

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairman
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

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TOWN OF DUANESBURG
TOWN CLERK

Town of Duanesburg
Planning Board Minutes
January 18, 2024
Final Copy

MEMBERS PRESENT:

Jeffery Schmitt- Chairperson, Joshua Houghton, Matt Hoffman, Michael Harris- Vice Chairman, Elizabeth Novak, Teresa Bakner- Town Attorney, Chris Parslow- Town Planner and Coryn VanDeusen-Clerk.

INTRODUCTION:

Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to the January 18, 2024, Planning Board meeting and stated the agenda for the night's meeting.

OPEN FORUM:

Schmitt/Harris made a motion to open the open forum.

Schmitt yes, Harris yes, Houghton yes, Hoffman yes, Novak yes. **Approved.**

Lynne Bruning submitted a letter concerning fire district boundary lines for tax id parcel 64.00-2-8 regarding the application of C-Tec Solar. Please see the attached letter and response that was read aloud from town attorney Teresa Bakner.

Schmitt/Hoffman made a motion to close the open forum.

Schmitt yes, Hoffman yes, Houghton yes, Harris yes, Novak yes. **Approved.**

SKETCH PLAN REVIEW:

PUBLIC HEARINGS:

#23-25 Serth, Joseph: SBL# 35.05-1-19.2, (R-1) is seeking an amendment to current special use permit to include on site cooking.

Schmitt/Hoffman made a motion to open the public hearing for Serth.

Schmitt yes, Hoffman yes, Houghton yes, Harris yes, Novak yes. **Approved.**

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Over➡

Mr. Serth advised the board of his reasoning as to why he wants to amend the restriction on the special use permit to include on-site cooking. Mr. Serth advised the board of the areas that cooking will take place in coinciding with his operational plan.

Joann Vergine, 864 Kings Rd Rotterdam, NY, expressed her approval for the application. Ms. Vergine stated to the board that her family has had many events at the location, and it is a great venue, but she agrees that it would be nice to do small cooking on-site.

Peter B Sweeny and Tony Tenicela, 176 Batter St Pattersonville NY, submitted a letter concerning their opposition to the Joseph Serth application. Please see the attached letter.

Mary Hughes, 242 Batter St Pattersonville, NY, also expressed her approval for the application. Ms. Hughes stated to the board that the venue keeps the noise down and she has no complaints about them being there and doing what they want to do.

Harris/Houghton made a motion to close the public hearing for Serth.

Harris yes, Houghton yes, Hoffman yes, Schmitt yes, Novak yes. **Approved.**

Town planner, Chris Parslow, advised the board that there is no classification listed on the building because it is listed as an accessory structure to a residential dwelling with special use to allow for commercial events. Mr. Parslow also stated that if it were commercial, it would require an operating permit and then be classified as A2. The board advised the applicant that he is already meeting some requirements for an A2 classification, but because it is seasonal, he does not require an energy code. Mr. Serth stated to the board that he hired a licensed professional who classified the building for A2 and A3. Mr. Parslow advised the applicant that the town does not have the building classified as commercial right now, but if it was it would require a yearly building and fire inspection for the whole thing. Board member Hoffman asked the board how an A2 classification would affect the other buildings on the property and Ms. Bakner, town attorney, advised back that the planning board is getting into the building inspector's arena, and that the question presented for the night was whether the board would like to change condition number 16 of the previously approved resolution. Board member Hoffman asked town planner, Chris Parslow, if he received any reports prior to events and at the end of the year. Mr. Parslow advised the board that there was only one event that he received notice of. Mr. Serth advised the board that he disagreed and that he notified the town planner of five events, and he asked if Mr. Parslow wanted to meet with the fire chief to which the response was no. Mr. Serth also advised the board that he and the town planner made an agreement that he will submit notification via email this year. Board member Hoffman advised the applicant that a letter should be sent to the building inspector each time an event is being held and a letter should be sent at least five days before the event. Board member Hoffman asked town planner, Chris Parslow, if he received five letters and he replied no, I received phone calls. Town attorney Teresa Bakner advised the applicant that he should send letters because that is what the approval says. Mr. Serth stated that he and the town planner agreed to emails this year. Board member Hoffman asked Mr. Parslow if he received a final report at the end of the year and his response was no, you would get the report from me. Mr. Serth then advised the board that he was supposed to have a meeting and he did. Board member Hoffman asked if this occurred before Dec. 31st and Mr. Serth responded that the meeting was before that, but Mr. Parslow stated that he will get them the letter he just found out. Mr. Hoffman stated that he would

like to see everything located on a plan because that is what the building inspector has to go by when he receives complaints. Mr. Serth stated that at the November meeting he was asked to incorporate it into his operational plan, and he asked if they wanted a site plan and got told no. Mr. Serth stated that everything is listed in his operational plan and to have to go back to a licensed professional is just unnecessary. Board member Houghton asked Mr. Parslow if he would like to have an updated site plan and he said it would be better to restrict the number of feet from certain aspects such as structures and property lines. Ms. Bakner suggested the amendment of condition 16 of the original resolution to be as stated: Food preparation may occur on-site providing the facility, preparer, caterer and food trucks shall have all required County and NYS DOH permits and approvals for such on-site food preparation. The food preparation shall be as described in the "operations plan" submitted by the Applicant seeking the amendment to the existing special use permit, however, in no event will outdoor food preparation occur within the area zoned as the Lake District or within 20 feet from any property boundary. Ms. Bakner asked if the board was comfortable with 20 feet and Chairman Schmitt questioned smoke. Ms. Bakner advised increasing the footage limiting the outdoor portion of cooking. Ms. Bakner advised that food trucks are considered outdoor cooking. Mr. Serth asked board member Hoffman what distant he wants to which Mr. Hoffman responded it is up to the board. Ms. Bakner suggested changing condition 16 to state all of the same except change the footage to 30 feet reading as: Food preparation may occur on-site providing the facility, preparer, caterer and food trucks shall have all required County and NYS DOH permits and approvals for such on-site food preparation. The food preparation shall be as described in the "operations plan" submitted by the Applicant seeking the amendment to the existing special use permit, however, in no event will outdoor food preparation occur within the area zoned as the Lake District or within 30 feet from any property boundary. The board asked that the approval be conditional because the applicant must update his operational plan. Ms. Bakner advised that the operational plan supersedes the site plan, but it would be useful to the building inspector and Mr. Serth agreed he is willing to do so. The board asked if they needed any separation from buildings and Ms. Bakner advised that is covered under fire code. Mr. Parslow advised the board that Mr. Serth has a CO for the bed and breakfast.

Harris/Novak made a motion to approve the Joseph Serth application for a special use permit amendment to condition 16 which reads as stated: Food preparation may occur on-site providing the facility, preparer, caterer and food trucks shall have all required County and NYS DOH permits and approvals for such on-site food preparation. The food preparation shall be as described in the "operations plan" submitted by the Applicant seeking the amendment to the existing special use permit, however, in no event will outdoor food preparation occur within the area zoned as the Lake District or within 30 feet from any property boundary. Harris yes, Novak yes, Houghton yes, Schmitt yes, Hoffman yes. **Approved.**

#23-27 Northern Clearing Inc.: SBL#67.00-3-19.21, (C-2), located at 3851 Western Turnpike is seeking a site plan approval and special use permit for the expansion of existing building and site uses currently occurring at the property; special use permit required for storage / light industrial under section 12.4(20) and 12.4(33) of the Town of Duanesburg Zoning Ordinance.

Scott Greschner, 3851 Western Tpke, advised the board that the sale has been finalized. Frank Palumbo, C.T. Male Associates, advised the board that the plan has basically stayed

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Over→

the same with changes to the gravel lay down area and a few other areas. Mr. Palumbo advised the board that they do not have any further information on the pond, but they want to eliminate issues with the SWPPP, so they are staying away from it. Mr. Palumbo also advised that they have a series of pre-treat collection and pre-treatment swales that come down to a plunge pool into a bio retention area and then the detention pond before that exits the site. He advised that they moved the gravel lay down area actually back to near where the building set was, and they were originally intending to only have the 40 feet but realized they needed some earth work in there and they wanted to leave a full buffer. Mr. Palumbo advised that they provided a SWPPP narrative which includes the sediment and erosion control plan.

Harris/Schmitt made a motion to open the public hearing for Northern Clearing. Harris yes, Schmitt yes, Houghton yes, Hoffman yes, Novak yes. **Approved.**

Schmitt/Harris made a motion to close the public hearing for Northern Clearing. Schmitt yes, Harris yes, Houghton yes, Hoffman yes, Novak yes. **Approved.**

Board member Hoffman questioned the hydro cad calcs and the intent of the storm water. He also stated that the board doesn't have the sub catchment maps in the plans. Mr. Hoffman advised the reason for his concern is the existing parking lot is caught by a swale that kind of goes down and around and there's a pre-existing storm water practice based on the layout and design, but that swale looks like it's gone. He asked without seeing the sub catchment maps is the existing gravel area treated by going into the detention pond. Mr. Palumbo stated it's some fine-tuning of the grading that they can do to make that match up and provide the sub catchment map that clarifies that. Board member Hoffman stated everything looks like new development and there are no proposed redevelopment areas. Mr. Palumbo stated that is correct. Board member Hoffman advised the applicant it is hard to review without the missing pieces. Board member Novak suggested conditionally approving the application upon receipt and review of the SWPPP as well as DEC approval. Ms. Bakner advised the board that it should also be conditioned on not taking down trees during bat season. Mr. Greschner stated that he is aware, and they will get their work done before March 31st otherwise the bat window will close them down.

Novak/Hoffman made a motion to declare the Northern Clearing application as an unlisted action with a negative declaration per SEQRA. Novak yes, Hoffman yes, Houghton yes, Schmitt yes, Harris yes. **Approved.**

Mr. Palumbo advised the board that everything listed on the concept they still intend to include. The board asked if the site plan could be updated to reflect that, and Mr. Palumbo said yes that he had already planned to.

Schmitt/Harris made a motion to conditionally approve the Northern Clearing application for a special use permit. Schmitt yes, Harris yes, Houghton yes, Hoffman yes, Novak yes. **Approved.**

#23-30 Stealey, Tricia: SBL#68.00-1-9.12, (C-1), located at 3215 Western Turnpike is seeking a special use permit to temporarily have 2 dwellings on one lot under section 11.4(11) Town of Duanesburg Zoning Ordinance.

Ms. Stealey advised that her plan is to live in the existing trailer until the new one is set and then she will demo the original trailer. She also advised that she is using the same septic and well and already has that approval.

Harris/Houghton made a motion to open the public hearing for Tricia Stealey. Harris yes, Houghton yes, Schmitt yes, Hoffman yes, Novak yes. **Approved.**

Schmitt/Harris made a motion to close the public hearing for Tricia Stealey. Schmitt yes, Harris yes, Houghton yes, Hoffman yes, Novak yes. **Approved.**

Harris/Novak made a motion to approve the Tricia Stealey application for a special use permit. Harris yes, Novak yes, Houghton yes, Hoffman yes, Schmitt yes. **Approved.**

OLD BUSINESS:

#23-19 Samuelson, Thomas: SBL#67.05-2-13.1 (h) located at 6928 Duanesburg Rd is seeking a special use permit to convert existing residential building back to a two-family dwelling under section #9.4(8) of the town of Duanesburg zoning ordinance.

Shaun Ryba presented a review of information to the board on behalf of the applicant. Board member Harris asked how many cars can be parked alongside the building. Mr. Ryba said six-eight. Board member Hoffman states they don't have a plan showing what they did, and we need a revised survey to show where the gravel was installed and where the parking spaces will be on the plan to make sure that they are legal parking spaces and they're not in the state right away. Mr. Parslow advised the board that there are two areas where they cannot park and that is along route 7 and the town park. He also advised that DOT does not want anyone backing out on route 7 so the front can only be used as turn around. The board members questioned how many spots he would need for a two-family dwelling and answered with four spots. Mr. Parslow advised that the spots need to be 9'X18'. The board advised the applicant that he needs an updated site plan and that needs to include the area where the steps encroach into the parking area, signs for parking for each apartment, no parking signs in certain areas and some type of border from the town property. The board also advised the applicant that they need a barrier on the Northern side of the property due to elevation of the parking area.

Hoffman/Novak made a motion to table the application for Thomas Samuelson. Hoffman yes, Novak yes, Schmitt yes, Harris yes, Houghton yes. **Approved.**

#23-23 Putnam, Edward: SBL#67.00-2-6.11, (C-1/R-2), located at 4136 Western Turnpike is seeking a major subdivision of one lot into 5 smaller lots under section 3.5 of the town of Duanesburg subdivision ordinance.

Board member Novak advised that the town is still waiting to hear back from SHPO. She also stated that this is a SEQRA Type 1 action and requires coordinated review so the town can not make a SEQRA motion yet. The applicant asked what concerns there could be and Ms. Novak stated that the property is within proximity to the historic mansion. The board advised the applicant that they are still looking for a revised site plan to include the entire piece of property. Board member Hoffman advised that a SWPPP is needed due to more than 1 acre of disturbance.

Novak/Houghton made a motion to set a public hearing for the Putnam application for 02/15/2024.

Novak yes, Houghton yes, Schmitt yes, Hoffman yes, Harris yes. **Approved.**

#23-29 Thomas, Ralph: SBL#67.05-1-8.1, (H), located at 5140 Western Turnpike is seeking a special use permit to operate a flea/farmers market under section 9.4(17) of the Town of Duanesburg Zoning Ordinance.

