone fee \$**1,000** check made out to *Town of Guilderland*

Contents of the Plot Plan

The plot plan shall be a scale drawing containing the following:

1. The parcel boundaries and the owners of all contiguous properties
2. The zoning classification of all contiguous properties
3. All streets, either mapped or built, adjacent to the tract
4. All existing structures on the parcel
5. All watercourses and other significant physical features on the parcel

**TOWN OF GUILDERLAND
APPLICATION FOR CHANGE OF ZONE**

APPLICANT INFORMATION

Name: Ecolegacy Values LLC Phone: (518) 366-5708
Address: 380 Pardee Rd, #4, Rochester, NY 14609 State: NY Zip: 14609

PARCEL INFORMATION

Address and exact location of parcel to be rezoned:
Request zoning change for RO40 to RA3 Tax Map#: 50.00-3-2
Total Acreage: 128.4 Parcel Depth: _____

PROPERTY INFORMATION

Describe any existing structures on the property: 1 Single-family dwelling, 1 barn, 7 work sheds.

Describe the present use of the property: Agriculture. Production of corn and hay.

NEIGHBORHOOD DESCRIPTION

Zoning classification of all adjoin parcels:
North: RO40 South: R20, RA3
East: RO40 West: R10

Zoning Classification of all parcels directly on opposite side of street of highway: R10, R20, RO40

Character and use of all surrounding parcels:
North: Single-family dwellings South: Agriculture, single-family dwellings
East: Single-family dwellings West: Golf Course, single-family dwellings

Approximate distance to nearest parcel of different zoning classification indicating exact location, zoning, character and use of last mentioned parcel:
Approximately 630 feet to the nearest parcel of different zoning from the 2.8 MW AC array. The parcel is a single-family dwelling R10. The larger 5 MW AC array is approximatley 330 feet to the nearest parcel of different zoning. That parcel is zoned RA3.

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

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Farm Lane Road PV - North		
Project Location (describe, and attach a general location map): 6283 FARM LANE ROAD, GUILDERLAND, NY 12084 - Parcel ID 50.00-3-2		
Brief Description of Proposed Action (include purpose or need): This form is to be used solely for the purpose of a zoning re-classification of the site from current R040 to proposed RA3.		
Name of Applicant/Sponsor: Ecolegacy Values LLC		Telephone: (518) 366-5708 E-Mail: loren.pruskowski.elv@gmail.com
Address: 380 Pardee Rd, #4		
City/PO: Rochester	State: NY	Zip Code: 14609
Project Contact (if not same as sponsor; give name and title/role): Renua Energy Inc		Telephone: (845) 616-5657 E-Mail: nick@renuaenergy.com
Address: 16 Hudson Ave, Unit 2713		
City/PO: Glens Falls	State: NY	Zip Code: 12801
Property Owner (if not same as sponsor): Matthew Pruskowski		Telephone: (518) 728-9298 E-Mail: gprusko@yahoo.com
Address: 6283 Farm Ln		
City/PO: Guilderland	State: NY	Zip Code: 12084

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, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Guilderland Planning Board	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Guilderland Town Board	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Guilderland Zoning Board	
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	Albany County	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
Helderberg Escarpment Planning Guide _____	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
Rural Guilderland: Open Space and Farmland Protection Plan _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>R040, from the Town of Guilderland Zoning Map, dated October 2018</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? <u>RA3</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? <u>Guilderland Central School District - 8 School Rd, Guilderland Center, NY 12085</u>	
b. What police or other public protection forces serve the project site? <u>Guilderland Police Department - 5209 Western Turnpike, Altamont, NY 12009</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Guilderland Fire Department - 2303 Western Ave, Guilderland, NY 12084/ Guilderland Ambulance</u>	
d. What parks serve the project site? <u>Tawasentha Park - 188 NY-146, Altamont, NY 12009 /Guilderland Parks & Recreation Office - 181 NY-146, Altamont, NY 12009</u>	

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)? _____	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? 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: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? _____ iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

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

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

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

D.2. Project Operations

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

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

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

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

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:
i. Total anticipated water usage/demand per day: _____ 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: _____

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

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:
i. Total anticipated liquid waste generation per day: _____ 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): _____

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

Yes No
 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):

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

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)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (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)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within ½ 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: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 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: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	
_____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____ _____	
n. Will the proposed action have outdoor lighting?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	
_____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Product(s) to be stored _____	
ii. Volume(s) _____ per unit time _____ (e.g., month, year)	
iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
<ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) 	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
<ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
<ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

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

b. Land uses and 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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, i. Identify Facilities: _____ _____
e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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: <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

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

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

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

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

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

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

h. Surface water features.

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing: Northern long-eared bat - Monarch Butterfly Danaus _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 EcoLegacy Values Date 7/12/23
 Signature  Title CEO

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Civil • Environmental
Project Management • Feasibility Studies
Utility & Stormwater Design
Computer Aided Drafting • Permitting

August 9, 2023

Town of Guilderland Planning Board
Guilderland Town Hall, Rt. 20
Guilderland, New York 12084
Attn: Kenneth Kovalchik, AICP, Town Planner

Re: Woods Subdivision
Tax Map 48.00-2-16.1

Dear Town Planning Board,

Based on unforeseen circumstances, we are hereby requesting another 60-day extension of the approved minor subdivision in order to properly complete the subdivision plans.

We trust this request is acceptable to the board and we appreciate your support in advance. If there is additional information needed, please let us know and it will be forwarded.

Truly Yours,
ARICO ASSOCIATES

Dominick F. Arico, P.E.

C: Thomas Woods

1407 ROUTE 9 – BLDG. 2 SUITE 6, CLIFTON PARK, NEW YORK 12065 518.573.6989

