

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

APPLICATION FOR SITE PLAN REVIEW

- ☐ Modification to existing plan
☐ New Site Plan

Name of proposed development: FIACCO Commercial Building

Applicant:

Name: LEON FIACCO
Address: 30 RED OAK LN
RENSSELAER, NY 12144
Telephone: 518-462-2202
E-Mail: FIACCO7@icloud.com
Fax#:

SIGNATURE: Leon Fiacco

Plans Prepared by:

Name: HART ENGINEERING
Address: 1909 Ferndell Rd
Castleton NY 12033
Telephone: 518 365 6572
E-Mail: STEVEN.HART@hartengineer.com
Fax#:

Owner (if different)

Name: SAME
Address: _____
Telephone: _____
E-Mail: _____
Fax#:

SIGNATURE: _____

Person Authorized to Represent:

Name: STEVEN HART
Address: Same as above
Telephone: _____
E-Mail: _____
Fax#:

Ownership intentions (i.e., purchase options): DEVELOP PARCEL FOLLOWING APPROVAL

Location of site: ROUTE 4

Tax map description:

Section: 134 Block: 1 Lot: 4.4

Current zoning classification: B4 - Business General

Water District: # 12 Sewer District: NONE

State and federal permits needed (list type and appropriate department): NYS DOT - CURB CUT
& UTILITY.

Current use(s) of site: VACANT, WOODED

Proposed use(s) of site: COMMERCIAL BUILDING

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

Applicants for new or revised **Site Plan** applications or for **Major Subdivision**, **Information** needs to be sent to the agencies below: Mark the method it was sent to each agency.

PROJECT NAME: FIACCO Comm. BUILDING CONTACT PERSON: STEVEN HART
PHONE: 518 365 6572 E-MAIL: staven.hart@hartengineers.com

ELECTRONIC DOCUMENTS ARE PREFERRED

CHECK ONE FOR EACH	<u>Hand Delivery</u>	<u>Electronic Delivery</u>	<u>Mail</u>	<u>Date</u>
1. Laberge Group 4 Computer Drive West, Albany, NY 12205 Rflaberge@labergegroup.com		<input checked="" type="checkbox"/>		
2. North Greenbush Police: 133 Bloomingrove Drive, Troy, NY 12180 Info@NorthGreenbushPolice.org		<input checked="" type="checkbox"/>		
3. North Greenbush Fire Dist # 1 350 North Greenbush Road, Troy, NY 12180 <i>Mail or Hand Deliver ONLY</i>			<input checked="" type="checkbox"/>	
4. North Greenbush Ambulance 409 Main Avenue, Wynantskill, NY 12198 president@northgreenbushambulance.com		<input checked="" type="checkbox"/>		

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

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

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

BY: LEON FIACCO
PRINT NAME
DATE: 10-7-21

SIGNATURE

Leon Fiocco

The Applications begin on the next page→

Total site area (square feet or acres): 1.1 ACRES

Anticipated construction time: 8 months

Will development be staged? NO

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

Current condition of site (buildings, brush, etc.): N/A

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

Estimated cost of proposed improvement: \$ 1,000,000

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

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

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

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

___ other proposal structures

(Use separate sheet if needed)

10,000 SF MIXED USE Commercial,

BEING BUILT ON SPECULATION SO AT THIS TIME THERE ARE NO DEFINED TENANTS.

SINGLE STORY BUILDING

57 +/- PARKING SPACES

617.20

Appendix B

Short Environmental Assessment Form

Instructions for Completing

Please refer to this link for step by step assistance: <http://www.dec.ny.gov/permits/90156.html>

SEE ATTACHED

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

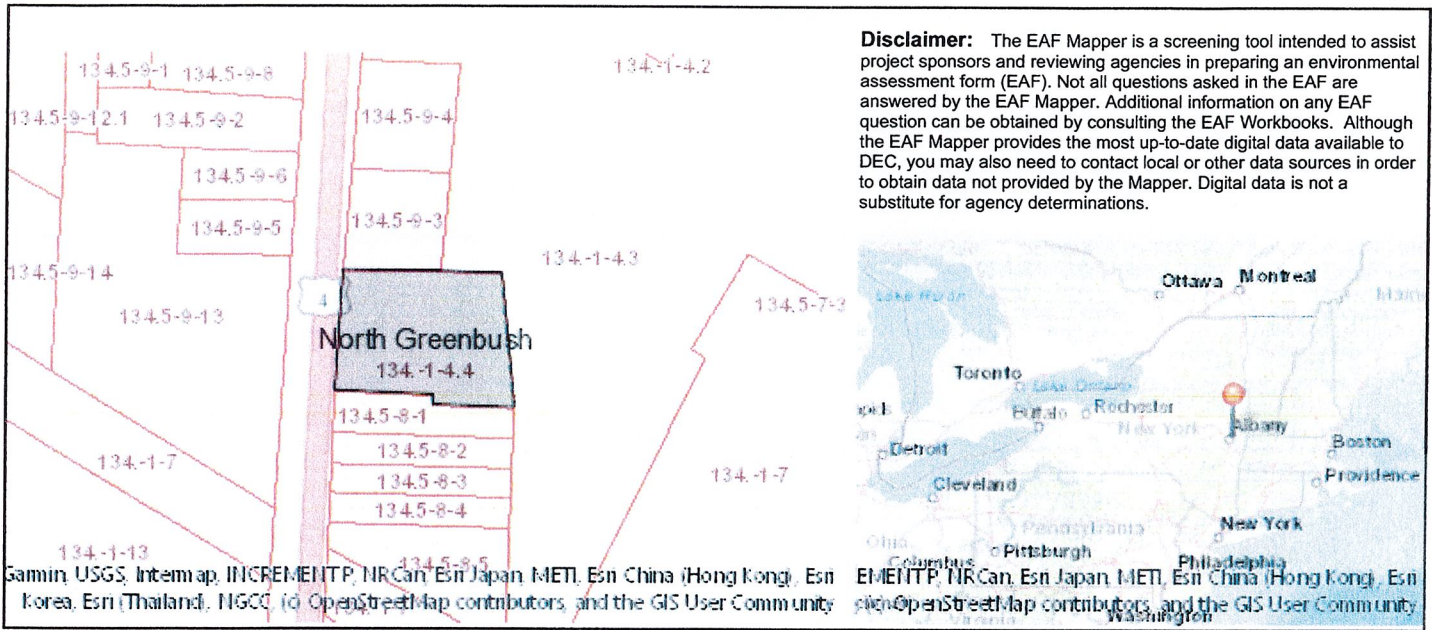
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Fiacco Commercial Building			
Project Location (describe, and attach a location map): East side of NYS Route 4, approx 1/2 mile south of Jordan Road			
Brief Description of Proposed Action: Proposed action consists of construction of a 10,000 sf commercial building and related site amenities. Site work consists of a 56 car parking lot, storm water management, and public water and sewer lines.			
Name of Applicant or Sponsor: L & S Fiacco - Mr. Leon Fiacco		Telephone: 518 461 2022 E-Mail:	
Address: 30 Red Oak Lane			
City/PO: Rensselaer		State: New York	Zip Code: 12144
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS DOT - curb cut and utility, North Greenbush Planning Board - Site Plan Approval			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.1 acres b. Total acreage to be physically disturbed? _____ 0.9 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.1 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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?	NO	YES	
If Yes, identify: _____	<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 services 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 the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
following detention discharge will be to existing swales		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
perhaps sub surface storm water detention		
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? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>LEON FIACCO</u> Date: <u>10/7/21</u>		
Signature: <u>Leon Fiocco</u> Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No