

ALTAMONT PLANNING BOARD  
Regular Meeting Agenda – May 24, 2021

1. Open meeting - State time and that the meeting is being recorded
2. Topic & Discussion: Continue Review of Application for an Amendment to a Special Use Permit Request for a Sit Down Restaurant from Nadia Raza at 187 Main Street.  
Amendment is to expand restaurant into new building additional and outdoor space and allow for outdoor music and entertainment.
3. Curry Patta: Review Short Form EAF and consider SEQRA Determination of Significance
4. Consider Motion: If Determination of Significance is made under SEQRA, consider motion setting a date for public hearing.
5. Topic & Discussion: Continue Pre-Concept Review of an Application for a Major Subdivision Request by VAMR Development, LLC (Ken Romanski) on Bozenkill Road, Altamont, NY.
6. Review of meeting minutes of March 22, 2021 Planning Board Meeting.  
Consider Motion: Motion made to approve Minutes of March 22, 2021 Planning Board Meeting
7. Other Business:  

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8. Consider Motion to Adjourn Meeting. Meeting Adjourned at Time:\_\_\_\_\_

Notice is hereby given that the Regular Planning Board Meeting will be held on Monday, May 24, 2021 at 7:00 p.m. The meeting will be held remotely as part of the Village of Altamont's COVID-19 response plan and can be accessed by the public by using the following internet link or dial in phone number:

Topic: Planning Board Meeting

Time: May 24, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting: <https://us02web.zoom.us/j/83859951946>

Dial by your location: 646 558 8656 US (New York)

Copies of the Planning Board Agenda and related materials are available on the Village website at [www.altamontvillage.org](http://www.altamontvillage.org)

Ginger Hannah

Secretary, Planning Board

May 18, 2021

## Applicant Checklist for Special Use Permit (SUP)

Return to:

Village of Altamont  
PO Box 643 115 Main Street  
Altamont, NY 12009  
(518) 861-8554 Ext 13

Fees:

\$ 300.00 Commercial  
\$ 50.00 One Family  
\$ 100.00 Two Family  
(Payable at time of Submittal to Village)

APPLICANT INFORMATION:

Name: Nadia Raza  
Address: 1143 Leese Lane  
Altamont NY 12009  
Daytime Phone #: 518-495-1715  
Date: 3/26/21  
Email: nadiaraza1@gmail.com

PROPERTY INFORMATION:

Owner: Jeff Thomas  
Location: 187 Main St. Altamont NY 12009  
Tax Map #: 48.06-3-1  
Zoning: CENTRAL BUSINESS DISTRICT  
Acreage: < 1.0  
Request for a: AMENDED SUP

TO BE SUBMITTED:

- 1) 15 copies of signed & notarized SUP application
- 2) 15 copies of completed SUP Conditions Form
- 3) 15 Copies of conditional purchase contract or rental agreement if applicable
- 4) 15 copies of project narrative statement containing the following: reasons which necessitate the need for a SUP, including a brief detailed description of the project
- 5) 15 copies Architectural drawings of proposed project
- 6) 15 copies of survey or plot plan (including a North Arrow) showing proposed project with
  - side setbacks
  - front and rear setbacks
  - all existing buildings
  - location of proposed construction
  - total size of parcel
  - all topographic elevations necessary to show proposed SUP
- 7) 15 copies completed, signed SEQRA if applicable
- 8) 15 copies of Sign Permit if applicable
- 9) 15 copies of Building and Zoning Permit if applicable
- 10) Escrow Fund for Legal/Engineering & other Fees as appropriate (determined by Planning Bd Chair)

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED

- |                                     |              |
|-------------------------------------|--------------|
| 1) NYS Department of Transportation | 518-765-2841 |
| 2) Albany County Health Department  | 518-447-4631 |
| 3) Albany County Planning Board     | 518-447-5660 |

VILLAGE OF ALTAMONT PLANNING BOARD

115 MAIN STREET, P.O. BOX 643, ALTAMONT, NY 12009 PHONE (518) 861-8554 FAX (518) 861-5379

APPLICATION FOR SPECIAL USE PERMIT

Return to: Village of Altamont  
115 Main Street, PO Box 643  
Altamont, NY 12009

Fees: \$300.00 Commercial  
\$100.00 Two Family  
\$ 50.00 One Family  
(payable at time of submission)

A. STATEMENT OF OWNERSHIP AND INTEREST

THE APPLICANT(S) Curny Patta.  
is (are) the owner(s) of property situated at the following address:  
187 Main Street, Altamont NY 12009.  
Street PO Box Village State Zip  
TAX MAP PARCEL NO. 48.06-3-1 The above described property was acquired by  
applicant(s) on the following date 3/26/21.

B. REQUEST

The applicant(s) request a Special Use Permit for the above described property under the provisions of Section  
of the Zoning Law of the Village of Altamont for the following purposes:

amended SUP for entertainment music  
from 6-9pm, low volume, nothing too  
loud.  
as shown on the attached plan drawn to scale. (see narrative)

C. REASONS FOR REQUEST

The applicant(s) allege(s) that the approval of said Special Use Permit would be harmony with the intent and  
purpose of said Zoning Ordinance (local law) and that the proposed use conforms to the standards prescribed  
therefore in said ordinance (local law) and would not be detrimental to property or persons in the neighborhood  
for the following reasons:

To replace a Restaurant w/  
a restaurant specializing in  
Pakistani cuisine.

D. SPECIAL FEATURES

In addition to meeting the standards prescribed by the Zoning Law of the Village of Altamont, the applicant(s)  
will provide employment for the village youth  
and to offer a new cuisine  
to the village

in order that the public convenience and welfare will be further served.

THIS PORTION TO BE FILL OUT IN PRESENCE OF NOTARY

TO ME PERSONALLY APPEARED

Nisha Kaza  
on the 19 day of April, 2021

NOTARIZED SIGNATURE

Attachment: SUP Conditions Form

(2/21)

PATRICIA BLACKWOOD  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ALBANY COUNTY

NO. 01BL6194251  
MY COMMISSION EXPIRES SEPT. 29, 2024

Applicant Mailing Address & Phone #

# SPECIAL USE PERMIT (SUP) CONDITIONS

The Village of Altamont Planning Board will not consider any application for a Special Use Permit (SUP) complete until the following application is completed in full and submitted to the Building Department. The Planning Board will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for a SUP. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for a SUP are from Article V, Section 355-35 (E) of the Village of Altamont Zoning Law.

- 1) The physical characteristics, topography and other features of the lot and the scale and physical design and other features of any new or existing buildings to be occupied by the use are suitable and adaptable for the proposed use without any modifications which would change the established character of the street or neighborhood setting.

Curry Patta Restaurant intends to occupy a previously approved 1470 sq ft addition and uncovered deck at Altamont  
Corners to provide for additional seating capacity and will not change the character of the street or the neighborhood setting.

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- 2) The nature and intensity of operations of the use will not be more objectionable to surrounding properties than those of a permitted use.

The proposed use of additional space will be consistent with the use of the existing restaurant and will include indoor and  
outdoor entertainment. Typical entertainment will include live cultural and seasonal entertainment, including music such as:  
jazz, string/violin, guitar and caroling. It is the intention to maintain exterior entertainment sound levels at reasonable levels  
so as not to create an adverse impact upon adjoining municipal, commercial or residential properties.

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- 3) The use is not in such proximity to a religious facility, school, community center, recreation place, or other prominent place of community activity and public assembly so as to regularly conflict with such other activity and thereby constitute a danger to health, safety or general welfare.

The use of the expanded restaurant will be operated similarly to the existing restaurant, and will not conflict with the use of  
nearby properties and uses. Any outdoor entertainment will not overlap with other community events that may be  
scheduled or occur.

