

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

APPLICATION FOR SITE PLAN REVIEW

- Modification to existing plan
 New Site Plan

Name of proposed development: Commercial Site Plan - Lands of Finelli Development Corp.

Applicant:

Name: Finelli Development Corp (John Finelli)
Address: 359 Broadway
Troy NY 12180
Telephone: 518-365-1068
E-Mail: John@finelliconstruction.com
Fax#: _____

Plans Prepared by:

Name: ABD Engineers, LLP.
Address: 411 Union Street
Schenectady NY 12305
Telephone: 518-377-0315
E-Mail: John@abdeng.com
Fax#: _____

SIGNATURE: _____

Owner (if different)

Name: Same as applicant
Address: _____
Telephone: _____
E-Mail: _____
Fax#: _____

Person Authorized to Represent:

Name: ABD Engineers, LLP
Address: 411 Union Street
Schenectady NY 12305
Telephone: 518-377-0315
E-Mail: John@abdeng.com
Fax#: _____

SIGNATURE: *John Finelli*

Ownership intentions (i.e., purchase options): N/A

Location of site: 11 Glenmore RD. 76 & 78 North Greenbush RD.

southwest quadrant of the North Greenbush Road (NYS RTE 4) and Glenmore Road intersection

Tax map description:

Section: 123.09 Block: 2 Lot: 4 and 6

Current zoning classification: BG - General Business District

Water District: North Greenbush

Sewer District: North Greenbush

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

NYS DOT highway work permit, NYS DEC SPDES permit

Current use(s) of site: commercial / Residential

Proposed use(s) of site: commercial

Total site area (square feet or acres): ~~0.91 acres~~ 2.31 AC.

Anticipated construction time: 1-year

Will development be staged? no

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

commercial

Current condition of site (buildings, brush, etc.): existing 6,000x-sf building with associated asphalt parking lot. Existing single family home with gravel driveway and existing garage.

Character of surrounding lands (suburban, agriculture, wetlands, etc.): _____

commercial and residential

Estimated cost of proposed improvement: \$ _____

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

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

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

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

other proposal structures

(Use separate sheet if needed)

See attached project narrative.

Project Narrative Statement

Commercial Redevelopment

Lands N/F Finelli Development Corp.

11 Glenmore Road & 76 North Greenbush Road (NYS Route 4)

Town of North Greenbush, Rensselaer County

Project Location & Description:

The applicant, Finelli Development Corp., is proposing to redevelop the properties known as 11 Glenmore Road and 76 North Greenbush Road (NYS Route 4) in the Town of North Greenbush. The properties designated tax map id no.'s is 123.09-2-4 & 123.09-2-6, respectively. The two tax map parcels will be combined into one parcel with a total of 2.31+/- acres as part of the project.

In November of 2021, the Town of North Greenbush Planning Board approved a site plan proposal for a building addition and parking lot modification for 76 North Greenbush Road. The building addition has since been constructed and all parking modifications completed. The site currently consists of a 6,000-SF +/- commercial building with a drive-thru. Dunkin Donuts leases approximately 2,000-SF of space and operates the drive-thru, the remaining 4,000-SF +/- is vacant at this time. The site has two points of access: a full access curb cut on Glenmore Road and a right-in, right-out on North Greenbush Road.

The applicant recently acquired the adjacent parcel to the west of 76 North Greenbush Road, known as 11 Glenmore Road. The parcel currently has a single-family home, garage, and driveway which the applicant is proposing to convert to 1,000-SF of commercial space, remove the garage, and construct additional parking. The applicant is proposing to combine the parcel with 76 North Greenbush Road. The applicant has also acquired the vacant triangle parcel adjacent to 76 North Greenbush Road at the southeast end of the site, this parcel was combined with 76 North Greenbush Road at the time of purchase. In addition to converting the single-family home into commercial space, the applicant is proposing to construct a 3,200 commercial building with drive-thru to the south of the existing commercial building. The applicant is proposing the new building will have a 911 address of 78 North Greenbush Road. Additionally, the applicant is proposing to close the right-in curb cut on North Greenbush Road and install a new full access curb cut at the far south end of the parcel. The existing right-out on to North Greenbush Road will remain to allow drive-thru traffic from Dunkin to exist south on North Greenbush Road.

The project proposes a disturbance area of 0.98+/- acres.

Water:

Water for the proposed 3,200-SF commercial building will be provided via the existing main running along North Greenbush Road. The existing single-family home to be converted to commercial space will utilize the existing water service lateral.

Sewer:

Sewer for the proposed 3,200-SF commercial building will be provided via the existing main running through the site on the south end of existing 6,000-SF commercial building. The existing single-family home to be converted to commercial space will utilize the existing sewer service lateral.

Solid Waste:

An additional dumpster location is proposed to handle solid waste from the new commercial building. The dumpster location will be enclosed, similar to the existing dumpster location, to provide adequate screening. Solid waste will be removed off site on a weekly basis by a solid waste removal company.

