

February 22, 2024

Mr. Mark LaCivita
Planning Board Chairman
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198

RE: Quackenderry Commons Mixed-Use Site Plan

Dear Chairman LaCivita:

An Application for Site Plan Review and a sketch plan depicting the general layout and grading proposed for the Quackenderry Commons Mixed-Use Site Plan was submitted to the Town of North Greenbush on December 4th, 2023. An initial presentation of the project was made at the December 18th, 2023 Planning Board meeting, at which time the Planning Board accepted the site plan application, declared SEQRA Lead Agency status, and established a date for a Public Hearing to be held. The Board had comments on the project and requested that the applicant review and address several items as the project advances through the site plan review process. The following summarizes the comments and requests that the Board had as of December 18th, followed by the actions that have been taken in response to the Board's requests.

- **Send a copy of the sketch plans to the City of Rensselaer Planning Department for review and comment.**

An electronic copy of the sketch plan was sent to Thomas Hulihan (Planning Director) and Amy Lolik (Assistant Planning Director) at the City of Rensselaer Planning Department on February 14th, 2024. Comments were received from the City of Rensselaer on February 22nd. The comments focus primarily on the proposed discharge of stormwater from the Quackenderry Commons project to Quackenderry Creek, and the potential for the discharge to impact downstream areas in the City of Rensselaer. The comments from the City of Rensselaer will be addressed in a separate response letter. However, we would like to note that the project is required to comply with the requirements set forth in the Environmental Protection Agency's National Pollution Discharge Elimination System (NPDES) General Permit and the NYS Department of Environmental Conservation's (NYSDEC) State Pollution Discharge Elimination System (SPDES) General Permit GP-0-20-001. The project's stormwater management practices (SMP's) will be designed in accordance with the NYSDEC's Stormwater Management Design Manual. Green Infrastructure practices will be implemented to reduce the runoff volume generated by the site and standard SMP's will be provided to further mitigate post-construction discharge rates to Quackenderry Creek to that of pre-development rates.

- **The Traffic Impact Study (TIS) will be reviewed and discussed at the Public Hearing.**

Comment noted. The traffic evaluation was prepared by VHB. A representative from VHB will be present at the Public Hearing to answer any questions that the Board or members of the public may have pertaining to traffic.

- **Provide an executive summary of the TIS.**

An executive summary of the TIS is being prepared and will be submitted to the Board by VHB.

- **Address updated comments from the North Greenbush Fire District, East Greenbush CSD, Rensselaer County Highway Department, North Greenbush Highway Department, NYSDOT, Rensselaer County Sewer District, etc.**

A meeting was held with Brian McCrea (North Greenbush Fire District) and Bill Miller (Town Fire Marshal) at the Defreestville Fire Department on January 18th, 2024. Multiple topics were covered in the meeting, including fire hydrant locations, standpipe requirements, fire alarm systems and emergency radio coverage, Knox Box locations, basement level parking access controls, and resident storage locations in the building. Many of the items discussed will be addressed when the building design is finished and a building permit application is submitted to the Town. Site related items, such as the fire hydrant locations and an analysis of the existing municipal water system to assess it's ability to meet the building's required fire flow, will be addressed as the site design progresses.

A copy of the current sketch plan was provided to representatives of the East Greenbush CSD on December 16th, 2023. On February 9th, 2024, Jeff Simons, Superintendent of Schools for the East Greenbush CSD, sent the attached letter to Chairman LaCivita. The letter stated that the East Greenbush CSD can accommodate the additional students associated with the occupancy of the two buildings proposed by the Quackenderry Commons Mixed-Use Site Plan project.

The sketch plans were also provided to the Rensselaer County Sewer District (RCSD). On January 5th, 2024, Derrick Gardner from RCSD contacted Lansing Engineering to discuss the project. Mr. Gardner indicated that, to the best of his knowledge, the existing sanitary sewer forcemain in the vicinity of the project is owned by the Town of North Greenbush, not RCSD, and any discussion or questions pertaining to sanitary sewer service for the project should be had with the Town. A meeting was held at Town Hall on February 21th to discuss the capacity of water and sanitary sewer services that are available for the project. During the meeting, Utilities Department Supervisor Keith Hankle confirmed that the forcemain is owned by the Town of North Greenbush and stated that there is sufficient capacity to accommodate the anticipated wastewater flows from the Quackenderry Commons project.

