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PLANNING & ZONING
Town of Schodack
265 Schuurman Road
Castleton, New York 12033

August 9, 2021

Planning Board

Denise Mayrer,
Chairman
Andrew Aubin
Lawrence D'Angelo
Wayne Johnson
John LaVoie
Stephanie Leonard
James Shaughnessy
Craig Crist, Esq.

Supervisor David Harris
Schodack Town Board Members
Schodack Town Hall
265 Schuurman Road
Castleton, NY 12033

Re: Van Hoesen Station, LLC
1735 Richwood Drive
Town of Schodack
SEQR Lead Agency

Zoning Board of Appeals Supervisor and Town Board,

David Calarco,
Chairman
Anthony Maier
Lou Spada
Robert Loveridge
Ed Brewer

Enclosed is a full Environmental Assessment Form for the above project and copy of the concept plan is enclosed

This is a Type 1 Action. The Schodack Planning Board wishes to undertake a coordinated review.

Craig Crist, Esq.

Schodack Planning Board desires to declare itself as lead agency at a future meeting. Please indicate if you object or concur at your earliest convenience. In addition, we look forward to your comments.

Thank you.
Nadine Fuda, Director of Planning and Zoning

cc: Richard Laberge, P.E., Planning Board Engineer
Craig Crist Esq., Planning Board Attorney
Morgan Ruthman
Lansing Engineering

Voice (518) 477-7938

Fax (518) 477-7983

RECEIVED

JUN 14 2021 SITE PLAN / SPECIAL PERMIT APPLICATION

TOWN OF SCHODACK PLANNING & ZONING

Town of Schodack- Planning Board 265 Schuurman Road, Castleton, NY 12033

Phone: 518-477-7938; Fax: 518-477-7983; Nadine.fuda@schodack.org

FILE # 2021-24

CONCEPT MEETING: Monday June 21, 21 7pm

APPLICATION RECEIVED ON 6/14/21

LOCATION OF PROPERTY 1735 Richwood Drive, Castleton-on-Hudson, NY 12033

TAX MAP # 189.-10-36 ZONE PD-3 ACRES 47.80 ROAD FRONTAGE (ft.) 586 (R1.9)

ENG/SURVEY FIRM Lansing Engineering TELEPHONE (518) 899-5243 Email ysl@lansingengineering.com

EXISTING USE(S) Vacant

INTENDED USE(S) Planned Development District consisting of 272 apartment units (34 8-unit buildings), 5,000 SF clubhouse building, 1,800 SF maintenance building, pool, tennis courts, trail system, & tenant storage units

WILL DEVELOPMENT BE PHASED? YES X NO IF YES, ATTACH LETTER OF EXPLANATION.

WILL YOU BE SEEKING A SITE DEVELOPMENT PERMIT BEFORE FINAL APPROVAL? YES X NO

WHEN PRELIMINARY APPROVAL IS GRANTED, THE BUILDING INSPECTOR WILL BE NOTIFIED. A SITE DEVELOPMENT PERMIT WILL BE ISSUED BY THE BUILDING INSPECTOR WHEN ALL PAPERWORK IS IN ORDER.

** IS THIS PROPERTY IN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION? YES NO X

** ARE THE BOUNDARIES OF THIS PARCEL WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT? YES NO X IF YOU ANSWERED YES TO EITHER OF THE ** QUESTIONS, ADDITIONAL INFORMATION MAY BE REQUIRED.

ATTACH: EAF, Application fee, Survey/Site Plan Maps (min. 10), appropriate fees, letter of intent, must be submitted 10 days before initial review. Your Email-Phone Numbers must be on this form

Application is hereby made to the Planning Office. The Applicant or Owner agrees to comply with all applicable laws, Ordinances, Regulations of the Town of Schodack and New York State for approval of the application.