Mr. Thomas advised the board that they updated their site plan to include gravel off from Depot Rd for parking as well as locations of garbage cans, dumpsters, food, flea market and the farmer's market. The board asked if the septic mound in the back supplied a building and the applicant said no that is closed off. Mr. Thomas advised the board that they aren't going to disturb the land where the flea market is, and it will stay grass. The board advised the applicant that the town has awful soil and without gravel the rain may cause issues. Board member Hoffman asked Mr. Parslow if he did a parking analysis and he said no; the applicant is working with Lance Manus. The board advised the applicant that they would like a parking analysis and parking requirements on the site plan. Mr. Thomas advised the board that there are different areas of parking for different vendors such as the produce trucks would be in the back. He also stated that others would be pulling in setting up and moving their vehicle. The board advised the applicant that they will need a county permit to put driveway access in on Depot Rd. The applicant asked what would be needed if he came out of his own parking lot and the board advised that wouldn't require anything. Board member Hoffman advised that he wants Lance to make a parking table. The board also reminded the applicant that they need an operational plan. Mr. Thomas advised the board that each vendor will set up and take down their own area and nothing is a permanent structure. Board member Novak advised the applicant that the town needs an EAF form as well as notification sent to DOT, DPW, and Mr. Feeney at the county.

Novak/Hoffman made a motion to declare the Town of Duanesburg SEQRA lead agency as it is an unlisted action and to set a public hearing for the Thomas application for 02/15/2024.

Novak yes, Hoffman yes, Schmitt yes, Houghton yes, Harris yes. **Approved.**

NEW BUSINESS:

#23-31 Kniese, Robert: SBL#55.00-4-22.11, SBL#55.00-4-22.12, (H), located at Depot Rd is seeking approval of a major subdivision of two lots into 5 lots under section 3.5 of the Town of Duanesburg Subdivision Ordinance.

Mr. Kniese advised the board that he has a little over five acres and wants to divide into one acre lots. He also advised that the town has the right of way for sewer on the land and he can hook up to it if he were to build. The board advised the applicant that he will need a basic SWPPP and wetland delineation. The board also advised that the sewer lateral needs to be moved so it is going into a main and not a manhole. Ms. Bakner advised that the town would need a short EAF and a county referral.

Novak/Hoffman made a motion to table the application for Robert Kniese. Novak yes, Hoffman yes, Schmitt yes, Houghton yes, Harris yes. **Approved.**

#23-32 Splittgerber, Dean: SBL#44.00-2-57.1 (R-2), located at 2034 Duanesburg Churches Rd is seeking a lot line adjustment under section 4 of the Town of Duanesburg Local Law #2 of 2016.

Ken Hellijas, 479 W Main St Cobleskill, NY (Joann Darcy Crum LS), advised the board of the applicants plans to adjust the lot line to give more land to one parcel. The board advised that the application can be exempt from further subdivision review.

Harris/Novak made a motion to refer the application for Dean Splittgerber to the code enforcement officer and declared that the application is exempt from further review. Harris yes, Novak yes, Houghton yes, Hoffman yes, Schmitt yes. **Approved.**

OTHER:

Chairman Schmitt advised the board that the TDE review quotes came in for C-Tec Solar and the numbers vary but the scope of service is about even.

Schmitt/Novak made a motion to designate PrimeAE as the TDE for the C-Tec Solar application.

Schmitt yes, Novak yes, Houghton yes, Harris yes, Hoffman yes. **Approved.**

Chairman Schmitt advised the board that Spiro Kagas does not want to pay any further money for the TDE on the Wishy Wash project. Ms. Bakner advised that the town reach out to Mr. Kagas's attorney.

MINUTE APPROVAL:

Schmitt/Hoffman made a motion to approve the December 21, 2023, Planning Board minutes with amendments.

Schmitt yes, Hoffman yes, Houghton yes, Harris yes, Novak yes. **Approved.**

ADJOURNMENT:

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Over➡

Harris/Novak made a motion to adjourn.

Harris yes, Novak yes, Schmitt yes, Houghton yes, Hoffman yes. **Approved.**

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teresa Bakner, Board Attorney
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk



Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

Town of Duanesburg
Planning Board Agenda
January 18, 2024

AGENDA ITEMS MAY BE ADDED, DELETED, OR ORDER CHANGED WITHOUT NOTICE

The Town of Duanesburg offers Planning Board Meetings via zoom if you are unable to attend the meeting in person:

Town of Duanesburg is inviting you to a scheduled Zoom meeting.

Topic: Town of Duanesburg's Planning Board Zoom Meeting

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

Meeting ID: 858 7403 2498

Passcode: 848175

Dial in by Phone: 1-646-558-8656

Meeting ID: 858 7403 2498

Passcode: 848175

INTRODUCTION BY CHAIRPERSON JEFFERY SCHMITT

OPEN FORUM

SKETCH PLAN REVIEW:

PUBLIC HEARINGS:

#23-25 Serth, Joseph: SBL# 35.05-1-19.2, (R-1), located at 216-218 Batter St is seeking an amendment to current special use permit to include on site cooking.

Comments: _____

#23-27 Northern Clearing Inc.: SBL#67.00-3-19.21, (C-2), located at 3851 Western Turnpike is seeking a site plan approval and special use permit for the expansion of existing building and site uses currently occurring at the property; special use permit required for storage / light industrial under section 12.4(20) and 12.4(33) of the Town of Duanesburg Zoning Ordinance.

Comments: _____

#23-30 Stealey, Tricia: SBL#68.00-1-9.12, (C-1), located at 3215 Western Turnpike is seeking a special use permit to temporarily have 2 dwellings on one lot under section 11.4(11) Town of Duanesburg Zoning Ordinance.

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teresa Bakus, Board Attorney
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk



Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

Comments: _____

OLD BUSINESS:

#23-19 Samuelson, Thomas: SBL#67.05-2-13.1 (h) located at 6928 Duanesburg Rd is seeking a special use permit to convert existing residential building back to a two-family dwelling under section #9.4(8) of the town of Duanesburg zoning ordinance.

Comments: _____

#23-23 Putnam, Edward: SBL#67.00-2-6.11, (C-1/R-2), located at 4136 Western Turnpike is seeking a major subdivision of one lot into 5 smaller lots under section 3.5 of the town of Duanesburg subdivision ordinance.

Comments: _____

#23-24 Dergosits, John: SBL#65.00-2-29, (R-2) is seeking a lot line adjustment to adjust South lot line; section being sold to neighbor, under Local Law #2 of 2016 of the Town of Duanesburg Subdivision Ordinance.

Comments: _____

#23-29 Thomas, Ralph: SBL#67.05-1-8.1, (H), located at 5140 Western Turnpike is seeking a special use permit to operate a flea/farmers market under section 9.4(17) of the Town of Duanesburg Zoning Ordinance.

Comments: _____

NEW BUSINESS:

#23-28 Biggs, Susan: SBL#74.00-3-16.3, (R-2), located at 13388 Duanesburg Rd is seeking a lot line adjustment to make one parcel of two bigger and one smaller under Local Law #2 of 2016 of the Town of Duanesburg Subdivision Ordinance.

Comments: _____

#23-31 Kniese, Robert: SBL#55.00-4-22.11, SBL#55.00-4-22.12, (H), located at Depot Rd is seeking approval of a major subdivision of two lots into 5 lots under section 3.5 of the Town of Duanesburg Subdivision Ordinance.

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairperson
Teresa Bakner, Board Attorney
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk



Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

Comments: _____

#23-32 Splittgerber, Dean: SBL#44.00-2-57.1 (R-2), located at 2034 Duanesburg Churches Rd is seeking a lot line adjustment under section 4 of the Town of Duanesburg Local Law #2 of 2016.

Comments: _____

Other: _____

Minute Approval: _____

December 21, 2023 PLANNING BOARD MEETING MINUTES:

Approved: Yes _____ No: _____

ADJOURNMENT

Jeffrey Schmitt, Planning Board Chair
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk
Teresa Baker, Board Attorney



Michael Harris, Vice Chairperson
Elizabeth Novak, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member
Joshua Houghton, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

LEGAL NOTICE NOTICE OF PUBLIC HEARING PLANNING BOARD TOWN OF DUANESBURG

PLEASE TAKE NOTICE, THAT THE PLANNING BOARD OF THE TOWN OF
DUANESBURG, NEW YORK, WILL MEET AT THE TOWN HALL IN THE TOWN
OF DUANESBURG, 5853 WESTERN TURNPIKE, ON **January 18, 2024 AT**
7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE
APPLICATION OF:

#23-25 Serth, Joseph: SBL# 35.05-1-19.2, (R-1), located at 216-218 Batter St is
seeking an amendment to current special use permit to include on site cooking.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS

BY ORDER OF THE CHAIRPERSON
PLANNING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

Join Zoom Meeting <https://us02web.zoom.us/j/86499746075> Meeting ID: 864 9974 6075

Passcode: 130214 Dial in by Phone: 1-646-558-8656 Meeting ID: 864 9974 6075

Passcode: 13021

NOTICE OF DETERMINATION
of the Town of Duanesburg

*Public
Hearing
1/18/2024*

Date of Determination 11/1/03

Application of Joseph Swetz under section _____
_____ of the (Village of Delanson/ Town of Duanesburg)
_____ Ordinance.

Applicant Joseph Swetz
Address 216-218 BATES ST.
PATRICKSVILLE N.Y.

Phone _____ Zoning District R-1 SBL# 35.05-1-19.2

Description of
Project: Amend Current Special Use Permit to include
on site parking

Determination: Planning Board for Special Use Amendment

Reason supporting determination:

Action: Refer to <u>Planning Board</u> for the purpose of <u>Special Use Amendment</u>
--

Code Enforcement Officer: *Cheryl P. [Signature]*

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

FOR OFFICE USE ONLY

Revised 04/12/2017

CHECKLIST OF REQUIRED INFORMATION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Title of drawing | <input checked="" type="checkbox"/> Septic system: Soil investigation completed? |
| <input checked="" type="checkbox"/> Tax Map ID # | <input checked="" type="checkbox"/> Sewer System: Which district? |
| <input checked="" type="checkbox"/> Zoning district | <input type="checkbox"/> Basic SWPPP (1+ <5) |
| <input checked="" type="checkbox"/> Current Original Deed | <input type="checkbox"/> Full Storm Water Control Plan (5acres or more) |
| <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) | <input type="checkbox"/> Storm Water Control Plan |
| <input checked="" type="checkbox"/> North Arrow, scale (1"=100') | <input checked="" type="checkbox"/> Short of Long EAF <u>www.duanesburgny.gov/earninappar/</u> |
| <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale | <input type="checkbox"/> Street pattern: Traffic study needed? |
| <input checked="" type="checkbox"/> School District/Fire District | <input type="checkbox"/> All property Mergers <u>REQUIRE</u> both owners' signatures on the Application |
| <input checked="" type="checkbox"/> Green area/landscaping | <u>Additional Requirements for Special Use Application:</u> |
| <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc. | <input checked="" type="checkbox"/> New or existing building |
| <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.) | <input checked="" type="checkbox"/> <u>Business Plan, Hours of operation, & number of employees,</u> |
| <input checked="" type="checkbox"/> Easements & Right of ways | <u>floor plan, uses, lighting plan/ landscaping/signage</u> |
| <input checked="" type="checkbox"/> Abutting Properties Wells/ Sewer Systems within 100ft. | <u>Parking, Handicap Spaces, & lighting plan</u> |
| <input checked="" type="checkbox"/> Well/ Water system | |

Date 10-31-23

Application type: ☐ Major Subdv ☐ Minor Subdv ☒ Special Use Permit ☐ Site/Sketch Plan Review ☐ LotLine Adjust
Proposal: Remove Restriction ON COOLING

Section _____ of _____ Ordinance.

Present Owner: Mr. Joseph SERTI (AS APPEARS ON DEED!!)
Address: 216 218 Dutton St Zip code: 12137
Phone # (required): 518 892 5378

Applicants Name (if different): _____ Phone# (required) _____

Location of Property (if different from owners) _____

Tax Map # _____ Zoning District _____

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED!!)

LANDS CONVEYED TO (REQUIRED FOR MERGERS)

Signature of receiving Property Owner _____ (AS APPEARS ON DEED!!)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Duanesburg to walk the property for the purposes of conducting a site review.

Signature of Owner(S) and/or Applicant(S) _____

Date 10-31-23

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: _____ Check# _____ (For office use only)
Reviewed By _____ Date _____

☒ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson _____

Date _____

Code Enforcement _____

Date _____

Agricultural Data Statement

Date: 10/31/23

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Name: <u>Mr. Joseph SERTI</u>	Name: <u>SAME</u>
Address: <u>216-218</u> <u>Banner St</u>	

1. Type of Application: Special Use Permit Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:
Remove Restriction on Cooking on Site
3. Location of project: Address: 216-218 Banner St
Tax Map Number (TMP): 35-05-1-19.2
4. Is this parcel within an Agricultural District? YES NO (Check with your local assessor if you do not know.)
5. If YES, Agricultural District Number: _____
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____

Date R. Warner

Date

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.



Exit Sign

BATH ROOM

NORTH

FIRE EXTINGUISHER

FIRE SHEET ROCK
CEILING

WALL
DOOR

FURNACE



SMOKE A CO
X
DETECTORS

FIRE POLE
STATION

← 32' →

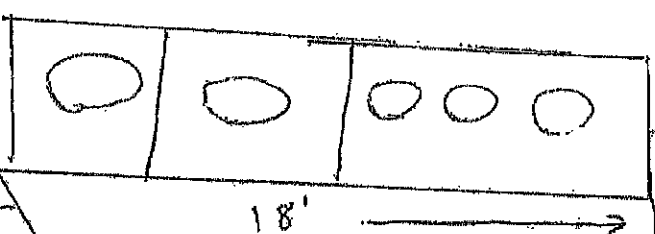
OVER HEAD
DOOR

← 9' →
x 7'

FIRE EXTINGUISHER

← 9' →
x 7'

MARIANVILLE LAKE VIEW
BORN.COM



APARTMENT

Exit Sign

216-218 BATTERY ST

REV JOSEPH SERRIA

Updated Operational Plan Concerning Food Prep at Mariaville Lakeview Barn

- 1. Caterers can prepare food offsite, bring it to the site and serve it at any location on the site as they have been able to in the past. That has either been on the north or south side of the barn or in the barn.**
- 2. Food trucks that either prepare food offsite or onsite will be utilized. No food truck will be allowed to park in the Lake District. No food truck will be allowed to cook food within 20 feet of the property line. The targeted area for food trucks to set up will be on the paved portion of the property, in front of the three bay boathouse part of 218 Batter Street. They will also be allowed to set up on the north side of the barn in front of the doublewide doors.**
- 3. Anyone booking the site for a closed event, not open to the public, will be allowed to do their own cooking, so long as they comply with the Schenectady County Health Department rules. Cooking will be allowed inside the barn, but no open flames. Barbecue grills will be allowed to be used, but they are required to be 20 feet from the property line and 20 feet from any structure or tent.**
- 4. Anyone can apply for a temporary cooking permit from the Schenectady County Health Department and use it onsite.**

5. The pre-existing food prep area inside the three bay boathouse can be utilized for customers and site owners for the preparation of food.