On February 15th, comments on the project were received from North Greenbush Police Department Chief Keevern. A separate letter will be prepared to respond to Chief Keevern's comments.

The sketch plans were originally sent to the NYSDOT on December 7th, 2023. On February 16th, 2024, NYSDOT representatives contacted the Town to discuss the project and to request additional information. Copies of the sketch plans and Traffic Impact Evaluation were provided to NYSDOT that same day. No comments have been



received from NYSDOT at this time. Any comments on the project made by NYSDOT will be addressed when received.

Copies of the sketch plans were also sent to North Greenbush Ambulance, North Greenbush Highway Department, Rensselaer County Highway Department, Rensselaer County Health Department, and the Town of East Greenbush Planning Department. As of the date of this letter, no comments have been received from these agencies.

- **A discussion was had regarding East Greenbush CSD's internal boundaries and the potential for the project to disproportionately impact individual schools within the District.**

Per the attached letter from Superintendent Jeff Simons, the Quackenderry Commons project is located within the elementary attendance zone assigned to Red Mill Elementary School. The letter states that "...the East Greenbush Central School District can accommodate additional students associated with occupancy of the two proposed apartment buildings at Quackenderry Commons". East Greenbush CSD evaluates proposed and approved residential developments within the municipalities that are served by the District and uses that information, in part, to develop their annual School Enrollment Projections document. These projections are then used to help the District plan and prepare for future changes in the student population. Quackenderry Commons has been included in the East Greenbush CSD 2023-2024 School Enrollment Projections document, a copy of which is attached.

- **A SEQRA coordinated review will be done for the proposed site plan.**

A full EAF has been included with this submission. The EAF has been updated from the PDD Amendment phase to reflect the current project scope.

- **Applicant to solicit No Impact letters from involved agencies.**

The project team is actively working to solicit comments on the proposed site plan from the involved agencies and will address any comments as they are received. "No Impact" letters will be provided to the Planning Board as they are received.

- **Verify that the Rensselaer County Sewer District has available capacity.**

The Rensselaer County Sewer District (RCSD) was contacted to verify that there is sufficient capacity in the existing sanitary forcemain that runs along NYS Route 4. Per Derrick Gardner, engineer for RCSD, it is his understanding that the forcemain is owned by the Town of North Greenbush. A meeting with representatives from the Town was held on February 21st at Town Hall. At the meeting, Utilities Department Supervisor Keith Hankle stated that the 4" forcemain in the vicinity of the project is owned by the Town of North Greenbush and that there is sufficient remaining capacity in the forcemain to accommodate the anticipated wastewater flows from the Quackenderry Commons project.

- **Laberge Group will be the Town Designated Engineer for the site plan review.**

Copies of the project documents will be provided to Laberge Group when the applicant is directed to do so by the Planning Board.



- **Identify locations of dog parks on the site plan.**

Dog parks are in the process of being added to the plans for each building. The proposed locations for the dog parks will be reviewed with the Planning Board at the February 26th meeting.

- **A discussion was had regarding the status of the CVS sign and whether the sign was only granted temporary approval.**

During the February 21st meeting at Town Hall, the status of the CVS sign was discussed. As discussed at the meeting, it is believed that signage for CVS was intended to be included on a large pylon sign that was to be constructed for the commercial subdivision area of the originally approved Quackenderry Commons PDD. However, since there was initially no development taking place in the commercial subdivision portion of the PDD, CVS is thought to have obtained a variance from the North Greenbush Zoning Board of Appeals (ZBA) to allow for construction of their current freestanding sign. Research of the ZBA records will be needed to determine the current status of the CVS sign. The applicant will continue to work with the Town as needed to resolve this administrative matter.

- **The Board requested that the Applicant revisit the cross-lot connection to the adjacent Home Depot property for the purposes of establishing a secondary entrance point to the development for emergency vehicles.**

The applicant sent a follow up email to John Nigro, owner of the Home Depot parcel, on December 20th, 2023 regarding the cross-lot connection. Mr. Nigro indicated that, due to the complexities of his lease agreement with Home Depot, the connection is not possible. A copy of the email from Mr. Nigro was forwarded to Chairman LaCivita on December 21st, 2023.

Attached will be a copy of the previously mentioned supporting documents for your review. If additional information is required, please contact our office at your earliest convenience. Thank you.

