TOWN OF SCHODACK
265 SCHUURMAN ROAD
CASTLETON, NY 12033
TELEPHONE 477-7940

APPLICATION FOR ROAD AND DRIVEWAY CULVERT PERMIT

APPLICANT _____ PERMIT NUMBER: _____

ADDRESS _____

TELEPHONE _____

OWNER _____

PROPERTY LOCATION _____

*** VERY IMPORTANT ***

- Plot plan with proposed driveway location sketched on the reverse side
- Proposed location of driveway must be clearly identified with stakes, please do this prior to submitting application *(The Town Superintendent of Highways will be notified to make a determination regarding the culvert)* * *County and State roads will need to apply for approval from those offices*

PRELIMINARY APPROVAL- (Drainage, including culvert if required, must be approved by the Town Superintendent of Highways, or State and County Superintendents)

COMMENTS: _____

GRANTED _____ DATE _____

NOT GRANTED _____ _____

Superintendent of Highways

FINAL APPROVAL- Must be received before Certificate of Occupancy is issued:

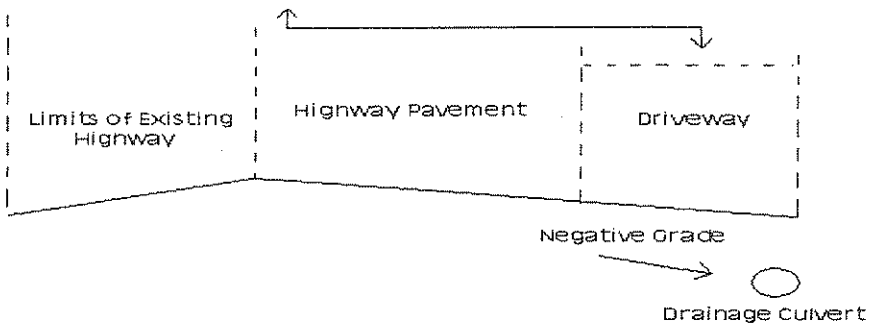
COMMENTS: _____

GRANTED _____ DATE _____

NOT GRANTED _____ _____

Superintendent of Highways

Initial 6' of driveway, starting at edge of existing highway pavement to be constructed with a negative grade away from edge of existing highway pavement



Driveway Culvert to be located in highway ditch line

Driveway Culvert, if required, to have minimum diameter of 12"

TYPICAL HIGHWAY & DRIVEWAY SECTION
(no scale)

3/8" / ft. (minimum)

EFFECTIVE IMMEDIATELY!

* IF DISTURBING OVER 1 ACRE YOU MUST COMPLETE A NOTICE OF INTENT (NOI) FORM AND SUBMIT IT TO NYS DEC TO OBTAIN A SPDES PERMIT.*

The forms can be located at the following website:

http://www.dec.state.ny.us/website/dow/toolbox/swforms.html

Forms Related to the SPDES General Permit for Stormwater Discharges:

Effective July 2004, and updated December 2004, a new Notice of Intent for Construction Activities has been implemented.

New! Hand Print version of Notice of Intent for Construction Activities (pdf, 160 kb) is to be printed, filled out by hand, signed, and mailed to DEC. To obtain coverage under the SPDES General Permit for Construction Activity, the operator of construction activity must file a completed Notice of Intent (NOI) with the Department.

New! Machine Print version of Notice of Intent for Construction Activities (pdf, 206 kb) can be used to fill out the form in Adobe reader using your computer. This form needs to be printed out, signed, and mailed to DEC. To obtain coverage under the SPDES General Permit for Construction Activity, the operator of construction activity must file a completed Notice of Intent (NOI) with the Department.

Instruction Manual for Notice of Intent for Construction Activities (pdf, 3.74 mb) provides guidance in preparing the NOI. This document provides step-by-step instructions for filling out the Notice of Intent, Notice of Termination and guidance for the development of Stormwater Pollution Prevention Plans.

** NO PERMIT WILL BE ISSUED UNTIL YOU HAVE PRESENTED THE BUILDING DEPARMENT WITH YOUR SPDES FILE NUMBER. **

Updated 4/7/2005

SITE DEVELOPMENT PERMIT

Town of Schodack
265 Schuurman Road
Castleton, NY 12033

BUILDING DEPARTMENT DATE _____ PERMIT _____

Application is herby made to the Building Department for the issuance of a site permit for alteration of existing land as herein described. The applicant or owner agrees to comply with all applicable laws, ordinances, regulations, and conditions expressed as part of this application as required. Applicant will allow all inspectors to enter the premises for the required inspections:

* See Building Department Fee Schedule*

This permit expires 6 months from the Date of Issuance

Applicant's Name _____ Zoning District _____
Address _____
_____
Phone _____
Owner's Name _____
Address _____
Phone _____
General Contractor _____
Property Location of Proposed Construction
_____
Tax Map Number: _____
Existing Use: _____
Intended Use: _____

REASON FOR DENIAL: _____
_____

THIS IS NOT A PERMIT TO CONSTRUCT: This is only a permit to prepare the site for inspections of items below, or on reverse side. ANY SITE WORK DONE IS TO BE DONE AT THE RISK OF THE OWNER OR CONTRACTOR. Furthermore, the issuance of this permit does not guarantee the issuance of a Building Permit or Health Department approval.

Pursuant to Federal Law, the Army Corp of Engineers issues permits for construction and site work within wetlands that are greater than one-tenth of an acre. There permits are in addition to any issued by the Town of Schodack.

Before commencing construction or site development on your property, the Town of Schodack recommends that you contact the Army Corp of Engineers to determine whether a federal wetlands permit is required for you to conduct your planned building activities. For more information please contact US Army Corp of Engineers.

SITE DEVELOPMENT PERMIT

DOCUMENTS WHICH MAY BE NEEDED BEFORE ISSUANCE

_____ Preliminary site plan submitted
_____ Letter from Rensselaer County Health Department requesting a fill system be put in place or comment from them on this form
_____ Planning Board Approval in writing
_____ Other_____
_____

CHECK ITEMS TO BE DONE:

_____ Percolation test holes
_____ Clear and grub land _____ Number of Acres
_____ Grading of site for drainage
_____ Installing fill system
_____ Removal of top soil _____ Cubic yards
_____ Material brought on site _____ Cubic yards
_____ Fill _____ Feet
_____ Material removed from site _____ Cubic yards
_____ Maximum cut _____ Feet
_____ Drilling of well
_____ Installing driveway and culvert
_____ Burning of brush ** Call EnCon Joe Hess 686-5317 for burning permit
_____ Reclamation of area _____ Acres

PONDS

_____ Maximum depth _____ Feet
_____ Surface area _____ Acres
_____ Height of dam or embankment _____ Feet

UTILITIES

_____ Water Main _____ Electric
_____ Gas _____ Cable TV
_____ Telephone

PARKING AREA

_____ Base Square Feet _____ Surface Sq. Ft.

I have read the above disclosures and understand my responsibilities.

_____ _____
Date Owner Signature

_____ _____
Date Applicant Signature

_____ _____
Date Building Inspector

Glossary of E&SC and Stormwater Management Terms

Best Management Practice (BMP): A structural or non-structural device designed to store and/or treat stormwater runoff in order to mitigate flooding, reduce pollution and provide other amenities. These practices are either temporary or permanent.