WHO WILL BE REPRESENTING YOUR APPLICATION AT THE PLANNING BOARD MEETINGS? Morgan Ruthman, Yates Scott Lansing

Date 6/14/2021 Morgan Ruthman

APPLICANT'S Signature

MAILING ADDRESS 1 Juniper Drive, Delmar, NY 12054

TELEPHONE# (518) 475-9088 OTHER# Email mruthman@thespinneygroup.com

Date 6/14/2021 Van Hoesen Station, LLC

PROPERTY OWNER'S Signature

MAILING ADDRESS 1 Juniper Drive, Delmar, NY 12054

TELEPHONE# (518) 475-9088 OTHER# Email mruthman@thespinneygroup.com

Nadine Fuda, Director / Denise Mayrer -Chairperson / Craig Crist, Attorney / Richard Laberge, P.E. Wayne Johnson / John LaVoie /Stephanie Leonard / Lawrence D Angelo /Andrew Aubin / James D. Shaughnessy/

2/25/21

**Full Environmental Assessment Form
Part 1 - Project and Setting**

RECEIVED

JUL 29 2021

TOWN OF SCHODACK
PLANNING & ZONING

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Van Hoesen Station Planned Development District		
Project Location (describe, and attach a general location map): 1735 Richwood Drive, Castleton-on-Hudson, NY 12033, northwest corner of the intersection of Richwood Drive and NYS Route 9		
Brief Description of Proposed Action (include purpose or need): The project proposes to rezone one existing parcel currently zoned as PD-3 to a Planned Development District. The existing parcel is +/-49.80 acres and is currently wooded and vacant. Upon rezoning of the parcel, the proposed development will include 192 apartment rental units (24 8-unit buildings), 70 townhouse units, a +/-5,000 SF clubhouse building, +/-1,800 SF maintenance building, outdoor pool, patio area with fire pit, tennis courts, putting greens, an internal trail system, dog park, community gardens, 40 10'x15' storage units for tenants, and active/passive recreation areas. The project will be serviced by extensions of existing public water and sanitary sewer mains. Stormwater is proposed to be mitigated on site. The proposed internal road network and parking areas will be owned and maintained by the applicant.		
Name of Applicant/Sponsor: Van Hoesen Station, LLC	Telephone: (518) 475-9088	E-Mail: mruthman@thespinneygroup.com
Address: 1 Juniper Drive		
City/PO: Delmar	State: NY	Zip Code: 12054
Project Contact (if not same as sponsor; give name and title/role): Morgan Ruthman	Telephone: (518) 475-9088	E-Mail: mruthman@thespinneygroup.com
Address: 1 Juniper Drive		
City/PO: Delmar	State: NY	Zip Code: 12054
Property Owner (if not same as sponsor): Same	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Planned Development District Rezoning	6/14/21
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval, SEQR	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town: Water/Sewer/Highway/Fire/Police Departments	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rensselaer County Economic Development & Planning: 239-M Referral, Site Plan Review	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: SPDES, Sewer Extension; NYSDOH: Water Extension	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PD-3 - Planned Development

b. Is the use permitted or allowed by a special or conditional use permit? (Planned Development District with apartments) Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,
i. What is the proposed new zoning for the site? Planned Development District with Apartment Uses

C.4. Existing community services.

a. In what school district is the project site located? East Greenbush Central School District

b. What police or other public protection forces serve the project site?
Town of Schodack Police Department, Rensselaer County Sheriff's Office, NYS Police

c. Which fire protection and emergency medical services serve the project site?
Schodack Valley Fire Company, Castleton Volunteer Ambulance Squad, Nassau Ambulance

d. What parks serve the project site?
Schodack Town Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? 272 Apartment Rental Units, Community Center Building, active/passive recreation areas

b. a. Total acreage of the site of the proposed action? +/- 49.80 acres
b. Total acreage to be physically disturbed? +/- 26.13 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 49.80 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

• Total number of phases anticipated 3

• Anticipated commencement date of phase 1 (including demolition) 3 month 2022 year

• Anticipated completion date of final phase 10 month 2025 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Construction will begin at the eastern portion of the parcel, then proceeding to the northern and western portions of the site. The timing of the phases will be dictated by market demand.

f. Does the project include new residential uses? Yes No
If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				72
At completion				
of all phases				262

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
If Yes,

- i. Total number of structures 4
- ii. Dimensions (in feet) of largest proposed structure: <35' height; 100' width; and 53' length
- iii. Approximate extent of building space to be heated or cooled: 6,800 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
If Yes,

- i. Purpose of the impoundment: Stormwater Management Area
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater Runoff
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: 4.4 million gallons; surface area: 2.40 acres
- v. Dimensions of the proposed dam or impounding structure: 6' height; 600' length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill/Excavation

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 65,900 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Town of Schodack Consolidated Water District 101
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Water will be extended from the existing main at the intersection of Richwood Drive and US Route 9 to the project parcel.
- Source(s) of supply for the district: Town Well Field

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 65,900 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Typical residential sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: East Greenbush Wastewater Treatment Plant
- Name of district: Town of Schodack Sewer District #6
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

Sanitary sewer main will be extended to the project parcel from the existing sanitary sewer main on the east side of US Route 9, northeast of the project parcel.

