

Philipstown Planning Board Meeting *(Rescheduled from 3/27/14)*
Butterfield Library
10 Morris Avenue
Cold Spring, New York
April 10, 2014

Agenda

Pledge of Allegiance
Roll Call
Approval of Minutes - March 20, 2014

1. **Request for release of escrow:**
 - Drake Petroleum
 - Louis Lanza
 - River Home LLC
2. **Gex** – Lot line approval – 24 Hummingbird Lane, Garrison: Request for 90-day extension
3. **20 Nazareth Way LLC** – Subdivision of Winter Hill – Garrison: Response to Engineer's comments/resolution for approval
4. **Olspan Warehouse LLC** (Cyberchron Building) – Site plan application - 2700 Route 9, Cold Spring: Revised plans
5. **Manitou Properties Co., LLC** – Site plan application – 1656 Route 9D, Cold Spring: Revised materials
6. **RDR Equities, LLC** – Site plan application – 1510 Route 9, Garrison: New submission

Adjourn

Anthony Merante, Chairman

Note: All items may not be called. Items may not always be called in order.

Subject: Re: April 2014 Agenda
From: Ann Gallagher (amgal720@yahoo.com)
To: lhilpert@hilpertlaw.com;
Date: Monday, March 24, 2014 5:26 PM

No problem. But please know that since the Board canceled it's March meeting (last Thursday), they've moved up the April meeting to April 10th - not the 17th.

Ann

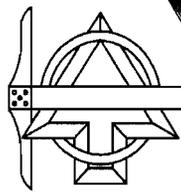
On Monday, March 24, 2014 5:04 PM, Luke Hilpert <lhilpert@hilpertlaw.com> wrote:

Dear Ms. Gallagher,

I am writing to request that Ms. Gex be placed on the Agenda for the April 2014 meeting for an extension of the lot line approval at 24 Hummingbird Lane.

Thank you,

Luke P. Hilpert, Esq.
75 South Riverside Ave.
Croton-on-Hudson, NY 10520
Phone (914) 271-2100
Fax (914) 271-2141



BADEY & WATSON

Surveying & Engineering, P.C.

Land Surveying
Civil Engineering
Laser Scanning
GPS Surveys
Site Planning
Subdivisions
Landscape Design

3063 Route 9, Cold Spring, New York 10516
(845)265-9217 (877)3.141593 (NY Toll Free) (845)265-4428 (Fax)
email: info@badey-watson.com website: www.badey-watson.com

Glennon J. Watson, L.S.
John P. Delano, P.E.
Peter Meisler, L.S.
Stephen R. Miller, L.S.
Jennifer W. Reap, L.S.
Robert S. Miglin, Jr., L.S.
Mary Rice, R.L.A., Consultant
George A. Badey, L.S., (1973-2011)

March 31, 2014

Anthony Merante, Chairman
Philipstown Planning Board
238 Main Street
Cold Spring, NY 10516

RE: Manitou Learning - Submission of Revised Plans

Dear Mr. Merante and Honorable Board Members:

We are enclosing 13 sets of our 5-sheet plan set for Manitou Learning, last revised March 31, 2014; and 13 ledger size copies of the drawing entitled "Proposed Location for Sprinkler Tank Shed & A.D.A. Ramp" by Janko Rasic Architects, dated March 29, 2014.

The plans have been revised to accommodate the tank for the sprinkler system that the applicant agreed to install, and the requirements of Highway Superintendent Chirico regarding drainage in Moffatt Road. As you review the plans, you will notice the following changes:

- The cooler in the rear of the building has been removed;
- The existing shed at the rear of the building has been extended to occupy the area formerly occupied by the cooler and a little more;
- The ADA access ramp has been repositioned;
- A parking space has been relocated to the parking along the driveway northeast of the building (what was 3 spaces is now 4 spaces);
- The overflow from the stormwater basin has been eliminated; and
- A new culvert has been added in the road to connect the drainage system to the Town's catch basin in Moffatt Road.

These changes were all necessitated either by the addition of the sprinkler system to the plan or to satisfy Mr. Chirico's requirements for the Highway Work Permit. In our opinion these changes are minor and the minimum necessary to accomplish the purpose. For these reasons, we respectfully request, on behalf of our client that the Planning Board acknowledge and approve these changes by modifying its previous resolution granting approval to the Manitou Learning Center.

Please place this matter on the agenda for the April 10, 2014, meeting of the Planning Board.

As always, thank you for your consideration.

Yours truly,
BADEY & WATSON,
Surveying & Engineering, P.C.

by
Glennon J. Watson, L.S.