6. All of the other scenarios discussed in the letter to the Schenectady County Health Department and their response will be allowed on the site.

Emily North <emily.north@gmail.com>
To: Chrissy <cmvskl@aol.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

(d) First-aid supplies and personal medications are restricted to designated locations.

(e) The use of unprotected bait stations in food storage, service and preparation areas and in utensil washing and storage areas is forbidden.

PERSONNEL

14-1.70 Employee Health. No person is to work in a food service establishment:

(a) in a capacity which can result in contamination of food or food-contact surfaces with disease-causing organisms;

(b) while infected with a disease in a communicable form capable of transmission by food;

(c) who is otherwise a carrier of organisms that cause such disease; or

(d) while afflicted with a boil or infected wound.

14-1.71 Employee cleanliness. Employees are to maintain a high degree of personal cleanliness and are to conform with good hygienic practices when working in food service establishments. Employees are to wash their hands and exposed area of arms thoroughly with soap and warm water before starting work, and as often as may be necessary to remove soil and contamination.

Thereafter, employees are to wash hands thoroughly after using the toilet, smoking, sneezing, coughing, eating, drinking or otherwise soiling their hands before returning to work. Employees are to keep their fingernails clean and neatly trimmed.

14-1.72 Employee consumption of food and use of tobacco, hair restraints.

(a) Employees are to consume food only in designated dining areas where it will not result in contamination of other food, equipment, utensils or other items needing protection.

(b) Tobacco in any form is not to be used by employees while engaged in food preparation or service, or while washing equipment or utensils, or where its use will result in contamination of food, equipment or utensils.

(c) All persons within a food service establishment who work in areas where food is prepared are to use hats, caps or hair nets as restraints which minimize hair contact with hands, food and food-contact surfaces.

14-1.73 Personnel training. The permit-issuing official may establish and conduct or designate training programs and require that owners and/or operators of food service establishments attend them.

FOOD PREPARATION AND SERVICE

14-1.80 Food Preparation and Service.

(a) Food is to be prepared and served with no bare hand contact unless the food will be subsequently heated to at least the minimum temperature required under Section 14-1.82 of this Subpart or to 165 degrees Fahrenheit (73.9 degrees Celsius) or greater for foods that are being heated for a second or subsequent time.

(b) Convenient and suitable utensils and/or sanitary gloves are to be provided and used to prepare or serve food to eliminate bare hand contact and prevent contamination. Waxed paper, napkins or equivalent barrier to prevent hand contact can also be used to serve food.

14-1.81 Washing of fruits and vegetables. Raw fruits and raw vegetables are to be thoroughly washed with potable water before serving.

14-1.82 Cooking of potentially hazardous foods. All parts of potentially hazardous foods requiring cooking are to be heated to at least 140 degrees Fahrenheit (60 degrees Celsius), except:

(a) poultry, poultry stuffing, stuffed meats and stuffing containing meat are to be heated so all parts are at least 165 degrees Fahrenheit (73.9 degrees Celsius) with no interruption of the cooking process;

(b) pork and food containing pork is to be heated so all parts of the food are at least 150 degrees Fahrenheit (65.6 degrees Celsius); and

(c) rare roast beef and/or rare beef steaks are to be heated to an internal temperature of 130 degrees Fahrenheit (54.4 degrees Celsius), unless otherwise ordered by the consumer. When meat or fish is served raw, the consumer is to be notified.

(d) Shell eggs or foods containing shell eggs are to be heated to 145 degrees Fahrenheit (62.8 degrees Celsius) or greater unless an individual consumer requests preparation of a shell egg or food containing shell eggs in a style such as raw, poached or fried which must be prepared at a temperature less than 145 degrees Fahrenheit in order to comply with the request.

(e) Every part of ground meat or food containing ground meat are to be heated to at least 158 degrees Fahrenheit (69.4 degrees Celsius), unless a consumer requests preparation of a single order of ground meat or food containing ground meat which must be prepared at a temperature less than 158 degrees Fahrenheit in order to comply with the request.

14-1.83 Reheating.

(a) The entire mass of all precooked, refrigerated potentially hazardous food that is to be reheated must be heated to 165 degrees Fahrenheit (73.9 degrees Celsius) or above within two hours and held above 140 degrees Fahrenheit (60 degrees Celsius) until served.

(b) Precooked potentially hazardous foods from commercially processed hermetically sealed containers and precooked potentially hazardous foods in intact packages from commercial food processing establishments that are to be heated for the first time within the food service establishment must be heated to 140 degrees Fahrenheit (60 degrees Celsius) within two hours and held above 140 degrees Fahrenheit (60 degrees Celsius) until served.

14-1.84 Dry milk and dry milk products. Dry milk and dry milk products, if used, must be reconstituted in the establishment.

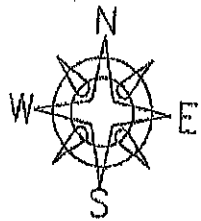
14-1.85 Product thermometers. Metal stem-type, numerically scaled, indicating thermometers accurate to plus or minus two degrees Fahrenheit (1.1 degrees Celsius) are to be provided and used to determine that proper internal cooking, holding or refrigeration temperatures of all potentially hazardous foods are obtained and maintained.

Boat House - food prep area inside
fenced for some reason

12/21/23



area between area for us access + trash for the



FATHER & SONS CONSULTANTS
Structural Inspection Services
12 Lashway Lane
East Greenbush, NY 12061
(518) 275-9398

September 12, 2022

To All Concerned

RE: Structural (Construction) Inspection of 216-218 Batter Street, Mariaville Lake, Pattersonville, NY 12137. The purpose of this was to determine the structural integrity of the Barn and compatibility to use it for wedding venues. This was requested by the Town of Duaneburg NY and the homeowner.

CLIENT: Joe Serth
ADDRESS: 216-218 Batter Street
Pattersonville, NY 12137

PROJECT ADDRESS: 216-218 Batter Street
Pattersonville, NY 12137

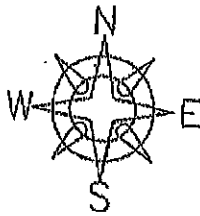
Dear Sirs:

Per the request of Joe Serth on July 27, 2022, Father & Sons conducted a Structural (construction) inspection of 216-218 Batter Street, Mariaville Lake, Pattersonville NY 12137. The purpose of this inspection was to determine the structural integrity of the Barn as an existing building and compatibility to use for Wedding venues as requested by the Town of Duaneburg NY and the homeowner. The building was moved to this site and installed under a permit from the Town of Duaneburg and inspected. The installation was approved by the Town's Building Inspector (Dale R. Warner) who was present at the time of inspection, and a CO was issued.

FINDINGS:

The following is a compilation of my inspection and the Building Inspector's concerns. During the inspection of this property, Father and sons Consultant and the Town of Duaneburg Building Inspector found and/or required.

- 1 The building was structurally sound.
- 2 Required a site plan, signed and sealed by a licensed Professional Engineer showing meets and bounds and adjacent property owners noted and parking shown, porta-potties located.

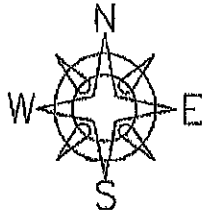


FATHER & SONS CONSULTANTS
Structural Inspection Services
12 Lashway Lane
East Greenbush, NY 12061
(518) 275-9398

- 3 Smoke Detectors and Carbon Detectors (Existing). The type, and numbers and location were verified and approved by the Town's Building Inspector.
- 4 Fire extinguishers, one on site.
- 5 No fire Alarm pull stations.
- 6 One Porta-Potty on site.
- 7 A requested Sound report at residential receptors (None).
- 8 Illuminated Exit Signs with Emergency Exit Lights, 3 Installed
- 9 14'x30' Loft Area with stairs. Width of stairs exceeds 36" (minimum required).
- 10 Required Exits. There are several barn type doors on 4 (four) sides each exceeding 8 (eight) feet. There are no locks or latches on doors.
- 11 Area 1680 square feet, sufficient to allow for the proposed 99 people.

RECOMMENDATIONS

- 2 Required a site plan, signed and sealed by a licensed Professional Engineer showing meets and bounds and adjacent property owners noted and parking shown, porta-potties located. Father and Sons Consultants will be preparing a site plan of the property showing the required information and attachments.
- 3 Smoke Detectors and Carbon Detectors (Existing). The type, and numbers and location were verified and approved by the Town's Building Inspector.
- 4 Fire extinguishers, one on site. Required 3 (three). The type and number (3) and location were discussed with and approved by the Town's Building Inspector. Recommended 3 Three extinguishers to be installed 1 (one) in loft area and 2 (two) on main level on existing columns where they will be visible and accessible. They need to be inspected yearly.
- 5 No fire Alarm pull stations. Recommended by the Town's Building Inspector that there be 2 (two) pull stations installed, one in the loft area and one on the main level on a column where visible and accessible, connected to a local siren.
- 6 One Porta-Potty on site, more Porta-Potties will be brought in for each event. They will be cleaned as soon as possible after each event (no more than 5 (five) days after an event).
- 7 A requested Sound report at residential receptors. A sound transmission report will be conducted at a planned event. This report will be conducted by Tony Irwin a home inspector for A&S Complete Home Inspection Services, who is fully qualified in this area (He is a retired Vermont State Trooper who conducted these reports as part of his professional duties).



FATHER & SONS CONSULTANTS
Structural Inspection Services
12 Lashway Lane
East Greenbush, NY 12061
(518) 275-9398

- 8 Illuminated Exit Signs with Emergency Exit Lights, 3 installed, they are lighted, number and location verified and approved by the Town's Building Inspector.
- 9 14'x30' Loft Area with stairs. Width of stairs exceeds 36" (minimum required). The risers are not installed. They will be installed as per NYS Building Codes. The handrails will have a cable system installed that complies with the NYS Building codes versus the horizontal boards to improve safety.
- 10 Required Exits. There are several barn type doors on 4 (four) sides each exceeding 8 (eight) feet. There are no locks or latches on doors.
- 11 Area 1680 square feet, sufficient to allow for the proposed 99 people.

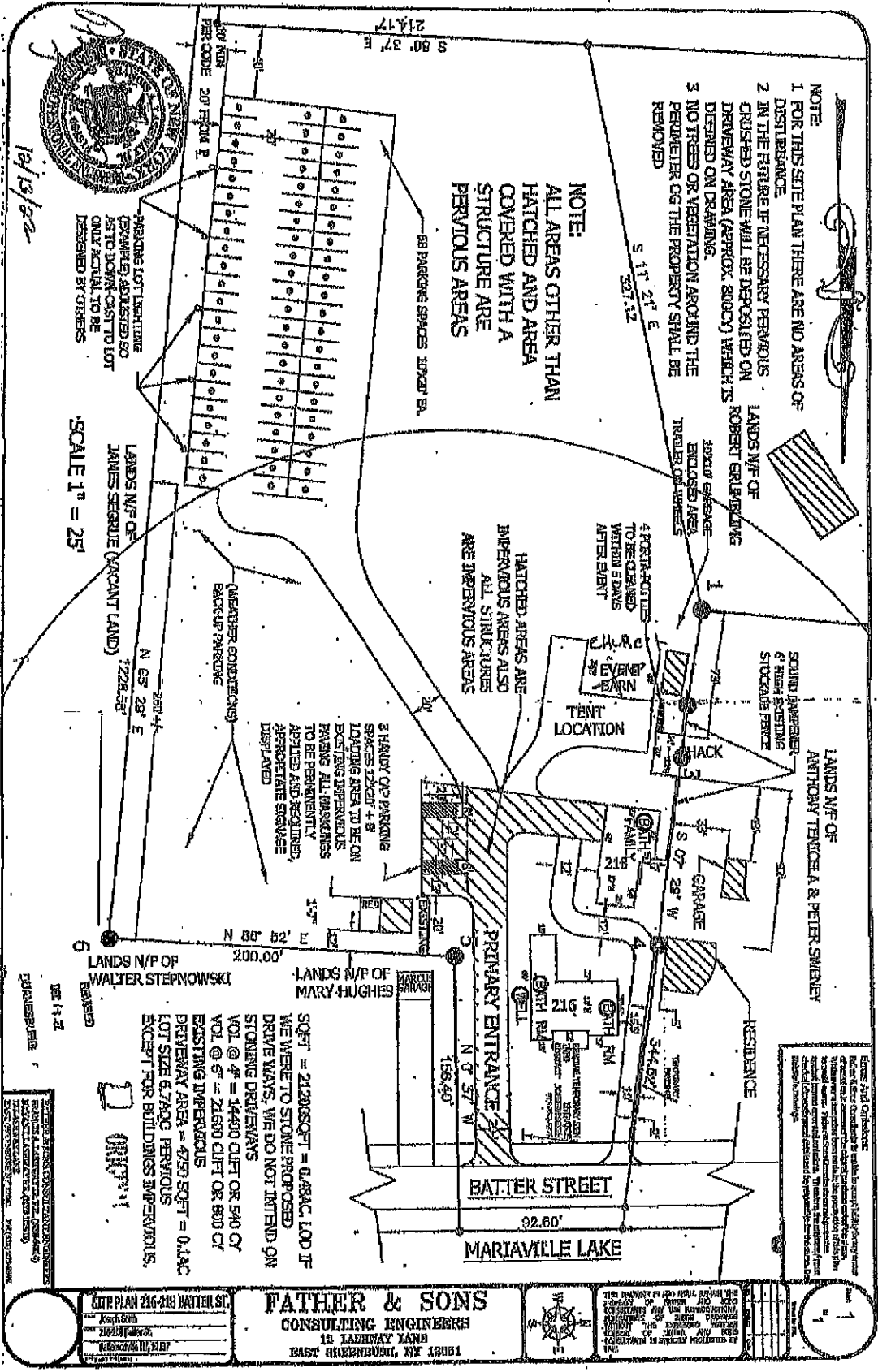
We trust this letter addresses all the concerns that you expressed.