Certified Professional In Erosion & Sediment Control (CPESC): A person who has received training and is certified by CPESC Inc, to review, inspect, and/or maintain erosion and sediment control practices. Refer to www.cpesc.net for more information.

Channel: A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

Clearing: Any activity that removes the vegetative surface cover. Vegetation removal on agricultural and siviculture land is exempt.

Commencement of Construction: The initial disturbance of soils associated with clearing, grading, excavating, demolition, etc...

Construction site Operator/Owner: The person, persons or legal entity that owns or leases the property on which the construction activity is occurring. Must sign the Notice of Intent and is responsible for compliance of permit conditions at the construction site.

Drainage Area (Watershed): All land and water area from which runoff may run to a common (design) point.

Erosion and Sediment Control (E&SC): Vegetative and structural practices utilized to prevent soil erosion and control sediment

Grading: Excavation or fill of material, including the resulting conditions thereof.

Impervious Cover: Those surfaces that cannot effectively infiltrate rainfall and snow melt (i.e. rooftops, pavement, sidewalks, etc...).

Larger Common Plan of Development or Sale: A situation in which multiple construction activities are occurring, or will occur, on a contiguous area. Permit coverage is needed if disturbance of one or more acres is occurring or is anticipated to occur in conjunction with the initial disturbance. For discrete construction projects that are located within a larger common plan of development or sale that are at least one-quarter mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently disturbed.

Outfall: The point where water flows from a conduit, stream, or drain into surface waters (i.e. lake, streams, wetlands, etc...)

New York State 303(d) list: DEC prepares this list under Section 303(d) of the federal Clean Water Act. It identifies waters where designated uses are not fully supported by existing water quality. These "303(d) waters" are listed with the pollutant that is the cause of the water quality problem. If stormwater discharges to a 303(d) listed water, the stormwater management program must ensure no increase in the listed pollutant of concern to the water. The 303(d) list is updated every two years and is available on the DEC website.

Notice of Intent (NOI): The form used to obtain coverage under GP-02-01 for a construction activity disturbing one or more acres

Point Source: Any discernible, confined, and discrete conveyance from which pollutants are or may be discharged, i.e. pipe or ditch

Post-Construction Stormwater Management Facility: One or a series of stormwater management practices installed and operating for the purpose of controlling stormwater runoff once construction activities have ceased and the site has undergone final stabilization

Regulated Construction Activity: Including clearing, grading, excavating, soil disturbance or placement of fill that results in land disturbance of equal to or greater than one acre, or activities disturbing less than one acre of total land area that is part of a larger common plan of development or sale, even if multiple adjacent land development activities take place at different times or schedules.

Sediment: The amount or fraction of soil that is actually delivered to a water body or deposited in an area it did not originate from.

Soil Erosion: A naturally occurring process, defined as the wearing away or disintegration of earth material by the physical forces of moving water and wind. This process is drastically accelerated during to the clearing of protective vegetation and grading activities.

Soil and Water Conservation District: A county level, political sub-division dedicated to the management of natural resources.

Stabilization - The use of practices that prevent exposed soil from eroding, stabilized soil is protected from the effects of rainfall.

State Pollutant Discharge Elimination System (SPDES): Permit program required for point source discharges to surface waters

Stormwater: Rainwater, surface runoff, snowmelt and drainage. Differs from groundwater due to direct release to surface waters.

Stormwater Management: The use of structural or non-structural practices that are designed to reduce stormwater runoff and mitigate its adverse impacts on property, natural resources and the environment.

Stormwater Management Practices (SMPs): Measures that are determined to be the most effective, practical means of preventing flood damage and preventing or reducing point source or nonpoint source pollution inputs to stormwater runoff and water bodies.

Stormwater Pollution Prevention Plan (SWPPP): A plan for controlling stormwater runoff and pollutants from a site during and after construction activities. Basic SWPPP is an Erosion and Sediment Control Plan; Full SWPPP requires Post-Construction Control

Total Maximum Daily Load (TMDL): A numerical limit on the amount of a particular contaminant that can be discharged to a waterbody from all sources. If a TMDL requiring reduction of a pollutant associated with stormwater is approved by the US EPA for any waterbody or watershed into which the construction activity discharges, the SWPPP must reduce the pollutant (s) of concern.

BUILDING PONDS

Before the issuance of a Site Permit the following is required:

Send a Description & Site Plan to Nancy Adams at D.E.C.
- Phone # 357-2452
- Fax # 357-2460

- Include the size of the pond
- The depth of the pond
- Is soil being left on the sides or is it being removed?
- Name, Address, and phone number
- Hand drawn is ok – please fax this to Nancy Adams

- Nancy will look over your plans and issue a letter that you will need to bring with you to the Building Department

If you have any questions please call the
Building Department
at 477-7940

Electrical Inspectors

Middle Dept. Inspection Agency
National Headquarters
1337 West Chester Pike
West Chester, PA 19382-6422
Phone #: 273-0861

Commonwealth Electrical Inspectors
2254 Route 50
Saratoga Springs
Bruce Fairweather # 766-5547 (Contractors Only)
Bob Meeson # 238-2229 (All Other Building Permits)

The Inspector
543 Eastline Road
Ballston Spa, NY 12020
Phone:# 363-0181

Northeast Electrical
65 Albermarle Road
Scotia, NY 12302
Phone:#852-0826

Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE
41 STATE STREET, ALBANY, NEW YORK 12207

(Use this form to file a local law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate a new matter.

Town of Schodack

Local Law No. P1 of the year 2015

A local law to amend the Zoning Law of the Town of Schodack, to provide for the regulation of solar collection systems on and appurtenant to residential and commercial structures, and to regulate utility scale solar collection systems within the Town of Schodack"

Be it enacted by the Town Board of the Town of Schodack as follows:

Section 1. Chapter 219 of the laws of the Town of Schodack is amended as follows:

Article II: Definitions

Amend § 219-5. Definitions and Word Usage

IMPERVIOUS SURFACE –
Any material which prevents, impedes, or slows infiltration or absorption of stormwater directly into the ground at the rate of absorption of vegetation-bearing soils, including building, asphalt, concrete, gravel, and other surfaces.

PERVIOUS SURFACE –
Area maintained in its natural condition, or that is covered by a material that permits infiltration or percolation of water into the ground.

SOLAR ENERGY EQUIPMENT AND SYSTEMS –
Solar collectors, controls, energy storage devices, and any other materials, hardware or equipment necessary to the process by which solar radiation is collected and converted into another form of energy and is stored, protected from unnecessary dissipation and distributed. Solar energy systems include solar thermal, photovoltaic and concentrated solar.

(1) FLUSH-MOUNTED SOLAR PANEL –
Solar collector systems, panels, and tiles that are installed flush to the surface of a roof or wall of a principal and/or an accessory structure and which cannot be angled or raised for the direct conversion of solar energy into electricity.

(2) FREESTANDING OR GROUND-MOUNTED SOLAR COLLECTOR SYSTEM –

A solar collector system that is directly installed on the ground and is not attached or affixed to an existing structure and used for the direct conversion of solar energy into electricity.

(3) ROOFTOP MOUNTED SOLAR COLLECTOR SYSTEM –
A solar collector in which solar panels are mounted on top of a roof of a principal and/or an accessory structure either as a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle for the direct purpose of converting solar energy into electricity.