Sincerely,

LANSING ENGINEERING, PC



Michael Vaillant, PE

CC: file





East Greenbush Central School District
ADMINISTRATION CENTER

29 Englewood Avenue, East Greenbush, New York 12061
Phone (518) 207-2500 Ext. 2531, Fax (518) 477-4833

Jeffrey P. Simons
Superintendent

February 8, 2024

Mark Lacivita, Chairperson
Town of North Greenbush Planning Board
2 Douglas Street
Wynantskill, NY 12198

Dear Mark:

The East Greenbush Central School District appreciates your efforts to keep us informed of proposed commercial and residential development in North Greenbush which could impact our schools.

Upon your request, I have reviewed the information you provided me regarding the proposed Quackenderry Commons Mixed-Use Site Plan project which would involve the location of two buildings on two parcels at 726-728 Bloomingrove for construction of 260 middle-income apartment rental units as well as retail space on the first floor of both buildings.

Currently, this location is included within the elementary attendance zone assigned to Red Mill Elementary School.

Annually, the School District reviews its projected student enrollment through a study completed by the Capital District Regional Planning Commission. Our most recent enrollment projections indicate that the School District's overall enrollment is expected to be stable and increase slightly over the next five years.

We take no formal position on the Quackenderry Commons project itself. However, our instructional space reviews, which are included as a component of our facilities planning, indicate that the East Greenbush Central School District can accommodate additional students associated with occupancy of the two proposed apartment buildings at Quackenderry Commons.

I am attaching a copy of the enrollment study for your review.

Please contact me should you have any further questions.

Sincerely,

Jeff Simons
Superintendent of Schools

**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: Quackenderry Commons Mixed-Use Site Plan		
Project Location (describe, and attach a general location map): 726-728 Bloomingrove Drive, +/- 240' north of intersection of Bloomingrove Drive/North Greenbush Road/Agway Drive, Town of North Greenbush		
Brief Description of Proposed Action (include purpose or need): The Quackenderry Commons Mixed-Use Site Plan project proposes two new 5-story mixed-use buildings consisting of retail/commercial space and residential apartment units. The two new buildings will consist of 105 apartments (Building #1) and 155 apartments (Building #2) and approximately 31,675 SF of combined commercial/retail/dining space on the first floor of the buildings. The development will include indoor and outdoor rooftop amenity areas for the building tenants, indoor parking at the basement level of the buildings, exterior parking for the tenants and patrons of the commercial spaces, an on-site trail network, and active/passive recreation areas. A lot will be subdivided from the Building #1 lot and dedicated to the Town of North Greenbush for the construction of a new Ambulance Corps building. The on-site roads and parking areas, as well as all on site infrastructure improvements, will be privately owned and maintained.		
Name of Applicant/Sponsor: Bloomingrove Properties Associates, LLC	Telephone: (518) 475-9088	E-Mail: mruthman@thespinneygroup.com
Address: 1 Juniper Drive		
City/PO: Delmar	State: NY	Zip Code: 12054
Project Contact (if not same as sponsor; give name and title/role): Morgan Ruthman	Telephone: (518) 475-9088	E-Mail: mruthman@thespinneygroup.com
Address: 1 Juniper Drive		
City/PO: Delmar	State: NY	Zip Code: 12054
Property Owner (if not same as sponsor): Same as Applicant	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Planned Development District Amendment	7/23/21
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval, Minor Subdivision	12/4/23
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town: Highway/Utilities/Fire/Police Depts	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rensselaer County Planning: 239-M Referral, Sewer District, Highway Dept.	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES; NYSOPRHP; NYSDOT	TBD
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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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

C.3. Zoning

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

C.4. Existing community services.

- a. In what school district is the project site located? East Greenbush Central School District
- b. What police or other public protection forces serve the project site?
North Greenbush Police Department, Rensselaer County Sheriff's Office, NYS Police Troop G
- c. Which fire protection and emergency medical services serve the project site?
North Greenbush Fire District/Defreestville Fire Department, North Greenbush Ambulance Association
- d. What parks serve the project site?
Eastland Park, David Onderdonk Jr Memorial Park, Hampton Manor Park

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)? Two mixed-use buildings providing 31,675 SF of retail, office, dining, and commercial space, 260 residential rental units tenant amenity areas, on-site walking trail, active/passive recreation areas.
- b. a. Total acreage of the site of the proposed action? +/- 24.53 acres
b. Total acreage to be physically disturbed? +/- 14.65 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 24.53 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Minor subdivision to create one new lot for dedication to the Town of North Greenbush for the construction of a new ambulance corp bldg.
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 1.09 ac Maximum 10.91 ac
- e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated 2
• Anticipated commencement date of phase 1 (including demolition) 4 month 2025 year
• Anticipated completion date of final phase 12 month 2028 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
The project will include two phases, one for the development of each building. Building #1 will be constructed first, along with the proposed ambulance corps building. The start of construction of Building #2 will be based on market demand.