Should you have any questions regarding our responses relative to this matter, please feel free to contact me at your convenience at (518) 275-9398.

Sincerely yours,



Francis A. Lashway, Jr., P.E. (#064314)
Father and Sons Consultants



Jeffrey Schmitt, Planning Board Chair
Chris Parslow, Town Planner
Coryn VanDusen, Clerk
Teresa Baker, Board Attorney



Michael Harris, Vice Chairperson
Elizabeth Novak, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member
Joshua Houghton, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

LEGAL NOTICE NOTICE OF PUBLIC HEARING PLANNING BOARD TOWN OF DUANESBURG

PLEASE TAKE NOTICE, THAT THE PLANNING BOARD OF THE TOWN OF
DUANESBURG, NEW YORK, WILL MEET AT THE TOWN HALL IN THE TOWN
OF DUANESBURG, 5853 WESTERN TURNPIKE, ON **January 18, 2024 AT**
7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE
APPLICATION OF:

#23-27 Northern Clearing Inc.: SBL#67.00-3-19.21, (C-2) is seeking a site plan
approval and special use permit for the expansion of existing building and site uses
currently occurring at the property; special use permit required for storage / light
industrial under section 12.4(20) and 12.4(33) of the Town of Duanesburg Zoning
Ordinance.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS

BY ORDER OF THE CHAIRPERSON
PLANNING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

Join Zoom Meeting <https://us02web.zoom.us/j/86499746075> Meeting ID: 864 9974 6075

Passcode: 130214 Dial in by Phone: 1-646-558-8656 Meeting ID: 864 9974 6075

Passcode: 13021

Town Hall • 5853 Western Turnpike • Duanesburg, NY 12056 • (318) 895-8920

Jeffrey Schmitt, Planning Board Chair
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk
Teresa Bakner, Board Attorney



Michael Harris, Vice Chairperson
Elizabeth Novak, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member
Joshua Houghton, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

LEGAL NOTICE NOTICE OF PUBLIC HEARING PLANNING BOARD TOWN OF DUANESBURG

PLEASE TAKE NOTICE, THAT THE PLANNING BOARD OF THE TOWN OF
DUANESBURG, NEW YORK, WILL MEET AT THE TOWN HALL IN THE TOWN
OF DUANESBURG, 5853 WESTERN TURNPIKE, ON **December 21, 2023 AT**
7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE
APPLICATION OF:

#23-27 Northern Clearing Inc.: SBL#67.00-3-19.21, (C-2) is seeking a site plan
approval and special use permit for the expansion of existing building and site uses
currently occurring at the property; special use permit required for storage / light
industrial under section 12.4(20) and 12.4(33) of the Town of Duaneburg Zoning
Ordinance.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS

BY ORDER OF THE CHAIRPERSON
PLANNING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

Join Zoom Meeting <https://us02web.zoom.us/j/86499746075> Meeting ID: 864 9974 6075

Passcode: 130214 Dial in by Phone: 1-646-558-8656 Meeting ID: 864 9974 6075

Passcode: 13021

Town Hall • 5853 Western Turnpike • Duaneburg, NY 12056 • (518) 895-8920

NOTICE OF DETERMINATION
of the Town of Duaneburg

Date of Determination 11/7/23

Application of Northern Cleaning INC. under section
12.4(20) AND 12.4(33) of the (Village of Delanson Town of Duaneburg)
Zoning Ordinance.

Applicant Northern Cleaning INC.
Address 3851 WESTERN AVE
DUANEBURG ALA. 36526

Phone _____ Zoning District C-2 SBL# 6700-3-19.21

Description of

Project: EXPANSION OF EXISTING BUILDING AND SITE USES CURRENTLY
OCCURRING AT THE PROPERTY. TRITE CLEANING COMPANY

Determination:

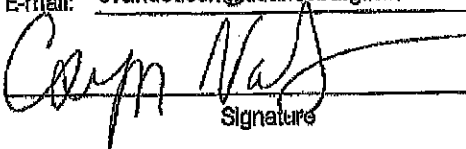
SPECIAL USE PERMIT REQUIRED FOR STORAGE/LIGHT INDUSTRIAL

Reason supporting determination:

TOWN OF DUANEBURG ZONING ORDINANCE ADOPTED 6/11/15 SECTION
12.4(20) AND 12.4(33); SPECIAL USE PERMIT REQUIRED FOR
LIGHT INDUSTRIAL AND STORAGE FACILITY

Action: Refer to PLANNING BOARD for the purpose of SPECIAL USE

Code Enforcement Officer: Chapt. Phil

ZONING COORDINATION REFERRAL SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.		For Use By SCDEDP Received <u>11-28-23</u> Case No. <u>D-26-23</u> Returned <u>12-6-23</u>
FROM:	<input type="checkbox"/> Legislative Body <input type="checkbox"/> Zoning Board of Appeals <input checked="" type="checkbox"/> Planning Board	Municipality: <u>Town of Duaneburg</u> (tel.) 386-2225 (fax) 382-6534 Schenectady County
TO:	Schenectady County Department of Economic Development and Planning Schaffer Heights, 107 Nott Terrace, Suite 303 Schenectady, NY 12308	
ACTION:	<input type="checkbox"/> Zoning Code/Law Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Subdivision Review <input checked="" type="checkbox"/> Site Plan Review	<input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Use Variance <input type="checkbox"/> Area Variance <input type="checkbox"/> Other (specify) _____
NOV 28 2023 Economic Development and Planning Dept.		
PUBLIC HEARING OR MEETING DATE: <u>December 21 2023</u>		
SUBJECT: #23-27 Northern Clearing Inc.: SBL#67.00-3-19.21, (C-2) is seeking a site plan approval and special use permit for the expansion of existing building and site uses currently occurring at the property; special use permit required for storage / light industrial under section 12.4(20) and 12.4(33) of the Town of Duaneburg Zoning Ordinance.		
REQUIRED ENCLOSURES:	1. Public hearing notice & copy of the application. 2. Map of property affected. (Including Tax Map I.D. number if available) 3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.	
1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.		
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following: <ul style="list-style-type: none"> <input type="checkbox"/> the boundary of any city, village or town; <input type="checkbox"/> the boundary of any existing or proposed County or State park or other recreation area; <input checked="" type="checkbox"/> the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway; <input type="checkbox"/> the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines; <input type="checkbox"/> the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated; <input type="checkbox"/> the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances. 		
SUBMITTED BY: Name: <u>Coryn VanDeusen</u> Title: <u>Planning/Zoning/Building Clerk</u> Address: <u>5863 Western Turnpike Duaneburg, NY 12056</u> E-mail: <u>ovandeusen@duaneburg.net</u> Phone: <u>(518) 895-2040</u> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <div style="text-align: center;">  Signature </div> <div> Date: <u>11/21/23</u> </div> </div>		



PLANNING & ZONING COORDINATION REFERRAL

Case No. D-26-23

Applicant Northern Clearing, Inc.

Referring Officer Coryn VanDusen

Municipality Duanesburg

Considerations: Regarding an existing commercial use on 15 acres requesting site plan approval and a special use permit to expand the outdoor material storage and vehicle/equipment laydown area. Located on the south side of Western Turnpike approximately 1,000' east of the I-88 access ramp.

RECOMMENDATION

Receipt of zoning referral is acknowledged on November 28, 2023. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☐ *Approve of the proposal.
- ☒ Defer to local consideration (No significant county-wide or inter-community impact)
- ☐ Modify/Conditionally Approve. Conditions:

☒ Advisory Note:

Due to the area of disturbance a SWPPP needs to be prepared and reviewed by the Town's engineer. The town may wish to have the applicant better define the limits of the new outdoor material storage and vehicle/equipment laydown area.

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

12/4/23
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

RECEIVED

DEC 8 2023

TOWN OF DUANESBURG
TOWN CLERK

Instructions: Per § 17-114 of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would concern property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner, if Different from Applicant
Name: <u>NORTHSTAR DEVELOPMENT, LLC</u>	Name: <u>HOWARD DAVOLC</u>
Address: <u>1051 WESTERN TURNPIKE</u>	<u>129 NISLER FERRY RD.</u>
<u>PO BOX 2046, NY 12056</u>	<u>PO BOX 2046, NY 12056</u>

1. Type of Application: (Special Use Permit) (Site Plan Approval) Use Variance
Area Variance Subdivision Approval (check one or more)

2. Description of proposed project:

EXISTENCE OF EXISTING BUILDING AND SITE USES
COMPLETELY DESCRIBED AT THE FOOTNOTED BE AFFIDAVIT.

3. Is this parcel within an Agricultural District? YES (Check with your local
assessor if you do not know)

4. If YES, Agricultural District Number: _____

5. Is this parcel already farmed? YES NO

6. Use all farm operation within 500 feet of property of Agricultural District if possible.

7. Is this parcel already farmed? <u>YES</u> <u>NO</u>	8. Is this parcel already farmed? <u>YES</u> <u>NO</u>
9. Is this parcel already farmed? <u>YES</u> <u>NO</u>	10. Is this parcel already farmed? <u>YES</u> <u>NO</u>
11. Is this parcel already farmed? <u>YES</u> <u>NO</u>	12. Is this parcel already farmed? <u>YES</u> <u>NO</u>
13. Is this parcel already farmed? <u>YES</u> <u>NO</u>	14. Is this parcel already farmed? <u>YES</u> <u>NO</u>
15. Is this parcel already farmed? <u>YES</u> <u>NO</u>	16. Is this parcel already farmed? <u>YES</u> <u>NO</u>

Scott Greschner NCI onsite Rep N/A Building going through final purchase with NCI
Signature of Applicant

Applicant: _____ Date: _____
Date: _____

Revised 4-4-17

FARM NOTE

Local governments shall not be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

- | | | | |
|-------------------------------------|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Time of drawing | <input checked="" type="checkbox"/> | Septic system (So. investment completed) |
| <input checked="" type="checkbox"/> | Tax Map ID# | <input checked="" type="checkbox"/> | Sewer System (In or district) |
| <input checked="" type="checkbox"/> | Zoning district | <input type="checkbox"/> | Basic SWPPP (10 & 4) |
| <input checked="" type="checkbox"/> | Current Digital Deed | <input type="checkbox"/> | Full Storm Water Control Plan (Slope & Elevation) |
| <input checked="" type="checkbox"/> | IRS Survey (L, S, & P E) | <input type="checkbox"/> | Storm Water Control Plan |
| <input checked="" type="checkbox"/> | North Arrow/scale (1"=100') | <input checked="" type="checkbox"/> | Short online EAP www.dca.ny.gov/esimapper |
| <input checked="" type="checkbox"/> | Boundaries of the property and adjacent parcels (if available) | <input type="checkbox"/> | Street plan: Traffic study needed? |
| <input checked="" type="checkbox"/> | Shaded District/Fire District | <input type="checkbox"/> | All property Owners REQUIRE own owners' signatures on the Application |
| <input checked="" type="checkbox"/> | Green area/landscaping | | |
| <input checked="" type="checkbox"/> | Existing water courses, wetlands, etc. | | <u>Additional Requirements for Special Use Application:</u> |
| <input checked="" type="checkbox"/> | Contour Lines (Elevations of 100') | <input checked="" type="checkbox"/> | New or existing building |
| <input checked="" type="checkbox"/> | Easements & Right of ways | <input checked="" type="checkbox"/> | Business Plan, Hours of operation, & number of employees |
| <input checked="" type="checkbox"/> | Abutting Properties: Wells, Sewer Systems, etc. (if any) | | <u>floor plan, uses, lighting plan/landscaping/landscape</u> |
| <input checked="" type="checkbox"/> | Well Water system | | <u>Parking, Handicap Spaces & lighting plan</u> |

Date 11/6/23

[illegible]

Signature _____ Date _____

Presented by Howard Davis AS APPEARS ON DEED

Address 224 NICHOL FERRY RD Phone 12158

Product: Aspirin 500 mg 100 tablets 1 box 1 lot
 S.S. 533-7277

Approved: _____

Investigator 715-209-1530

10-22-68

10-11-68

2120 JOURNAL OF CLIMATE AND THE ATMOSPHERE, VOLUME 18, 2005

LANDS CONVEYED TO REQUIRE FOR SUPPLIES.

512 When a letter is not found in the index, the word "NOT FOUND" appears on the bottom.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. I understand that, if I am found to be in violation of the above, a properly conducted audit resulting in the revocation of my current application for a passport, and/or if I am found to be in violation of the above, I will be subject to the provisions of the Espionage and Sedition Laws, and I will be subject to the provisions of the Espionage and Sedition Laws, and I will be subject to the provisions of the Espionage and Sedition Laws.

Scott Preschner

Signature of Owner (Sign for Applicant's)

11/6/23

ALL APPLICATION FILES ARE NON-REFUNDABLE!