(4) ENERGY STORAGE DEVICE –
A device that stores energy from the sun or another source and makes it available for use.

(5) SMALL-SCALE SOLAR COLLECTOR SYSTEM –
A solar energy system that is designed and/or built to provide power for use by owners, lessees, tenants, residents, or other occupants of the premises on which they are erected, and is constructed for the sale of excess power through an arrangement in accordance with New York Public Service Law 66-j or similar state or federal law or regulation.

(6) UTILITY-SCALE SOLAR COLLECTOR SYSTEM –
A solar energy system that is designed and/or built to provide energy as an ongoing commercial enterprise, or for commercial profit, or designed to distribute energy generated to a transmission system for distribution to customers rather than for use on the site. A utility-scale solar use may include solar energy system equipment and uses, such as but not limited to supporting posts and frames, buildings and/or other structure(s), access drives, inverter equipment, wires, cables and other equipment for the purpose of supplying electrical energy produced from solar technologies, whether such use is a principal use, a part of the principal use or an accessory use or structure.

Article IV. Use, Area and Bulk Regulations

Amend § 219-20. Structures in required yards.

Delete § 219-20 (A)(7)

~~(7) Energy collection devices.~~

Article V: Supplementary Regulations

New § 219-39.2. Small-scale Solar collector system.

A. Purpose and intent.

(1) The purpose of these regulations is to balance the potential impact on neighbors where solar collectors may be installed near their property while preserving the rights of property owners to install solar collection systems without excess regulation. These regulations are not intended to override the New York State Agriculture and Markets Law.

(2) Solar energy is a renewable and nonpolluting energy resource that can prevent fossil fuel emissions and reduce energy load. Energy generated from solar energy systems can be used to offset energy demand on the grid when excess solar power is generated.

B. Applicability.

(1) The requirements herein shall apply to all solar collector system installations modified or installed after the effective date of this section.

(2) Solar collector system installations for which a valid building permit has been properly issued, or for which installation has commenced before the effective date of this section, shall not be required to meet the requirements of this section, except in accordance with Subsection D, Safety, found herein this section. Any modification, expansion or alteration to an existing solar collector system shall only be permitted in accordance with §219-39.2 herein.

(3) All solar collector systems shall be designed, erected and installed in accordance with all applicable codes, regulations and industry standards as referenced in the New York State Building Code.

C. Permitting.

(1) Rooftop and flush-mounted solar collectors are permitted in all zoning districts in the Town of Schodack subject to the following conditions:

(a) Building permits shall be required for installation of all rooftop and flush-mounted solar collectors.

(b) Height limitations for structures found in Article IV, Use, Area and Bulk Regulations, shall apply.

(c) Rooftop and flush-mounted solar collector systems are permitted on the following structures:

[1] All principal structures.

[2] All accessory structures that meet the principal structure setbacks as required in each zoning district.

(d) Rooftop units must be three feet from any chimney and shall not be permitted on any roof overhangs.

(e) Any solar collector system attached to a pitched roof shall not extend more than three feet from the surface of the angle of the roof.

(2) Ground-mounted racks and freestanding solar collectors are permitted as an accessory structure in all zoning districts in the Town of Schodack subject to the following conditions:

(a) Building permits shall be required for installation of all ground-mounted and freestanding solar collectors.

(b) A special use permit is required for all ground-mounted racks and freestanding solar collectors in a commercial zoning district, which for purposes of this Zoning chapter shall include the Local Business District (LB), the Highway Commercial District (HC), the Highway Commercial District 2 (HC-2), Marine Commercial District (MC), the Manufacturing District (M), the Planned Waterfront District (PW), or a Planned Development District (PD-1, PD-2, PD-3, and PD-4).

(c) Special use permit from the Planning Board is required for all ground-mounted racks and freestanding solar collectors greater than 10 feet in height or greater than 20 feet in length or if the solar array surface area is greater than 200 square feet in the aggregate in all residential zoning districts. All other ground-mounted racks and freestanding solar collectors shall follow the standard building permit process.

(d) All ground-mounted racks and freestanding solar collectors shall have a maximum height of 20 feet from ground elevation.

(e) All ground-mounted racks and freestanding solar collectors installed in the side or rear yards shall comply with the setback requirements for a principal structure found in Article IV, Use, Area and Bulk Regulations.

(f) Solar collectors may be installed in any front yard but shall not be less than 75 feet from the front property line and shall require a special use permit. As per § 219-18, all corner lots shall be deemed to have two front yards.

(g) Solar collectors shall be located in a manner that reasonably minimizes shading of adjacent property while still providing adequate solar access for collectors.

D. Safety

(1) All solar energy systems and solar collectors must obtain a building permit and shall be designed to be and installed to be in conformance with the New York Uniform Fire Prevention and Building Code Standards that are applicable when the building permit is issued.

(2) If solar storage batteries are included, they must be placed in a secure container or enclosure meeting the requirements of the New York State Building Code when in use. When they are no longer in use, they shall be disposed of in accordance with the laws of New York State Fire Prevention and Building Code and local laws of the Town of Schodack and any other applicable laws or regulations.

(3) Glare and heat. No unreasonable glare or heat shall be produced that is perceptible beyond the boundaries of the lot on which such use is situated.

New § 219-39.3 Utility-scale solar collector system.

A. Purpose and intent.

(1) The purpose of these regulations is to provide utility-scale solar collector systems through performance criteria that balance the unique characteristics of each site. In addition to the following regulations of this section, all utility-scale solar collector systems shall comply with the regulations for planned developments and the resulting PD-2 District regulations found in Article XII of this chapter.

(2) In any instances where specific permitted uses, area, or height standards, development guidelines and/or review procedures specifically set forth in this section conflict with any other general provision or requirements of the Zoning chapter, the particular provisions set forth herein shall take precedence and control. In all instances not specifically addressed in this section or in Article XII of this chapter, the Zoning chapter shall apply.

B. Bulk and area requirements. The following dimensional requirements shall apply to all utility-scale solar collector systems:

(1) Height.

(a) All solar collectors shall have a maximum height of 20 feet from ground elevation.

(b) All buildings and accessory structures associated with the utility-scale solar collector system shall have a maximum height of 35 feet, excluding the solar collector.

(2) Setback. All utility-scale solar collector systems and associated buildings, accessory structures and equipment shall have a minimum setback from any property line of 200 feet.

(3) Lot coverage.

(a) Impervious surface lot coverage. All utility-scale solar collector systems and associated accessory structures and equipment shall utilize a maximum of 20% impervious lot coverage.

(b) Pervious surface lot coverage. All utility-scale solar collector systems and associated accessory structures and equipment shall utilize a minimum of 80% permeable lot coverage.

C. General provisions.

(1) Site plan. All utility-scale solar collector systems shall provide a site plan in accordance with Article XI of this Zoning chapter.

(2) Signage. All signage shall be provided as part of site plan review and shall be in accordance with Article VI of this Zoning chapter.

(3) Visual.

(a) Utility-scale solar collector systems shall be sited in a manner to have the least possible practical visual effect on the environment.

(b) A visual environmental assessment form (Visual EAF), landscaping plan and visual assessment report, including appropriate modeling and photography assessing the visibility from key viewpoints identified in the Visual EAF, existing tree lines, surrounding topography, and proposed elevations shall be required.