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 12.60 acres (impervious surface)

_____ Square feet or 49.80 acres (parcel size)

- ii. Describe types of new point sources. Stormwater runoff from roofs, parking areas, and roads

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater will be collected and treated in on-site stormwater management area. Mitigated stormwater runoff will be discharged to on-site wetlands.

- If to surface waters, identify receiving water bodies or wetlands: On-Site, unnamed federal wetland

- Will stormwater runoff flow to adjacent properties? Yes No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Maintenance trucks, delivery trucks

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Generators, general construction equipment

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Potentially from backup generators

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:
i. Estimate methane generation in tons/year (metric): _____
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:
i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____
ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 0 Proposed 555 Net increase/decrease +555

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
New privately-owned and maintained road network will provide access to the development from Richwood Drive.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
i. During Construction:
• Monday - Friday: 7am-6pm
• Saturday: 7am-6pm
• Sunday: N/A
• Holidays: N/A
ii. During Operations:
• Monday - Friday: Typical residential use hours
• Saturday: Typical residential use hours
• Sunday: Typical residential use hours
• Holidays: Typical residential use hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:
i. Provide details including sources, time of day and duration:
Typical noise associated with heavy and light construction equipment during the indicated hours of construction. Typical noise levels associated with a multi-family residential development are anticipated during operation.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: Site clearing and grading will remove vegetation and trees that act as a natural noise barrier.

n. Will the proposed action have outdoor lighting? Yes No

If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Typical lighting features associated with a multi-family residential development are anticipated, including downward-facing and shielded pole mounted light fixtures, wall sconces, and post lamps.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: Site clearing and grading will remove vegetation and trees that act as a natural light barrier.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:
i. Product(s) to be stored _____
ii. Volume(s) _____ per unit time _____ (e.g., month, year)
iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:
i. Describe any solid waste(s) to be generated during construction or operation of the facility:
• Construction: _____ tons per _____ (unit of time)
• Operation: _____ tons per _____ (unit of time)
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
• Construction: _____
• Operation: _____
iii. Proposed disposal methods/facilities for solid waste generated on-site:
• Construction: _____
• Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Distribution Center

ii. If mix of uses, generally describe:

The project is located near existing residential and commercial uses, and is in the vicinity of existing and proposed warehouse/distribution centers.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	12.60	+12.60
• Forested	47.24	20.62	-26.62
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.93	1.93	0
• Wetlands (freshwater or tidal)	0.63	0.63	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Active/passive recreation, lawn, and greenspace areas</u>	0	14.02	+14.02

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No

If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No

If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No

If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No

If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No

If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes - Spills Incidents database Provide DEC ID number(s): _____
 Yes - Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 5.5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Hoosic gravelly sandy loam	_____	70.4 %
Nassau-Manlius complex	_____	19.4 %
Castile gravelly silt loam	_____	7.2 %

d. What is the average depth to the water table on the project site? Average: _____ >6 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	88.8 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	7.2 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	4 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	54.8 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	34.7 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	10.5 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 863-619, 863-618 Classification C
- Lakes or Ponds: Name Unnamed Pond Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
 Typical species indigenous to southern Rensselaer County. _____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:
 i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

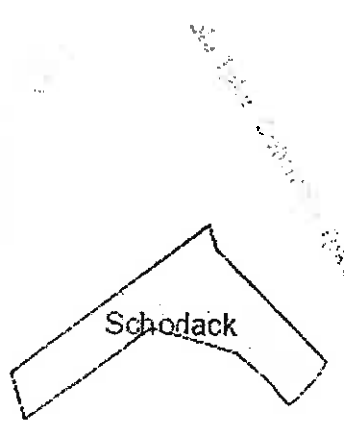
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Yates Scott Lansing, P.E. Date 07/28/21

Signature  Title Agent for Applicant



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sanjour, USGS, Intermap, INCREMENTP, IIR, Can, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Korea, Esri (Thailand), NGCC, Ag, OpenStreetMap contributors, and the GIS User Community

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-619, 863-618
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [100 Year Flooding]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

