

September 9, 2024

Mark Lacivita, Planning Board Chairman  
Town Hall  
2 Douglas Street  
Wynantskill, NY 12198

RE: Water/Sewer Letter Report – Quackenderry Commons Mixed-Use Site Plan

Dear Mr. Lacivita:

The Quackenderry Commons Mixed-Use Site Plan project proposes two 5-story mixed-use buildings containing retail/commercial space, multifamily rental units, and the associated amenities. The project is located approximately 215' west of the intersection of Bloomingrove Drive and State Route 4 (North Greenbush Road) in the Town of North Greenbush, New York. Proposed Building #1 has a footprint of approximately 34,915 SF and will provide 105 apartment units, 12,175 SF of retail/commercial space, two lower levels of indoor parking for residents, indoor and rooftop amenity spaces, walking trails, a dog park, and a halfcourt basketball/pickle ball court. Proposed Building #2 has a footprint of approximately 53,288 SF and will provide 155 apartment units, 19,500 SF of retail/commercial space, one lower level of indoor parking for residents, and similar amenities as Building #1. The project includes two parcels with a total area of approximately 24.53± acres and tax map identification numbers 144.00-10-33.111 and 144.00-10-33.112. This letter/report describes the water use and wastewater generation for the proposed development. Public water service is proposed to be provided by the Town of North Greenbush or the Town of East Greenbush, while sanitary sewer services will be provided by the Town of North Greenbush Utilities Department.

### **WATER DEMANDS**

The water usage rates have been calculated for the 260 residential multifamily units based on the 10 State Standards of 100 gpdpc, with an anticipated population of 2.0 residents per unit. The water usage rate for the 31,675 SF of retail space is based on 0.1 gpd/SF per the "New York State Design Standard for Intermediate Sized Wastewater Treatment Systems". The water usage for the proposed ambulance corps building assumes that the building will function similarly to a residence with 4.0 residents and a usage rate of 100 gpdpc. The Average Day, Max Day, and Peak Hour water usage rates for the site have been calculated to be 44,454 gpd, 73,349 gpd, and 138.9 gpm, respectively. A detailed outline of the water demand calculations are as follows:

#### **Retail/Commercial Space:**

$$\text{Retail} = 31,675 \text{ SF} \times 0.1 \text{ gpd/sf} = 3,168 \text{ gpd}$$

Water Demand Average Day with 20% water reduction for water saving fixtures:

$$= 3,168 \text{ gpd} \times 80\%$$

$$= 2,534 \text{ gpd}$$

**Multifamily Units:**

$$\text{Population} = (260 \text{ units}) \times (2.0 \text{ residents/unit}) = 520 \text{ persons}$$

Design Average Daily Wastewater Flow = (520) x 100 gpcpd x 20% reduction for water saving measures

$$= 52,000 \text{ gpd} \times 80\%$$

$$= 41,600 \text{ gpd}$$

**Ambulance Corps:**

$$\text{Population} = 4 \text{ persons}$$

Design Average Daily Wastewater Flow = (4) x 100 gpcpd x 20% water reduction for water saving measures

$$= 400 \text{ gpd} \times 80\%$$

$$= 320 \text{ gpd}$$

$$\text{Total} = 2,534 \text{ gpd} + 41,600 \text{ gpd} + 320 \text{ gpd} = 44,454 \text{ gpd}$$

**Water Demand Rates (Based on National Average)**

Average Day = 100% of average daily demand rate

Max Day = 165% of average daily demand rate

Max Hour = 450% of average daily demand rate

**Water Demand For Service Area**

Average Day = (100%) x (44,454 gpd) = 44,454 gpd = 30.87 gpm

Max Day = (165%) x (44,454 gpd) = 73,349 gpd = 50.94 gpm

Max Hour = (450%) x (44,454 gpd) = 200,043 gpd = 138.9 gpm

The source of the water supply for the project will be decided as the project moves through the site plan review process. Water service laterals were previously extended to each building site from the existing watermain along the north side of State Route 4. The laterals were installed for future use by the proposed project. Currently, the Town of East Greenbush provides water to customers with service connections to the Route 4 watermain. The Town of East Greenbush has indicated that the Route 4 watermain is supplied by a 36" watermain that requires significant repairs before additional users can be considered. The Town of North Greenbush has stated that the Town has the ability to provide water for the project via the Route 4 watermain provided that existing Town water infrastructure near Best Road and Red Oak Lane is extended approximately 1,450 LF west to connect to the Route 4 watermain.