(c) Landscaping, screening and/or earth berming shall be provided to minimize the potential visual impacts associated with the utility-scale solar collector systems and its accessory buildings, structures and/or equipment. Additional landscaping, screening and/or earth berming may be required by the Town Board and/or the Planning Board to mitigate visual and aesthetic impacts.

(d) Any associated structure shall be screened, placed underground, depressed, earth bermed or sited below the ridgeline to the greatest extent feasible, particularly in areas of high visibility.

(4) Lighting. A lighting plan shall be required. No utility scale solar collector system shall be artificially lighted unless otherwise required by a Federal, State or local authority. Exterior lighting may be provided for associated accessory structures and access entrances as may be determined appropriate for security purposes only.

(5) Utilities. The applicant shall provide written confirmation that the electric grid has the capacity to support the energy generated from the utility-solar collector system. Electrical and land-based telephone utilities extended to serve the site shall be underground.

(6) Access. The applicant shall indicate on a site plan all existing and proposed access to the site, including road, electric power, emergency access, land-based telephone line connection, and other utilities existing and proposed within the property boundaries of the proposed location. Existing roadways shall be used for access to the site whenever possible and determined acceptable by the Planning Board through site plan review.

(7) Glare and heat. No unreasonable glare or heat shall be produced that is perceptible beyond the boundaries of the lot on which such use is situated.

(8) Ownership. In the case of an application for a utility-scale solar collector system to be located on private lands owned by a party other than the applicant or the Town, a copy of the lease agreement with the property owner shall be filed with the Building Department.

(9) Proof of insurance. The applicant and the owner of the property where the utility-scale solar collector system is to be located shall file with the Building Department proof of insurance in a sufficient dollar amount to cover potential personal and property damage associated with construction and operation thereof.

(10) Security provisions. Each site shall have a minimum of an eight foot security fence to prevent unauthorized access and vandalism to the utility-scale solar collectors and a security program for the site as approved by the Planning Board during site plan review.

(11) Noise. Noise-producing equipment shall be sited and/or insulated to minimize noise impacts on adjacent properties as approved by the Planning Board during site plan review.

(12) Documentation from the utility company, verifying that the utility-scale solar collector system is active, shall be provided annually to the Town of Schodack Director of Planning and Zoning.

(13) Required sureties for construction, maintenance and removal of utility-scaled solar collector systems.

(a) Construction and maintenance. Prior to the issuance of a building permit for the utility-scale solar collector system and any associated accessory structures, the applicant shall post a surety in an amount and form acceptable to the Town for the purposes of construction and maintenance. The amount shall be up to 20% of the construction value. Acceptable forms shall include, in order of preference: cash; letter of credit; or a bond that cannot expire; or a combination thereof. Such surety will be used to guarantee compliance with the conditions of the approval for the utility-scale solar collector. If the owner of the site fails to comply with any conditions of the approval during construction or as part of the long-term maintenance of the site, all costs of the Town incurred to comply with conditions of the approval shall be paid using the surety provided by the applicant. Failure to comply with the conditions of the approval or to maintain an acceptable level of surety will result in revocation of the certificate of occupancy.

(b) Removal. The utility-scale solar collector system, including any accessory structures and/or equipment, shall be dismantled and removed from the site when the utility-

scale solar collector system has been inoperative or abandoned for two years. As a condition of the certificate of compliance, applicants shall post a surety in an amount and form acceptable to the Town for the purposes of removal or abandonment. The amount shall be up to 20% of the construction cost. Acceptable forms shall include, in order of preference: cash; letter of credit; or a bond that cannot expire; or a combination thereof. Such surety will be used to guarantee removal of the utility-scale solar collector system should the system be abandoned. Abandonment shall be assumed by the Town if the annual documentation as required in §219-39.3C(12) is not provided by the owner, applicant or lessee for two consecutive years to the Town of Schodack Director of Planning and Zoning. The Town Building Inspector shall then provide written notice to the owner to remove the utility-scale solar collector system, and the owner shall have two years from written notice to remove the utility-scale solar collector system, including any associated accessory structures and/or equipment, and restore the site to a condition approved by the Planning Board. If the owner, applicant or lessee fail to remove any associated structures or restore the site to the condition approved by the Planning Board, all costs of the Town incurred to comply with this condition shall be paid using the surety provided by the applicant.

Section 2. This local law shall take effect immediately.

TOWN OF SCHODACK
BUILDING DEPARTMENT
FEE SCHEDULE FOR 2011

PLEASE NOTE : *OTHER ITEMS MAY REQUIRE BUILDING PERMITS AS PER THE NEW YORK STATE BUILDING CODE, WHICH ARE NOT LISTED IN THE FEE SCHEDULE.

WAIVER OF FEES:
The Building Inspector shall be authorized to waive permit fees (up to $100.00) for non-profit organizations, such as churches, fire companies, boy & girl scouts, 4H, libraries, etc. without having to request a waiver from the town board.

* RESIDENTIAL PERMITS *

(Minimum Residential Building Permit Fee $20.00)	Per Sq. Ft.
1 One & Two Family, all work (occupied space) Plus # 3 Through # 21 As Required	0.16
2 Multiple family, all work plus #3 Plus # 3 Through # 21 As Required	0.25
3 Residential Garage (Attached or Detached)	0.18
4 Alterations & Renovations (each item) * Including but not limited to: a. Replacement of roof b. Installation or Replacement of siding c. Foundation repairs d. Replacement of windows	25.00 ea.
5 Internal Renovations - One & Two Family	0.14
6 Dormers, Additions	0.15
7 Barns, Sheds, Gazebos, Accessory Structures (No C.O.)	0.10
8 Decks, Patios (No C.O.)	0.18
9 Demolition- Residential	50.00
10 Elevator- Residential	100.00
11 Fence Permit -Per Schodack Code- Section 219-27 & 219-39	25.00
12 Appliances : All Construction (each unit)	
a. Appliances- Solid Fuel, Woodstove, Gas, Coal, Pellet, Etc.	50.00
b. Chimneys (Masonry or Metal)	50.00
c. Masonry Fireplace	100.00
13 Foundation Permit Only * the total cost of the permit must be paid at this time	50.00

14	In-Ground fuel tanks (each)	
	a. In-ground fuel tank- installation	100.00
	b. In-ground fuel tank- removal	50.00
15	Plumbing, Heating, Air Conditioning- each	
	A. Plumbing New Building Add $ 5.00 Per Fixture	50.00
	B. Existing Building	35.00
16	Site Development Permits (3 lots or less) (MS-4 Required)	40.00
17	Site Development Permit (Over 3 lots up to 10)(MS-4 Required)	90.00
18	Sprinkler Systems	
	A. Building Sprinkler System - * add $5.00 for each sprinkler head	100.00
	B. Lawn Irrigation System	50.00
19	Swimming Pools (No C.O.)	
	Above Ground Pools - Fence Included	35.00
	In-Ground Pools - Fence Included	50.00
20	Trailer permit for construction- site trailer -Annual	40.00
	* must be renewed each year	
	a. Electrical inspection required	
	b. Health Dept. approval necessary if facilities are provided	
21	Wind Generator & Solar Units	250.00 ea.

