

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

Applicants for new or revised **Site Plan** applications, **Minor** 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: Rosetti Apartments - Valley View Blvd. CONTACT PERSON: Hart Engineering  
PHONE: 518-365-6572 E-MAIL: steven.hart@hartengineer.com

**ELECTRONIC DOCUMENTS ARE PREFERRED**

CHECK ONE FOR EACH Hand Delivery Electronic Delivery Mail Date

1. Laberge Group (only at the direction of the Building Department)
 

|                                                                                                                       |                          |  |       |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--|-------|
|                                                                                                                       | <input type="checkbox"/> |  |       |
| 4 Computer Drive West, Albany, NY 12205<br><a href="mailto:Rflaberge@labergegroup.com">Rflaberge@labergegroup.com</a> |                          |  | _____ |
  
2. North Greenbush Police:
 

|                                                                                                                            |                                     |  |       |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--|-------|
|                                                                                                                            | <input checked="" type="checkbox"/> |  |       |
| 133 Bloomingrove Drive, Troy, NY 12180<br><a href="mailto:Info@NorthGreenbushPolice.org">Info@NorthGreenbushPolice.org</a> |                                     |  | _____ |
  
3. North Greenbush Fire Dist # 1
 

|                                                                                                                                                                             |                                     |                                     |                          |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------|
|                                                                                                                                                                             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |       |
| 350 North Greenbush Road, Troy, NY 12180<br><b>Must hand deliver and also send electronic copy to: <a href="mailto:adminassistant@ngfd.org">adminassistant@ngfd.org</a></b> |                                     |                                     |                          | _____ |
  
4. North Greenbush Ambulance
 

|                                                                                                                                            |                                     |  |       |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--|-------|
|                                                                                                                                            | <input checked="" type="checkbox"/> |  |       |
| 409 Main Avenue, Wynantskill, NY 12198<br><a href="mailto:president@northgreenbushambulance.com">president@northgreenbushambulance.com</a> |                                     |  | _____ |

**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.
 

|                                                                                |                          |                                     |                          |       |
|--------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|-------|
|                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |       |
| <a href="mailto:mmartinez@northgreenbush.org">mmartinez@northgreenbush.org</a> |                          |                                     |                          | _____ |
  
6. Renss. County Highway Dept.
 

|                                                                |                          |                          |                          |       |
|----------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------|
|                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |
| <a href="mailto:klangley@renesco.com">klangley@renesco.com</a> |                          |                          |                          | _____ |
  
7. NYS DOT (Region 1)
 

|                                                                                                                                  |                          |                          |                          |       |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------|
|                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 50 Wolf Road, Albany, NY 12232, Attn: Guy Tedesco PE<br><a href="mailto:Gaetano.Tedesco@dot.ny.us">Gaetano.Tedesco@dot.ny.us</a> |                          |                          |                          | _____ |
  
8. NYSDOT (Renss. County Residency)
 

|                                                                                                                                                       |                          |                          |                          |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------|
|                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 288 Troy Road, Rensselaer, NY 12144, Attn: Mark Saunders PE Resident Engineer<br><a href="mailto:Mark.Saunders@dot.ny.us">Mark.Saunders@dot.ny.us</a> |                          |                          |                          | _____ |
  
9. Renss. County Health Dept.
 

|                                                            |                          |                          |                          |       |
|------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------|
|                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |
| <a href="mailto:Relder@renesco.com">Relder@renesco.com</a> |                          |                          |                          | _____ |
  
10. Renss. County Sewer Dept.
 

|                                                                                                                       |                          |                                     |                          |       |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|-------|
|                                                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |       |
| <a href="mailto:dgardner@renesco.com">dgardner@renesco.com</a><br>Water Street, Troy, NY 12180, Attn: Derrick Gardner |                          |                                     |                          | _____ |

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

BY: Steven Hart *Steven Hart* 3-11-25  
PRINT NAME SIGNATURE DATE

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

The North Greenbush Planning Board Cover Page must be attached & submitted with this application.  
The Application documentation packet distribution list cover sheet is on the website with the applications.