VAN HOESEN STATION PLANNED DEVELOPMENT DISTRICT

TOWN OF SCHODACK * RENNELAER COUNTY * NEW YORK

SITE STATISTICS

GENERAL DATA	<ul style="list-style-type: none"> PROJECT AREA: 1,100 ACRES TOTAL AREA: 1,100 ACRES PLANNED DEVELOPMENT DISTRICT: 1,100 ACRES PERCENTAGE OF DISTRICT: 100% PERCENTAGE OF COUNTY: 100% PERCENTAGE OF STATE: 100% PERCENTAGE OF FEDERAL: 100% PERCENTAGE OF LOCAL: 100% PERCENTAGE OF PRIVATE: 100% PERCENTAGE OF PUBLIC: 100% PERCENTAGE OF OTHER: 100%
PERCENTAGE OF DISTRICT	<ul style="list-style-type: none"> RESIDENTIAL: 100% COMMERCIAL: 100% INDUSTRIAL: 100% OPEN SPACE: 100% OTHER: 100%
PERCENTAGE OF COUNTY	<ul style="list-style-type: none"> RESIDENTIAL: 100% COMMERCIAL: 100% INDUSTRIAL: 100% OPEN SPACE: 100% OTHER: 100%
PERCENTAGE OF STATE	<ul style="list-style-type: none"> RESIDENTIAL: 100% COMMERCIAL: 100% INDUSTRIAL: 100% OPEN SPACE: 100% OTHER: 100%
PERCENTAGE OF FEDERAL	<ul style="list-style-type: none"> RESIDENTIAL: 100% COMMERCIAL: 100% INDUSTRIAL: 100% OPEN SPACE: 100% OTHER: 100%
PERCENTAGE OF LOCAL	<ul style="list-style-type: none"> RESIDENTIAL: 100% COMMERCIAL: 100% INDUSTRIAL: 100% OPEN SPACE: 100% OTHER: 100%
PERCENTAGE OF PRIVATE	<ul style="list-style-type: none"> RESIDENTIAL: 100% COMMERCIAL: 100% INDUSTRIAL: 100% OPEN SPACE: 100% OTHER: 100%
PERCENTAGE OF PUBLIC	<ul style="list-style-type: none"> RESIDENTIAL: 100% COMMERCIAL: 100% INDUSTRIAL: 100% OPEN SPACE: 100% OTHER: 100%
PERCENTAGE OF OTHER	<ul style="list-style-type: none"> RESIDENTIAL: 100% COMMERCIAL: 100% INDUSTRIAL: 100% OPEN SPACE: 100% OTHER: 100%



TYPE	LAND AREA BROUGHT ON		PERCENTAGE OF TOTAL PROJECT
	ACRES	FEET	
RESIDENTIAL (SINGLE-FAMILY)	2,718	5,107	5.07
RESIDENTIAL (MULTI-FAMILY)	5,436	6,481	6.08
OPEN SPACE	2,500	5,000	5.00
INDUSTRIAL	5,436	5,000	5.00
COMMERCIAL	5,436	5,000	5.00

NOTES:
 1) ALL LAND BROUGHT ON IS SUBJECT TO THE DISTRICT'S REGULATIONS.
 2) ALL LAND BROUGHT ON IS SUBJECT TO THE DISTRICT'S REGULATIONS.
 3) ALL LAND BROUGHT ON IS SUBJECT TO THE DISTRICT'S REGULATIONS.
 4) ALL LAND BROUGHT ON IS SUBJECT TO THE DISTRICT'S REGULATIONS.

Dawne Kelly

From: Leon, Bianca (Contractor) <Bianca.Leon.Contractor@crowncastle.com>
Sent: Tuesday, August 17, 2021 1:37 PM
To: Dawne Kelly
Subject: Request for Consent - Telecommunication Site - 78 ROUTE 150, SCHODACK, NY 12033
- BU 806673, Order 558520 Dish Network
Attachments: 806673_558520_Consent_8.17.2021.pdf

Good Afternoon,

I am emailing you on behalf of Crown Castle regarding an upcoming project at the Cell Tower located at the above site. Dish Network intends to sublease a portion of the Site. The sublease will include installation of new equipment within the lease area. Your signature is required on the attached document.

Please let me know if you have any questions or need any information. I am required to enter a forecast date for these documents and the current forecast is set for **October 15, 2021**. Kindly review, sign and return the document by **October 15, 2021**.

Thank you,

Bianca Leon
Contractor, Real Estate Specialist
M: (949) 528-7127

CROWN CASTLE
200 Spectrum Center Dr., Suite 1700
Irvine, CA 92618
CrownCastle.com

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