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	_____	_____	_____	105
At completion of all phases	_____	_____	_____	260

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

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 5 stories height; 310 width; and 288 length

iii. Approximate extent of building space to be heated or cooled: 31,675 (commercial) square feet

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

i. Purpose of the impoundment: Stormwater Management Areas

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater Runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill/Excavation

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 54,534 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: North Greenbush Water District #17
- 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: _____
A new service lateral will be constructed for Building #1. An existing service lateral stub will be extended for Building #2.
- Source(s) of supply for the district: City of Troy/Town of East Greenbush - Tomhannock Reservoir

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: _____ 54,534 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): _____
Typical sanitary wastewater flows generated by residential and commercial uses.

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

If Yes:

- Name of wastewater treatment plant to be used: Rensselaer County Sewer Treatment Plant
- Name of district: Route 4 Sewer District / Rensselaer County Sewer District #1
- 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

Do existing sewer lines serve the project site?
 Will a line extension within an existing district be necessary to serve the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 For Building #1, a new service lateral will be installed between the building and the existing forcemain at Route 4. For Building #2, an existing service lateral, which is capped just west of the existing CVS, will be extended to the new building.

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 7.51 acres (impervious surface)
 _____ Square feet or 24.53 acres (parcel size)

ii. Describe types of new point sources. Stormwater runoff from roofs, parking areas, and roads.

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)?

Stormwater will be directed to stormwater management areas designed in accordance with NYSDEC Stormwater Design Manual. Stormwater will be discharged from stormwater management areas to on-site wetlands.

- If to surface waters, identify receiving water bodies or wetlands: _____
Quackenderry Creek, unnamed stream, and federally regulated wetlands on site.
- 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)
Heavy equipment during construction, delivery and resident vehicles during operations.

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

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Potential for HVAC equipment utilizing natural gas.

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): _____
1-2 delivery truck trips per day

iii. Parking spaces: Existing 0 Proposed 547 Net increase/decrease + 537

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:
New access roads to each building will be provided from Bloomingrove Drive. Access roads will be privately owned and maintained.

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: _____
To be determined

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

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

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

i. During Construction:

- Monday - Friday: 7am to 6pm
- Saturday: 7am to 6pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7am to 9pm
- Saturday: 7am to 9pm
- Sunday: 7am to 9pm
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
Noise from heavy and light duty equipment during construction, noise from delivery vehicles during operations

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Site clearing and grading will remove vegetation and trees that act as a noise barrier.

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Project will utilize a combination of pole and building mounted lighting. All lighting will be LED, "dark sky" friendly fixtures.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Site clearing and grading will remove vegetation and trees that act as a light barrier.

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):
Routine maintenance of lawn and landscape areas may require use of pesticides to be applied by licensed applicators.

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 10 tons per _____ month (unit of time)
 • Operation : _____ 5 tons per _____ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recyclable materials will be separated during construction and reused where practical.

 • Operation: Recyclable materials will be separated during operation and reused where practical.

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Licensed waste hauler will be contracted for waste disposal.

 • Operation: Licensed waste hauler will be contracted for waste disposal.

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:
 Existing parcel is forested, with commercial and residential development located in the nearby area.

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	0.19	7.51	+ 7.32
• Forested	19.33	7.14	- 12.19
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.73	0.69	- 3.04
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.2	0.2	0
• Wetlands (freshwater or tidal)	1.00	1.00	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Active/passive recreation, landscaped/grassed areas, stormwater areas	0.08	7.15	+ 7.91

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
WellNow Urgent Care (573 North Greenbush Road), Bloom and Grow Daycare (706 Bloomingrove Drive), New Focus Physical Therapy (1 Agway Drive) _____

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

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

iii. Describe any development constraints due to the prior solid waste activities: _____

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6.5 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:

Hudson silt loam (HuB, HuC, HuE)	60.5 %
Bernardston-Nassau complex (BnC)	33.6 %
Castile gravelly silt loam (CbA)	4.1 %

d. What is the average depth to the water table on the project site? Average: _____ 1.75 feet

e. Drainage status of project site soils: Well Drained: _____ 33.6 % of site
 Moderately Well Drained: _____ 64.6 % of site
 Poorly Drained _____ 1.8 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 27.6 % of site
 10-15%: _____ 18.1 % of site
 15% or greater: _____ 54.3 % 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 863-709 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size +/- 1.00 acres
- 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: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Typical species indigenous to _____
 Rensselaer County. _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? 10.44 acres
 ii. Source(s) of soil rating(s): Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: Eligible property: BLOOMING GROVE MEETING HOUSE, Eligible property: RES, Van Alen, John Evert, House

iii. Brief description of attributes on which listing is based:
Associated with significant historic events and persons, embodies distinctive characteristics of a type, period, or method of construction

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

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

If Yes:

i. Describe possible resource(s): Several buildings on adjacent/nearby parcels with "undetermined" listing status

ii. Basis for identification: NYSOPRHP CRIS system, Town of North Greenbush Town Historian articles in local paper

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

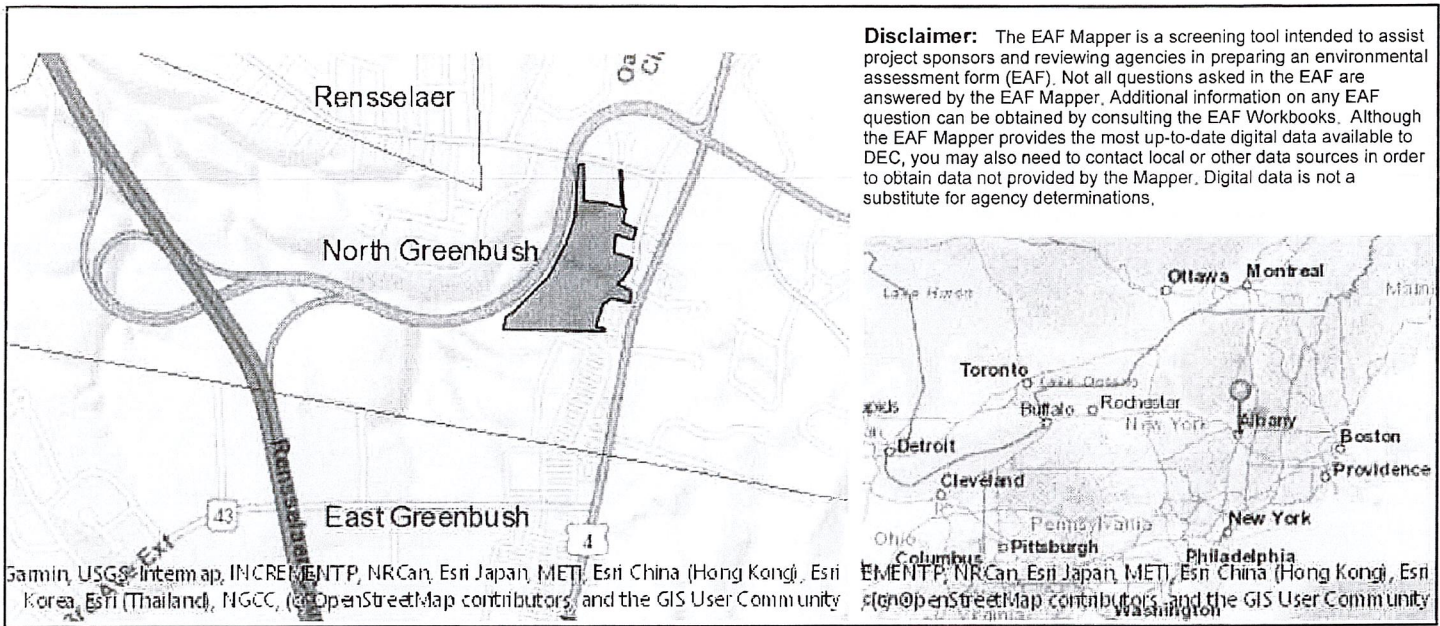
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Michael Vaillant, PE Date 2/22/24

Signature  Title Agent for Applicant



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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-709
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [300 Year Occupancy]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property: BLOOMING GROVE MEETING HOUSE, Eligible property: RES, Van Alen, John Evert, House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No