GJW/bms
cc: File 82-125B\AM31MR14BP_Submits_Rev_Plan.doc
Maria Stein-Marrison

Owners of the records of:

- ◆ Joseph S. Agnoli ◆ Barger & Hustis ◆ Burgess & Behr ◆ Roy Burgess ◆ Vincent Burrano ◆ Hudson Valley Engineering Company ◆ G. Radcliff Hustis ◆
◆ Peter R. Hustis ◆ J. Wilbur Irish ◆ James W. Irish, Jr. ◆ Douglas A. Merritt ◆ E.B. Moebus ◆ Reynolds & Chase ◆ General Jacob Schofield ◆
◆ Sidney Schofield ◆ Steven J. Shaver ◆ Allan Smith ◆ Taconic Surveying and Engineering ◆ D. Walcutt ◆

March 31, 2014

Mr. Anthony Merante, Chairman, and Board Members
Town of Philipstown Planning Board
Town Hall
238 Main Street
Cold Spring, NY 10516

Re: Minor Site Plan for RDR Equities
1510 Route 9, Garrison
Town of Philipstown

Dear Mr. Merante and Members of the Board:

Enclosed find the following materials in support of the Minor Site Plan application for RDR Equities LLC:

- Check in the amount of \$500, \$250 for a minor site plan application and \$250 for a final approval application.
- Check in the amount of \$2,000 to establish an escrow account for the Town consultants.
- Thirteen copies of the application forms for the project.
- Thirteen copies of the short EAF for the project.
- Thirteen copies of the deed to the property.
- Thirteen copies of the January 13, 2014 memorandum from the Town Planner regarding the January 10 preapplication meeting for the project.
- Thirteen copies of plans prepared by this office for the project entitled "Minor Site Development Plan for RDR Equities, LLC", sheet SP-1.1, "Site Plan", sheet SP-1.2, "Existing Conditions" and sheet SP-1.3, "Previous Approval". These plans are dated March 27, 2014.

The project involves the renovation of an existing metal building housing a trucking company to convert the building for use as a car wash. The proposed renovations will include the removal of the 688 square foot residential portion of the existing building along with the associated steps and miscellaneous outdoor features to be replaced with a 320 square foot equipment room to the rear of the structure.

The building will house an automatic car wash tunnel in its eastern side and an automotive detailing area in the western side of the building. The central portion of the building will house the office, a bathroom and a lounge with interior windows to the washing and detailing areas. Self service vacuum bays are proposed in the existing parking area to the north of the building.

The applicant intends to operate the facility initially from 8:00 AM to 5:00 PM seven days a week. The car wash will be attended and it is anticipated that the car wash will eventually employ ten to twelve people. The current nighttime lighting of the site from dusk to dawn is proposed to remain to maintain security of the site in the evening.

Please place this item on the agenda of the April 10th Planning Board meeting for discussion so we can address any concerns you may have. Should you have any questions or require additional information, please contact me at the above number.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ronald Wegner".

Ronald Wegner
Project Engineer

Cc: Rich Kilmer



Environmental and Planning Consultants

34 South Broadway
Suite 401
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

Memorandum

To: Philipstown Planning Board
From: Susan Jainchill, Town Planner
Date: January 13, 2014
Re: RDR Equities Car Wash
cc: Keith Staudohar, Kevin Donahue, Ron Gainer

As provided in Section 175-66B of the Town Code a preapplication meeting was held on January 10, 2014 for *RDR Equities Car Wash* located at 1510 Route 9.

In attendance:

Charles R Kilmer- Applicant
Keith Staudohar – Applicant’s Engineer
Anthony Merante – Planning Board Chairman
Mary Ellen Finger – Planning Board Member
Kim Conner – Planning Board Member
Kevin Donahue – Code Enforcement Officer
Ron Gainer – Town Engineer
Susan Jainchill – Town Planner

The following was discussed:

Purpose of Application:

The Applicant would propose to renovate an existing structure in order to add a car wash to the existing site use.

Zoning District:

The property is located in the Highway Commercial District (HC).

Site Plan Review Required:

A car wash would be considered a *service business* under the Town Code. Site Plan review is required for a service business use within the Highway Commercial District (175 Attachment 1:

Use Table). The existing site use, for bus parking and repair facility and a residential dwelling, shown on the existing site plan (1976) will remain. This application would be processed as an amended site plan.

Major/Minor:

This application would be considered a minor project since it does not exceed any of the thresholds found in section 175-60 C.(1).

Waivers:

No waivers to the site plan requirements are anticipated.

Overlays:

The property does not fall within any overlay district defined in the Town code other than the Regional Aquifer Overlay District.