* COMMERCIAL/ INDUSTRIAL PERMITS *

	(Minimum Commercial Building Permit Fee $100.00)	Per Sq. Ft.
1	Commercial Accessory Structures (up to 1000 sq ft.) garages, sheds gazebos, etc.	0.20
2	Commercial/ Industrial Buildings * Plus Certificate of Occupancy fee * Others	$200.00 for every 1,000 sq ft. of floor area or fraction thereof.

If a third party inspector is used for construction inspection, reduce fees over $15,000 by one quarter. Third party fees are not included in these fees. An agreement must be made between the three parties prior to a permit being issued.

3	Building Sprinkler System Plus $ 5.00 Per Sprinkler Head	250.00
4	Commercial open building for storage or shelter	0.20
5	Commercial Renovations	0.25
6	Co-Location on Existing Cell Tower	2500.00
7	Cell Tower Permit (Planning Board Approval Required)	5,000.00

TOWN OF SCHODACK
BUILDING DEPARTMENT
FEE SCHEDULE FOR 2011

8	Cell Tower Modifications/ Upgrade/ Addition of equipment (Planning Board Approval)		250.00 ea.
9	Demolition- Commercial (Up to 2000 sq ft., then add an additional 0.10 per sq ft)		100.00
10	Landscaping Sprinkler System * Add $7.00 for each sprinkler head		125.00
11	Wind Generator (per tower) (Planning Board Approval Required)		2500.00 ea.
	11 (a) Temporary Wind Tower		500.00
12	Sign Permit- new sign (each sign)		60.00
13	Replacement/ Repair of Existing Sign		25.00
14	Sewer Treatment Plant - up to 50 units		1500.00
	51-100 units		2000.00
15	Site Development Permit- Commercial (MS-4)		95.00
16	Fuel Storage Tanks- Installation		
	Above Ground (per tank)		100.00
	Below Ground (per tank)		200.00
17	In-Ground tanks- Removal		
	First Tank		75.00
	Each additional tank- removed		50.00
18	Commercial Alterations and Renovations(each item)	(up to 10,000 sq ft)	75.00 ea.
	* Including but not limited to:	(over 10,000 sq ft)	100.00 ea.
	a. Replacement of roof		
	b. Installation or Replacement of siding		
	c. Foundation repairs		
	d. Replacement of windows		
19	Commercial Elevator		250.00
20	Truss Identification Signs (per Executive Law Sub 4)		50.00
21	Commercial Swimming Pool		150.00

* CERTIFICATE OF OCCUPANCY AND USE FEES *

1	Commercial Occupancy	100.00
2	Industrial Occupancy	150.00
3	Residential- Temporary Certificate of Occupancy- 3 months	30.00
4	Certificate of Compliance (visual only-no permit)	
	Per dwelling unit (2 visits)	50.00
	Over 3 units- (each unit)	25.00
	Commercial (2 visits)	100.00
	Each additional visit requested	50.00

TOWN OF SCHODACK
BUILDING DEPARTMENT
FEE SCHEDULE FOR 2011

* MISCELLANEOUS FEES *

1	Additional inspections, over the given # on the building permit, payable before a Certificate of Occupancy is issued.	50.00 ea
2	Inspections outside of normal business hours	60.00 ea.
3	Building plans reviewed without permit application (per hour)	20.00
	Minimum Charge	60.00
4	Additional reviews to approved plans- revisions, additions, changes	60.00 ea.
5	Driveway Permit- Per Schodack Code- Chapter 112	35.00
6	Special Use Permit Inspection fees: * To start on the 18 month renewal of permit *	
	Residential	50.00
	Commercial	100.00
7	Timber Harvesting Inspection fees:	
	To close permit	50.00
	Each additional inspection	25.00
8	Renewal of Permits- (over 1 year old)	
	50% of whatever the fee charge would be for a new permit	
	*Permit must be renewed within 1 month of expiration date	
	MINIMUM RENEWAL FEE (each 6 month period)	20.00

Do I Need a Building Permit?

Homeowners and contractors need building permits for various construction projects from the Town of Schodack Building Department.

Residential Building permits are required, including but not limited to the following projects: new homes, additions, dormers, demolition, sprinkler systems and lawn irrigation systems, garages, renovations, replacement furnace, central air conditioning system, fences, roof, siding, windows, swimming pools, decks and porches, fireplaces, chimneys and wood stoves, sheds, and gazebos, plumbing extensions, wind generator, and site development.

Commercial Building permits are required, including but not limited to the following: new buildings, cell towers, fences, open buildings, signs (new or replacement), fuel storage tanks, elevators, wind generator, roof, siding, windows, sheds, garages, demolition, renovations and additions and site development.

If you have a project this year and are not sure if a Building Permit is required, contact the Building Department at 477-7940, weekdays between 8:30 a.m. and 4:30 p.m.

Required information for Permits

New Home
Additions
Garages
Solar

All listed above need:

Notarized Application
Plans-2 copies (stamped plans-if project cost is over 20k)
Plot Plan-draw out where it is going along with house, driveway, septic & well-how far from property lines and house (if solar—show design panels on roof-or plot for ground mount)
Insurance of builder (liability & workers comp) or Homeowner's Ins

Sheds – at least - 5ft from Property Line
Notarized Application
2-sets detailed plans (if being built)
Brochure or picture (if pre-made)
Plot Plan
Insurance of builder (liability & workers comp) or Homeowners Ins

Decks-
Notarized application
2-sets detailed plans
Plot Plan
Insurance of builder (liability & workers comp) or Homeowners Ins

Fences-1-2 ft from Property line-for maintenance and care
Notarized Application
Brochure-Picture-or information on fence-material, height and length
Plot Plan
Insurance of builder (liability & workers comp) or Homeowners Ins

Pools-all required to have alarms
Pool Application
Brochure of Pool
Plot Plan
Insurance of Builder (liability & workers comp) or Homeowners Ins

Fences for above ground pools—not needed under 24"—anything 25"-48" needs a fence
All in ground pools need 4' fence with self-locking/closing gate and all pools require alarms!

Roofs, Windows and Siding
Roof-Window-Siding Application
Insurance of builder (liability & workers comp) or Homeowners Ins
Brochure of windows…specs

Heating Appliances
Chimney Vents Fireplaces Application
Specs on equipment
Insurance (liability & workers comp) or Homeowners Ins

HVAC
Notarized Application
Specs on equipment
Insurance (liability & workers comp) or Homeowners Ins

Fees:

Homes-see fee sheet
Additions-see fee sheet
Garages-.18 sq ft
Solar - $250.00
Decks - .18 sq ft
Sheds - .10 sq ft
Roof - $25
Siding- $25
Windows-$25
Fence-$25
Demolition-$50
AG Pool - $35
IG Pool - $50
Heating Appliances-$50
HVAC-$50

Insurance Requirements

If you are completing the work yourself, we will need a copy of the Declarations Page from your Homeowner's Insurance Policy.

If you are having a contractor complete the work for you, you will need to ask them to send or fax us a copy of their Liability Insurance Certificate as well as proof of their Workers' Compensation coverage. Town of Schodack needs to be listed as a Certificate Holder and Additionally Insured. If the contractor is exempt from Workers' Compensation they must complete the necessary forms, which can be obtained in the Building Department.

This is required for ALL building permits, no matter how small or large a project may be. Please submit this with your Building Permit Application.

If you have any questions, please feel free to give us a call @ 477-7940. Our fax number is 477-7983.