The applicant is working with both municipalities to determine the appropriate water supplier for the project. Representatives from the Town of North Greenbush have indicated that the Route 4 watermain can adequately meet the domestic and fire flow water demands for both buildings regardless of whether the water supplier is East Greenbush or North Greenbush.

The water service connection to the Route 4 watermain will provide the domestic and fire protection needs of the proposed development. The proposed building will have an automatic sprinkler system and stand pipes that will be extended to the lower parking levels. The project proposes one dual domestic and fire protection 8" DIP connection per building to the existing watermain located along the north side of Bloomingrove Drive. The watermain in Bloomingrove Drive is connected to the Route 4 watermain. The proposed connections for the project will include the removal of the existing end cap at the end of the lateral or the use of a stainless steel tapping sleeve and gate valve assembly. The proposed water system is shown in the attached plan set.

### **WASTEWATER DEMANDS**

The wastewater generated by the proposed development has been calculated based on the separate uses within the buildings. Per the "New York State Design Standard for Intermediate Sized Wastewater Treatment Systems" wastewater generated by the proposed retail/commercial space has been calculated based on 0.1 gallons per day (gpd) per square foot (sf). The Ambulance Corps building was assumed to be similar to a residential use with a population density of four (4) residents and a usage rate of 100 gpcpd. The proposed residential use has been calculated based on the 10 State Standards of 100 gallons per capita per day (gpcpd) with an estimated population density of 2.0 residents per dwelling unit, or 520 residents. The Average Daily Wastewater Flows and Peak Hour Wastewater Flows generated from the proposed development are 44,454 gpd and 149.59 gpm, respectively. A detailed outline of the wastewater flow calculations are as follows:

***Quackenderry Commons Mixed-Use Development*** – Development consists of approximately 31,675 SF of retail/commercial space, 260 multifamily units, and an Ambulance Corps building with an assumed population of four (4) residents.

#### **Retail/Commercial Space:**

Proposed 31,675 SF Retail Space = (31,675 sf) x (0.1 gpd/sf) = 3,168 gpd

Design Average Daily Wastewater Flow = Total Wastewater Flow with 20% reduction for water saving measures

= 3,168 gpd x 80%

= 2,534 gpd

Equivalent Population = 2534 gpd / 100 gpcpd = 26 people



Ambulance Corps:

Population = 4 persons

Design Average Daily Wastewater Flow = (4 persons) x 100gpcpd with 20% reduction for water saving measures

$$= 400 \text{ gpd} \times 80\%$$

$$= 320 \text{ gpd}$$

Multifamily Units:

Population = (260 units) x (2.0 residents/unit) = 520 persons

Design Average Daily Wastewater Flow = (520 persons) x 100gpcpd with 20% reduction for water saving measures

$$= 52,000 \text{ gpd} \times 80\%$$

$$= 41,600 \text{ gpd}$$

$$\text{Total Design Average Daily Wastewater Flow} = 2,534 \text{ gpd} + 320 \text{ gpd} +$$

$$41,600 \text{ gpd} = \mathbf{44,454 \text{ gpd}}$$

$$\text{Total Population} = 26 + 4 + 520 = 550 \text{ persons}$$

Peak Hour Factor (P = population in thousands)

$$= \frac{(18 + P^{1/2})}{(4 + P^{1/2})} = \frac{(18 + 0.550^{1/2})}{(4 + 0.550^{1/2})} = 3.95$$

$$(4 + P^{1/2}) \quad (4 + 0.550^{1/2})$$

$$\text{PHF} = 3.95$$

Cumulative Peak Hour Wastewater Flow

$$= (\text{Average Daily Wastewater Flow}) \times (\text{Peak Hour Factor})$$

$$= (44,454 \text{ gpd}) \times (3.95)$$

$$= 175,593 \text{ gpd}$$

$$= \mathbf{121.94 \text{ gpm}} \text{ (calculated design flow, required flow)}$$

