

**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: 434 North Greenbush Road CONTACT PERSON: Trent Tibbitts
PHONE: 518-487-8902 E-MAIL: Trenttibbs@gmail.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 (only at the direction of the Building Department) 4 Computer Drive West, Albany, NY 12205 Rflaberge@labergegroup.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
2. North Greenbush Police: 133 Bloomingrove Drive, Troy, NY 12180 Info@NorthGreenbushPolice.org	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5.4.26</u>
3. North Greenbush Fire Dist # 1 350 North Greenbush Road, Troy, NY 12180 adminassistant@ngfd.org	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5.4.26</u>
4. North Greenbush Ambulance 409 Main Avenue, Wynantskill, NY 12198 president@northgreenbushambulance.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5.4.26</u>

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. mmartinez@northgreenbush.org	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
6. Renss. County Highway Dept. klangley@rensko.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
7. NYS DOT (Region 1) 50 Wolf Road, Albany, NY 12232, Attn: Guy Tedesco PE Gaetano.Tedesco@dot.ny.us	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
8. NYSDOT (Renss. County Residency) 288 Troy Road, Rensselaer, NY 12144, Attn: Mark Saunders PE Resident Engineer Mark.Saunders@dot.ny.us	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
9. Renss. County Health Dept. Relder@rensko.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
10. Renss. County Sewer Dept. dgardner@rensko.com Water Street, Troy, NY 12180, Attn: Derrick Gardner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>

BY: Trent Tibbitts Trent Tibbitta 5.4.26
PRINT NAME SIGNATURE DATE

TOWN OF NORTH GREENBUSH
BUILDING DEPARTMENT
2 DOUGLAS STREET, WYNANTS KILL, 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: 434 North Greenbush Road

Applicant:
Name: 143 Capital LLC/Trent Tibbitts
Address: PO Box 143
East Greenbush, NY 12061
Telephone: 518-487-8902
E-Mail: trenttibbitts@gmail.com
Fax#:

Plans Prepared by:
Name: Nick Costa/Advanced Engineering + Survey
Address: 11 Herbert Drive
Latham, NY 12110
Telephone: 518-698-3772
E-Mail: NCOSTAPE@gmail.com
Fax#:

SIGNATURE: Trent Tibbitts

Owner (if different)
Name: " "
Address: " "
Telephone:
E-Mail:
Fax#:

Person Authorized to Represent:
Name: Trent Tibbitts
Address: PO Box 143
East Greenbush, NY 12061
Telephone: 518-487-8902
E-Mail: trenttibbitts@gmail.com
Fax#:

SIGNATURE:

Ownership intentions (i.e., purchase options): Converting Main structure into real estate office and adding 3 bedroom apartment above garage to owner occupy.

Location of site: 434 North Greenbush Road, Rensselaer, NY 12144

Tax map description: 134.13-13-4
Section: _____ Block: _____ Lot: _____

Current zoning classification: BN (Neighborhood Business)

Water District: Municipal - Town of MG **Sewer District:** Septic

State and federal permits needed (list type and appropriate department): None

Current use(s) of site: Home and three car garage

Proposed use(s) of site: Owner Occupied real estate office and apartment above the garage for owner.
Total site area (square feet or acres): 2.19 acres
Anticipated construction time: 4-6 months

Will development be staged? pending approval renovation of house + garage will happen simultaneously

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

Current condition of site (buildings, brush, etc.): main building has be gutted to the studs + garage will be demoed + rebuilt.

Character of surrounding lands (suburban, agriculture, wetlands, etc.): located on main thoroughfare. Back of property neighbors suburban street and homes

Estimated cost of proposed improvement: \$ 450,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): 5-10 agnts

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)

The main house will be converted from a residential home into a real estate office with 5 offices, conference room and open layout. The office will have 10 regular parking spaces + 2 handicap spaces. The square footage of the building is 1,997 sqft

The garage will be converted into a 3 car garage below and 3 bedroom apartment above it. The garage sqft is roughly 1,900 sqft and the 3 bedroom apartment is another 1,900 sqft. There will be parking for 3 cars.

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			
434 North Greenbush Road - 143 Capital LLC			
Name of Action or Project: Proposed Redevelopment of 434 North Greenbush Road			
Project Location (describe, and attach a location map): 434 North Greenbush Road			
Brief Description of Proposed Action: Applicant is proposing the redevelopment of the existing parcel by rehabilitating the existing home and redeveloping it as a real estate office. The existing garage will be redeveloped as 2 story home with a garage. Parking for the real estate office will also be constructed along with a new subsurface wastewater system.			
Name of Applicant or Sponsor: Trent Tibbits -Tibbits & Co. Realty		Telephone: 518 487 8902	
		E-Mail: trenttibbs@gmail.com	
Address: 434 North Greenbush Road			
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: Town of North Greenbush Planning Board-Site Plan; Town Building Department-Building Permit; Rensselaer County-Wastewater Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.17+/- acres	
b. Total acreage to be physically disturbed?		0.85+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.17+/- 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On-site Subsurface Wastewater System _____	NO <input checked="" type="checkbox"/>	YES <input 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 <input checked="" type="checkbox"/>	YES <input 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 <input type="checkbox"/>	YES <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 checked="" 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 checked="" type="checkbox"/>	<input 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 from the project site is currently tributary to an existing creek (Skipper Killtie) and the proposed stormwater management system will maintain this drainage pattern.		
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>Trent Tibbitts / 143 Capital LLC</u> Date: <u>05.04.26</u> Signature: <u>Trent Tibbitts</u> Title: <u>Managing Member</u>		

<p>If yes, a. Will storm water discharge flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)? If yes, briefly describe _____ _____</p>		
<p>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: _____ _____</p>	YES	NO
<p>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: _____ _____</p>	YES	NO
<p>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: _____ _____</p>	YES	NO
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/ Sponsor name: _____ Date: _____ Signature: _____</p>		

Part 2- Impact Assessment. The Leaf 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage		

problems?

11. Will the proposed action create a hazard to environmental resources or human health?

Part 3- Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significance adverse environmental impact, please complete part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short- term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