Application Form No. _____, 2017-18

11. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

[illegible]

Apprendi	Impugnato	Ed. Esito	Costo del ricorso	Costo di difesa	Costo di appello	Costo di Cassazione
1	1	1	1	1	1	1

© 2006 Blackwell Publishing Ltd *Journal of Internal Medicine* 260: 393–401

Plaza Chaperon

Date: _____

0.15 Fm² per acre

Fig. 2.

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 finding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: NORTHERN CLEARING INC. 3851 WESTERN TURNPIKE, DUNESBURG, NY			
Project Location (describe, and attach a location map): EXPANSION OF EXISTING COMMERCIAL USE 3851 WESTERN TURNPIKE, DUNESBURG, NY			
Brief Description of Proposed Action: NORTHERN CLEARING INC. (NCI) OPERATES A COMMERCIAL/ INDUSTRIAL WARE BUSINESS. THIS PROJECT INCLUDES THE EXPANSION OF THE OPERATIONS ON THE CURRENT SITE FOR EXTERIOR MATERIALS STORAGE AND VEHICLE AND EQUIPMENT LAYDOWN AREAS.			
Name of Applicant or Sponsor: NORTHERN CLEARING INC.		Telephone: 715-209-1579 E-Mail:	
Address: 3851 WESTERN TURNPIKE, DUNESBURG, NY			
City/PO: DUNESBURG,		State: NY	Zip Code: 12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or finding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		16.05 acres	
b. Total acreage to be physically disturbed?		8.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.05 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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 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 checked="" 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? Northern Long-eared Bat, Ba...	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DISCHARGE TO EXISTING ROADSIDE SWALES.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
STORMWATER DETENTION		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: FRANCIS G. PALUMBO, RLA Date: 11/6/23 Signature:  Title: PROJECT LANDSCAPE ARCH.		

PRINT FORM

EAF Mapper Summary Report

Monday, November 6, 2023 8:58 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Worksheets. Although the EAF Mapper provides the most up-to-date digital data available to DEQ, you may still need to consult local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archaeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Bald Eagle
Part 1 / Question 18 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Warranty Deed

ORIGINAL

THIS INDENTURE, made the 21st day of April, 2001, by and between

KIKI S. GARG-YOTI, residing at 27 Summit Avenue, Latham, New York 12116 and
AJAY P. GARG, residing at 381 Highland Drive, Schenectady, New York 12303,
parties of the first part, and

HOWARD F. DAIGLE, residing at 229 Vlieland Ferry Road, Rotterdam, New York 12148,
party of the second part,

WITNESSETH that the parties of the first part, in consideration of ONE and no/100 Dollars, (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, in the Town of
Dunniawing, County of Schenectady, State of New York, lying along the Southerly line
of U.S. Route 20, being further bounded and described as follows:

BEGINNING at the point of intersection of the common line of Lands of Cadwell &
Dinazzo as conveyed in Book 1386 of Deeds at Page 3 to the West and Lands of Garg-
Yoti as conveyed in Book 1442 of Deeds at Page 194 to the East, with the Southerly line
of U.S. Route 20, thence from said point of beginning along said Southerly line, North
03° 32' 20" East, 14.84 feet to the point of intersection of said Southerly line with the
Westerly line of Lands of Balles as conveyed in Book 1068 of Deeds at Page 647, thence
along the Westerly, Southerly, and Easterly lines of Lands of Balles the following three
(3) courses: 1.) South 03° 32' 40" East 201.67 feet to a point, thence 2.) North 86°
10' 30" East, 150.00 feet to a point, thence 3.) North 03° 43' 40" West, 201.88 feet to
the point of intersection of said Easterly line with the Southerly line of U.S. Route 20,
thence along said Southerly line the following four (4) courses: 1.) North 85° 43' 40"
East, 131.39 feet to a point, thence 2.) North 86° 12' 40" East, 307.14 feet to a point,
thence 3.) South 04° 01' 40" East, 99.18 feet to a point, thence 4.) North 87° 27' 40"
East, 412.00 feet to a point, thence through Lands of Garg-Yoti, South 02° 32' 20"
East, 596.78 feet to a point in the Northerly line of Lands of Banders as conveyed in
Book 1034 of Deeds at Page 316, thence along said Northerly line, South 83° 10' 10"
West, 1008.36 feet to the point of intersection of said Northerly line with the Easterly line
of Lands of said Cadwell & Dinazzo, thence along said Easterly line, North 03° 48' 20"
West, 736.41 feet to the point of beginning and containing 13.00 1/4 acres of land.

The above described property is also known as Lot No. 1 on a map entitled "Final
Plat, Subdivision of Lands of Kiki S. Garg-Yoti", dated September 20, 2001, prepared by
Gilbert VanCilder & Associates, and filed in the Schenectady County Clerk's Office on
November 29, 2001 in Slope 22 of Map Cabinet K (Map K-32).

BEING a portion of the premises as conveyed to KIKI S. GARG-YOTI by deed dated
November 23, 1998 and recorded in the Schenectady County Clerk's Office in Book
1442 of Deeds at Page 194.

ALSO BEING a portion of the premises as conveyed to AJAY P. GARG and KIKI S.
GARG by deed from JAGADISH GARG, dated July 8, 1992 and filed in the
Schenectady County Clerk's Office on July 20, 1992 in Book 1348 of Deeds at Page 238.

THIS CONVEYANCE is made and accepted subject to any and all existing and
enforceable conditions, covenants, encumbrances, restrictions and agreements of record
affecting said premises.

TOGETHER with the appurtenances and all the estate and rights of the parties of the
first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the
second part, his heirs and assigns forever.

AND said parties of the first part covenant as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

D
RECEIVED
Schenectady County Clerk's Office
APR 21 2001

ORIGINAL

SECOND, that said parties of the first part will forever WARRANT the title to said premises.

THIRD, that, in compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this day and year first above written.

Kiki S. Chang-Tsai

Ajay P. Chang

State of New York
County of Albany ss.

On the 19th day of April, the year 2003, before me, the undersigned a notary public in and for said state, personally appeared Kiki S. Chang-Tsai, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

Notary Public, State of New York
Commission Expires 12/31/2006

NOTARY PUBLIC, State of New York

State of New York
County of Albany ss.

On the 21st day of April, the year 2003, before me, the undersigned a notary public in and for said state, personally appeared Ajay P. Chang, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

Notary Public, State of New York
Commission Expires 12/31/2003

NOTARY PUBLIC, State of New York

Record and Return to:

Nell Wolner, Esq.
646 Plank Road, Suite 200
Clifton Park, New York 12065



Note:
 1) Parcel boundary is from tax map and is not a complete boundary.
 2) Total Site Area is 16.05 acres.
 3) Topographic information is from 2019 FEMA data/information from Clearinghouse.
 4) Tax ID # 67-00-3-19-21

Proposed Future Operations Use, Material Storage, Vehicle and Equipment Laydown Area 7.23 acres

Existing Operations Use, Material Storage, Vehicle and Equipment Laydown Area 2.70 acres

Existing location of Permitted Above Ground Petroleum Bulk Storage Tank

Minimum Lot Size (sq ft)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Building Setback (feet)	Minimum Building Height (feet)	Minimum Building Footprint (sq ft)	Minimum Building Area (sq ft)
10,000	200	200	40	40	500	10,000

**Northern Clearing Inc.
 3851 Western Turnpike
 Proposed Site Plan**

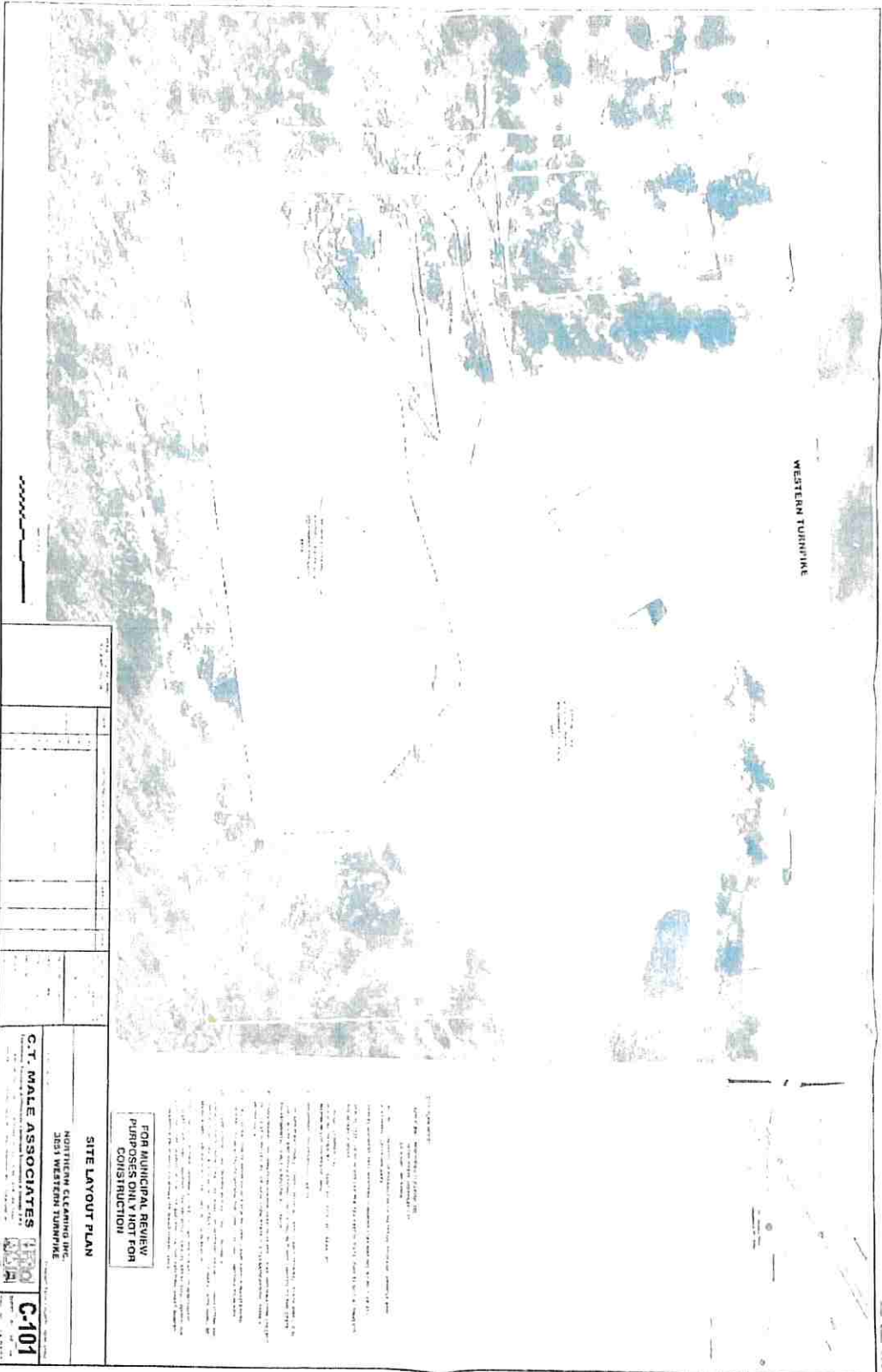
Schenectady County, NY

C.T. MALE ASSOCIATES

100 Schenectady Ave., Schenectady, NY 12305
 518-386-7333 or 518-386-7334

1 in = 40 ft

Map Notes:
 1) The boundary of the proposed site is shown in red.
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WESTERN TURNPIKE

100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
0	100	200	300	400	500	600	700	800	900

FOR MUNICIPAL REVIEW
PURPOSES ONLY NOT FOR
CONSTRUCTION

SITE LAYOUT PLAN

NORTHERN CLEANING INC.
2051 WESTERN TURNPIKE

C.T. MALE ASSOCIATES



C-1001

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110

518.786.7400 FAX 518.786.7299 www.ctmale.com



Project and Stormwater Narrative

for

NORTHERN CLEARING INC.

TOWN OF DUANESBURG, NY

January 5, 2024

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology D.P.C. (C.T. Male) has performed an evaluation of the pre-development and post-development drainage conditions at Northern Clearing Inc. in the Town of Duanesburg, New York. The site address is 3851 Western Turnpike, Tax Map No. 67.00-3-19.21. the site is located to the south side of Western Turnpike, within the Commercial C-1 Zone, is approximately 16 acres in size.

The site has an existing office/warehouse and gravel lot that is used for storage and layout of equipment and materials. The overall 16-acre parcel generally drains to the northwest, with a small portion of land draining to the northeast. Stormwater runoff from the project site currently drains across the site through natural drainage ditches to a roadside ditch along Western Turnpike. Review of the soils survey obtained from the USDA NRCS Web Soil Survey website, on-site soils are classified as Hydrologic Soil Group (HSG) "C/D" soils; which typically exhibit low infiltration rates.

The proposal includes the construction of approximately 4.0 acres of gravel for additional material storage, vehicle and equipment laydown area. The existing office/garage building and gravel driveway to remain. The total disturbance associated with the project will exceed the 1-acre disturbance threshold; therefore, the project must gain coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity GP-0-20-001 (General Permit).