It is anticipated that several grinder pumps will be used for each building to establish a low-pressure sanitary sewer system on-site. The low-pressure sewer system will consist of grinder pumps discharging to 2" and 3" diameter HDPE pipes. The grinder pumps are proposed to be Environment One (E/One) Corporation W-Series model packaged pump stations. A project-specific design package will be prepared by E/One once the existing pressure has been established in the Town's 4" diameter Route 4 forcemain.



The E/One design package will determine the required grinder pump station model numbers and the diameter of the low-pressure sewer pipes to be installed on-site.

Based on preliminary discussions with the Town of North Greenbush Utilities Department, a limited number of commercial users are currently discharging wastewater to the existing 4" forcemain along Route 4 and adequate capacity to serve the project exists in the existing infrastructure. A full design of the on-site low-pressure sewer system will be provided once the tie-in pressure of the existing 4" forcemain has been determined.

Based on the above it is expected that the existing and proposed sanitary sewer system has adequate capacity to collect and convey the anticipated flow and that the project will not have an adverse impact on the existing sanitary sewer system.

### **CONCLUSION**

The estimated water usage and wastewater demands for the proposed Quackenderry Commons Mixed-Use Development are within the available capacities of the water and wastewater systems in the area. The applicant has agreed to work with the Town of East Greenbush and the Town of North Greenbush to determine the best options for supplying the project with water. It is expected that the connection of the water and sanitary systems will not have an adverse impact on the existing utilities.

Please review this letter/report and, pending your approval, please provide an approval letter for this connection. Please contact me at 899-5243 ext. 112 if you have any questions or require any additional information. Thank you.

Sincerely,

**LANSING ENGINEERING, PC**



Michael T. Vaillant, PE

CC: file



September 9, 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 Mr. Lacivita:

Lansing Engineering has reviewed the comments regarding the above noted project in the August 19, 2024 comment letter prepared by Philip E. Koziol, P.E. of the Laberge Group. The following summarizes the comments followed by our response.

#### **Full Environmental Assessment Form**

1. **Comment:** Part D.1.h.iv and v: the applicant should present preliminary stormwater management sizing results and indicate the volume, surface area, height and length of proposed stormwater management ponds.

***Response: The EAF has been revised to provide the total volume of runoff to be stored as well as the approximate dimensions for the two subsurface stormwater systems.***

2. **Comment:** Part D.2.a: the applicant should provide proposed cut and fill calculations to demonstrate that all excavated materials will remain onsite.

***Response: Based on a preliminary cut/fill analysis of the site, approximately 200,000 CY of fill will be required to construct the project. Therefore, all excavated materials will remain on site.***

3. **Comment:** Part D.2.a.viii: the applicant should provide typical sections through the site that demonstrate that blasting will not be required. Sections should be based in part upon soils boring and include the logs graphically in the sections along with existing grades, rock/ledge grades and finish grades.

***Response: A detailed geotechnical report, including soil borings, will be prepared as the project advances through the site plan review phase. The requested sections through the site will be provided upon completion of the geotechnical report. It is anticipated that blasting will not be needed.***

#### **Site Development**

1. **Comment:** The applicant should consult with NYS DOT regarding the existing and proposed conditions that may be of further concern in regards to operational capacity and safety:

- a. The intersection of Washington Avenue and Rte. 43;
- b. The tee intersection of the two-lane portion of Bloomingrove Drive with the extension of Bloomingrove Drive to Rte. 4 with two designated traffic lanes in from Rte. 4 and three lanes out to Rte. 4. The two-lane portion is stop sign controlled. The excessive travel path is of concern especially for the northern approach traffic turning onto one of the three exit lanes. Possible safety improvements should be proposed; and
- c. Stormwater runoff conditions.