Stormwater/Wetlands:

The Annsville Creek runs through the property.

Fees: \$500

(Minor site plan application - \$250, Final approval - \$250)

Escrow: \$2000

Additional Notes:

- There would be no external changes to the building or site other than signage.
- The water used for the car wash would be 100% recycled. No water would be discharged
- It is anticipated that there would be 8 to 10 employees on site.
- The facility would be used for cars only, not large trucks or buses.
- The Applicant was advised to include a copy of the existing site plan for the property as part of the site plan application.
- The Applicant advised that traffic circulation would be one way through the site, entering from NYS Route 9, and exiting out onto Old Highland Turnpike to access back onto NYS Route 9.
- The Applicant was directed to provide a written narrative of the intended renovations and future site operations as part of his site plan application.
- Given the number of car wash employees planned, an analysis of the adequacy of the existing on-site water and sewer facilities should be provided.
- Given the location of the site, being in proximity to the existing Sunoco Gas Station at the NYS Route 403 traffic light which generates high traffic movements at the intersection, to also include in this an estimate of expected traffic into and out of the site.

Town of Philipstown

238 Main Street

Cold Spring New York 10516

PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MINOR PROJECT

Project Name: Minor Site Plan for RDR Equities, LLC

Date: March 31, 2014



Town of Philipstown

Planning Board
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- Fax (845) 265-2687

Application for Planning Board Special Use & Site Plan Approval

Date: March 31, 2014

TM# 82.7-1-14

Project Name: Minor Site Plan for RDR Equities, LLC

Street Address: 1510 Route 9, Garrison, NY

Fee Amount: \$500

Received: _____

Bond Amount: \$2,000 (escrow)

Received: _____

Applicant:

Name RDR Equities, LLC c.o. Charles R. Kilmer

Address 1510 Route 9

Garrison, NY 10524

Telephone (914) 469-4177

Tenant:

Name _____

Address _____

Telephone _____

Design Professional:

Timothy L. Cronin III

Address 39 Arlo Lane

Cortlandt Manor, NY 10567

Telephone (914) 736-3664

Property Owner

Name RDR Equities, LLC

Address 1510 Route 9

Garrison, NY 10524

Telephone (914) 469-4177

TM# 82.7-1-14

Project Name: Minor Site Plan for RDR Equities, LLC

Project Description: Renovation of an existing building, currently housing a trucking business, for use as a car wash.

ZONING INFORMATION

175-7 Zoning District: HC

175-10 Proposed Use: Car wash - service business

Proposed Accessory Use(s): _____

175-7 Overlay Districts on the property:

| | <u>Yes or No</u> |
|--|-------------------------------|
| 175-13 Floodplain Overlay District – NFIP Map ----- (FPO) | <u>No</u> |
| 175-18.1 Mobile Home Overlay District ----- (MHO) | <u>No</u> |
| 175-14 Cold Spring Reservoir Water Shed Overlay ----- (WSO) | <u>No</u> |
| 175-15 Scenic Protection Overlay ----- (SPO) | <u>No</u> |
| 175-16 Aquifer Overlay District ----- (AQO) | <u>Yes (Regional Aquifer)</u> |
| 175-18 Open Space Conservation Overlay District ----- (OSO) | <u>No</u> |
| 175-35 Within 100 foot buffer of Wetlands or Watercourse ----- | <u>Yes</u> |
| 175-36 Steep Terrain ----- | <u>No</u> |
| 175-36 Ridge Line Protection ----- | <u>No</u> |
| 175-37 Protection Agricultural ----- | <u>No</u> |

TM# 82.7-1-14

Project Name: Minor Site Plan for RDR Equities, LLC

175-11 Density and Dimensional Regulations

| Zoning District _____ | Required | Existing | Proposed | Complies | Variance |
|--|----------|----------|----------|----------|----------|
| Minimum front yard setback | | | | | |
| Measured from the travel way Town Road | 25 | 62.8 | 62.6 | Yes | No |
| Measured from the travel way County/State | 35 | 81.2 | 81.2 | Yes | No |
| Minimum side yard setback | 15 | 47.3 | 51.1 | Yes | No |
| Minimum side yard setback (2) * N.A. | | | | | |
| Minimum side yard setback (3) * N.A. | | | | | |
| Minimum rear yard setback * N.A. | | | | | |
| Maximum impervious surface coverage | 60% | 58% | 58% | Yes | No |
| Maximum height | 40 | <40 | <40 | Yes | No |
| Maximum footprint non-residential structures | 40,000 | 3,716 | 3,348 | Yes | No |
| | | | | | |

* Parcel is roughly triangular in shape with two front yards, one side yard and no rear yard.