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- 4) The use will not unreasonably increase or introduce traffic congestion or safety hazards or impose traffic volumes on streets and street patterns which are deficient in width, design, sight distance, intersection configuration, or other typical standards necessary to accommodate such traffic changes.

The Altamont Corners property has received prior approvals for uses such as a restaurant, and no unreasonable increase in  
traffic or congestion is anticipated with the proposed request.

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- 5) The use makes adequate provision for off-street parking in accordance with these regulations.

Adequate off-street parking is available on site. Forty four (44) parking spaces are provided at Altamont Corners.

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- 6) The use and the proposed design of building and other structure and site facilities for the use are appropriate in the proposed location and have incorporated reasonable efforts to harmonize with surrounding uses and mitigate any adverse impacts on surrounding uses, including but not limited to traffic congestion and hazards, untimely scheduling of activities, removal of trees and other established natural features, and excessive stormwater runoff, noise, nuisance, odors, glare or vibration.

The previously approved addition has been designed with architectural elements consistent with the existing building.

The use of the space as an expansion of the existing restaurant will be consistent with its current operation. Any outdoor entertainment will be conducted so as not to conflict with other community events and will conform to reasonable decibel noise levels. We will collaborate with the library and Village officials to enhance cross-functional community planning efforts.

- 7) The cumulative impacts of the use in the proposed location will not unreasonably interfere with or diminish the continued use, preservation, stability, value, enjoyment, prosperity or growth of the neighborhood or community.

The proposed expanded restaurant will continue to provide for, and fill a need, for a quality restaurant and entertainment venue for village residents.

- 8) The effect of the proposed use on the other properties in the neighborhood and the enjoyment by the inhabitants of their properties, and whether it will materially affect the value of such properties and the use and enjoyment of such properties by the occupants and any other effect of such use on the health, welfare and safety of the occupants of such properties.

The use of the expanded space as a restaurant with entertainment will continue to enhance the enjoyment and attraction of living in the Village of Altamont.

- 9) The use will not conflict in any way with the Comprehensive Plan.

A restaurant use is a use permitted by Special Use Permit and is consistent with the Village of Altamont Master Plan.

## WRITTEN NARRATIVE AMENDMENT

RE: Curry Patta Special Use Permit Request

TO: Chairman Hext and Members of the Board

At the April 26, 2021 Planning Board Meeting a number of questions were raised regarding the pending Special Use Request of the Curry Patta restaurant expansion.

First, there was conflicting information on the application form and in the written narrative regarding the hours of operation of the restaurant, and the days and times proposed for outdoor entertainment. The following will provide the needed clarification:

- The hours of operation for the restaurant will be as follows: Tuesday and Wednesday 12:00PM to 8:00PM; Thursday through Saturday 12:00PM to 10:00PM; Sunday 12:00pm to 9:00PM; the restaurant will be closed on Mondays.
- With respect to entertainment, it is our intention to provide entertainment on the deck during our hours of operation on Thursday, Friday and Saturday at 6:00PM to 10:00PM, and on Sundays 12:00PM to 9:00PM.
- As stated in the original narrative and at the meeting, typical entertainment will include live cultural and seasonal entertainment, including music such as jazz, string/violin, guitar and caroling.
- As stated in our original application, outdoor entertainment will not conflict with other community events that may be scheduled or occur.
- We also anticipate offering belly dancing two (2) times per month during our hours of operation.
- Attached is a plan of the approved outdoor deck depicting the location on the deck where an artist would set up for entertainment. It should be noted that all equipment used by the artist, including any amplification devices, will be placed in a manner facing the building. This effort will aid in the mitigation of concerns regarding the noise levels creating a possible disturbance to neighboring property owners.

Second, regarding the plaza parking, there is a lease requirement for all tenants and their employees to park at the rear of the plaza. This arrangement will ensure that all front parking spaces will be available for patrons of the plaza businesses.

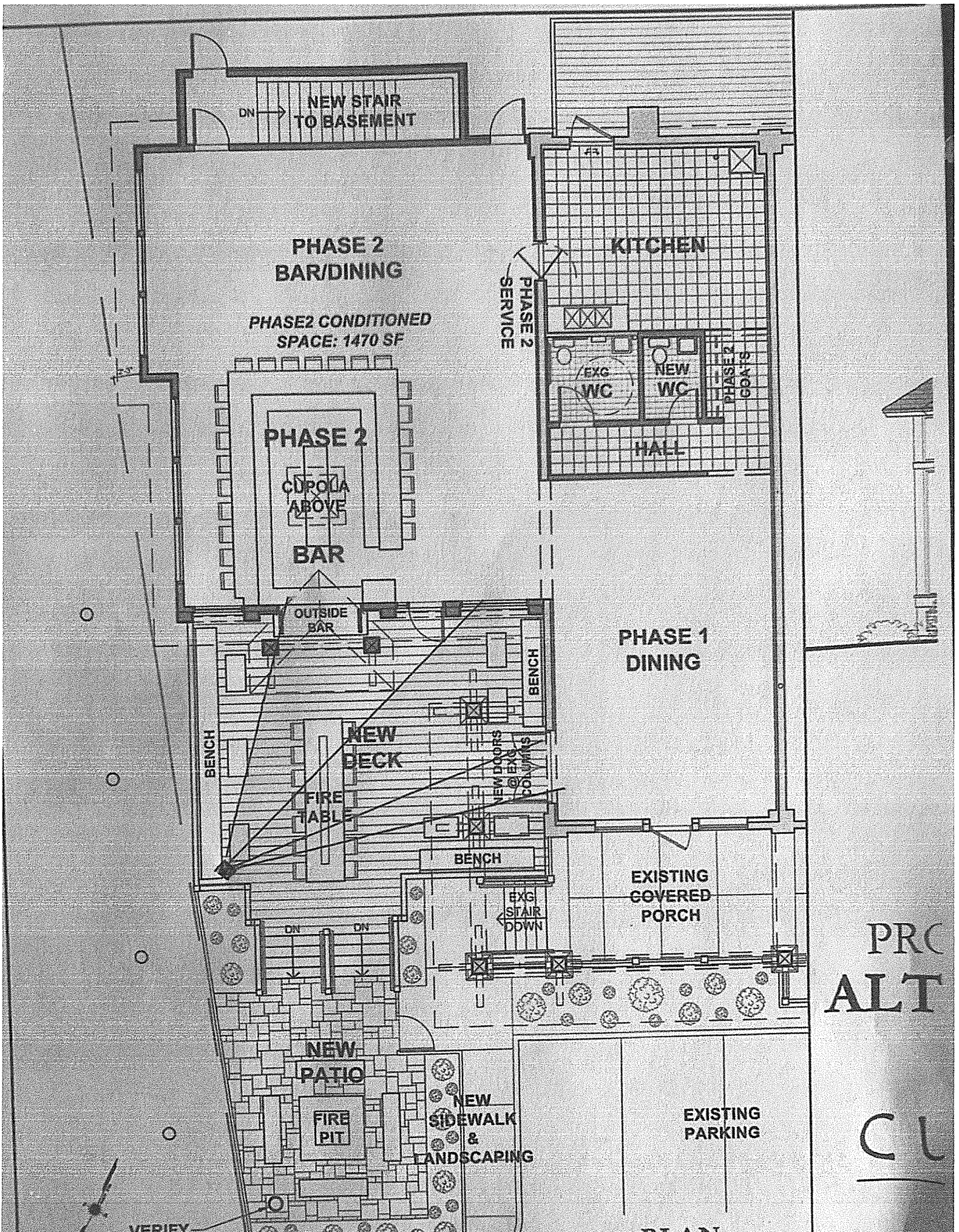
Additionally, there was much concern expressed regarding the original request to allow cigar and hookah smoking. After discussion with the owner Jeff Thomas, it has been decided to withdraw this portion of the Special Use Permit Request, as it would be inconsistent with his vision for the property and its patrons.

