

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

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

PROJECT NAME: Quackenderry Commons Mixed-Use Site Plan CONTACT PERSON: Morgan Ruthman
PHONE: (518) 475-9088 E-MAIL: mruthman@livewellgroup.com

ELECTRONIC DOCUMENTS ARE PREFERRED

CHECK ONE FOR EACH Hand Delivery Electronic Delivery Mail Date

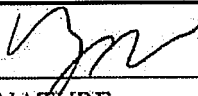
- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|----------------|
| 1. Laberge Group (only at the direction of the Building Department) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>12/4/23</u> |
| 4 Computer Drive West, Albany, NY 12205
<u>Rflaberge@labergegroup.com</u> | | | | |
| 2. North Greenbush Police: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>12/4/23</u> |
| 133 Bloomingrove Drive, Troy, NY 12180
<u>Info@NorthGreenbushPolice.org</u> | | | | |
| 3. North Greenbush Fire Dist # 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>12/5/23</u> |
| 350 North Greenbush Road, Troy, NY 12180
Mail or Hand Deliver ONLY | | | | |
| 4. North Greenbush Ambulance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>12/4/23</u> |
| 409 Main Avenue, Wynantskill, NY 12198
<u>president@northgreenbushambulance.com</u> | | | | |

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

- | | | | | |
|----------------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------------|
| 5. North Greenbush Highway Dept. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>12/4/23</u> |
| <u>premo@nycap.rr.com</u> | | | | |
| 6. Renss. County Highway Dept. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u> </u> |
| <u>klangley@rensko.com</u> | | | | |
| 7. NYS DOT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u> </u> |
| <u>Blake.buckner@dot.ny.gov</u> | | | | |
| 8. Renss. County Health Dept. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u> </u> |
| <u>Relder@rensko.com</u> | | | | |

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

BY: Yates Scott Lansing


SIGNATURE

PRINT NAME

DATE: 12/4/23

The Applications begin on the next page→

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

APPLICATION FOR SITE PLAN REVIEW

- Modification to existing plan
- New Site Plan

Name of proposed development: Quackenderry Commons Mixed-Use Site Plan

Applicant:
Name: Bloomington Properties Assoc., LLC
Address: 1 Juniper Drive
Delmar, NY 12054
Telephone: (518) 475-9088
E-Mail: mruthman@livewellgroup.com
Fax#: N/A

Plans Prepared by:
Name: Lansing Engineering
Address: 2452 State Route 9, Suite 301
Malta, NY 12020
Telephone: (518) 899-5243
E-Mail: ysl@lansingengineering.com
Fax#: (518) 899-5245

SIGNATURE: Morgan Ruthman Digitally signed by Morgan Ruthman
Date: 2023.12.04 14:28:40 -05'00'

Owner (if different):
Name: Same as Applicant
Address: _____
Telephone: _____
E-Mail: _____
Fax#: _____

Person Authorized to Represent:
Name: Yates Scott Lansing
Address: 2452 State Route 9, Suite 301
Malta, NY 12020
Telephone: (518) 899-5243
E-Mail: ysl@lansingengineering.com
Fax#: (518) 899-5245

SIGNATURE: Morgan Ruthman Digitally signed by Morgan Ruthman
Date: 2023.12.04 14:28:52 -05'00'

Ownership intentions (i.e., purchase options): Wholly owned by applicant.

Location of site: 726-728 Bloomington Drive, Rensselaer, NY 12144
approximately 200' northwest of the intersection of NYS Route 4 and Bloomington Drive

Map description: _____
Section: 144 Block: 10 Lot: 33.111 & 33.112

Current zoning classification: Quackenderry Commons Planned Development District

Water District: North Greenbush Water District #17 Sewer District: Rensselaer County Sewer District

State and federal permits needed (list type and appropriate department): NYSDEC - SPDES General Permit

Current use(s) of site: Vacant

Proposed use(s) of site: Residential & Commercial (Mixed-Use), municipal

Total site area (square feet or acres): 24.53 acres

Anticipated construction time: 4 years

Will development be staged? Yes (Building #1 and Ambulance Corps constructed first, Building #2 constructed second)

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

Current condition of site (buildings, brush, etc.): Forested

Character of surrounding lands (suburban, agriculture, wetlands, etc.): Suburban, residential, commercial

Estimated cost of proposed improvement: \$ 90 million

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

20 residents (260 Rental Units), 31,675 SF commercial (+/-75 employees, 300 shoppers).

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 for additional details. Building 1 will provide 105 apartments (54 1-bedroom, 51 2-bedroom) and will provide 12 parking spaces (1.54 spaces/unit) for the residential use. Building 1 will also include approximately 12,171 SF of commercial/retail space and 48 parking spaces (1 space/253 SF) for the commercial use. Building 2 will include 155 apartments (61 1-bedroom units and 94 2-bedroom units) and 237 parking spaces (1.53 spaces/unit) for the residential use. Building 2 will also include approximately 19,502 SF commercial/retail space and 90 parking spaces (1 space/217 SF) for the commercial use. The third building is proposed to be dedicated to the Town of North Greenbush for the purposes of establishing a second location for the Town's Ambulance Corps. The building will provide interior bays for up to 4 ambulances and 12 exterior parking spaces.