Town of Schodack On-Line

Building Department – 477-7940
Nick DeFruscio-Asst. Building Inspector/
Code Enforcement Officer
Coleen Papas-Department Secretary

The Building Department assists residents in our Town in complying with the Town Zoning codes and the New York State Uniform Fire Prevention and Building Codes. These laws are involved, contain intricate detail about some matters and can be confusing.

Do I Need A Building Permit?- (link)

****ALL Solar installs need a permit****

Required Information – (link)

Required Insurance- (link)

Fee Schedule – (link)

Solar has a flat fee of $250.00 (see info on Solar law below)

How Long Does it Take to Have a Permit Issued?
- Small Projects or Additions-Usually less than a week
- New Homes-one to two weeks
- Commercial Projects- Varies

What is Required for Electrical Work?

Electrical Inspections must be done by an approved, 3rd party inspector-(link)

List Of Forms

Application for Building and Zoning Permit (link)
Application for Windows, Siding and Roof (link)
Application for Chimneys, Vents, Fireplaces, Woodstoves, Etc (link)
Application for Pools (link)
Application for Driveway Culvert (link)

Application for Site Development (link)
Application for New Homes – (we require Permit to Construct from Rensselaer County Health Department) Contact Wendy Strollo @ 270-2608

If you don't see an application specifically listed for your project—use the Building and Zoning Permit application above

Information Sheets- Please read through before you submit plans.

Garage/Shed (link)
Additions (link)
Decks (link)
Fences (link)
Swimming Pools (link)
Swimming Pool Alarms (link)
Demolitions (link)
Demo Contractors (link)
Plumbing Contractors (link)
Solar Law (link)

Home Occupation Permit- (link)

Code Enforcement Complaint Form-If you have a complaint regarding a code that you believe needs enforcing-please use this form. **(link)**

Agriculture & Livestock Information – Chickens, Horses, Goats, etc (link)

Fill out paperwork required for each permit and bring into the office. It will be reviewed and then if approved, issued. We will contact you when it is ready to be picked up and you must pay at time of pick-up. We accept cash or checks made out to: Town of Schodack. We do not accept credit cards or debit cards.

Permits are good for 1 year from date of issuance. If your permit has expired, please come in to renew.

Other Permits required by Zoning are reviewed by the Planning Board for compliance before permits are issued. There are many uses that require Zoning Permits and review. See the Zoning Law Chapter 219.

If you have a project this year and are not sure if a building permit is required please call us or email us at the building department we would be happy to answer any questions you may have.

Monday – Friday 8:30 am – 4:30 pm
(518) 477-7940 fax (518) 477-7983
Coleen.papas@schodack.org
Nick@schodack.org

REQUIRED FOR BUILDING PERMIT FOR A GARAGE OR SHED

Please submit two (2) sets of plans showing every detail, spacing of studs, insulation (if required), if electricity is to be installed, this must be inspected by one of the electrical underwriters. (A list is available in the Building Permit.) Illustrate the size windows, doors, etc.

PLOT PLAN

This must show the road you are on, the location of the house, your septic system, where your well is located, and any other accessory building(s) on your property, show on your diagram where the new structure will be located.

If your garage is to be attached to your house, you have to have a minimum 30' side yard and also 35' rear yard. If the garage is not connected to the house you must place the structure a minimum of 5' from the side and rear property line and at least 10' from the house. If your structure is to be located in front of your house, it must have a minimum 50' front yard.

All sheds must be a minimum of 5' from the side and rear property line and at least 10' from the house.

If building a new garage, do you have an existing driveway? If you are creating a new driveway, you must also fill out a Driveway Culvert Application if located on a town road and supply us with a plot plan showing the location of the new driveway.

If you are connecting the garage to the house, keep in mind the door from the garage to the house must be fire rated and self-closing. Also, the complete interior of the garage must be fire rated sheetrock.

REQUIREMENTS FOR APPROVAL FOR A ADDITION

Plot Plan: This can be drawn up by the applicant. The plot plan must illustrate the location of the house, where the addition will be and show how far from the property lines this addition will be. If located in the side yard, you must have a 30 foot side yard, if in the rear, it must be 35 feet. If the addition is to the front of the house, you must have a 50 foot front yard setback. If you are unable to meet the Zoning Requirements, your application must be referred to the Planning Board and the Zoning Board of Appeals for a Variance. Also sketch in where your septic is located and your well.

We require 2 sets of plans, we keep one and the other will be returned to you. A good foundation plan is necessary, also sketch how the addition is to be tied to the existing structure.

All electrical work has to be inspected by an Electrical Inspector excepted by the Town of Schodack.

If adding additional bedroom, check to see how many bedrooms the septic system was designed for. If adding beyond this number, you must contact the Rensselaer County Health Department, Mr. Joe Riscavage, at 270-2695 to obtain Health Department Approval.

Town of Schodack

265 SCHUURMAN ROAD
CASTLETON, NY 12033

TELEPHONE (518) 477-7940
FAX (518) 477-7983

NICK DEFRUSCIO
C.E.O./BUILDING INSPECTOR

REQUIREMENTS FOR BUILDING A DECK

ITEMS TO BE SUBMITTED:

1. PERMIT APPLICATION FILLED OUT AND SIGNED
2. INSURANCE CERTIFICATE
3. PLANS SHOWING DETAILS OF DECK
4. PLOT PLAN SHOWING LOCATION OF HOUSE, POOL, SEPTIC SYSTEM, WELL, FENCE, PROPERTY LINES, ETC.

REQUIRED:

1. ATTACHED DECKS POST MINIMUM 48" IN GROUND
2. HANDRAILS ON DECK IF DECK IS 30" OR HIGHER
3. HANDRAILS ON STAIRS IF OVER TWO RISES ON BOTH SIDES IF OPEN
4. RAILINGS SHOULD BE A MINIMUM OF 36" IN HEIGHT
5. SPACING BETWEEN THE BALUSTERS SHOULD NOT EXCEED 4"

SUGGESTED ITEMS:

1. CONSTRUCTION TUBE MINIMUM OF 8" WIDE
2. IF 4 x 4's ARE PUT IN THE GROUND, CONCRETE SHOULD BE PUT UNDER POST
3. FLASHING SHOULD BE INSTALLED AGAINST HOUSE
4. SPANS - SEE CHART

TOWN OF SCHODACK CODE

SECTION: 219-27. FENCES AND WALLS

A. Fences and walls shall not exceed eight (8) feet in height when erected in side or rear yards nor three (3) feet in height when erected within twenty-five (25) feet of the front lot line or highway right-of-way, except agriculture fencing which may be five (5) feet.

B. All such fences and walls shall conform to the requirements of 219-19 as pertains to corner lots.

C. All such fences and walls shall be measured from the ground level at the base of the fence or wall, except that if such in a retaining wall, the height shall be measured from the average of the ground level at each end of said retaining wall.

SECTION 219-19. SIGHT LINES AT INTERSECTIONS

At all street intersections, no obstructions to vision, such as a fence, wall, hedge, structure or planting over three (3) feet in height, shall be erected on any lot within the triangle formed by the intersecting street lines, or their projections where corners are rounded, and a straight line joining said street lines at points which are forty (40) feet distant from their point of intersection measured along said street lines and/or projections.

