

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

The North Greenbush Planning Board Cover Page must be attached & submitted with this application.
The Application documentation packet distribution list cover sheet is on the website with the applications.

Modification to existing plan
 New Site Plan

Name of proposed development: Noel Sportsplex

Applicant:

Name: Scott Noel
Address: 53 Haywood Lane

Telephone: 518-669-2220
E-Mail: scottnoelc@gmail.com
Fax#: _____

SIGNATURE: X 

Plans Prepared by:

Name: Hart Engineering
Address: 1969 Ferndale Rd
Castleton NY 12033

Telephone: 518-365-6572
E-Mail: steven.hart@hartengineer.com
Fax#: _____

Owner (if different)

Name: Points North Holding, LLC
Address: 52 Huntsleigh Dr
Loudonville NY 12211

Telephone: 518-669-2220
E-Mail: scottnoelc@gmail.com
Fax#: _____

SIGNATURE: X 

Person Authorized to Represent:

Name: Same as above
Address: _____

Telephone: _____
E-Mail: _____
Fax#: _____

Ownership intentions (i.e., purchase options): Applicant owns the parcel with Points North Holding LLC

Location of site: Northwest corner of Bloomingrove drive and Washington Ave intersection

Tax map description: 145-7-3
Section: 145 Block: 7 Lot: 3

Current zoning classification: BG- Business General

Water District: public Sewer District: public

State and federal permits needed (list type and appropriate department): DEC SWPPP

Current use(s) of site: vacant

Proposed use(s) of site: Sportsplex and related amenities

Total site area (square feet or acres): 1.79 +/- ac

Anticipated construction time: 10 months

Will development be staged? No

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

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

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

Estimated cost of proposed improvement: \$ \$1,200,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): 1 employees

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)
single story building with 28,028 +/- SF. 60 spaces provided which would be for patrons.
Apprx 2000 SF of office/storage area and 26,000 SF recreation area.

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

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

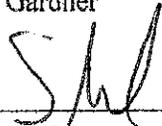
PROJECT NAME: NOEL SPORTS PLEX CONTACT PERSON: MR. SCOTT NOEL
PHONE: 518 669 2270 E-MAIL: scottnoel1@gmail.com

ELECTRONIC DOCUMENTS ARE PREFERRED

CHECK ONE FOR EACH	Hand Delivery	Electronic Delivery	Mail	Date
1. Laberge Group (only at the direction of the Building Department)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
4 Computer Drive West, Albany, NY 12205 <u>Rflaberge@labergegroup.com</u>				
2. North Greenbush Police: 133 Bloomingrove Drive, Troy, NY 12180 <u>Info@NorthGreenbushPolice.org</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
3. North Greenbush Fire Dist # 1 350 North Greenbush Road, Troy, NY 12180 <u>adminassistant@ngfd.org</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
4. North Greenbush Ambulance 409 Main Avenue, Wynantskill, NY 12198 <u>president@northgreenbushambulance.com</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. <u>mmartinez@northgreenbush.org</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
6. Renss. County Highway Dept. <u>klanglev@renesco.com</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
7. NYS DOT (Region 1) 50 Wolf Road, Albany, NY 12232, Attn: Guy Tedesco PE <u>Gaetano.Tedesco@dot.ny.us</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
8. NYSDOT (Renss. County Residency) 288 Troy Road, Rensselaer, NY 12144, Attn: Mark Saunders PE Resident Engineer <u>Mark.Saunders@dot.ny.us</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
9. Renss. County Health Dept. <u>Relder@renesco.com</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
10. Renss. County Sewer Dept. <u>dgardner@renesco.com</u> Water Street, Troy, NY 12180, Attn: Derrick Gardner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