SUBMISSION:

13 copies with one electronic file in .pdf format of the following;

1. Pre-Application meeting decision and comments
2. Application
3. Proof of Ownership
4. Site Plan
5. A long-form Environmental Assessment Form or Draft Environmental Impact Statement.
6. An agricultural data statement as defined in §175-74, if required by §175-37C.
7. The Site Plan application fee, as established by the Town Board and any required escrow deposit for review costs, as required by the Planning Board.
8. FEE: \$500 Received: _____
9. Escrow: \$2,000 Received: _____

LIBER 1752 PAGE 73



**PUTNAM COUNTY
RECORDING PAGE**

PAGE 1 OF RECORDED DOCUMENT



DOCUMENT # 1302403

DEED - COMMERCIAL

NETT: 177 \$5,000.00
CONSIDERATION: \$1,250,000.00

03/22/2004 11:27:23 A.M.
RECEIPT: 14707 FEE: \$214.00
DENNIS J. SANT
PUTNAM COUNTY CLERK
LIBER: 1752 PAGE: 73

RECORD & RETURN TO:

TYPE OR PRINT

KENNETH GUNSHOR, RSO.
100 SOUTH BEDFORD ROAD
SUITE 130
MOUNT KISCO NY 10549

GRANTOR/MORTGAGOR
M.R.C.P. REALTY, LLC.

TO
RDR EQUITIES, LLC.

DO NOT WRITE BELOW THIS LINE

DEED MTG SAT ASMT CEM POA RSE
OTHER

| RECORDING FEES | # OF PAGES |
|----------------|------------|
| BDP FEE | 10.00 |
| RCD FEE | 9.00 |
| STAT CHG | 5.00 |
| REC MGMT | 20.00 |
| CROSS REF | |
| TOTAL | 44.00 |

1 + 3 = 4
C/R

MORTGAGE/DEED TAX DISTRICTS:

- TOWN OF CARMEL
- TOWN OF KENT
- TOWN OF PATTERSON
- TOWN OF PHILIPSTOWN
- TOWN OF PUTNAM VALLEY
- TOWN OF SOUTHEAST
- APPORTIONMENT MORTGAGE

MORTGAGE TYPES:

- A COMMERCIAL/VACANT LAND
- B 1-2 FAMILY
- C UNDER \$10,000.00
- J CREDIT UNION/ PERSONAL MTG
- E 3-6 UNITS
- N EXEMPT

() MTA FILED 85.00
() EAR \$75.00 () EAC \$165.00

RESERVE FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED
PURSUANT TO §315 REAL PROPERTY LAW

Dennis J. Sant

DENNIS J. SANT
PUTNAM COUNTY CLERK

RESERVE FOR CLERK'S NOTES

LIBER 1752 PAGE 74

T 001 Standard N.Y.D.T.U. Form 4002; Origin & Sale 0000,
with covenant against grantor's estate and/or Corp.; single sheet

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY
THIS INDENTURE, made the 17th day of August, in the year Two Thousand Six

BETWEEN

M.H.C.P. REALTY, LLC, a limited liability company, having an office at 3504 Route 9, Cold Spring,
New York 10516

party of the first part,

RDR EQUITIES, LLC, a limited liability company, having an office at 1510 State Route 9, Garrison,
New York 10524

party of the second part.

WITNESSETH, that the party of the first part in consideration of Ten Dollars and other valuable
consideration paid by the party of the second part, does hereby grant and release unto the party of the
second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected,
situate, lying and being in the **TOWN OF PHILIPSTOWN**, County of Putnam and State of New York,
which is more particularly bounded and described on Schedule "A" which is attached hereto and made a
part hereof.

BEING the same premises conveyed by Joseph Giachinta to M.H.C.P. Realty, LLC by deed dated
October 28, 2003, and recorded in the Putnam County Clerk's Office on January 14, 2004, in Liber 1650
of Deeds at Page 400.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; **TOGETHER** with the
appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO**
HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party
of the first part will receive the consideration for this conveyance and will hold the right to receive such
consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement
and will apply the same first to the payment of the cost of the improvement before using any part of the
total of the same for any other purpose. The word "party" shall be construed as if it read "parties"
whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first
above written.