Stormwater management practices (SMPs) have been designed to control the peak runoff rates to meet existing conditions rates. The proposed Stormwater Management Practice will be through a bioretention area and detention basin. The pretreatment practices proposed will include a grass swale and forebay. Most of the runoff from the proposed development (Subcatchment 1) will be conveyed via a grass swale to a pretreatment forebay prior to entering a bioretention basin (BIO-1). Bioretention area 1 shall outlet into a detention pond (P-1) via an overflow weir in order to attenuate larger storm events. The remainder of the proposed development (Subcatchments 2 and 3) will be conveyed via grass swales prior to entering bioretention areas (BIO-2 and BIO-3). A portion of the undeveloped lands will bypass the gravel area into a natural drainage ditch via an upland diversion swale and culvert. Additionally, the existing lands that drain to the northeast

C.T. MALE ASSOCIATES

January 5, 2024

Northern Clearing Stormwater Summary

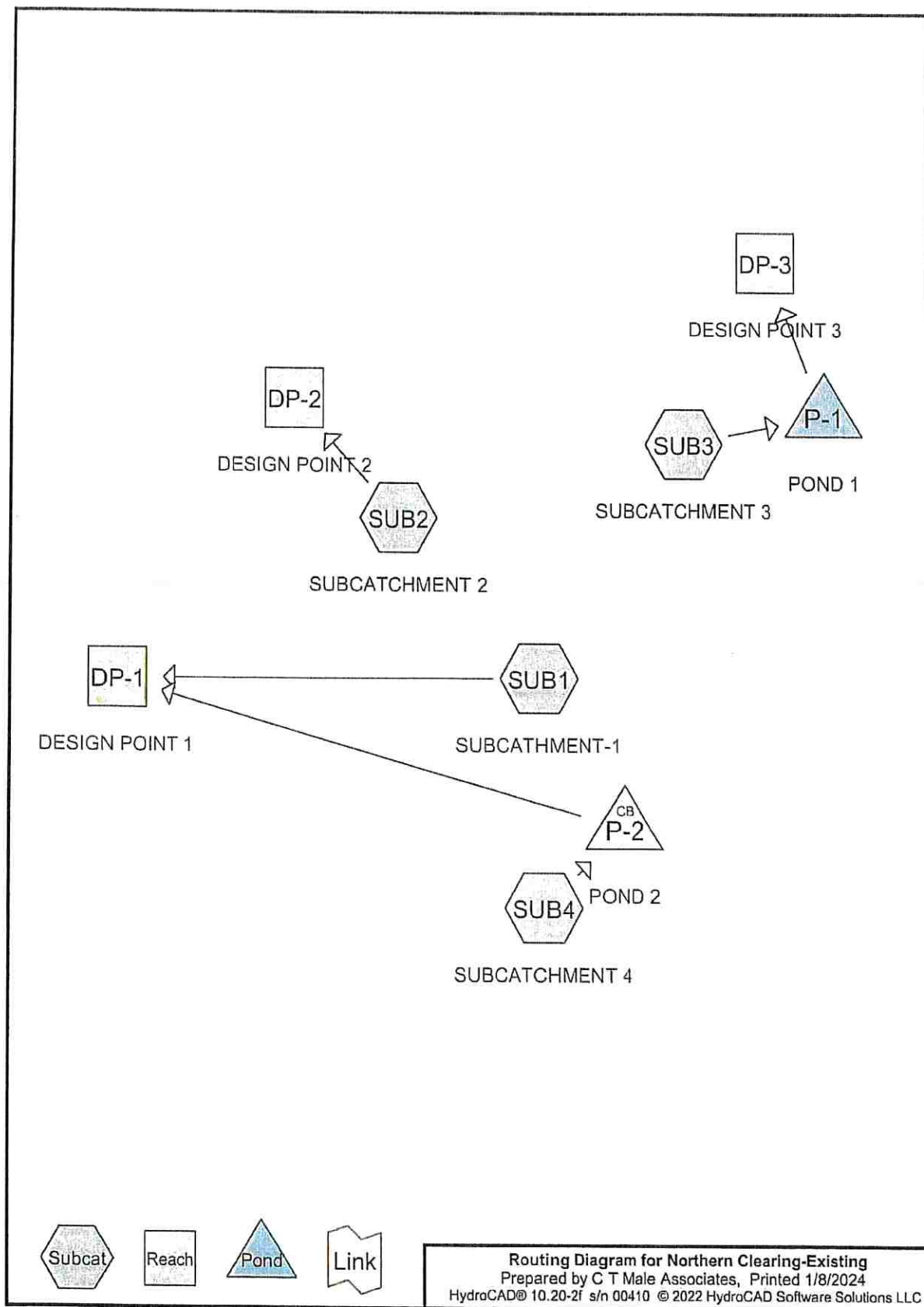
Page - 2

will remain undisturbed or modified as part of this proposal. The bioretention basins 2 and 3 (BIO-2, BIO-3) contain overflow weirs to control runoff from larger storm events; however, the calculated 100-year storm event will not exceed the overflow weir of any bioretention area, nor the previously mentioned detention pond (P-1). The table below shows the calculated peak runoff rates during the 1, 10 and 100-year storm events. These results have been computed using HydroCAD Version 10-Build 20 for existing and proposed conditions:

Storm Event	Design Point 1		Design Point 2		Design Point 3	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
1-Year (cfs)	6.14 cfs	1.80 cfs	4.21 cfs	4.21 cfs	0.00 cfs	0.00 cfs
10-Year (cfs)	15.82 cfs	10.52 cfs	10.55 cfs	10.55 cfs	0.01 cfs	0.01 cfs
100 Year (cfs)	42.76 cfs	41.68 cfs	27.83 cfs	27.783 cfs	0.87 cfs	0.87 cfs

The results of the hydrologic computations show that the calculated existing and proposed flow rates are equivalent or less than; therefore, it is our opinion that the proposed site modifications, as designed, will not adversely impact downstream properties or drainage systems.

Please refer to the accompanying HydroCAD printouts for more detailed calculation information.



Northern Clearing-Existing

Prepared by C T Male Associates

HydroCAD® 10.20-2f s/n 00410 © 2022 HydroCAD Software Solutions LLC

Printed 1/8/2024

Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (Inches)	AMC
1	1-yr	Type II 24-hr		Default	24.00	1	2.18	2
2	10-yr	Type II 24-hr		Default	24.00	1	3.60	2
3	100-yr	Type II 24-hr		Default	24.00	1	7.10	2

Northern Clearing-Existing

Prepared by C T Male Associates

HydroCAD® 10.20-21 s/n 00410 © 2022 HydroCAD Software Solutions LLC

Printed 1/8/2024

Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.753	74	>75% Grass cover, Good, HSG C (SUB1, SUB2, SUB3)
2.098	80	>75% Grass cover, Good, HSG D (SUB1, SUB2)
1.155	98	Gravel surface, HSG C (SUB1, SUB2, SUB3)
2.317	98	Gravel surface, HSG D (SUB1, SUB2, SUB4)
0.031	98	Paved parking, HSG D (SUB2)
0.244	98	Unconnected roofs, HSG C (SUB1, SUB2)
0.011	98	Unconnected roofs, HSG D (SUB1)
0.323	70	Woods, Good, HSG C (SUB1, SUB3)
8.600	77	Woods, Good, HSG D (SUB1, SUB2, SUB4)
15.531	82	TOTAL AREA

Northern Clearing-Existing

Prepared by C T Male Associates

Printed 1/8/2024

HydroCAD® 10.20-2f s/n 00410 © 2022 HydroCAD Software Solutions LLC

Page 4

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.475	HSG C	SUB1, SUB2, SUB3
13.057	HSG D	SUB1, SUB2, SUB4
0.000	Other	
15.531		TOTAL AREA

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentSUB1: SUBCATCHMENT-1 Runoff Area=458,719 sf 1.19% Impervious Runoff Depth>0.76"
Flow Length=1,114' Tc=36.2 min CN=82 Runoff=5.85 cfs 0.668 af

SubcatchmentSUB2: SUBCATCHMENT2 Runoff Area=151,814 sf 4.57% Impervious Runoff Depth>0.72"
Flow Length=275' Tc=7.0 min UI Adjusted CN=81 Runoff=4.21 cfs 0.209 af

SubcatchmentSUB3: SUBCATCHMENT3 Runoff Area=20,905 sf 0.00% Impervious Runoff Depth>0.82"
Flow Length=120' Tc=15.3 min CN=83 Runoff=0.49 cfs 0.033 af

SubcatchmentSUB4: SUBCATCHMENT4 Runoff Area=45,109 sf 0.00% Impervious Runoff Depth>0.54"
Flow Length=190' Tc=18.4 min CN=77 Runoff=0.59 cfs 0.047 af

Reach DP-1: DESIGN POINT 1

Inflow=6.14 cfs 0.715 af
Outflow=6.14 cfs 0.715 af

Reach DP-2: DESIGN POINT 2

Inflow=4.21 cfs 0.209 af
Outflow=4.21 cfs 0.209 af

Reach DP-3: DESIGN POINT 3

Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Pond P-1: POND 1

Peak Elev=849.22' Storage=1,423 cf Inflow=0.49 cfs 0.033 af
Outflow=0.00 cfs 0.000 af

Pond P-2: POND 2

Peak Elev=882.54' Inflow=0.59 cfs 0.047 af
Outflow=0.59 cfs 0.047 af

Total Runoff Area = 15.531 ac Runoff Volume = 0.957 af Average Runoff Depth = 0.74"
98.17% Pervious = 15.247 ac 1.83% Impervious = 0.285 ac

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 6

Summary for Subcatchment SUB1: SUBCATCHMENT-1

Runoff = 5.85 cfs @ 12.34 hrs, Volume= 0.668 af, Depth> 0.76"
 Routed to Reach DP-1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Description
5,013	98	Unconnected roofs, HSG C
32,173	96	Gravel surface, HSG C
3,078	74	>75% Grass cover, Good, HSG C
7,409	70	Woods, Good, HSG C
458	98	Unconnected roofs, HSG D
83,244	96	Gravel surface, HSG D
46,437	80	>75% Grass cover, Good, HSG D
280,907	77	Woods, Good, HSG D
458,719	82	Weighted Average
453,248		98.81% Pervious Area
5,471		1.19% Impervious Area
5,471		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.5	100	0.0300	0.08		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.53"
2.0	64	0.0110	0.52		Shallow Concentrated Flow, shallow concentrated, lightly slo
					Woodland Kv= 5.0 fps
0.2	30	0.2510	2.50		Shallow Concentrated Flow, shallow concentrated: steep slop
					Woodland Kv= 5.0 fps
0.2	80	0.0747	5.55		Shallow Concentrated Flow, shallow over gravel
					Paved Kv= 20.3 fps
13.3	840	0.0228	1.05		Shallow Concentrated Flow, shallow in existing swale to PL
					Short Grass Pasture Kv= 7.0 fps
36.2	1,114	Total			

Summary for Subcatchment SUB2: SUBCATCHMENT 2

Runoff = 4.21 cfs @ 11.99 hrs, Volume= 0.209 af, Depth> 0.72"
 Routed to Reach DP-2 : DESIGN POINT 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 7

Area (sf)	CN	Adj	Description
5,803	98		Unconnected roofs, HSG C
8,448	96		Gravel surface, HSG C
25,175	74		>75% Grass cover, Good, HSG C
1,329	98		Paved parking, HSG D
17,465	96		Gravel surface, HSG D
44,973	80		>75% Grass cover, Good, HSG D
48,821	77		Woods, Good, HSG D
151,814	82	81	Weighted Average, UI Adjusted
144,882			95.43% Pervious Area
6,932			4.57% Impervious Area
5,803			80.63% Unconnected

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	100	0.0895	0.28		Sheet Flow, sheet
					Grass: Short n= 0.150 P2= 2.53"
0.1	13	0.0408	3.03		Shallow Concentrated Flow, shallow--roadside
					Grassed Waterway Kv= 15.0 fps
0.3	78	0.0606	5.00		Shallow Concentrated Flow, across driveway
					Paved Kv= 20.3 fps
0.5	84	0.0330	2.72		Shallow Concentrated Flow, to edge of property
					Grassed Waterway Kv= 15.0 fps
7.0	275	Total			

Summary for Subcatchment SUB3: SUBCATCHMENT 3

Runoff = 0.49 cfs @ 12.08 hrs, Volume= 0.033 af, Depth> 0.82"
Routed to Pond P-1 : POND 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr. 1-yr Rainfall=2.18"

Area (sf)	CN	Description
9,705	96	Gravel surface, HSG C
4,534	74	>75% Grass cover, Good, HSG C
6,666	70	Woods, Good, HSG C
20,905	83	Weighted Average
20,905		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	35	0.0600	0.09		Sheet Flow, sheet flow gentle slope
					Woods: Light underbrush n= 0.400 P2= 2.53"
5.5	35	0.4000	0.11		Sheet Flow, sheet flow steep slope
					Woods: Dense underbrush n= 0.800 P2= 2.53"
3.0	30	0.0470	0.17		Sheet Flow, sheet transition from woods to grass
					Grass: Short n= 0.150 P2= 2.53"
0.1	20	0.1225	2.45		Shallow Concentrated Flow, entry to pond
					Short Grass Pasture Kv= 7.0 fps
15.3	120	Total			

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 8

Summary for Subcatchment SUB4: SUBCATCHMENT 4

Runoff = 0.59 cfs @ 12.13 hrs, Volume= 0.047 af, Depth= 0.54"
 Routed to Pond P-2 ; POND 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Description
203	98	Gravel surface, HSG D
44,906	77	Woods, Good, HSG D
45,109	77	Weighted Average
45,109		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0471	0.10		Sheet Flow, sheet
1.3	90	0.0553	1.18		Woods: Light underbrush n= 0.400 P2= 2.53"
					Shallow Concentrated Flow, shallow to pond 2
					Woodland Kv= 5.0 fps
18.4	190	Total			

Summary for Reach DP-1: DESIGN POINT 1

Inflow Area = 11.566 ac, 1.09% Impervious, Inflow Depth > 0.74" for 1-yr event
 Inflow = 6.14 cfs @ 12.33 hrs, Volume= 0.715 af
 Outflow = 6.14 cfs @ 12.33 hrs, Volume= 0.715 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-2: DESIGN POINT 2

Inflow Area = 3.485 ac, 4.57% Impervious, Inflow Depth > 0.72" for 1-yr event
 Inflow = 4.21 cfs @ 11.99 hrs, Volume= 0.209 af
 Outflow = 4.21 cfs @ 11.99 hrs, Volume= 0.209 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-3: DESIGN POINT 3