- Modification to existing plan  
 New Site Plan

Name of proposed development: Rosetti Apartments

**Applicant:**

Name: Rosetti Construction LLC (Attn. Matthew Falvey)  
Address: 427 New Kamer Rd  
Albany NY 12205  
Telephone: 518-894-7705  
E-Mail: matthew@RosettiCompanies.com  
Fax#:

SIGNATURE: 

**Plans Prepared by:**

Name: Hart Engineering  
Address: 164 Columbia Turnpike  
Rensselaer NY 12144  
Telephone: 518-479-4014  
E-Mail: steven.hart@hartengineer.com  
Fax#:

**Owner (if different)**

Name: Le Femme LLC (attn: Mr Jason Devito)  
Address: 142 Worcester Street 315 OTIS ST.  
Worcester, MA 02484 Northon, MA 02465  
Telephone: 617-905-5326  
E-Mail:  
Fax#:

SIGNATURE: 

**Person Authorized to Represent:**

Name: Steven Hart, P.E.  
Address: same as above  
Telephone:  
E-Mail:  
Fax#:

Ownership intentions (i.e., purchase options): Applicant proposes a 36-unit apartment building, roadway parking lot and related amenities

Location of site: Valley View Boulevard

Tax map description: 133.-2-1.161 & 1.19

Section: 133

Block: 2

Lot: 1 161 & 1.19

Current zoning classification: IG - Industrial

Water District: RCW & Water Imprv Dist

Sewer District: RCW & SA

State and federal permits needed (list type and appropriate department): \_\_\_\_\_

North Greenbush Planning Board - site plan approval, NYSDEC - SWPPP

Current use(s) of site: vacant

Proposed use(s) of site: residential apartments

Total site area (square feet or acres): 17.86

Anticipated construction time: August 2025 - August 2026

Will development be staged? no

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

Current condition of site (buildings, brush, etc.): Brush and some trees.

Character of surrounding lands (suburban, agriculture, wetlands, etc.):  
Apartments, hospice building, meadow, some woods, suburban

Estimated cost of proposed improvement: \$ 6.4M

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): 54 residents  
estimated at 1.5 residents per unit.

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)

36 units total  
60/40 split 2 br vs. 1 br  
parking provided approximately 2 spaces per unit, which includes some underground parking

# 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:<br>Rosetti Apartments                                                                                                                                                                                                                                                                                                     |  |                                      |                                            |
| Project Location (describe, and attach a location map):<br>Valley View Boulevard                                                                                                                                                                                                                                                                     |  |                                      |                                            |
| Brief Description of Proposed Action:<br>Applicant proposes a 36 unit apartment building, roadway, parking lot and related amenities                                                                                                                                                                                                                 |  |                                      |                                            |
| Name of Applicant or Sponsor:<br>Rosetti Construction , LLC                                                                                                                                                                                                                                                                                          |  | Telephone: 518-864-7705              |                                            |
|                                                                                                                                                                                                                                                                                                                                                      |  | E-Mail: matthew@RosettiCompanies.com |                                            |
| Address:<br>427 New Karner Road                                                                                                                                                                                                                                                                                                                      |  |                                      |                                            |
| City/PO:<br>Albany                                                                                                                                                                                                                                                                                                                                   |  | State:<br>NY                         | Zip Code:<br>12205                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/>             |
|                                                                                                                                                                                                                                                                                                                                                      |  |                                      | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: North Greenbush Planning Board - site plan approval<br>NYSDEC - SWPPP                                                                                                                     |  |                                      | NO<br><input type="checkbox"/>             |
|                                                                                                                                                                                                                                                                                                                                                      |  |                                      | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                              |  | 17.86 acres                          |                                            |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                         |  | 3.1 acres                            |                                            |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                               |  | 17.86 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):                                                                                                                                                                                            |  |                                      |                                            |
| <input type="checkbox"/> Parkland                                                                                                                                                                                                                                                                                                                    |  |                                      |                                            |

|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                       | NO                                  | YES                                 | N/A                      |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | NO                                  | YES                                 | N/A                      |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____                                                                                                                                                                                                                                          | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>_____                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>_____                                                                                                                                                                                                                                  | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?                                                                                                                                                                  | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?                                                                                                                                                                                             | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____                                                                                                                                                          | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input 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:

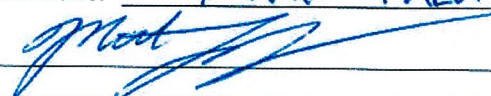
Shoreline  Forest  Agricultural/grasslands  Early mid-successional

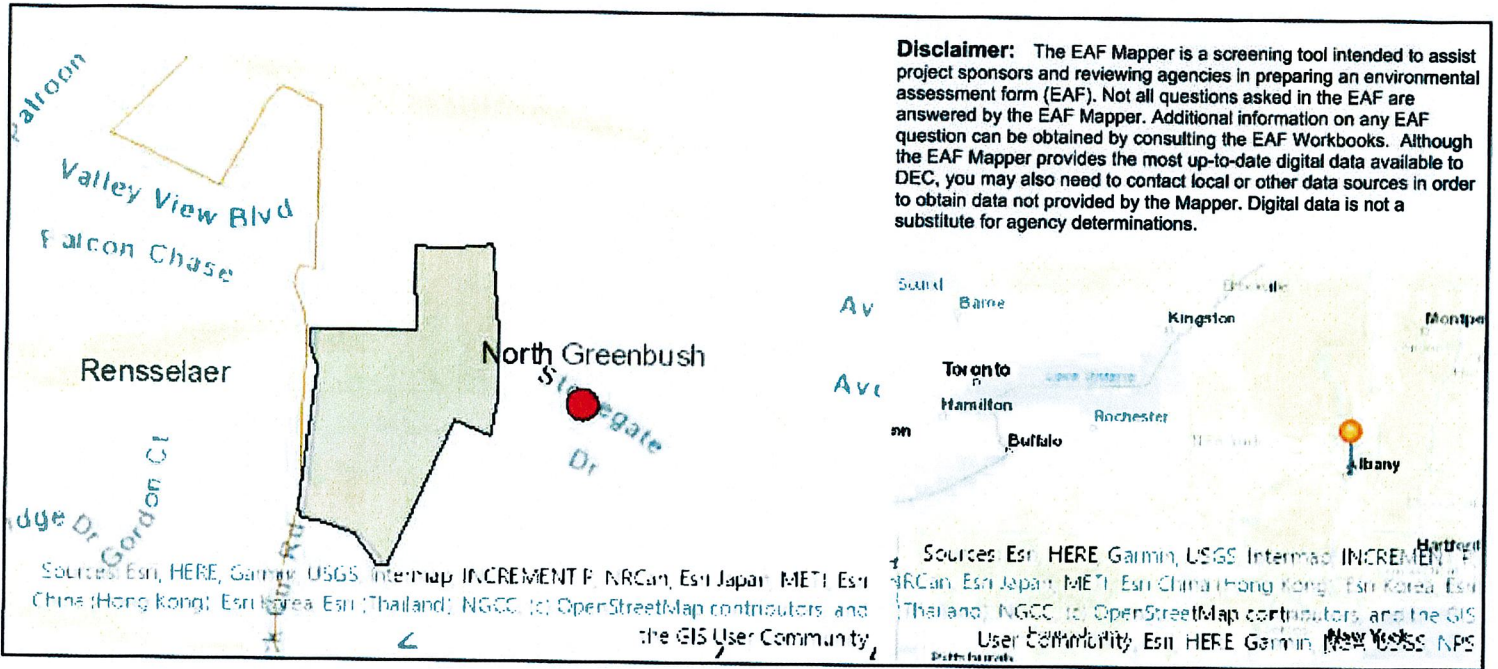
Wetland  Urban  Suburban

|                                                                                                                                                                                                                                             |                                     |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 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?<br>If Yes,                                                                                                                               | NO                                  | YES                                 |
|                                                                                                                                                                                                                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:                                                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| follow existing drainage patterns                                                                                                                                                                                                           |                                     |                                     |
| 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)?<br>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?<br>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?<br>If Yes, describe:                                                                           | NO                                  | YES                                 |
|                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: MAT FALVEY Date: 3/10/25

Signature:  Title: VP



|                                                                                               |                                                                                                                                   |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 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]                                                       | No                                                                                                                                |