SWIMMING POOLS

You must submit a plot plan, of the property showing the location of the home, any other buildings, the location of the septic system and well.

If pool is to be located behind the house, the pool must be a minimum of (5) feet from any side or rear property line and is recommended to be (10) feet from the principal structure.

If pool is to be located in the side yard, the pool must be a minimum of (5) feet from any side property line and a minimum of (50) feet from the front property line and is recommended to be (10) feet from the principal structure.

Once excavation begins for an in-ground pool, the entire area must be enclosed by a security fence.

All in-ground pools must have a minimum (4') high fence with a self-closing/self locking gate.

Decks on above ground pools require hand rails & self closing/ self latching gates.

All electrical work must be inspected by an Electrical Underwriter-

Please call the Schodack Building Department once the job is totally completed, so we may schedule a final inspection.

Pool should not be used until all work is completed and a final inspection has been done.

Building Department
Town of Schodack

1220.5. **Swimming pool alarms.** [amended text 12/14/2006]

(a) Purpose. Paragraph (b) of subdivision (14) of section 378 of the Executive Law, as added by Chapter 450 of the Laws of 2006, requires that the New York State Uniform Fire Prevention and Building Code (the Uniform Code) provide that any "residential or commercial swimming pool constructed or substantially modified after the effective date of this paragraph (December 14, 2006) shall be equipped with an acceptable pool alarm capable of detecting a child entering the water and of giving an audible alarm." The Introducer's Memorandum in Support of Chapter 450 states, in pertinent part, that "drowning is the second leading cause of unintentional injury-related deaths in children between the ages of one and fourteen nation wide, and the third leading cause of injury-related deaths of children in New York. . . . (T)echnological advances have produced several different types of pool alarms designed to sound a warning if a child falls into the water. When used in conjunction with access barriers, these alarms provide greater protection against accidental pool drownings." This section and section 1221.3 of Part 1221 of this Title are intended to implement the provisions of Executive Law section 378(14)(b).

(b) Definitions. The terms "approved," "commercial swimming pool," "residential swimming pool," "swimming pool," "substantial damage," and "substantial modification" shall, for the purposes of this section, have the meanings ascribed in subdivision (b) of section 1221.3 of Part 1221 of this Title.

(c) Pool alarms. Each residential swimming pool installed, constructed or substantially modified after December 14, 2006 and each commercial swimming pool installed, constructed or substantially modified after December 14, 2006 shall be equipped with an approved pool alarm which:

(1) is capable of detecting a child entering the water and giving an audible alarm when it detects a child entering the water;

(2) is audible poolside and at another location on the premises where the swimming pool is located;

(3) is installed, used and maintained in accordance with the manufacturer's instructions;

(4) is classified by Underwriter's Laboratory, Inc. (or other approved independent testing laboratory) to reference standard ASTM F2208, entitled "Standard Specification for Pool Alarms," as adopted in 2002 and editorially corrected in June 2005, published by ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428; and

(5) is not an alarm device which is located on person(s) or which is dependent on device(s) located on person(s) for its proper operation.

(d) Multiple pool alarms. A pool alarm installed pursuant to subdivision (c) of this section must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be installed.

New York State Department of Labor
Eliot Spitzer, *Governor*
M. Patricia Smith, *Commissioner*

OCTOBER, 2007

Dear Sir or Madam:

I would like to take this opportunity to offer you some useful information associated with the asbestos exposure associated with the demolition/renovation of buildings in your locality. A copy and updates to Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (Cited as 12 NYCRR Part 56), a Guidance Document with frequently asked questions and answers, and variance information may be obtained by going on-line to, www.labor.state.ny.us

I wish to request your assistance in our enforcement efforts thereby protecting the health of your community, specifically in the area of building demolition/renovations. Please feel free to incorporate the enclosed: **NOTICE RE: BUILDING DEMOLITION/RENOVATION** and **NOTICE TO BUILDING PERMIT APPLICANTS** with the information you provided to contractors when a demolition/renovation permit is issued.

Should you have any questions, please contact the Asbestos Control Bureau District Office nearest to you (listed on the enclosed sheet) or myself at the NYS Department of Labor, Asbestos Control Bureau, State Office Building Campus, Building 12, Room 157, Albany, New York 12240 or by telephone (518) 457-1255.

Enclosures

New York State Department of Labor
Eliot Spitzer, *Governor*
M. Patricia Smith, *Commissioner*

OCTOBER, 2007

CONTACT INFORMATION FOR ASBESTOS PROJECTS

The Department of Labor regulates most asbestos control activities in the State through its Asbestos Control Bureau; all contractors must be licensed and all asbestos handlers certified by the Department's Worker Protection Central Processing Unit. Projects must be conducted in accordance with safety standards promulgated by the Commissioner of Labor to avoid potential public health hazards that can result from the improper handling of asbestos or asbestos material, a potential carcinogen. A copy and update to Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (Cited as 12 NYCRR Part 56), a Guidance Document with frequently asked questions and answers, and variance information may be obtained by going on-line to, www.labor.state.ny.us.

For more information, call or write the New York State Department of Labor, Division of Safety and Health at one of the following locations:

ASBESTOS CONTROL BUREAU
DISTRICT OFFICES

ALBANY
State Office Campus
Building 12, Room 157
Albany, NY 12240
Tel: (518) 457-2072

BUFFALO
65 Court Street
Room 405
Buffalo, NY 14202
Tel: (716) 847-7126

SYRACUSE
450 South Salina St.
4th Floor – Room 401
Syracuse, NY 13202
Tel: (315) 479-3215

NEW YORK CITY
75 Varick St.
7th Floor
New York, NY 10013-1917
Tel: (212) 775-3538

TO SUBMIT: ASBESTOS PROJECT NOTIFICATION AND/OR EMERGENCY NOTIFICATION

Asbestos project notifications may be made on-line by going to: www.labor.state.ny.us, quick links, to Asbestos Notification, by licensed asbestos contractors. Emergency notifications must initially be called in for approval: (518) 485-9263. After the approval process, the contractor may proceed to pay and fill out the appropriate on-line notification. You may also mail in your paperwork to: NYS Department of Labor, Worker Protection Central Processing Unit, State Office Campus, Building 12, Room 290, Albany, NY 12240, Tel: (518) 485-9263.

Questions about obtaining and/or renewing an Asbestos license or any type of Asbestos Certification may also be obtained from the Worker Protection Central Processing Unit.

New York State Department of Labor
Eliot Spitzer, *Governor*
M. Patricia Smith, *Commissioner*

OCTOBER, 2007

NOTICE
RE:
BUILDING DEMOLITION/RENOVATION

Industrial Code Rule 56 established work practice, asbestos contractor license, and asbestos worker training and certification requirements that protect the public from cancer causing airborne asbestos fiber that can arise form various construction activities, including the demolition/renovation of a building. One very important aspect of the Code covers requirements that specifically address the potential public health hazards associated with the significant amount of airborne asbestos fiber that can be released during the demolition/renovation of a building that contains asbestos or asbestos-containing materials.

New York State Labor Law (Article 10, Section 241section 241.10) and the Code require a survey of the impacted portion of the building to be performed to identify the presence of asbestos prior to advertising for bids or contracting for or commencing work on any demolition/renovation work on a building. **The Code requires that this survey <u>must be</u> sent to the local government unit responsible for issuing the demolition/renovation permit. Note that only copies of the demolition or pre-demolition survey must be sent to the Department of Labor, Asbestos Control Bureau.** Also, prior to commencement of demolition/renovation work, the impacted asbestos identified in the survey must be removed.