As with all project related agencies discussions, the Town and this office should be copied on correspondence from NYS DOT.

***Response: The plans were previously provided to both NYSDOT and the Rensselaer County Highway Department for review and comment. A meeting was held on 4/2/24 with representatives from NYSDOT, Rensselaer County, the Town of North Greenbush, and the applicant to discuss the history of the project and the Route 4 corridor, initial comments on the project that were made by NYSDOT, and the traffic evaluation that was prepared for the project by VHB. The concepts presented in the US Route 4 Corridor Study Inter-Municipal Update report that was commissioned by the Capital Region Transportation Council and the Town's of North and East Greenbush was also discussed at the April meeting.***

***The previous comments from NYSDOT were largely resolved at the April meeting. VHB will be providing a formal response to the NYSDOT comments in a forthcoming submission. Regarding the CRTC Route 4 study, it was decided that the Quackenderry Commons project should include an easement over the Building #2 driveway for a potential future service road connecting the adjacent Home Depot parcel to Bloomingrove Drive. It was determined that the other concepts presented in the CRTC study that involved the Quackenderry Commons parcel would not be feasible and therefore the project did not need to take any further action.***

2. **Comment:** Emergency Services review comments should be solicited by the applicant and the Town and this office should be copied on their review comments. A meeting with all parties may be warranted.

***Response: The project plans were provided to the North Greenbush Ambulance Association (NGAA), North Greenbush Police Department, and North Greenbush Fire District #1 (NGFD#1) for review and comment during the PDD amendment phase and again when the site plan application was submitted in December 2023. Copies of the previous correspondence with Emergency Services personnel have been included with this submission. Additionally, the applicant and representatives from Lansing Engineering attended a meeting on January 18<sup>th</sup>, 2024 at the Defreestville Fire Department with Bill Miller (North Greenbush Fire Marshall) and Brian McCrea (North Greenbush Fire District #1). Various items related to the project's compliance with the NYS Fire Code were discussed at the meeting, including fire apparatus access requirements, building fire suppression systems, and fire hydrant locations. There are some outstanding items discussed at the meeting that will be addressed as the design of the building progresses, however the majority of the items related to the site design that were discussed at the January meeting have been addressed in the preliminary plans.***



***In addition to the previous correspondence with Emergency Services personnel, representatives from NGAA and NGFD#1 attended the February 26, 2024 Planning Board meeting and spoke in favor of the project. A copy of the February 26<sup>th</sup> Planning Board meeting minutes has been included with this submission.***

3. **Comment:** The applicant should present alternative configurations for the locations of Building #3, the Building #3 access driveway and the Building #2 access driveway onto Bloomingrove Drive that provides the following:
- A mirror image of the current proposed layout that would align the Building #2 access drive with the multi-lane portion of Bloomingrove at Rte. 4;
  - A Building #3 layout to the north of the access to the Building #2 with access to the Building #2 drive;
  - A boulevard type Building #2 access drive; and
  - An alternative with an additional Building #2 access drive such that the Building #3 is provided access to both the north and south Building #2 access drives onto Bloomingrove Drive.

***Response: The layout for the Building #1 driveway and the Ambulance Corps building has been discussed in detail with Town staff, the Planning Board, and the North Greenbush Ambulance Association (NGAA). The project was initially submitted with the Building #1 driveway aligned with the multi-lane portion of Bloomingrove Drive. However, this was not preferred by the Town as it was believed that the additional turning movements added directly to this intersection would have a negative impact on traffic. The current layout for the Building #1 driveway was preferred by the Planning Board over a direct alignment with the multi-lane portion of Bloomingrove Drive.***

***Representatives from NGAA indicated that their ambulances would need direct access to Bloomingrove Drive. Therefore, the second alternative described above is not preferred.***

***The applicant is open to discussing the possibility of a boulevard-style driveway for Building #1 with the Planning Board. There is a limited amount of space available between the Ambulance Corps lot and the existing multi-family building on the adjacent Lands of Morehouse parcel, so additional review will be required to determine if a boulevard design is feasible.***