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth = 0.00" for 1-yr event
 Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type II 24-hr. 1-yr Rainfall=2.18"

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Page 9

Summary for Pond P-1: POND 1

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 0.82" for 1-yr event
 Inflow = 0.49 cfs @ 12.08 hrs, Volume= 0.033 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-3 : DESIGN POINT 3

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.22' @ 24.00 hrs Surf.Area= 6,563 sf Storage= 1,423 of

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail. Storage	Storage Description
#1	849.00'	6,665 of	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf. Area (sq-ft)	Ino. Store (cubic-feet)	Cum. Store (cubic-feet)
849.00	6,484	0	0
850.00	6,846	6,665	6,665

Device	Routing	Invert	Outlet Devices
#1	Primary	849.50'	4.0' long + 0.1 ' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond P-2: POND 2

Inflow Area = 1.038 ac, 0.00% Impervious, Inflow Depth > 0.54" for 1-yr event
 Inflow = 0.59 cfs @ 12.13 hrs, Volume= 0.047 af
 Outflow = 0.59 cfs @ 12.13 hrs, Volume= 0.047 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.59 cfs @ 12.13 hrs, Volume= 0.047 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 862.54' @ 12.13 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	862.50'	25.0' long + 0.1 ' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.58 cfs @ 12.13 hrs HW=862.54' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Weir Controls 0.58 cfs @ 0.52 fps)

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Type II 24-hr 10-yr Rainfall=3.60"

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Page 10

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Traps method - Pond routing by Stor-Ind method

SubcatchmentSUB1: SUBCATCHMENT-1 Runoff Area=458,719 sf 1.19% Impervious Runoff Depth>1.85"
Flow Length=1,114' Tc=36.2 min CN=82 Runoff=14.94 cfs 1.621 af

SubcatchmentSUB2: SUBCATCHMENT2 Runoff Area=151,814 sf 4.57% Impervious Runoff Depth>1.79"
Flow Length=275' Tc=7.0 min UI Adjusted CN=81 Runoff=10.55 cfs 0.519 af

SubcatchmentSUB3: SUBCATCHMENT3 Runoff Area=20,905 sf 0.00% Impervious Runoff Depth>1.94"
Flow Length=120' Tc=15.3 min CN=83 Runoff=1.18 cfs 0.077 af

SubcatchmentSUB4: SUBCATCHMENT4 Runoff Area=45,109 sf 0.00% Impervious Runoff Depth>1.50"
Flow Length=190' Tc=18.4 min CN=77 Runoff=1.78 cfs 0.129 af

Reach DP-1: DESIGN POINT 1Inflow=15.82 cfs 1.751 af
Outflow=15.82 cfs 1.751 af**Reach DP-2: DESIGN POINT 2**Inflow=10.55 cfs 0.519 af
Outflow=10.55 cfs 0.519 af**Reach DP-3: DESIGN POINT 3**Inflow=0.01 cfs 0.001 af
Outflow=0.01 cfs 0.001 af**Pond P-1: POND 1**Peak Elev=849.51' Storage=3,346 cf Inflow=1.18 cfs 0.077 af
Outflow=0.01 cfs 0.001 af**Pond P-2: POND 2**Peak Elev=862.59' Inflow=1.78 cfs 0.129 af
Outflow=1.78 cfs 0.129 af

Total Runoff Area = 15.531 ac Runoff Volume = 2,347 af Average Runoff Depth = 1.81"
98.17% Pervious = 15.247 ac 1.83% Impervious = 0.285 ac

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Type II 24-hr 10-yr Rainfall=3.60"

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Page 11

Summary for Subcatchment SUB1: SUBCATHMENT-1

Runoff = 14.94 cfs @ 12.32 hrs, Volume= 1.621 af, Depth> 1.85"
 Routed to Reach DP-1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
5,013	98	Unconnected roofs, HSG C
32,173	96	Gravel surface, HSG C
3,078	74	>75% Grass cover, Good, HSG C
7,409	70	Woods, Good, HSG C
458	98	Unconnected roofs, HSG D
83,244	96	Gravel surface, HSG D
46,437	80	>75% Grass cover, Good, HSG D
280,907	77	Woods, Good, HSG D
458,719	82	Weighted Average
458,248		98.81% Pervious Area
5,471		1.19% Impervious Area
5,471		100.00% Unconnected

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.5	100	0.0300	0.08		Sheet Flow, Sheet Flow
2.0	64	0.0110	0.52		Woods: Light underbrush n= 0.400 P2= 2.53"
0.2	30	0.2510	2.50		Shallow Concentrated Flow, shallow concentrated, lightly sloped Woodland Kv= 5.0 fps
0.2	80	0.0747	5.55		Shallow Concentrated Flow, shallow concentrated- steep slope Woodland Kv= 5.0 fps
13.3	840	0.0226	1.05		Shallow Concentrated Flow, shallow over gravel Paved Kv= 20.3 fps
36.2	1,114	Total			Shallow Concentrated Flow, shallow in existing swale to PL Short Grass Pasture Kv= 7.0 fps

Summary for Subcatchment SUB2: SUBCATCHMENT 2

Runoff = 10.55 cfs @ 11.99 hrs, Volume= 0.519 af, Depth> 1.79"
 Routed to Reach DP-2 : DESIGN POINT 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

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Type II 24-hr 10-yr Rainfall=3.60"

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Page 12

Area (sf)	CN	Adj	Description
5,603	98		Unconnected roofs, HSG C
8,448	98		Gravel surface, HSG C
25,175	74		>75% Grass cover, Good, HSG C
1,329	98		Paved parking, HSG D
17,465	98		Gravel surface, HSG D
44,973	80		>75% Grass cover, Good, HSG D
48,821	77		Woods, Good, HSG D
151,814	82	81	Weighted Average, UI Adjusted
144,882			95.43% Pervious Area
6,932			4.57% Impervious Area
5,603			80.83% Unconnected

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	100	0.0895	0.28		Sheet Flow, sheet
					Grass: Short n= 0.150 P2= 2.53"
0.1	13	0.0408	3.03		Shallow Concentrated Flow, shallow--roadside
					Grassed Waterway Ky= 15.0 fps
0.3	78	0.0606	5.00		Shallow Concentrated Flow, across driveway
					Paved Kv= 20.3 fps
0.5	84	0.0330	2.72		Shallow Concentrated Flow, to edge of property
					Grassed Waterway Kv= 15.0 fps
7.0	276	Total			

Summary for Subcatchment SUB3: SUBCATCHMENT 3

Runoff = 1.18 cfs @ 12.08 hrs, Volume= 0.077 af, Depth> 1.94"
Routed to Pond P-1 : POND 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
9,705	98	Gravel surface, HSG C
4,534	74	>75% Grass cover, Good, HSG C
6,666	70	Woods, Good, HSG C
20,905	83	Weighted Average
20,905		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	35	0.0600	0.09		Sheet Flow, sheet flow gentle slope
					Woods: Light underbrush n= 0.400 P2= 2.53"
5.5	35	0.4000	0.11		Sheet Flow, sheet flow steep slope
					Woods: Dense underbrush n= 0.800 P2= 2.53"
3.0	30	0.0470	0.17		Sheet Flow, sheet transition from woods to grass
					Grass: Short n= 0.150 P2= 2.53"
0.1	20	0.1225	2.45		Shallow Concentrated Flow, entry to pond
					Short Grass Pasture Kv= 7.0 fps
15.3	120	Total			

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Type II 24-hr 10-yr Rainfall=3.60"

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Page 13

Summary for Subcatchment SUB4: SUBCATCHMENT 4

Runoff = 1.78 cfs @ 12.12 hrs, Volume= 0.129 af, Depth> 1.50"
 Routed to Pond P-2 : POND 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
203	96	Gravel surface, HSG D
44,906	77	Woods, Good, HSG D
45,109	77	Weighted Average
45,109		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0471	0.10		Sheet Flow, sheet
1.3	90	0.0553	1.18		Woods; Light underbrush n= 0.400 P2= 2.53"
					Shallow Concentrated Flow, shallow to pond 2
					Woodland Kv= 5.0 fps
18.4	190	Total			

Summary for Reach DP-1: DESIGN POINT 1

Inflow Area = 11.566 ac, 1.09% Impervious, Inflow Depth > 1.82" for 10-yr event
 Inflow = 15.82 cfs @ 12.31 hrs, Volume= 1.751 af
 Outflow = 15.82 cfs @ 12.31 hrs, Volume= 1.751 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-2: DESIGN POINT 2

Inflow Area = 3.485 ac, 4.57% Impervious, Inflow Depth > 1.79" for 10-yr event
 Inflow = 10.55 cfs @ 11.99 hrs, Volume= 0.519 af
 Outflow = 10.55 cfs @ 11.99 hrs, Volume= 0.519 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-3: DESIGN POINT 3

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 0.01" for 10-yr event
 Inflow = 0.01 cfs @ 24.00 hrs, Volume= 0.001 af
 Outflow = 0.01 cfs @ 24.00 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type II 24-hr 10-yr Rainfall=3.60"

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Page 14

Summary for Pond P-1: POND 1

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 1.94" for 10-yr event
 Inflow = 1.18 cfs @ 12.08 hrs, Volume= 0.077 af
 Outflow = 0.01 cfs @ 24.00 hrs, Volume= 0.001 af, Atten= 99%, Lag= 715.5 min
 Primary = 0.01 cfs @ 24.00 hrs, Volume= 0.001 af
 Routed to Reach DP-3 : DESIGN POINT 3

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.51' @ 24.00 hrs Surf.Area= 6,668 sf Storage= 3,346 of

Plug-Flow detention time= 858.1 min calculated for 0.001 af (1% of Inflow)
 Center-of-Mass det. time= 580.9 min (1,411.6 - 830.7)

Volume	Invert	Avail. Storage	Storage Description
#1	849.00'	6,665 of	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf. Area (sq-ft)	Ino. Store (cubic-feet)	Cum. Store (cubic-feet)
849.00	6,484	0	0
850.00	6,846	6,665	6,665

Device	Routing	Invert	Outlet Devices
#1	Primary	849.50'	4.0' long + 0.1' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.88 2.69 2.67 2.64

Primary OutFlow Max=0.01 cfs @ 24.00 hrs HW=849.51' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Weir Controls 0.01 cfs @ 0.23 fps)

Summary for Pond P-2: POND 2

Inflow Area = 1.036 ac, 0.00% Impervious, Inflow Depth > 1.50" for 10-yr event
 Inflow = 1.78 cfs @ 12.12 hrs, Volume= 0.129 af
 Outflow = 1.78 cfs @ 12.12 hrs, Volume= 0.129 af, Atten= 0%, Lag= 0.0 min
 Primary = 1.78 cfs @ 12.12 hrs, Volume= 0.129 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 862.59' @ 12.12 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	862.50'	25.0' long + 0.1' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.88 2.69 2.67 2.64

Primary OutFlow Max=1.76 cfs @ 12.12 hrs HW=862.59' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Weir Controls 1.76 cfs @ 0.76 fps)

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Type II 24-hr 100-yr Rainfall=7.10"

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Page 15

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentSUB1: SUBCATCHMENT1 Runoff Area=458,719 sf 1.19% Impervious Runoff Depth>4.87"
Flow Length=1,114' To=36.2 min CN=82 Runoff=40.08 cfs 4.362 af

SubcatchmentSUB2: SUBCATCHMENT2 Runoff Area=161,814 sf 4.57% Impervious Runoff Depth>4.89"
Flow Length=275' To=7.0 min UI Adjusted CN=81 Runoff=27.83 cfs 1.421 af

SubcatchmentSUB3: SUBCATCHMENT3 Runoff Area=20,005 sf 0.00% Impervious Runoff Depth>5.11"
Flow Length=120' To=15.3 min CN=83 Runoff=3.05 cfs 0.204 af

SubcatchmentSUB4: SUBCATCHMENT4 Runoff Area=45,109 sf 0.00% Impervious Runoff Depth>4.44"
Flow Length=190' To=18.4 min CN=77 Runoff=5.33 cfs 0.383 af

Reach DP-1: DESIGN POINT 1

Inflow=42.76 cfs 4.745 af
Outflow=42.76 cfs 4.745 af

Reach DP-2: DESIGN POINT 2

Inflow=27.83 cfs 1.421 af
Outflow=27.83 cfs 1.421 af

Reach DP-3: DESIGN POINT 3

Inflow=0.87 cfs 0.125 af
Outflow=0.87 cfs 0.125 af

Pond P-1: POND 1

Peak Elev=849.70' Storage=4,605 cf Inflow=3.05 cfs 0.204 af
Outflow=0.87 cfs 0.125 af

Pond P-2: POND 2

Peak Elev=862.69' Inflow=5.33 cfs 0.383 af
Outflow=5.33 cfs 0.383 af

Total Runoff Area = 15.531 ac Runoff Volume = 6.370 af Average Runoff Depth = 4.92"
98.17% Pervious = 15.247 ac 1.83% Impervious = 0.285 ac

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Page 18

Summary for Subcatchment SUB1: SUBCATHMENT-1

Runoff = 40.08 cfs @ 12.31 hrs, Volume= 4.362 af, Depth> 4.97"
 Routed to Reach DP-1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
5,013	98	Unconnected roofs, HSG C
32,173	98	Gravel surface, HSG C
3,078	74	>75% Grass cover, Good, HSG C
7,409	70	Woods, Good, HSG C
458	98	Unconnected roofs, HSG D
83,244	98	Gravel surface, HSG D
46,437	80	>75% Grass cover, Good, HSG D
280,907	77	Woods, Good, HSG D
458,719	82	Weighted Average
453,248		98.81% Pervious Area
5,471		1.19% Impervious Area
5,471		100.00% Unconnected