Your assistance, as specified below, would facilitate our enforcement efforts and help avoid the necessity of citing building owners who violate the statute and code:

1. Share this information with the individuals on your staff responsible for issuing demolition/renovation permits. Encourage your staff to contact the appropriate District Office of the Asbestos Control Bureau on the enclosed list should any asbestos issues arise, specifically those related to demolition/renovation.

2. Consider establishing a policy of not issuing a demolition/renovation permit until compliance with Industrial Code Rule 56 is achieved.

3. Call the appropriate District Office of the Asbestos Control Bureau when a demolition/renovation permit is issued to a contractor that has **failed** to provide a survey or has **not removed** the identified asbestos.

Any cooperation you can provide will not only assist in our enforcement efforts but protect the health of your community.

New York State Department of Labor
Eliot Spitzer, *Governor*
M. Patricia Smith, *Commissioner*

OCTOBER, 2007

NOTICE TO BUILDING PERMIT APPLICANTS

An asbestos survey is required for all renovation, remodeling, repair and demolition of all interior and exterior building materials.

As per NYS Industrial Code Rule 56, asbestos material must be abated by licensed contractors utilizing certified asbestos handlers, with the exception of owner-occupied single family homes, where the owner may remove the asbestos and renovate these structures themselves. However, it is not recommended that the owner perform abatement, as the owner could potentially expose themselves, their family and neighbors to asbestos fibers if adequate engineering controls and work methods are not utilized during the abatement. For further information and updates, please see the NYS website at: www.labor.state.ny.us

W. Averell Harriman State Office Campus Albany, NY 12240
www.labor.state.ny.us

DEMOLITION CONTRACTORS

Cristo Demolition
Mike Cristo
20 Old Troy Road
East Greenbush, NY 12061
(518) 365-2307

Provincial Contracting
Mark Teliska/John Tirino
1572 Columbia Turnpike
Castleton, NY 12033
(518) 365-4775 (Mark)
(518) 238-5124 (John)
Email: mteliska@nycap.rr.com

Champagne Demolition
Joe Champagne
7 Binghampton Street
Albany, NY 12202
(518)427-7817 (O)
(518) 283-7777 (C)
Email: champagne9872@yahoo.com

Dan's Hauling
74 Exchange Street
Albany, NY 12205
(518) 438-9800

Ditonno & Sons
Daniel and Dominic
4216 Albany Street
Colonie, NY 12205
(518) 463-1555 (O)
(518) 378-1294 (Daniel)
(518) 378-1396 (Dominic)
Email: ditonnoandsons@nycap.rr.com

Todd Baldwin Contracting
7 Binghampton Street
Albany, NY 12202
(518) 427-7817 (O)
(518) 928-0845 (C)
Email: tbcontracting13@gmail.com

This list was prepared for the convenience of property owners within the Town of Schodack seeking to connect to the public water and/or sewer. The contractor a property owner selects is not required to be on this list. The Town of Schodack does not recommend nor endorse any contractor listed below.

Hadley Plumbing & Heating	(518)929-0210
Melden Plumbing & Heating	(518)437-0240
Crisafulli Brothers	(518)320-7286
Doherty Brothers	(518)479-4288
J&A Bayly Construction	(518)479-7115
Pratt Plumbing	(518)477-9643

§ 219-34. Agriculture and livestock.

A. The growing of field or garden crops, vineyards, orchards and nurseries, the keeping of livestock on a lot of 10 acres or more and the keeping of fowl on a lot of five acres or more shall be permitted in all districts, provided that:

(1) Building structures for such uses shall be located not less than 150 feet from any side or rear lot line and shall additionally conform to the front yard requirements for the principal building.

(2) The storage of manure or other dust or odor-producing substances shall be adequately screened from the view of adjacent properties and located not less than 150 feet from any lot line.

B. Roadside stands shall be permitted in RA and R40 Districts, provided that:

(1) Such stands shall not exceed 1,000 square feet in total area.

(2) Such stands shall be located not less than 50 feet from any street line.

(3) Such stands shall be solely used for display and sale of agricultural products grown principally on the premises.

C. Outdoor agricultural storage for crates or other packing containers and farm equipment shall be permitted in RA and R40 Districts, provided that:

(1) Such crates or other packing containers are for use with agricultural products grown principally on the premises.

(2) No such storage is located within any required yard.

D. Horses.

(1) Horses for private use may be kept on properties within the RA and R40 Districts in accordance with the following schedule:

Maximum Number of Horses	Minimum Number of Acres
2	2
3	4
4	7
5	10

(2) More than five horses may be permitted, upon review and approval by the Planning Board and the issuance of a special permit in accordance with Article X, Special Permit Uses, with the following minimum considerations:

(a) The location of the property.

(b) The size of the property.

(c) Facilities, such as barns, stables, storage sheds, etc.

(d) Fences.

(e) Impact on adjacent properties and land uses.

(3) Fences and/or buffer areas shall be located in such a manner to adjacent properties so as not to cause a nuisance.

- GOATS
- COWS
- PIGS
- LLAMAS

10+ ACRES

Town of Schodack

265 SCHUURMAN ROAD
CASTLETON, NY 12033

TELEPHONE (518) 477-7940
FAX (518) 477-7983

NICK DEFRUSCIO
C.E.O./ASST. BUILDING INSPECTOR

HOME OCCUPATION PERMIT

Occupants Name _____

Address _____

Phone _____

Business Name _____

Type of Business _____

Area of Residence To Be Used _____

Type of Home Occupation I or II (Circle One)

1. **Need Letter stating exactly what you will be doing on site**
2. **Will a sign be required** _____
3. **Number of Employees** _____
4. **Will parking be provided** _____

The Home Occupation Permit must meet all requirement of the Town of Schodack Zoning, Chapter 219, Section 219-36 and other applicable sections.

THIS PERMIT IS NOT TRANSFERABLE

Owner _____

Building Inspector _____

1-91JC

TOWN OF SCHODACK
265 SCHUURMAN ROAD
CASTLETON, NEW YORK 12033

SCHODACK BUILDING DEPARTMENT
TOWN OF SCHODACK CODE ENFORCEMENT MEMORANDUM
INFORMATION SHALL BE SUPPLIED BY CITIZEN MAKING COMPLAINT

NAME OF COMPLAINANT_____

STREET_____

CITY/STATE/ZIP_____

TELEPHONE _____ WORK _____

PROBLEM_____

_____

FOR WHAT REASON IS THIS COMPLAINT BEING MADE?

HEALTH_____ SAFETY_____ WELFARE_____

The following information requested can be obtained from the Schodack Town Hall when filing the complaint

SECTION OF CODE VIOLATION_____

TAX MAP NUMBER_____

NAME OF OWNER OF PROPERTY_____

ADDRESS OF OWNER_____

NAME & ADDRESS OF TENANT_____

ON PROPERTY (if applicable)_____

Attention: I understand that this complaint may result in a court action being taken against the owner of the property and/or tenant of the property. At this time I understand and agree that I will appear at all court appearances which should arise from this complaint.

Date:_____ _____
Signature of Complainant

_____
Witnessed By