***A layout similar to the fourth alternative was explored during the conceptual design phase. It was determined that this option was not preferred due to the steep slopes present at the site. Locating the Ambulance Corps building between two driveways would push the southern driveway too close to the steep slopes associated with the stream and wetlands located between Building #1 and #2, resulting in large retaining walls and possible wetland impacts.***

4. **Comment:** In the submittal of preliminary plans, the applicant should present an overall plan of development at a scale that will show the entire property and surrounding streets similar to that provided for the planned development district amendment.





***Response: Sheet OLP-1 in the attached preliminary plan set shows the overall project and it's relationship to the surrounding area.***

5. **Comment:** Complete site development plans, notes, and construction details are required to be submitted for all proposed improvements. This includes but is not limited by the following list:
- a. Site lighting and landscaping plans;
  - b. Detailed layout, grading, utility plans, profiles, cross sections and construction details and notes;
  - c. Plans, profiles and details for the proposed water and sewer connections to existing utilities.
  - d. Plans for the locations of traffic and or pedestrian guide railing at walls, bridges and steep slope areas.
  - e. Phasing plans that provide sub-phasing to limit the area of earth disturbances to under five acres at any one time.
  - f. Plans for the recreational walking paths that include construction details and designs meeting the requirements of the Americans with Disability Act Access Board guidelines for outdoor developed areas.
  - g. Retaining walls, bridge construction details and professional engineering certified design plans, details and reports.
  - h. Erosion and sediment control plans, notes and construction details.
  - i. Winter conditions additional erosion and sediment control requirements, increased site inspections and more frequent stabilization of soils; and
  - j. Soils boring and testing and geotechnical reports.

***Response: The attached preliminary plan set includes the required details, plans, and notes. Soil boring logs will be added once the geotechnical report has been completed.***

6. **Comment:** The project requires a full Stormwater Pollution Prevention Plan (SWPPP) to be submitted and approved by the Town as an authorized MS4 community in order to receive stormwater SPDES permit coverage.
- a. As noted by the applicant a full Storm Water Pollution Prevention Plan (SWPPP) should be provided for the project. As part of the SWPPP, the stormwater management analysis should include multiple analysis/design points. A minimum of three, with two to be located at the intersection of the wetland drainage/stream at the property line/NYS DOT ROW and one to be located at the southeastern corner of the property. Additional analysis points should be provided to allow for an assessment of impacts at proposed discharge points from the proposed development throughout the property.
  - b. The SWPPP should include additional documentation (correspondence, reports, findings) on the presence of Historical, Archaeological, threatened or endangered species, their habitat and how impacts will be mitigated or avoided.

***Response: A copy of the project specific SWPPP has been included with this submission. Copies of the General Permit eligibility documents, including sign off letters related to any potential impacts to historical resources, archaeological resources, and threatened and endangered species, will be added to the SWPPP once they have been obtained from the reviewing agencies.***



7. **Comment:** The limits of disturbance should be shown on all applicable plan sheets.

**Response:** *Comment noted. A SWPPP grading line has been added to the plans to depict the approximate limits of disturbance for the project.*

8. **Comment:** Erosion control blankets should be deployed on all slope 1:3 or greater. They should be shown graphically on the Grading and Drainage Plans when submitted.

**Response:** *Erosion control blankets have been added to the disturbed portions of the site with slopes of 1:3 or greater. The erosion control blankets are shown on sheet ESC-1.*

9. **Comment:** Approval of Rensselaer County Department of Health (RCDOH) will be required for water and sewer improvements. Confirmation that the project is in a water and sewer district should be made.

**Response:** *The project will be submitted to RCDOH for review as the site plan review process progresses. Please note that the extent of the proposed water and sewer improvements is limited to the extension of existing service laterals that were previously installed to each building site and temporarily capped. The project is not proposing to extend a public water or sewer main at this time.*

**Based on previous discussions with Keith Hankle, the Utilities Department Working Supervisor, the project is located within Water District #17 and the Rensselaer County Sewer District.**

Attached please find a copy of the preliminary plan set and supporting documentation 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: Applicant



**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?  Yes  No

- 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?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  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?)  Yes  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?  Yes  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: 0.96 million gallons; surface area: N/A acres
- v. Dimensions of the proposed dam or impounding structure: 7' / 8' height; 100' length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Corrugated metal pipe.

### 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

- Do existing sewer lines serve the project site?  Yes  No
- Will a line extension within an existing district be necessary to serve the project?  Yes  No

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: \_\_\_\_\_  
Quackendery 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 (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ 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 1/2 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 Covertype	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:

<input checked="" type="checkbox"/> Well Drained:	33.6 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	64.6 % of site
<input checked="" type="checkbox"/> Poorly Drained	1.8 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	27.6 % of site
<input checked="" type="checkbox"/> 10-15%:	18.1 % of site
<input checked="" type="checkbox"/> 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**

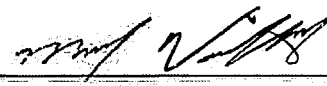
Attach any additional information which may be needed to clarify your project.

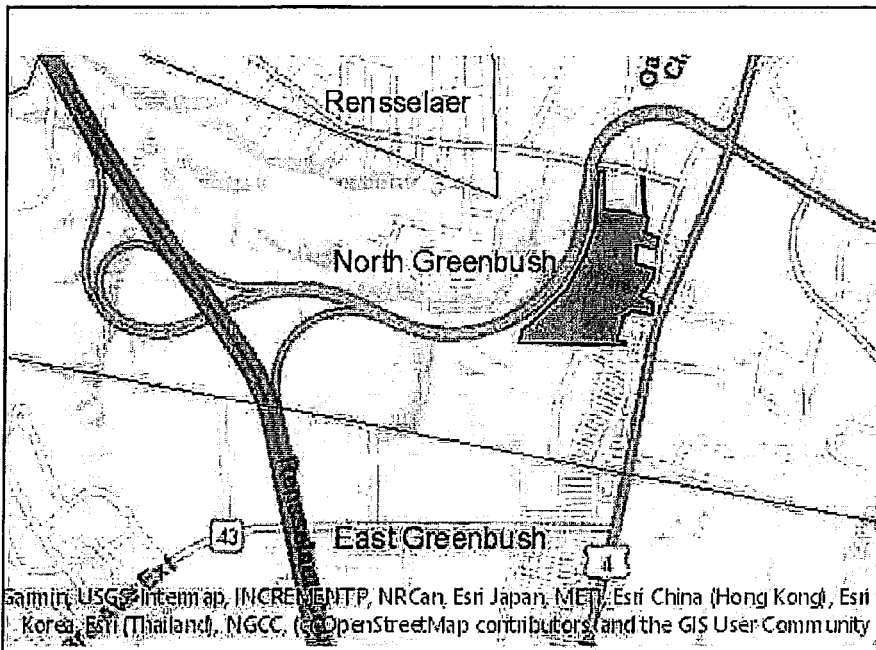
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

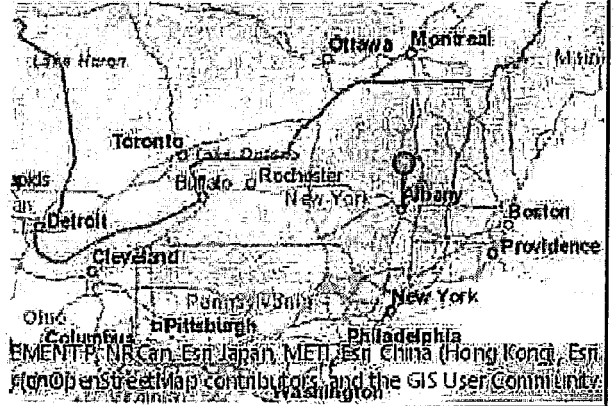
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Michael Vaillant, PE Date 9/9/24

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.



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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. [500 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