BY: SCOTT NOEL  3/5/26
PRINT NAME SIGNATURE DATE

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

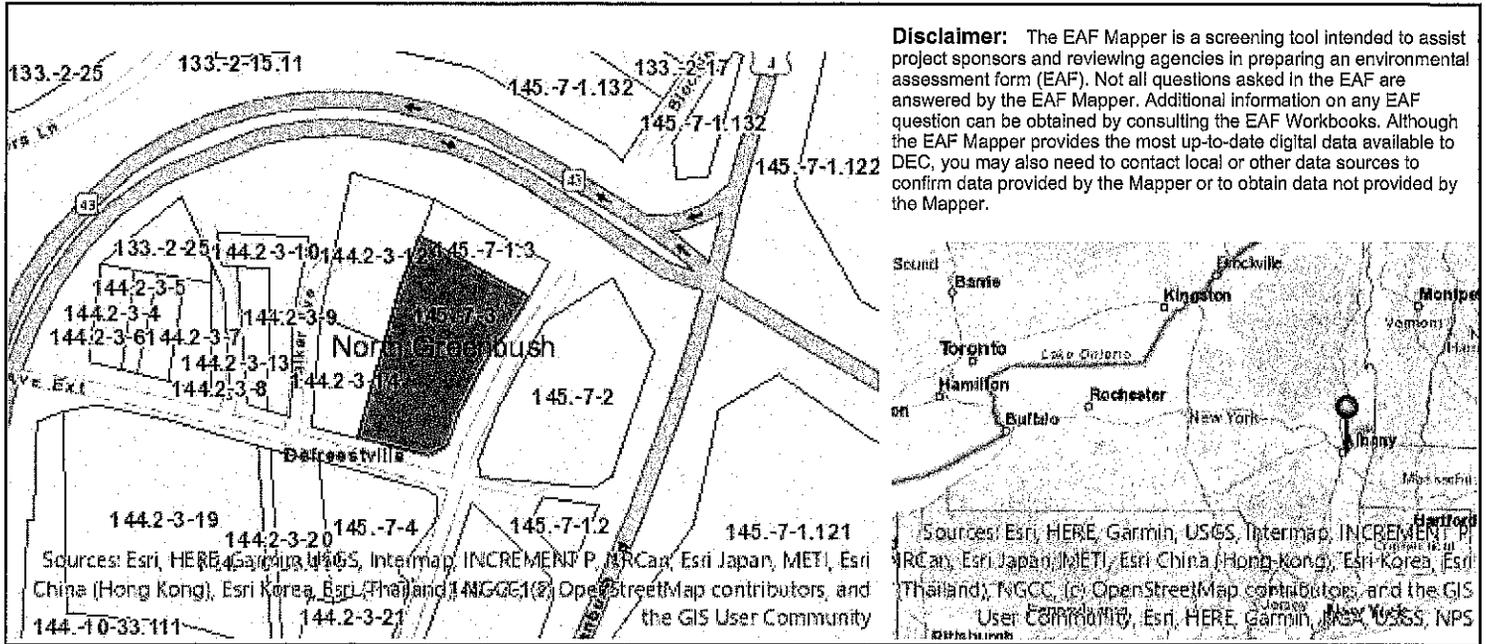
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Noel Sportsplex			
Project Location (describe, and attach a location map): Northwest corner of Bloominggrove drive and Washington Ave intersection			
Brief Description of Proposed Action: Applicant proposes a new 28,028+/- sf Sportsplex and related amenities			
Name of Applicant or Sponsor: Scott Noel		Telephone: 518-669-2220	
		E-Mail: scottnoellc@gmail.com	
Address: 53 Haywood Lane			
City/PO: Rensselaer		State: NY	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 type="checkbox"/>
			YES <input 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: North Greenbush Planning Board - Site Plan, North Greenbush ZBA - Area Variance, Renss. county highway - curb cut, Health Dept - sewer			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.79 acres			
b. Total acreage to be physically disturbed? _____ 1.6 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.79 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? 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/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? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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? 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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? 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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?	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____		
stormwater runoff will discharge to adjacent properties after treatment and detention		
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 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? 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>Mr. Scott Noe</u> Date: <u>3/5/20</u> Signature: <u>X SM</u> Title: <u>OWNER/APPLICANT</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are 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