Finally, one component of the request that was not discussed, was the placement of the dumpsters and their appearance. As part of the construction of the approved addition, and other improvements to the parcel, a new dumpster enclosure will be constructed. The enclosure will accommodate and screen all trash receptacles used at the plaza and be built to compliment the architecture of the plaza building. The enclosure will also help to contain fugitive trash.

I trust the above points address the Board's concerns. We look forward to the approval of our request. Thank you in advance for your consideration.

Nadia Raza/Curry Patta





PRO  
ALT

CU

## Ginger Hannah

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**From:** Deborah Hext <djh1355@gmail.com>  
**Sent:** Monday, May 03, 2021 5:36 PM  
**To:** Ginger Hannah  
**Subject:** Fwd: Curry Patta

Ginger,

As I said in my previous email, here is the email George sent to my personal email address. Please add this as part of our packets.

Thank you.

Deb

----- Forwarded message -----

**From:** **George Schiller** <[schilleg@union.edu](mailto:schilleg@union.edu)>  
**Date:** Fri, Apr 30, 2021 at 11:51 AM  
**Subject:** Curry Patta  
**To:** Deborah Hext <[djh1355@gmail.com](mailto:djh1355@gmail.com)>

Hi Deb

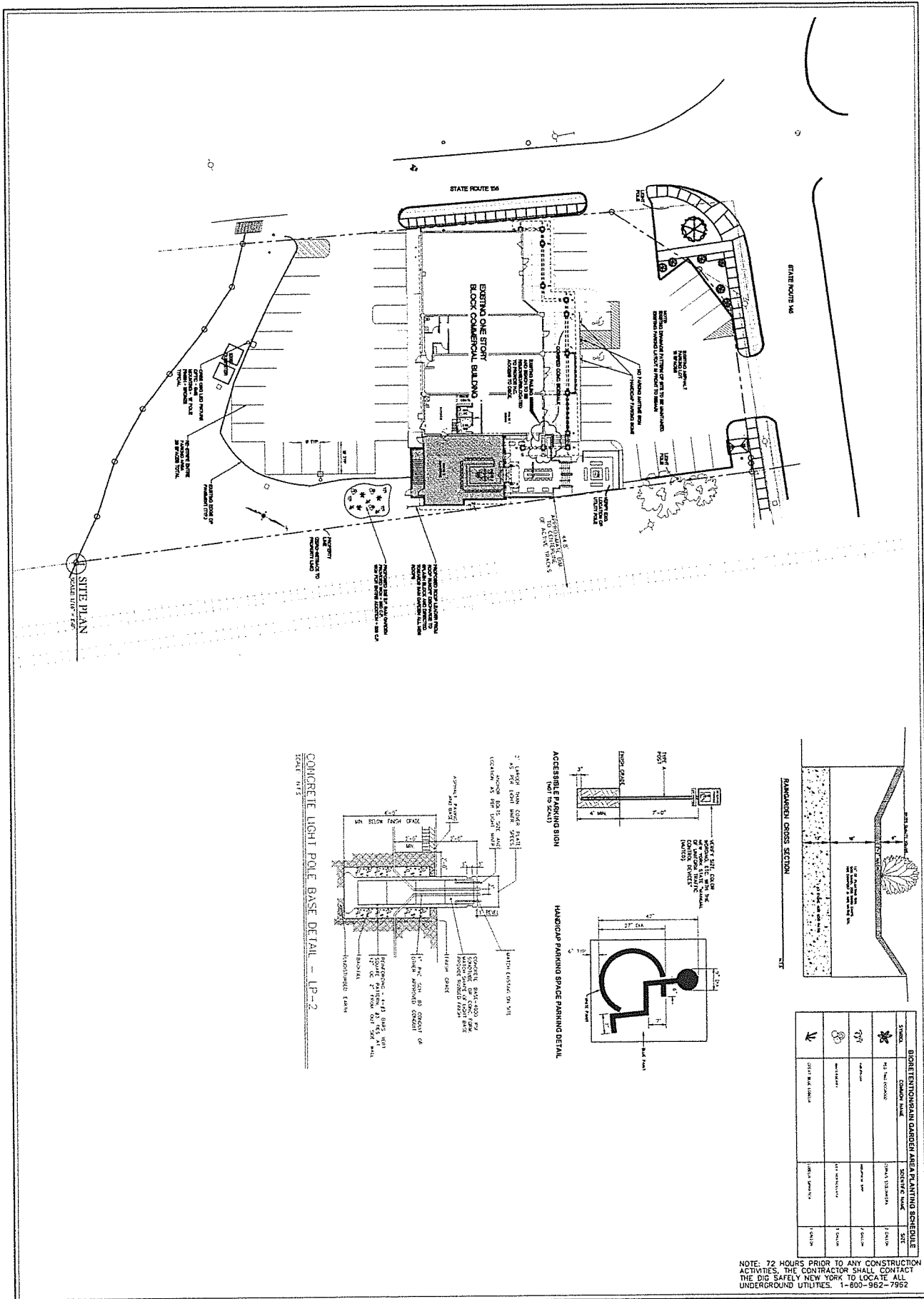
I just read the article in the Enterprise about her wanting music and a smoking area. You really need to also poll the surrounding neighborhoods. I know of at least a couple families with small children, should the music be loud and carried by the breezes, that it could awake or keep awake when they should be sleeping. I know for a fact, the music played at the Plaza carries down Main and can be heard plainly at the Park Apartments. I am DEAD set against the smoking area. With the 25' regulation what about the Chinese Restaurant. Also people out for a walk, walking by and inhaling it. This is, Altamont, not Albany. With only being open a short time, I would think she would want to see if it is successful before doing all of this. Her prices aren't cheap.

As far as the Tattoo place goes, don't get me going on that. Last thing we need in Altamont.

Thanks for listening to a concerned senior resident of the village.  
Hope all is well.

G

Sent from my iPhone



**SITE PLAN**  
ALTAMONT PLAZA LLC  
ALTAMONT CORNERS  
VILLAGE OF ALTAMONT

COUNTY OF ALBANY STATE OF NEW YORK

DRAWN BY: BLS  
CHECKED BY: BLS  
DATE: JANUARY 8, 2021

SCALE: 1" = 20'

SHEET 1 OF 1

**BRETT L. STEENBURGH, P.E. PLLC**

2832 Rosendale Road  
Rosendale, NY 12309  
(518) 365-0675  
bsteensb@bsteensb.com

**ENGINEERING THAT TRANSFORMS IMAGINATION INTO REALITY**  
A comprehensive civil engineering firm  
with a personal touch.