Impact on Adjoining Property:

The proposal for additional commercial space in a commercial heavy district will not have a negative impact on the adjoining properties. In fact, the project will have a positive impact as it will alleviate traffic concerns in and out of the site, onto North Greenbush Road, by moving the entrance further away from the North Greenbush Road round-a-bout.

Impact on School District:

Additional commercial space will generate school tax revenue, therefore, will have a positive impact on the school district.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Commercial Redevelopment - Lands N/F Finelli Development Corp.				
Project Location (describe, and attach a location map): 11 Glenmore Road and 76 North Greenbush Road				
Brief Description of Proposed Action: Applicant is proposing to construct a 2,400-sf ^{3,200-SF} commercial building with drive-thru with associated parking and infrastructure. Additionally, the applicant is proposing to convert an existing single-family house into approximately 1,000-sf of commercial space.				
Name of Applicant or Sponsor: Finelli Development Corp.		Telephone: 518-365-1068 E-Mail: John@finelliconstruction.com		
Address: 359 Broadway				
City/PO: Troy		State: New York	Zip Code: 12180	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: North Greenbush Planning Board, NYSDOT			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.31 acres		
b. Total acreage to be physically disturbed?		0.98 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.31 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Project will meet or exceed State energy code requirements</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	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? - 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

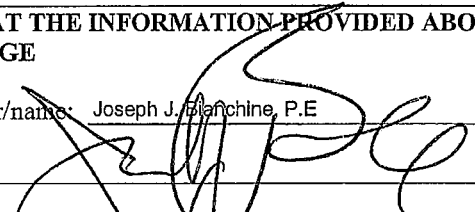
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		

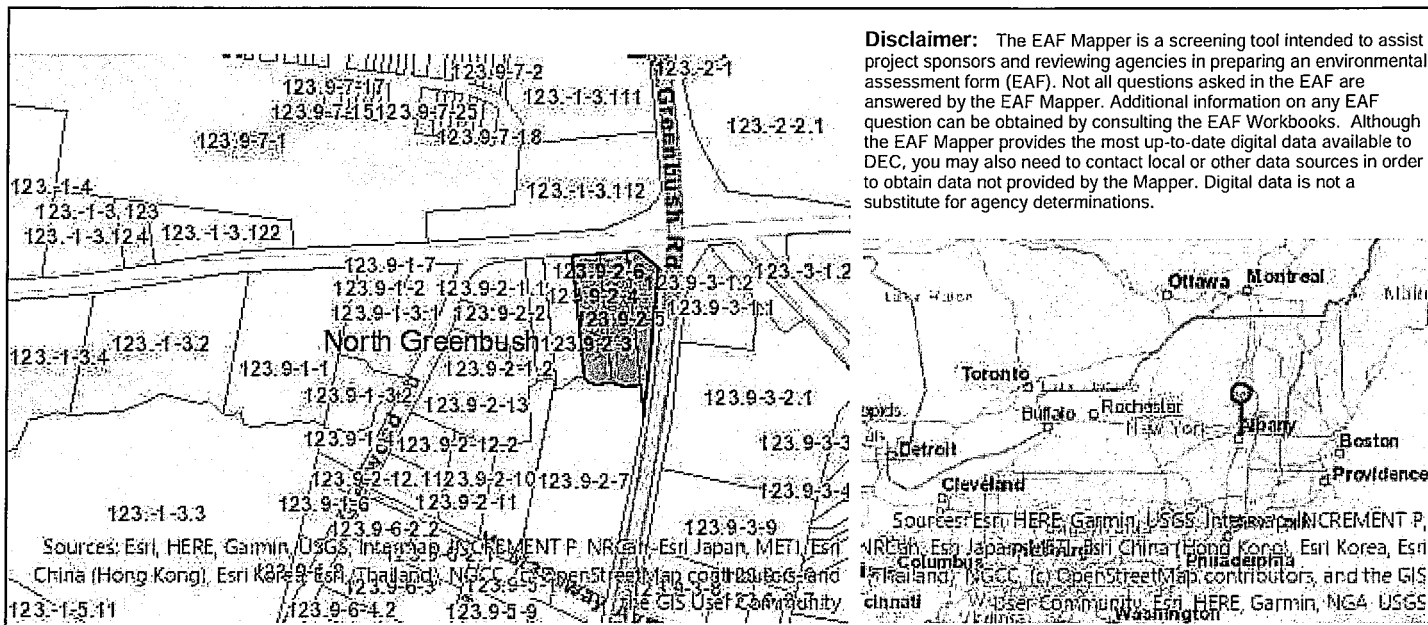
existing catch basin and pipe to stream which discharges to the Hudson River		

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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<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?	NO	YES
If Yes, describe: _____	<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?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p style="text-align: right;">Rev May 8, 2023</p> <p>Applicant/sponsor/name: <u>Joseph J. Blanchine, P.E</u> Date: <u>June 14, 2021</u></p> <p>Signature:  Title: <u>Sponsor</u></p>		



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.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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