IN PRESENCE OF:

M.H.C.P. REALTY, LLC

by 
Joseph Giachinta, Managing Member

LIBER 1752 PAGE 75

Title No. RGP 17758

**Schedule A
(description)**

All that certain piece, plot or parcel of land situate lying and being in the TOWN OF PHILPSTOWN, COUNTY OF PUTNAM, state of New York, that is the four parcels of land that were heretofore conveyed by Russell A. White and Judith M. White to Joseph Giachinta by deed dated August 20, 2003 and recorded in Liber 1697 page 300, that when taken together is bounded and described as follows:

BEGINNING at the point on the southeasterly line of U.S. Route 9 where it is met by the line dividing the lands herein described, on the northeast, from lands reputedly belonging to the County of Putnam and shown on that certain "Subdivision Plat prepared for Manuel Portas, Jr..." which was filed in the Putnam County Clerk's Office on March 8, 1887 as Map No. 2212, on the southwest, which point occupies coordinate position North 482,790.88 (y) E 812,246.76 (x) of the New York State Coordinate System, East Zone (NAD 8127),

THENCE from the said point of beginning northeasterly along the said southeasterly line of U.S. Route 9, the following courses: North 34° 55' 36" East 81.60 feet; North 44° 28' 56" East 131.80 feet; North 37° 42' 44" East 110.84 feet; North 66° 05' 38" East 16.21 feet; North 61° 58' 33" East 147.80 feet; North 27° 14' 52" East 122.31 feet and North 49° 10' 58" East 110.00 feet to the point where the said easterly line of U.S. Route 9 is met by the westerly line of the Old Highland Turnpike;

THENCE southerly along the said westerly line of the Old Highland Turnpike South 12° 06' 36" West 160.89 feet and South 18° 58' 45" West 237.00 feet to a point in range with the northerly line of lands formerly of Osborn and now shown on the aforementioned Plat Map No. 2212;

THENCE generally southwesterly in range with and along the northerly line of the last mentioned lands South 08° 01' 25" West 248.66 feet and North 28° 18' 18" West 61.71 feet to a point at the line of the aforementioned lands now or formerly of the County of Putnam;

THENCE along the said County of Putnam lands North 32° 40' 37" West 30.82 feet and South 57° 28' 11" West 65.60 feet to the southeasterly line of U.S. Route 9 and the point or place of **BEGINNING**.

LIBER 1752 PAGE 76

STATE OF NEW YORK, COUNTY OF PUTNAM, ss:

On the 17 day of August, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **JOSEPH GIACINTA** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
STEPHEN G. TOMANN
Notary Public, State of New York
No. 0173880470
Qualified in Putnam County
Commission Expires April 30, 2010

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF _____, COUNTY OF _____, ss:

On the _____ day of _____, in the year 2006, before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument, and that such individuals made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken.)

Signature and office of individual taking acknowledgment
Notary Public

Bargain & Sale Deed
With Covenant Against Grantor's Acts
Title No. RQP 17756
M.F.C.P. REALTY, LLC.

TO

RDR EQUITIES, LLC.

SECTION
BLOCK
LOT Tax Map No. 82.7-1-14
COUNTY OR TOWN: TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM

RETURN BY MAIL TO:

KENNETH GUNSHOR, ESQ.
1 SOUTH BEDFORD ROAD
SUITE 150
MT. KISCO NY 10549

RECORDED AT REQUEST
OF REG AGENCY
SERIAL
PHILIPSTOWN COUNTY
10/15/13 10:27:00
RETURN BY MAIL TO

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

| Part 1 - Project and Sponsor Information | | | |
|--|--|---------------------------------|---------------------------------|
| Name of Action or Project: Minor Site Development for RDR Equities, LLC | | | |
| Project Location (describe, and attach a location map): 1510 Route 9, Philipstown, NY | | | |
| Brief Description of Proposed Action: Renovation of an existing building, currently housing a trucking business, to be used as a car wash. | | | |
| Name of Applicant or Sponsor: RDR Equities, LLC / Charles R. Kilmer | | Telephone: (914) 469-4177 | |
| | | E-Mail: richietrucks928@aol.com | |
| Address: 1510 Route 9 | | | |
| City/PO: Garrison | | State: NY | Zip Code: 10524 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 1.97 acres | |
| b. Total acreage to be physically disturbed? | | +/- 0.05 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.97 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Institutional | | | |
| <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action. | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? To be determined. If the proposed action will exceed requirements, describe design features and technologies: _____ | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? Existing onsite private water supply If No, describe method for providing potable water: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? Existing onsite sewage disposal area. If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area? To be determined | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? NYSDEC has historic records of plant species in vicinity. No specimens expected on site. | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |

| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? Based on visual observations. If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Applicant/sponsor name: Cronin Engineering / Ronald Wegner - Engineer for Applicant Date: March 31, 2014

Signature: *Ronald Wegner*

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |