

**NORTH GREENBUSH PLANNING BOARD  
DOCUMENTATION OF APPLICATION PACKET DISTRIBUTION**

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

PROJECT NAME: 425 Main Avenue Commercial Development CONTACT PERSON: Chris Constantine  
PHONE: (518) 378-5132 E-MAIL: chrisconstantine1218@gmail.com

**ELECTRONIC DOCUMENTS ARE PREFERRED**


CHECK ONE FOR EACH	<u>Hand Delivery</u>	<u>Electronic Delivery</u>	<u>Mail</u>	<u>Date</u>
1. Laberge Group 4 Computer Drive West, Albany, NY 12205 <a href="mailto:Rflaberge@labergegroup.com">Rflaberge@labergegroup.com</a>		<input checked="" type="checkbox"/>		<u>09/06/24</u>
2. North Greenbush Police: 133 Bloomingrove Drive, Troy, NY 12180 <a href="mailto:Info@NorthGreenbushPolice.org">Info@NorthGreenbushPolice.org</a>		<input checked="" type="checkbox"/>		<u>09/06/24</u>
3. North Greenbush Fire Dist # 1 350 North Greenbush Road, Troy, NY 12180 <b>Mail or Hand Deliver ONLY</b>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<u>09/06/24</u>
4. North Greenbush Ambulance 409 Main Avenue, Wynantskill, NY 12198 <a href="mailto:president@northgreenbushambulance.com">president@northgreenbushambulance.com</a>		<input checked="" type="checkbox"/>		<u>09/06/24</u>

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

5. North Greenbush Highway Dept. <a href="mailto:premo@nycap.rt.com">premo@nycap.rt.com</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Renss. County Highway Dept. <a href="mailto:klanglev@rensco.com">klanglev@rensco.com</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. NYS DOT <a href="mailto:Blake.buckner@dot.ny.gov">Blake.buckner@dot.ny.gov</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>09/20/24</u>
8. Renss. County Health Dept. <a href="mailto:Relder@rensco.com">Relder@rensco.com</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

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

BY: CMC-CEC Development Group, LLC  
PRINT NAME

  
SIGNATURE

DATE: 9-6-2024

**The Applications begin on the next page →**

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

APPLICATION FOR SITE PLAN REVIEW

- Modification to existing plan
- New Site Plan

Name of proposed development: 425 Main Avenue Commercial Development

**Applicant:**

Name: CMC-CEC Development Group, LLC  
Address: P.O. Box 35  
Wynantskill, NY 12198  
Telephone: (518) 378-5132  
E-Mail: chrisconstantine1218@gmail.com  
Fax#: \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**Plans Prepared by:**

Name: Verity Engineering, D.P.C.  
Address: P.O. Box 474  
Troy, NY 12181  
Telephone: (518) 389-7200  
E-Mail: brian@verityeng.com  
Fax#: \_\_\_\_\_

**Owner (if different)**

Name: Same as Applicant  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Fax#: \_\_\_\_\_

**SIGNATURE:** 

**Person Authorized to Represent:**

Name: Verity Engineering, D.P.C.  
Address: Same as Above  
Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Fax#: \_\_\_\_\_

Ownership intentions (i.e., purchase options): Applicants own the parcel.

Location of site: 425 Main Avenue, Wynantskill NY 12198

**Tax map description:**

Section: 124.10 Block: 3 Lot: 14

Current zoning classification: Hamlet (H)

Water District: \_\_\_\_\_

Sewer District: \_\_\_\_\_

State and federal permits needed (list type and appropriate department): ToNG - Site Plan Approval  
NYSDOT - Highway Work Permit

Current use(s) of site: Storage

Proposed use(s) of site: Storage

Total site area (square feet or acres): ±0.708

Anticipated construction time: Three (3) months

Will development be staged? No

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

Current condition of site (buildings, brush, etc.): Existing 4,660 sq. ft. commercial structure and gravel area

Character of surrounding lands (suburban, agriculture, wetlands, etc.): Suburban, Cemetery, Commercial

Estimated cost of proposed improvement: \$ ±\$280,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): 2-4

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

for residential buildings include number of dwellings units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

for non-residential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

other proposal structures

(Use separate sheet if needed)

See attached project narrative.

617.20

Appendix B

**Short Environmental Assessment Form**

Instructions for Completing

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

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

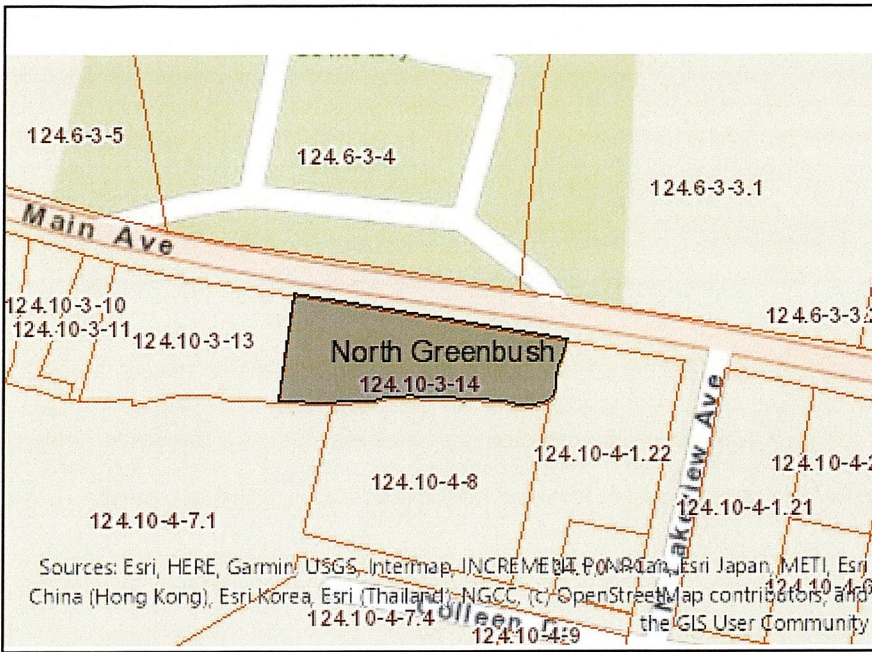
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

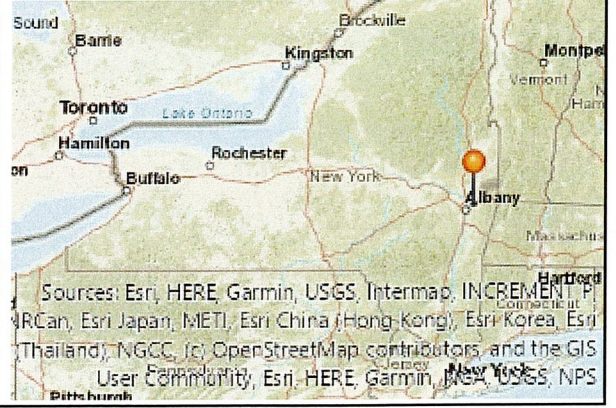
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 425 Main Avenue Commercial Development			
Project Location (describe, and attach a location map): 425 Main Avenue, Wunantskill, NY 12198			
Brief Description of Proposed Action:  Description of Proposed Project The proposed project involves the construction of a single-story ±3,400 sq. ft. commercial wood framed building with three (3) garage bays and a landscape-screened gravel loading area. The existing ±4,600 sq. ft. building will remain and receive exterior façade improvements. Water and sewer service connections are proposed for both buildings together other private utility connections. The project will incorporate new landscaping, building mounted lighting and commercial driveway entrance improvements.			
Name of Applicant or Sponsor:  CMC-CEC Development Group, LLC c/o Chris Constantin		Telephone: (518) 378-5132  E-Mail: chrisconstantine1218@gmail.com	
Address:			
City/PO: Wynantskill / P.O. Box 35		State: NY	Zip Code: 12198
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: ToNG - Site Plan Approval NYSDOT - Highway work permit			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±0.71 acres	
b. Total acreage to be physically disturbed?		±0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±0.71 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): Cemetery			
<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the 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?  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?	NO <input checked="" type="checkbox"/>	YES <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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Stormwater will sheetflow to an unnamed tributary of the Wynants Kill. _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ N/A - NYSDEC Info locator indicates the Roxy Cleaners superfund site @ 195 Main Avenue.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Verity Engineering, D.P.C. - Brian T. Sipperly - Agent for Applicant</u> Date: <u>09/05/24</u>  Signature: <u><i>B.T. Sipperly</i></u> Title: <u>Principal Project Manager</u>		



**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, INCREMENTAL POND, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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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]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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



its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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

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

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



## **Project Narrative Commercial Development**

Town of North Greenbush, Rensselaer County

*September 2024*

Site Address: 425 Main Avenue  
Wynantskill, New York 12198  
Tax Map: 124.10-3-14

Applicant/Owner: CMC-CEC Development Group, LLC  
c/o Chris Constantine  
P.O. Box 35  
Wynantskill, New York 12198

Design Engineer: Verity Engineering, D.P.C.  
P.O. Box 474  
Troy, New York 12181

Zoning: Hamlet (H)

Proposed use: Storage

### **Description of Existing Site and Use**

The parcel located at 425 Main Avenue, is  $\pm 0.71$  ac. in size and is currently occupied by a single-story metal clad structure ( $\pm 4,600$  sq. ft) and associated gravel access and parking area. The parcel is more or less rectangular in shape, has  $\pm 320$  ft. of frontage along Main Avenue (NY-66), and is bounded in the rear by an unnamed tributary to the Wynants Kill. The parcel is zoned Hamlet (H) with the present storage use being an allowed use commensurate the applicant receiving a use variance from the Town of North Greenbush Zoning Board of Appeals in August 2024. The existing building is absent of sewer and water service connections; however, a capped 2" municipal water service lateral exists along with a gravity sewer manhole on the parcel together with other private utilities located along the right-of-way of Main Avenue.

### **Description of Proposed Project**

The proposed project involves the construction of a single-story  $\pm 3,400$  sq. ft. commercial wood framed building with three (3) garage bays and a landscape-screened gravel loading area. The existing (to remain)  $\pm 4,600$  sq. ft. building will receive exterior façade improvements. Water and sewer service connections are proposed for both buildings together other private utility connections. The project will incorporate new landscaping, building mounted lighting and commercial driveway entrance improvements.

## **Anticipated Impacts**

### **Surface Water, Drainage, and Stormwater**

The site presently drains via sheet flow to an unnamed tributary to the Wynants Kill. The project will not be subject to the NYSDEC SPDES Permit for Construction as site disturbances will be less than one (1) acre. No stormwater detention or closed drainage is proposed.

### **Traffic**

An increase in traffic (< 16 vehicles in a peak hour) is anticipated albeit de minimis compared the background traffic of  $\pm 9,244$  AADT on NY-66. According to the Institute of Traffic Engineers (ITE) Trip Generation, a specialty trade contractor use (180) generates approximately 14 and 16 vehicle trips for AM and PM peak hours, respectively. Uses are anticipated to be storage related thus generating less anticipated vehicle trips from the facility.

### **Water and Wastewater**

Municipal water and sewer service is located along the south side of the NY-66 Right of Way and new utility connections are proposed.

### **Municipal Solid Waste**

The proposed project is not anticipated to produce significant amounts of solid waste. Private waste contractors will be used to remove and dispose of solid waste. Waste bins will be kept indoors, no central dumpster service is proposed.

### **Noise**

Noise generated from the site will be minimal and typical of light commercial storage uses.

### **Visual**

The project proposes to add landscaping, a paved entry and improve the existing building's façade and construct a new commercial building with a pitched roof and decorative siding. The project will provide a positive visual benefit to the neighborhood. Building elevations are included with the submission package.

### **Lighting**

Lighting is proposed to be wall-pack style. All fixtures will be LED and be dark sky compliant. Cutoff fixtures will keep all intending lighting within the property boundary.

### **Air Quality**

The project will have no adverse effect on air quality.

### **Odor**

The project will have no adverse effect on odors.



## **Miscellaneous Site Information**

### **Parking and Parking Improvements**

No parking is proposed as part of this project. A gravel access and loading area is proposed between the buildings. No unregistered, inoperable or uninsured storage of vehicles or goods are proposed.

### **Hours of Operation**

Seven (7) days a week, generally 6am to 6pm.

### **Open Space Preservation/Green Space**

Greenspace for the proposed project is measured to be 45.6%.

### **Construction Sequence and Phasing**

The project will be constructed in a single phase. The duration of construction is anticipated to be less than three (3) months.

### **Disposal of Chemicals**

This project does not propose any industrial discharges to the municipal sewer, surface waters, or groundwater.

### **Town Communication Impacts**

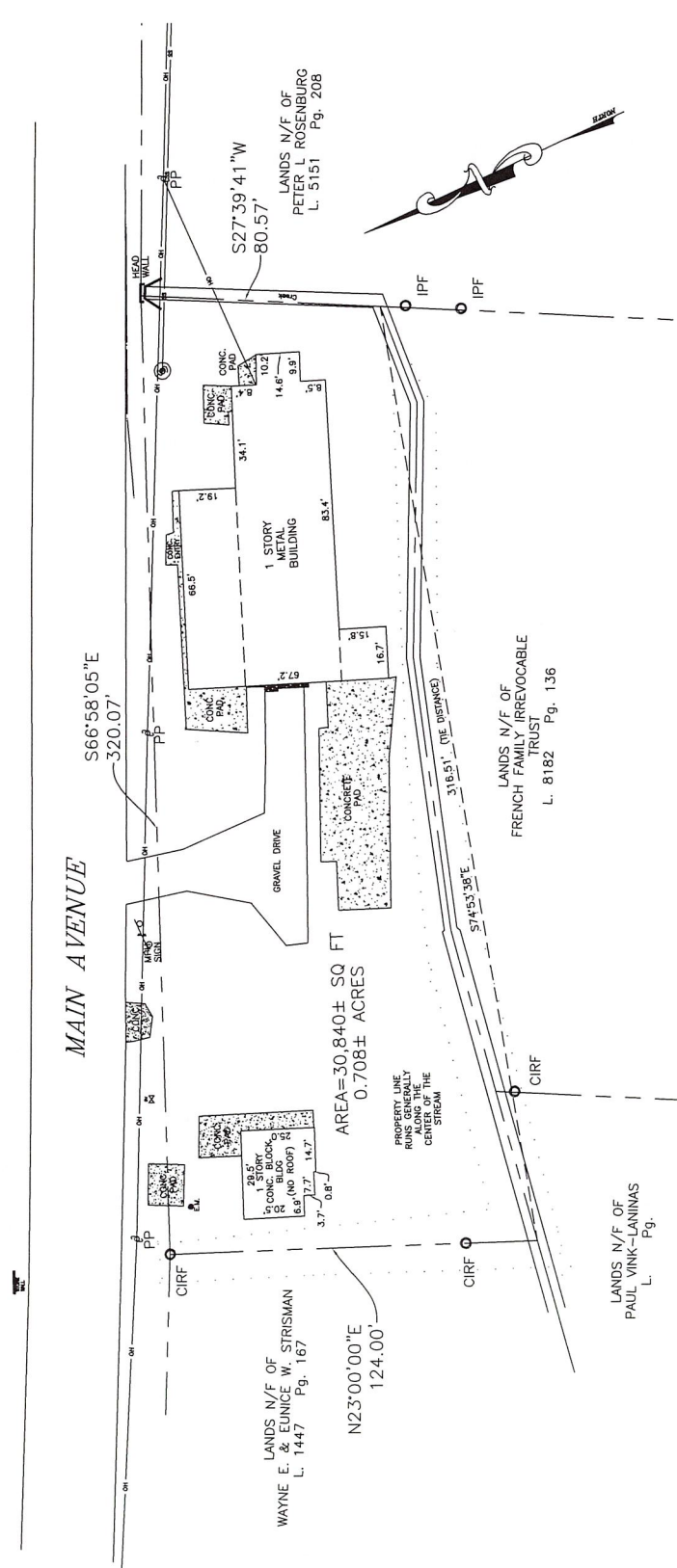
No known communication devices or needs are proposed at this time.

### **Variances/Waivers/Referrals**

The Town of North Greenbush Zoning Board of Appeals has granted an area variance for relief to the side yard setback for the new proposed building and a use variance for the proposed use.







NOTES:

1. SURVEY SHOWN WAS PREPARED FROM A JULY 6, 2017 FIELD SURVEY.
2. SURVEY SHOWN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE.
3. PARCEL SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
4. EASEMENTS (PUBLIC OR PRIVATE), UTILITY EASEMENTS OF RECORD OR OTHERWISE THAT MAY BE ADJACENT TO THE SURVEYED AREA, OTHER UTILITIES MAY EXIST, IF ANY.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, AND BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION.
6. TAX MAP PARCEL NUMBER 124,10-3-14

MAP REFERENCES

1. MAP ENTITLED "FRIENDSHIP ACRES" PHASE 5<sup>TH</sup> DATED APRIL 29, 1986 AND REVISED TO SEPTEMBER 10, 1985 PREPARED BY C.P. MORROW LICENSED LAND SURVEYOR AND FILED IN THE RENNELAER COUNTY CLERK'S OFFICE ON OCTOBER 9, 1985 IN DRAWER 1985, MAP 194.
2. MAP ENTITLED "MAP OF PROPERTY OF WYANTSKILL, NY TOWN OF NORTH GREENBUSH RENNELAER CITY, NY" PARCEL TO BE CONVEYED FROM G. O'NEIL TO W. STRISMAN DATED MAY 19, 1981. PREPARED BY PAUL A. WEISS AVERILL PARK, NY AND FILED IN THE RENNELAER COUNTY CLERK'S OFFICE ON MAY 24, 1981 IN DRAWER NO. 49 MAP 12.

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