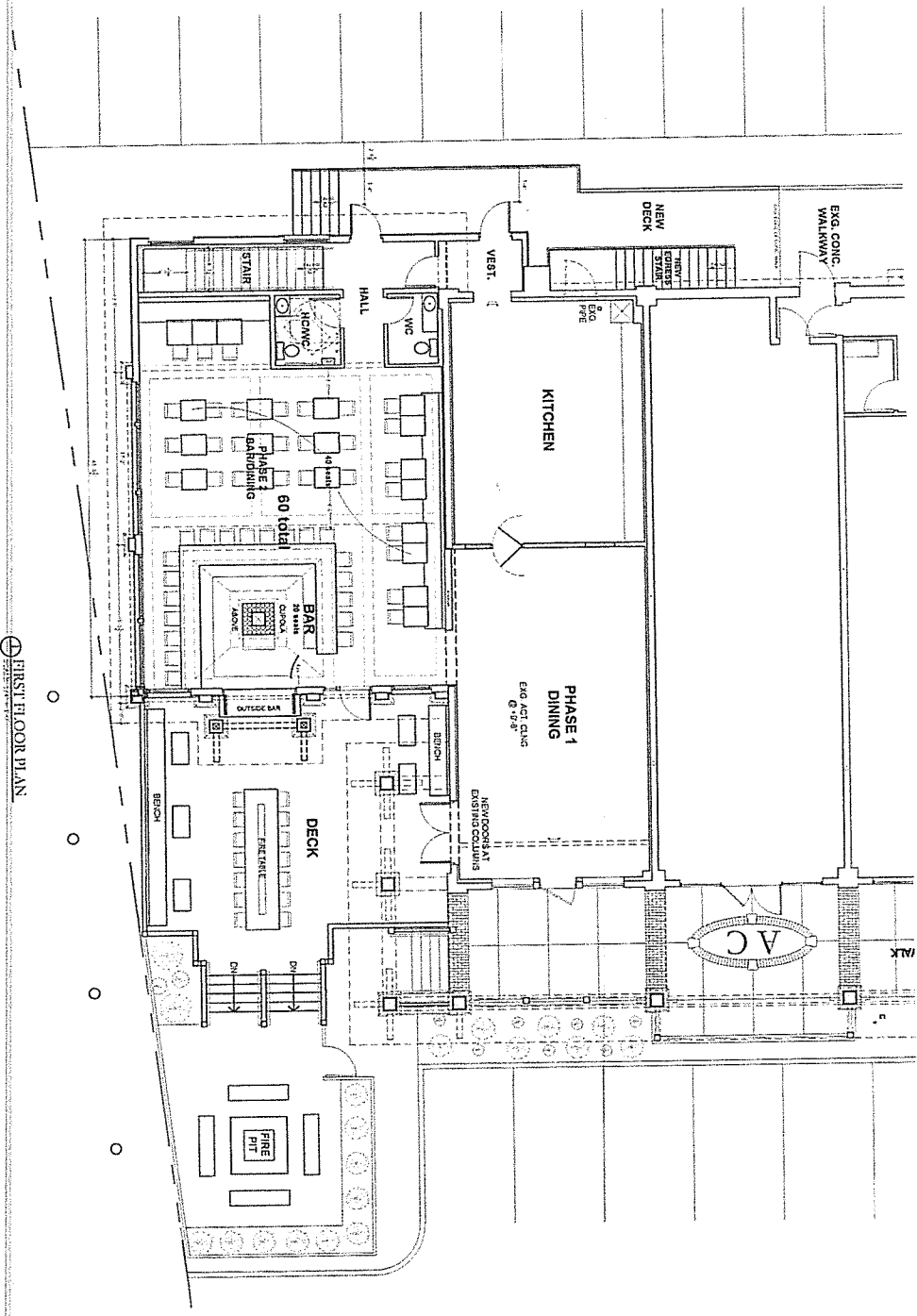
Scaling of these drawings shall be done only for review and approval purposes. Contractors shall use dimensions and electronic data only for layout and construction.

Unauthorized alterations or additions to this document is a violation of Sec. 7209 and 7 of the NYS Education Law.

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1. 3/18/21 REVIEWED BY: BLS  
2. 3/18/21 REVIEWED BY: BLS

NO DATE



⊕ FIRST FLOOR PLAN

A1	PROPOSED RENOVATIONS FOR <b>ALTAMONT CORNERS</b> ALTAMONT NEW YORK		Wallant FIRST FLOOR PLAN
	DATE: JAN. 8, 2013 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: AS SHOWN SHEET NO.: [blank]		
	REVISIONS: [blank]		
	[blank]		

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
CURRY PATTA RESTAURANT EXPANSION			
Name of Action or Project:			
187 MAIN STREET			
Project Location (describe, and attach a location map):			
ALTA MONT, N.Y. 12009			
Brief Description of Proposed Action:			
USE OF A PREVIOUSLY APPROVED ADDITION TO AN EXISTING SHOPPING PLAZA TO EXPAND AN EXISTING RESTAURANT			
Name of Applicant or Sponsor:		Telephone:	
JEFF THOMAS		518 565 4444	
		E-Mail:	
		JNT DEVELOPMENT@GMAIL.COM	
Address:			
122 OLD STAGE ROAD			
City/PO:		State:	Zip Code:
EAST BERNIE		NEW YORK	12059
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2 1.0 acres	
b. Total acreage to be physically disturbed?		NA acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2 1.0 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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): RAILROAD			
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the 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?	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 checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties? <i>NA</i>	<input type="checkbox"/>	<input 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"/>
<i>STATE STORM SYSTEM</i>		
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>JEFF THOMAS</u> Date: <u>04.13.2021</u> Signature: <u><i>[Signature]</i></u> For <u>JEFF THOMAS</u> Title: <u>DIRECTOR REPRESENTATIVE</u>		

Project:	Curry Patta Expansion - SUP Mod
Date:	May 24, 2020

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## Short Environmental Assessment Form

### Part 3 Determination of Significance

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 significant 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.

The proposed action is a modification of the Special Use Permit for a Sit Down Restaurant. The modification will allow the restaurant to expand in an approved building addition and adjacent covered deck and patio. The proposed action will include the introduction of outdoor dining and outdoor entertainment. A revised narrative submitted as a supplement to the application describes the outdoor entertainment as being live cultural and seasonal entertainment, including music such as jazz, string/ violin, guitar and caroling. The Applicant has provided a plan showing a designated area on the outdoor deck where an artist and their equipment would be set and has represented that all equipment and amplification devices located in the designated area would be positioned so that that all sound is directed toward the deck and building and not the adjacent properties, parking areas or public spaces. The Applicant has represented that it will maintain exterior sound levels at reasonable levels so as not to create any adverse impact upon the neighborhood. It has also represented that outdoor entertainment will be scheduled so that it does not overlap with other community events that may be scheduled to occur. The Planning Board will have the ability to impose conditions on any special permit that is issued requiring the Applicant to operate in accordance with these representations and may include additional measures deemed necessary to ensure that noise from the outdoor entertainment does not exceed reasonable levels. It is further noted that the original request to permit cigar and hookah smoking has been withdrawn and is therefore, not considered part of the action being reviewed. Based on the forgoing and the additional reasons discussed in the Planning Board's review of Part 2 of the EAF, the Planning Board determines the proposed action will not result in a significant adverse environmental impact.

- ☐ 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.

Village of Altamont Planning Board

May 24, 2021

Name of Lead Agency

Date

Deborah Hext

Chairwoman

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)

## **RESOLUTION**

### **ALTAMONT PLANNING BOARD**

#### **ADOPTING A NEGATIVE DECLARATION AND SCHEDULING A PUBLIC HEARING ON THE APPLICATION FOR SITE PLAN AND SPECIAL USE PERMIT AMENDMENT**

WHEREAS, Nadia Raza (the “Applicant”) has submitted a sketch plan for a proposed expansion of an existing Sit Down Restaurant located in the Altamont Corners Shopping Plaza. The expansion would occupy a new 1,470 SF single story addition to the existing multi-tenant building adjacent to the Applicant’s leased restaurant and adjacent outdoor space. The proposed expansion of the Sit-Down Restaurant would provide additional seating capacity for the adjacent restaurant space and create an open outdoor deck and patio area with additional seating and service areas and outdoor music and entertainment; and

WHEREAS, the existing shopping plaza and approved expansion is located in the Village’s Central Business Zoning District (CBD); and

WHEREAS, the Applicant has submitted an application for Special Use Permit modification that included a Short Environmental Assessment Form (EAF) and supplemental narrative. The Applicant supplemented its application with additional information including a revised sketch plan that identified a designated area where outdoor artists and equipment, including amplifiers, would be located. A revised narrative was also submitted which clarified the proposed hours of operation, the type and frequency of outdoor entertainment that was proposed, and withdrew a prior request for the Special Use Permit modification to allow cigar and hookah smoking; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the Planning Board classified the action as an Unlisted Action under SEQRA; and

WHEREAS, the Planning Board has reviewed Part 1 and Part 2 of the EAF, the application documents and supplemental submissions made by the Applicant; and

#### **NOW THEREFORE BE IT RESOLVED AS FOLLOWS:**

1. The Planning Board hereby determines that the proposed Project will result in no significant adverse impacts on the environment and adopts the attached Negative Declaration with reasoned elaboration completing its SEQRA review of the proposed action.
2. The Planning Board hereby schedules a public hearing on the application for Special Use Permit Modification to be held on June \_\_, 2021 at \_\_\_\_\_. The public hearing shall be held remotely in accordance with the Village of Altamont COVID Response Plan.

3. A complete statement of the application, including the application for Special Use Permit modification, sketch plan, supplemental submissions and Negative Declaration shall be referred to the Albany County Planning Board pursuant to N. Y. General Municipal Law §239-m.

IT IS FURTHER RESOLVED, that the Planning Board of the Village of Altamont hereby authorizes and requires the Planning Board Chair and the Planning Board Secretary/ Clerk and Village Attorney to take the appropriate steps to effectuate this resolution including any filing and distribution requirements.

WHEREUPON, this Resolution was declared adopted by the Village of Altamont Zoning Planning Board:

The motion was moved by \_\_\_\_\_.

The motion was seconded by \_\_\_\_\_.

The vote was as follows:

	Aye	Nay
Chairwoman Hext	_____	_____
Litten	_____	_____
Caruso	_____	_____
Muhlfelder	_____	_____
Hitt	_____	_____

STATE OF NEW YORK                    }  
COUNTY OF ALBANY                   }  
VILLAGE OF ALTAMONT                }

I have compared the preceding copy with the original Resolution on file in this office adopted by the Village of Altamont Planning Board at a meeting held May 24, 2021, and I DO HEREBY CERTIFY the same to be a correct transcript therefrom and of the whole of the original. I further certify the vote thereon was as follows:

MEMBERS PRESENT	MEMBERS ABSENT	VOTE
Chairwoman Hext		Yea/Nay
Litten		Yea/Nay
Caruso		Yea/Nay
Muhlfelder		Yea/Nay
Hitt		Yea/Nay

Witness my hand and the seal of the Village of Altamont, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

# VILLAGE OF ALTAMONT

## APPLICATION FOR SUBDIVISION

**RETURN TO:**

Village of Altamont  
PO Box 643 115 Main Street  
Altamont, NY 12009  
(518) 861-8554

**FEES:**

Major Sub-division Application Fee \$ 1,500.00  
Minor Sub-division Application Fee \$ 150.00  
Fee in lieu of 10% Park/Green Space Fee  
\$ 1,500.00 per lot (payable with Building Permit Application)

**APPLICANT INFORMATION:**

Name: VAMR Development, LLC (Ken Romanski)  
division: Bozenkill Road Subdivision  
Address: 1614 McGuire School Road  
Delanson, NY 12053

Daytime Phone: 518-461-0605

**RELATIONSHIP TO PROPERTY**

- ☒ Owner  
☐ Contract Vendor  
☐ Other – Explain:

Email

**SUB-DIVISION INFORMATION:**

Name of Sub-

General Location: Bozenkill Road, Altamont  
Zoning: R-20 Total Acreage: 23.87±  
Tax Map Number(s): 37.09-1-5.1

Presenter (if other than applicant):

Luigi A. Palleschi, P.E., ABD Engineers, LLP  
Address: 411 Union Street, Schenectady, NY 12305  
Daytime Phone: 518-377-0315

**PROPERTY DESCRIPTION:**

Generally describe any easement or other restrictions on the property: \_\_\_\_\_

Does the site contain any of the following : ☐ Stream ☐ Pond ☐ Other Body of Water ☒ Wetlands  
☐ Floodplain ☐ Steep Slopes ☐ Historic/Archeological Resources

If yes, elaborate: Federal Wetlands as shown on map

Water Source: ☐ Well ☒ Hook-up to existing Village Water ☐ Extension of Village Water District

Sewer Source: ☐ Septic ☒ Hook-up to existing Village Sewer ☐ Extension of Village Sewer District

Will there be any land dedicated to the Village for a park or open space commonly owned by a Homeowner's Association? If yes, what is the percentage and proposed ownership of the open space? \_\_\_\_\_

X MAJOR SUB-DIVISION – 3 or more lots

\_\_\_\_\_ MINOR SUB-DIVISION – 2 lots

**CONCEPT PLAN**

This application must be accompanied by 10 copies of a concept plan containing ALL INFORMATION required by the Village of Altamont Sub-division Regulations and a check payable to the Village of Altamont, in the amount required by the above application fee.

## APPLICATION FOR SUBDIVISION PAGE 2

Please note: The applicant/owner is responsible for payment of engineering fees for services deemed necessary by the Village of Altamont Planning Board.

Has applicant satisfied NYS Storm Water Management Requirements? Yes

Within 60 day after final approve and endorsement of the sub-division plat the applicant must file the plat for recording with the County Clerk. If not recorded within such time period, final approval of the plat shall expire and become null and void. To complete the Village process, the Village shall receive two copies of the said file plat.

### AGREEMENT

The applicant hereby certifies that he/she is the owner of record for the above listed property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative(s) of the Village of Altamont to walk the property for the purposes of conducting a Site Review.

SIGNATURE OF APPLICANT: [Signature] DATE: 4/9/21

SIGNATURE OF OWNER: [Signature] DATE: 4/9/21

### OFFICE USE ONLY

APPLICATION RECEIVED ON: \_\_\_\_\_

Concept Hearing set for: \_\_\_\_\_

FEE RECEIVED: \_\_\_\_\_

Approved for concept hearing:

Notifications made on:

\_\_\_\_\_ Planning Board Chair

\_\_\_\_\_ Albany County Planning Board

Materials sent to:

\_\_\_\_\_ Village of Altamont Public Works

\_\_\_\_\_ Board members

\_\_\_\_\_ Altamont Fire Department

\_\_\_\_\_ Village Attorney

\_\_\_\_\_ Board Liaison

## APPLICATION FOR SUBDIVISION PAGE 3

### CONTENTS OF THE SKETCH PLAN REQUIRED:

The sketch plan shall be a scale drawing, based on tax map information or some other similarly accurate base map, and other supporting documentation which contains the following:

1. The subdivision name or title, the entire tract shown on one sheet; North direction, which shall be oriented toward the top of the plan; the plan date; and the label "Sketch Plan";
2. The subdivision boundaries and the owners of all contiguous properties;
3. The zoning classification and tax map number(s) of the property to be subdivided, and all of contiguous;
4. The total acreage of the subdivision, the proposed number, layout and size of lots, and the streets;
5. Any proposed recreation areas, drainage systems, water supply, waste water and storm water systems and any other proposed utilities;
6. All the utilities available and all the streets, whether proposed, mapped or built, adjacent to the tract;
7. All existing restrictions on the use of land, including easements and covenants;
8. All existing structures, wooded areas, State or Federal wetlands, watercourses, and other significant features within the part to be subdivided and within two hundred (200) feet of the proposed subdivision boundaries;
9. The building envelope, which is determined by showing all the yard and other applicable setbacks in which proposed structures may be built;
10. If applicable, the location and required setbacks from watercourses, wetlands, angle of repose reserves, protected slope reserves, and the 100 year floodplain. All federal wetland delineations must be approved by the Army Corps of Engineers and all New York State wetlands delineations must be approved by the New York State Department of Environmental Conservation;
11. Topographic conditions shall be shown by contours which shall also be indicated at intervals of not more than 10 feet; and
12. Any other information the subdivision reviewer or the Planning Commission deems appropriate.
13. A vicinity map shall appear on the face of the sketch plan.

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

**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: Bozenkill Road Subdivision		
Project Location (describe, and attach a general location map): Bozenkill Road, Altamont, NY		
Brief Description of Proposed Action (include purpose or need):  Project includes the land subdivision of the main 23.87 AC± parcel (Tax Map Parcel # 37.09-1-5.1) into (4) lots. (3) new lots will be developed as Single-Family Residences, totaling 1.42 AC±. The remaining 22.45 AC± lot (Lot 4) to the north, will remain undeveloped.  The (3) residential lots range in acreage from 0.46 AC± to 0.50 AC±, & will be served by public water & sanitary sewer services.		
Name of Applicant/Sponsor: VAMR Development, LLC (Ken Romanski)	Telephone: (518) 461-0605	
	E-Mail: kromanski@cma.com	
Address: 1614 McGuire School Road		
City/PO: Delanson	State: NY	Zip Code: 12053
Project Contact (if not same as sponsor; give name and title/role): Same as Applicant	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Applicant	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village Planning Board - Subdivision Approval	July 2018
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	Village DPW - Water & Sewer Approval	February 2019
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Albany County Planning Board - GML 239 Referral, Albany County DPM - Driveway Permits	February 2019
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 type="checkbox"/> Yes <input checked="" 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

<b>C.1. Planning and zoning actions.</b>	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Heritage Areas: Mohawk Valley Heritage Corridor	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>R-20, Residential One-Family</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? <u>Guilderland Central School District</u>	
b. What police or other public protection forces serve the project site? <u>Village of Altamont Police Department</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Village of Altamont Fire Department</u>	
d. What parks serve the project site? <u>Angel Park, Bozenkill Park, Shilling Park, &amp; Orisini Park</u>	

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Residential</u>	
b. a. Total acreage of the site of the proposed action?	<u>23.87±</u> acres
b. Total acreage to be physically disturbed?	<u>0.78±</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>23.87±</u> acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <u>Residential</u>	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Number of lots proposed? <u>4</u>	
iv. Minimum and maximum proposed lot sizes? Minimum <u>0.46 AC±</u> Maximum <u>22.45 AC±</u>	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: <u>18±</u> months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> 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	3			
At completion				
of all phases	3			

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

**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) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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: \_\_\_\_\_ 990± 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: Village of Altamont
- 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: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

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: \_\_\_\_\_ 990± 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): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Village of Altamont
- Name of district: Village of Altamont
- 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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>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): _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p>		
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>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)? _____</p> <p style="margin-left: 40px;">• If to surface waters, identify receiving water bodies or wetlands: _____</p> <p style="margin-left: 40px;">• Will stormwater runoff flow to adjacent properties? _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>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? _____</p> <p>If Yes:</p> <p>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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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 \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within ½ 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

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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: \_\_\_\_\_  
Typical electric usage for 3-Bedroom Single-Family Homes

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

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

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>Monday - Friday: <u>Approx. 7am - 5pm</u></li> <li>Saturday: <u>Approx. 8am - 4pm</u></li> <li>Sunday: <u>N/A</u></li> <li>Holidays: <u>N/A</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>Monday - Friday: <u>N/A</u></li> <li>Saturday: <u>N/A</u></li> <li>Sunday: <u>N/A</u></li> <li>Holidays: <u>N/A</u></li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>General construction equipment for home-building &amp; utility installation activities, during the hours of operation.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">Describe: <u>No major tree clearing is required.</u></p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>Typical residential home lighting fixtures.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

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): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00 AC	0.20 AC±	+ 0.20 AC±
• Forested	14.29 AC±	14.29 AC±	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	8.23 AC±	7.65 AC±	- 0.58 AC±
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.22 AC±	0.22 AC±	0.00
• Wetlands (freshwater or tidal)	1.13 AC±	1.13 AC±	0.00
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			



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: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 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:

HnB	5.6± %
Ae	53.9± %
LoD	31.9± %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 5± feet

e. Drainage status of project site soils: ☒ Well Drained: 32.8± % of site  
☒ Moderately Well Drained: 5.6± % of site  
☒ Poorly Drained: 61.6± % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site  
☐ 10-15%: \_\_\_\_\_ % of site  
☐ 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
 If Yes, describe: \_\_\_\_\_

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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 863-677 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 1.13 AC±
- 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: \_\_\_\_\_

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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

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> 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 Luzi A. Pareschi (ABD Engineers, LLP) Date 4/2/2021

Signature  Title Professional Engineer







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Village of Altamont Planning Board

Regular Meeting

July 22, 2019

Timothy Wilford, Chairman  
Stephen Caruso, Board Member  
Deborah Hext, Board Member  
John Hukey, Board Member  
Connie Rue, Board Member

Lance Moore, Building Inspector/  
Code Enforcer  
Dean Whalen, Village Liaison  
Justin Heller, Village Attorney  
Jeff Moller, Superintendent, DPW, Absent  
Paul Miller, Altamont Fire Dept. Chief, Absent  
Martin Zanghi, ABD Engineers, LLP for  
Applicant, Ken Romanski  
Zachary Cowan, Applicant

Guests: 21

Chairman Tim Wilford opened the meeting at 7:05 p.m. and welcomed everyone. He noted where the bathrooms and fire exits are. He stated that there are 3 items on our meeting agenda tonight (1) A public hearing on a special use permit for Zachary Cowan. The site is actually a change of location. This is actually a business that's been approved with a special use permit already in the Village. They just changed their location within the Village. (2) A continued application for a Bozenkill Road development. It's a four lot subdivision, which is classified as a major subdivision and we will be going through that. That is reaching its final stages. (3) A Planning Board review and recommendation to the Village Board on Stewart's, which is not open to public comment until you've reached the Village Board meeting.

Board Member Hukey made a motion to open the meeting, seconded by Board Member Hext. All in favor.

Chairman Wilford read the Public Notice of Public Hearing on Severson Insurance as follows: Legal Notice. Public Notice of Public Hearing before the Planning Board. Notice is hereby given that the Planning Board of the Village of Altamont, New York, will hold a Public Hearing pursuant to Articles 355-37 and 355-23. Request of: Zachary Cowan – Severson Insurance for a Special Use Permit to allow moving Severson Insurance to 135 Maple Ave and to display an exterior sign. Situated as follows: 135 Maple Avenue, Altamont.

Chairman Wilford asked Mr. Cowan to give the Board a little run down, and asked if he just moved from one location to another.

Mr. Cowan said correct, we just moved down the street. Nothing's really changed otherwise I'm just moving into the old antique shop that was operating as a storefront beforehand. One thing I would like to do is sell some paint more as like a novelty factor, just because the building was originally designed and built for a paint store in its conception. So that's really the only thing that has changed thus far. And I'm also looking for the sign approval as well.



Chairman Wilford said so your hours are the same as far as your business is concerned and you've added only one new product?

Mr. Cowan said yes, correct.

Chairman Wilford asked same number of employees, same number of basic everything, same services?

Mr. Cowan said yes. There's ample parking on the side of the building out front. And then there's a public parking lot behind The Enterprise as well. So parking was never an issue beforehand and we were in more of a crowded area I would say.

Chairman Wilford said and you have the Lutheran Church on the other side of it, right?

Mr. Cowan said yes, correct.

Chairman Wilford asked if the Board had any questions for Mr. Cowan in regards to the special use permit and the change of location.

Board Member Hext said the only question I have is at the previous location, you didn't sell the paint, right?

Mr. Cowan said correct. We did not, no.

Board Member Hext said, so in essence, it's not just moving the building in the same...

Chairman Wilford said correct, he's added one product.

Board Member Hext said I don't see that mentioned anywhere in the public notice that went out stating that, you know, everybody said, yeah, I'm fine with the sign, but I don't see that anybody was notified that there was going to be paint being sold as well. I don't have an objection to it. I just want to make sure that no one else has any objection to it as far as the residents are concerned.

Chairman Wilford said we can open that up when we open up the public hearing and let them speak, because we are going to do that next anyway.

Board Member Hext said I just want to clarify the fact that it wasn't included. So I liked the fact that people answered and said, yeah, we're okay with the sign. I just want to make sure that we're not missing something by not telling everyone paint is going to be sold there.

Chairman Wilford said okay, thank you and asked if the Board would like to open the Public Hearing now, and ask for any statements, concerns, comments, questions with regards to the special use permit

from Mr. Cowan's Severson Insurance Agency.

Board Member Caruso made a motion to open the Public Hearing for Severson Insurance Special Use Permit. Board Member Rue seconded the motion. All in favor.

Chairman Wilford said anyone who would like to make public comment in regards to Mr. Cowan's Severson Insurance Agency, now is the time.

Harvey Vlahos, 221 Main Street. I understand it's milk paint, which is kind of cool because that's sort of very historic and I think it fits in and I've actually seen it in Old House Journal and things like that. And I was wondering where you get it. To have it locally is actually going to be an asset. So I just think it's great.

Chairman Wilford said does anyone else have a comment at this time for Severson Insurance Agency?

Board Member Caruso said Tim, we also did receive three letters in recommendation, I don't know - do they get submitted now?

Chairman Wilford said they would be submitted with the application. We don't need to read them; they're part of the notes. But we did have three neighbors who were very much in favor of the Severson business within the Village and the sign. If there's no one else, we can close that portion of the meeting.

Chairman Wilford made a motion to close the Public Hearing. Seconded by Board Member Hext. All in favor.

Chairman Wilford said for those of you who didn't understand what Mr. Vlahos was saying, it's a non-flammable, naturally based, dry powder milk paint product. I'm not familiar with using it, but it's non-flammable. Any level of products that are being sold in quantity, they fall under different categories and the building department decides its safety and whether he's allowed to have it. So he can find out very quickly from the building department the amount. So there's a lot of other things that are also being checked by the building department that are not done by us to make sure that the products are safe for neighbors and himself as far as it's not a bunch of fireworks or things like that.

Chairman Wilford then said there are two motions on this - for a special use permit and for the sign. Discussion was then had about the sign between the Board and Mr. Cowan. It was noted that the sign is 15 square feet, 3x5, which falls under the 25 square foot limit of the Village Code and that will hang on a post. There is exterior illumination; there's two vintage clamshells lights that are down-facing at a 45 degree angle. The light will be dim and focused on the sign. The light may be on during the night, but it will be dim and not bothersome to neighbors, not bright led or neon or anything like that. The sign will be white with black lettering. A change was made to the application on the size of the sign from 4x5 to 3x5. Board Member Hext asked if there was only going to be one sign or another on the building. Mr. Cowan said he has a vintage picture of the building when it first opened and underneath the fascia,

between the upstairs porch and the ceiling of the downstairs porch, they had a board that said Altamont Paint and Paper Co., so eventually he might do something like that. But at this point it's just the sign on the post. Board Member Hext said if you did something like that, you'd have to come back. Mr. Cowan said yes. Chairman Wilford told Mr. Cowan that he has to have an approved sign up within six months, or he would have to do this all over again. Mr. Cowan said sounds good, thank you.

Board Member Hext made a motion to approve the Special Use Permit. Board Member Hukey seconded. All in favor. Chairman Wilford said, Mr. Cowan, I wish you continued success in our Village and I hope your paint sells off the shelf.

Chairman Wilford then had the Board go through Part Two of the SEQRA for the Special Use Permit, and it was agreed there was no small impact on the 11 items, and they declared it as a negative declaration. He told Mr. Cowan now he's all set.

Chairman Wilford then said up next is a four lot subdivision off Bozenkill Road. This is gone through engineering and a Public Hearing last month. He asked Martin Zanghi to go through a quick synopsis of the proposal, and said that the Board left off in discussion of sidewalks.

Mr. Zanghi said last month I left with a few items to take care of. Plans are updated from July 10th and that should be our last and final set that incorporates all engineering comments as well as the Planning Board comments received since we started this back in February. So for this month they did the deed restrictions for the wetlands mostly on Lot 3, with a small piece on Lot 2. He showed an example of a "Do Not Disturb" sign for the deed restricted areas that will be mounted on a post installed along the perimeter of the wetlands itself on both sides so that the future homeowner knows that that's a restricted area and not to alter that with any excavation or fill. That's typical of how we do things to protect those wetlands and that'll be filed on the subdivision plan with Albany County and homeowners will be made aware of that when they're looking to potentially protect the lot. The deed restrictions are added now, from the request from the Board. The other item was establishing an escrow account for the sidewalks. We decided at the last meeting after a detailed discussion that at the time now, with 2019 construction, the Board was in favor of not installing the sidewalks in front of the three lots and instead putting together an escrow account with the value to be determined between the Board, DPW and ourselves for the establishment of that escrow amount for 300 linear feet of sidewalk. They tried to get that resolved in the last month, didn't have much luck. Looking to have an open discussion tonight if the Board has new information for them. They understand that is one of the conditions of the subdivision approval - to be able to fund that escrow amount; and if the Board has new information, we'd like to speak about that tonight. That was pretty much the only outstanding major issue. And then we spoke last month about completing parts two and three of the full EAF and I'm prepared to go over that tonight with you as well.

Chairman Wilford said so in your layout plan, you have that all the engineering is going to be done for the future of the sidewalks.

Mr. Zanghi said the plan you have in front of you has been engineered already for the sidewalks. So the grading, the location, all of those items I already designed a few months ago, yeah. So in the future, if there was a town project where sidewalks continued up Bozenkill, the contractor who would be performing that work should follow this plan here to install the 300 linear feet of sidewalks in front of our three lots.

Chairman Wilford said and everything's already been moved properly is what I mean.

Mr. Zanghi said correct - the roadside drainage improvements happen now. The grass would be graded for the future installation of the sidewalk. So in the future, the grass for that five foot wide would be removed, the subgrade would be impacted, sub-base material from sidewalk would be installed, the concrete form work placed, and then the sidewalks poured and finished within the 5-foot (inaudible).

Chairman Wilford stated that he had numbers that were quoted for the cost of the sidewalks that ranged from high seventies to low eighties from Carver. Code Enforcer Moore said DPW Superintendent Moller got two other proposals; one was from Callanan. Chairman Wilford said the ballpark range is to be rounded to \$80 a linear foot and five foot wide based on the engineering being done as Mr. Zanghi stated so we don't have to worry about having engineering mapped for somewhere else and then the price being different based on their projects. He noted the Board's concern about future costs; and said we can't base it on a future cost, there's no way to do that. He told Mr. Zanghi the escrow would have to be set up for \$24,000 for the 300 linear feet of sidewalk. He said our goal was to have an escrow designated solely for sidewalks, which then in turn the Village Board could use as an itemized thing to encourage getting grants. And by having this, it gives them tools to get the grants sooner rather than later. So the goal is that this helps the Village pursue future ones and eventually it will reach this area of our Village, the ultimate goal of the Comprehensive Plan.

Mr. Zanghi said he would take that number back to his client.

Chairman Wilford said we had a couple of other things in this project too. (1) We discussed the deed restriction, and that was added. We're all set on that, and that had no disturbance of any wetlands whatsoever. (2) \$1,500 per lot for the parks fund that goes forward as part of our Comprehensive Plan, so \$6,000 and the Village will tell you how to pay that amount. (3) Lot #4 will have a condition of being non-buildable at this time until you come before us with engineering over those wetlands. Nothing is to be built there on lot 4. You can't just get a building permit for it; the reason being that you haven't done the engineering for the land back there.

Mr. Zanghi said so you know, if there's a future phase two this whole process starts over with new applications, all new engineering, all new wetland delineation and the Board would review that as a separate project.

Board Member Hukey stated that he didn't think we should wait for the second phase for a wetland designation, that the wetland map is 15 years old. A detailed discussion followed between Chairman

Wilford, the Board, and Mr. Zanghi about Board Member Hukey's concerns. He talked about the wetlands delineation map being 15 years old, his concerns that the wetlands would be disturbed, his discussions with Fire Chief Miller and Albany County, and hearing resident concerns on this topic. Chairman Wilford clarified that Board Member Hukey's concern is the wetlands, and stated that they're not allowed to disturb the wetlands that are delineated on the site right now. We put that restriction in to stop the wetlands from being disturbed, and they can't build or do anything on lot four without that full evaluation done again. Chairman Wilford said that it is a valid concern, but I do have to trust Mr. Grant and all the engineering that he's spent hours on working with us and gave us the approval. They had no concerns of that, especially with our restriction of the no disturbance. Mr. Zanghi said that all of Mr. Grant's review letters plus our responses are on record and that when he was here in May he said that all his engineering concerns and comments have all been properly and adequately answered by Mr. Zanghi's firm. Chairman Wilford concluded the discussion by saying he felt the Board had covered it.

Chairman Wilford asked if there was anything else that anyone wanted to go over at this time, and there was none. He stated that this is the final plot right now, so the Board can read the SEQRA and do a declaration on that. He stated the Board has already gone through Part 1 of the SEQRA and all agreed except for 1 change, and that change was made. He asked if on those four items he talked about, was there anything else that the Board wanted to bring up that they would have to add to our motion on the subdivision? He listed the 4 items as: the escrow, deed restrictions, money for the parks, and that lot 4 is non-buildable at this time. For page 3 of 13, C.3.a., "R-20 residential one family" should be added. For page 5 of 13, D.2.c.ii., check "Yes"; for D.2.d.iii., the name and district of the wastewater treatment plant needs to be added. Chairman Wilford asked if everyone was comfortable with SEQRA Part 1 as it was now completed, and all agreed.

Chairman Wilford continued with SEQRA Part 2. Each line item was gone through with discussion as needed to complete Part 2.

Upon completion of the SEQRA, Village Attorney Heller said so in your review of Part 2, there are no moderate to large impacts, so that warrants a negative declaration and you don't need to complete Part 3 because there were no moderate to large impacts. So I prepared the last page which is the adoption of the negative resolution. He read the section at the top of Page 2 of 2 of the EAF, Part 3 as follows (note: underlined parts are what Board Attorney Heller added to the EAF form): Upon review of the information recorded on this EAF, as noted, plus this additional support information Public comment, engineering review, agreements by applicant to address concerns over wetland protection through deed restrictions, and the Board's detailed review of the EAF Parts 1 and 2, and finding that in light of the scale and context of the project, any impact will be small; and that there are no moderate to large impacts likely to occur, and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Altamont Planning Board as lead agency that: [A.] This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

Chairman Wilford asked the Board if they felt comfortable with that and all agreed. Board Member Hext made a motion to declare a negative declaration on the full SEQRA review. Board Member Caruso seconded. All in favor. Chairman Wilford signed the document.

Village Attorney Heller said he would take all the notes of the review and type up Part 2 and email it to the Village.

Mr. Zanghi said we are a Type 1 action.

Chairman Wilford said we left off with working towards the approval of the 4 lot subdivision. He went through the conditions for the approval of the subdivision as follows: (1) \$24,000 escrow for sidewalks to be used within the Village limits and only to be used for sidewalks. (2) The deed restriction for wetlands not to be disturbed at any time. (3) A \$6,000 donation towards parks and park services to be made out to the Village of Altamont. (4) The 4th lot is to remain with the status non-buildable at this time and would need to come before the Planning Board for any approval to build on.

Chairman Wilford said a motion could be made to approve the final plot with those conditions attached which were documented.

Board Member Caruso made a motion to accept the conditions for the Bozenkill Subdivision, to approve the final plot with those 4 conditions. Board Member Hext seconded. Board Member Rue in favor, Board Member Hukey voted no, and said because I go back to that map. Board Member Caruso in favor. Board Member Hext in favor. Chairman Wilford in favor. Chairman Wilford then said so that's 4 in favor and one negative. He said to Mr. Zanghi, Martin, we all set? Mr. Zanghi said yes, thank you, we appreciate the Board's help on this project.

Chairman Wilford said next on the agenda is a topic for discussion by the Planning Board for review and recommendations to the Village Board in regards to the Stewart's project. He said this entire packet of any comments received will be submitted to the Village Board in regards to the Stewart's project. It's not open for public comment here. You'll have your public comments at the Village Board. So no one's disregarding your messages here; they will all be sent to the Village Board in proper time and there'll be looked at. That's how that process is and that's how it's supposed to work. So no one's throwing them out, they're just not in our discussion until it hits the Village Board.

Chairman Wilford and the Board had a detailed discussion about their concerns with the Stewart's project. These include: (1) The variances. (2) The setbacks. (3) The size of the building. (4) Long form on the SEQRA. (5) The sign. (6) Impacts of the character of the other lot that would change and the benefits of the economic development. He said he would take certain sections of the Comprehensive Plan and email it to the Board Members to evaluate and review for parts that are for and against both buildings. (7) Noise pollution. (8) Impact on the neighborhood, not just the loss of a building but encroachment on the Helderberg / Severson neighborhood. (9) Impact of having a growing community and its loss of services; the downtown area re-establishing itself as a vital community center; attraction for business.

(10) consideration of the letter of Stewart's Representative Leah Everhart dated 6/24/19. (11) Disturbance to the area.

Chairman Wilford asked if everyone was all set for now, and said the Board Members should e-mail him within a week their comments, concerns, and questions about the Stewart's project and the SEQRA. He will create a formal letter that he will e-mail back to them to review, and then the finalized letter would go to the Village Board in the next month in time for their September 3 meeting. He said the Planning Board proposes that the Village Board be the Lead Agency for the SEQRA and ask for the Long Form.

Board Member Hext asked about the number of light poles that Stewart's was proposing, and the Stewart's representative said there are currently three and they are asking to have five total. Chairman Wilford asked if there was anything else the Board wanted to say and they said no.

Board Member Hukey made a motion to approve last month's minutes. Board Member Rue seconded the motion. All in favor.

Board Member Hukey made a motion to adjourn the meeting. Board Member Hext seconded the motion. All in favor. Meeting ended at 9:45 p.m.

Respectfully submitted,



Ginger Hannah

Planning Board Secretary