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.5	100	0.0300	0.08		Sheet Flow, Sheet Flow
2.0	64	0.0110	0.52		Woods: Light underbrush n= 0.400 P2= 2.53"
0.2	30	0.2510	2.50		Shallow Concentrated Flow, shallow concentrated, lightly sloped Woodland Kv= 5.0 fps
0.2	80	0.0747	5.55		Shallow Concentrated Flow, shallow concentrated- steep slope Woodland Kv= 5.0 fps
13.3	840	0.0226	1.05		Shallow Concentrated Flow, shallow over gravel Paved Kv= 20.3 fps
36.2	1,114	Total			Shallow Concentrated Flow, shallow in existing swale to PL Short Grass Pasture Kv= 7.0 fps

Summary for Subcatchment SUB2: SUBCATCHMENT 2

Runoff = 27.83 cfs @ 11.98 hrs, Volume= 1.421 af, Depth> 4.89"
 Routed to Reach DP-2 : DESIGN POINT 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

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Type II 24-hr 100-yr Rainfall=7.10"

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Page 17

Area (sf)	CN	Adj	Description
5,603	98		Unconnected roofs, HSG C
8,448	96		Gravel surface, HSG C
25,175	74		>75% Grass cover, Good, HSG C
1,329	98		Paved parking, HSG D
17,465	96		Gravel surface, HSG D
44,973	80		>75% Grass cover, Good; HSG D
48,821	77		Woods, Good, HSG D
151,814	82	81	Weighted Average, UI Adjusted
144,882			95.43% Pervious Area
6,932			4.57% Impervious Area
5,603			80.83% Unconnected

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	100	0.0895	0.28		Sheet Flow, sheet
					Grass: Short n= 0.150 P2= 2.53"
0.1	13	0.0408	3.03		Shallow Concentrated Flow, shallow--roadside
					Grassed Waterway Kv= 15.0 fps
0.3	78	0.0606	5.00		Shallow Concentrated Flow, across driveway
					Paved Kv= 20.3 fps
0.5	84	0.0330	2.72		Shallow Concentrated Flow, to edge of property
					Grassed Waterway Kv= 15.0 fps
7.0	275	Total			

Summary for Subcatchment SUB3: SUBCATCHMENT 3

Runoff = 3.05 cfs @ 12.07 hrs, Volume= 0.204 af, Depth> 5.11"
 Routed to Pond P-1 : POND 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
9,705	96	Gravel surface, HSG C
4,534	74	>75% Grass cover, Good, HSG C
6,666	70	Woods, Good, HSG C
20,905	83	Weighted Average
20,905		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	35	0.0600	0.09		Sheet Flow, sheet flow gentle slope
					Woods: Light underbrush n= 0.400 P2= 2.53"
5.5	35	0.4000	0.11		Sheet Flow, sheet flow steep slope
					Woods: Dense underbrush n= 0.800 P2= 2.53"
3.0	30	0.0470	0.17		Sheet Flow, sheet transition from woods to grass
					Grass: Short n= 0.150 P2= 2.53"
0.1	20	0.1225	2.45		Shallow Concentrated Flow, entry to pond
					Short Grass Pasture Kv= 7.0 fps
15.3	120	Total			

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Type II 24-hr 100-yr Rainfall=7.10"

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Page 18

Summary for Subcatchment SUB4: SUBCATCHMENT 4

Runoff = 5.33 cfs @ 12.11 hrs, Volume= 0.383 af, Depth> 4.44"
 Routed to Pond P-2: POND 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
203	96	Gravel surface, HSG D
44,906	77	Woods, Good, HSG D
45,109	77	Weighted Average
45,109		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0471	0.10		Sheet Flow, sheet
					Woods: Light underbrush n= 0.400 P2= 2.53"
1.3	90	0.0553	1.18		Shallow Concentrated Flow, shallow to pond 2
					Woodland Kv= 5.0 fps
18.4	190	Total			

Summary for Reach DP-1: DESIGN POINT 1

Inflow Area = 11.566 ac, 1.09% Impervious, Inflow Depth > 4.92" for 100-yr event
 Inflow = 42.76 cfs @ 12.29 hrs, Volume= 4.745 af
 Outflow = 42.76 cfs @ 12.29 hrs, Volume= 4.745 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-2: DESIGN POINT 2

Inflow Area = 3.485 ac, 4.57% Impervious, Inflow Depth > 4.89" for 100-yr event
 Inflow = 27.83 cfs @ 11.98 hrs, Volume= 1.421 af
 Outflow = 27.83 cfs @ 11.98 hrs, Volume= 1.421 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-3: DESIGN POINT 3

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 3.13" for 100-yr event
 Inflow = 0.87 cfs @ 12.35 hrs, Volume= 0.125 af
 Outflow = 0.87 cfs @ 12.35 hrs, Volume= 0.125 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type II 24-hr 100-yr Rainfall=7.10"

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Page 19

Summary for Pond P-1: POND 1

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 5.11" for 100-yr event
 Inflow = 3.05 cfs @ 12.07 hrs, Volume= 0.204 af
 Outflow = 0.87 cfs @ 12.35 hrs, Volume= 0.125 af, Atten= 71%, Lag= 16.8 min
 Primary = 0.87 cfs @ 12.35 hrs, Volume= 0.125 af
 Routed to Reach DP-3 : DESIGN POINT 3

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.70' @ 12.35 hrs Surf.Area= 6,736 sf Storage= 4,605 cf

Plug-Flow detention time= 202.3 min calculated for 0.125 af (61% of Inflow)
 Center-of-Mass det. time= 99.3 min (902.8 - 803.4)

Volume	Invert	Avail. Storage	Storage Description
#1	849.00'	6,665 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
849.00	6,484	0	0
850.00	8,846	6,665	6,665

Device	Routing	Invert	Outlet Devices
#1	Primary	849.50'	4.0' long + 0.1 ' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.87 cfs @ 12.35 hrs HW=849.70' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Weir Controls 0.87 cfs @ 1.10 fps)

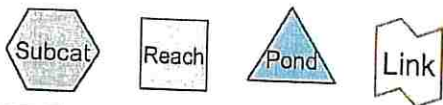
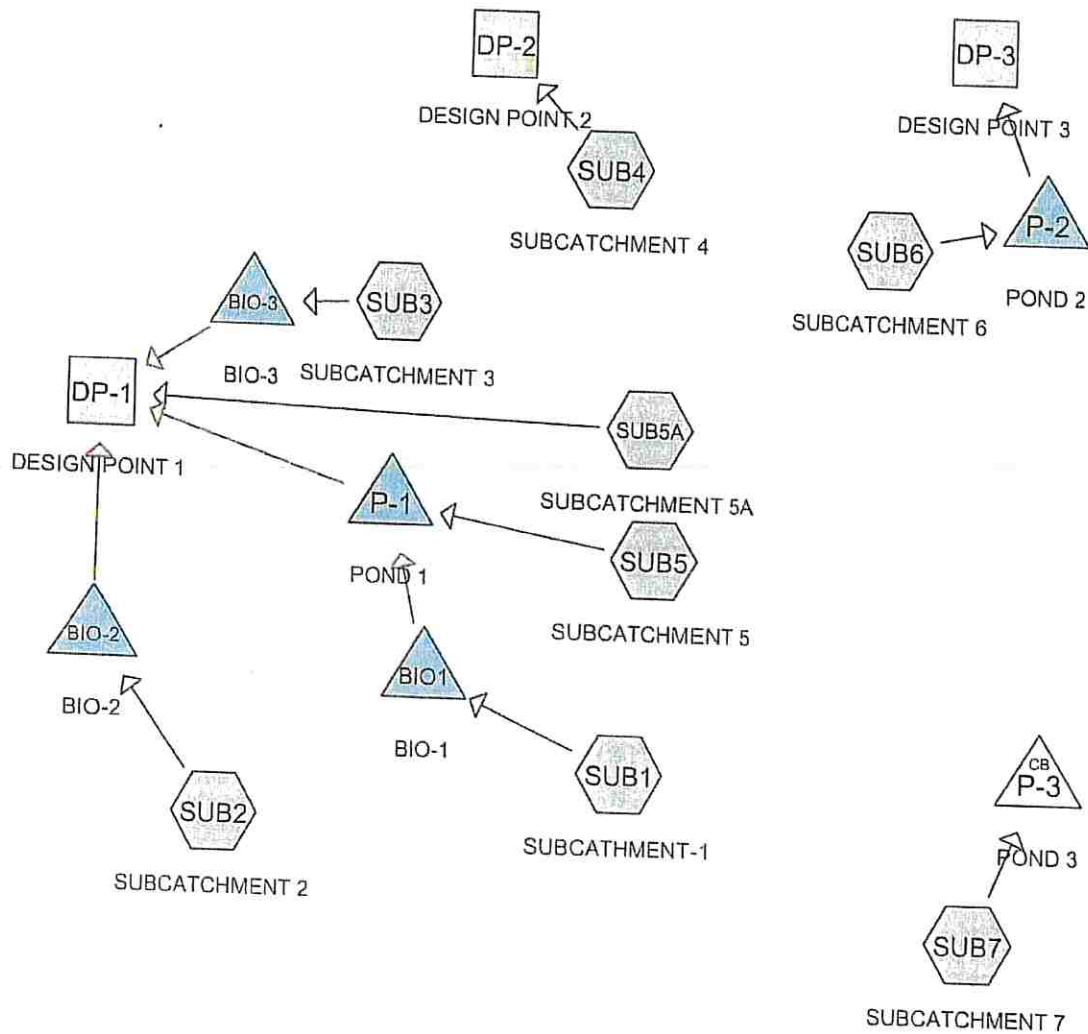
Summary for Pond P-2: POND 2

Inflow Area = 1.036 ac, 0.00% Impervious, Inflow Depth > 4.44" for 100-yr event
 Inflow = 5.33 cfs @ 12.11 hrs, Volume= 0.383 af
 Outflow = 5.33 cfs @ 12.11 hrs, Volume= 0.383 af, Atten= 0%, Lag= 0.0 min
 Primary = 5.33 cfs @ 12.11 hrs, Volume= 0.383 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 862.89' @ 12.11 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	862.50'	25.0' long + 0.1 ' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=5.29 cfs @ 12.11 hrs HW=862.89' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Weir Controls 5.29 cfs @ 1.09 fps)



Routing Diagram for Northern Clearing-Proposed
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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (Inches)	AMC
1	1-yr	Type II 24-hr		Default	24.00	1	2.18	2
2	10-yr	Type II 24-hr		Default	24.00	1	3.60	2
3	100-yr	Type II 24-hr		Default	24.00	1	7.10	2

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.750	74	>75% Grass cover, Good, HSG C (SUB3, SUB4, SUB5, SUB6)
3.894	80	>75% Grass cover, Good, HSG D (SUB1, SUB2, SUB3, SUB4, SUB5, SUB5A)
1.244	96	Gravel surface, HSG C (SUB3, SUB4, SUB5, SUB6)
6.280	96	Gravel surface, HSG D (SUB1, SUB2, SUB3, SUB4, SUB5, SUB7)
0.031	98	Paved parking, HSG D (SUB4)
0.129	98	Unconnected roofs, HSG C (SUB4)
0.323	70	Woods, Good, HSG C (SUB5, SUB6)
3.065	77	Woods, Good, HSG D (SUB4, SUB5, SUB5A, SUB7)
15.716	87	TOTAL AREA

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Page 4

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.448	HSG C	SUB3, SUB4, SUB5, SUB6
13.270	HSG D	SUB1, SUB2, SUB3, SUB4, SUB5, SUB5A, SUB7
0.000	Other	
15.716		TOTAL AREA

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Type II 24-hr 1-yr Rainfall=2.16"

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Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UI=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentSUB1: SUBCATCHMENT-1 Runoff Area=229,624 sf 0.00% Impervious Runoff Depth>1.40"
Flow Length=853' Tc=7.6 min CN=92 Runoff=11.98 cfs 0.614 af

SubcatchmentSUB2: SUBCATCHMENT2 Runoff Area=11,426 sf 0.00% Impervious Runoff Depth>1.05"
Flow Length=175' Tc=1.3 min CN=87 Runoff=0.54 cfs 0.023 af

SubcatchmentSUB3: SUBCATCHMENT3 Runoff Area=13,060 sf 0.00% Impervious Runoff Depth>1.18"
Flow Length=310' Tc=2.2 min CN=89 Runoff=0.68 cfs 0.029 af

SubcatchmentSUB4: SUBCATCHMENT4 Runoff Area=124,400 sf 5.57% Impervious Runoff Depth>0.77"
Flow Length=275' Tc=7.0 min UI Adjusted CN=82 Runoff=3.70 cfs 0.183 af

SubcatchmentSUB5: SUBCATCHMENT5 Runoff Area=157,941 sf 0.00% Impervious Runoff Depth>1.32"
Flow Length=671' Tc=18.1 min CN=91 Runoff=5.60 cfs 0.398 af

SubcatchmentSUB5A: SUBCATCHMENT5A Runoff Area=82,121 sf 0.00% Impervious Runoff Depth>0.58"
Flow Length=1,276' Tc=25.0 min CN=78 Runoff=0.96 cfs 0.092 af

SubcatchmentSUB6: SUBCATCHMENT6 Runoff Area=20,805 sf 0.00% Impervious Runoff Depth>0.82"
Flow Length=120' Tc=15.3 min CN=83 Runoff=0.49 cfs 0.033 af

SubcatchmentSUB7: SUBCATCHMENT7 Runoff Area=45,109 sf 0.00% Impervious Runoff Depth>0.54"
Flow Length=190' Tc=18.4 min CN=77 Runoff=0.59 cfs 0.047 af

Reach DP-1: DESIGN POINT 1

Inflow=1.80 cfs 0.773 af
Outflow=1.80 cfs 0.773 af

Reach DP-2: DESIGN POINT 2

Inflow=3.70 cfs 0.183 af
Outflow=3.70 cfs 0.183 af

Reach DP-3: DESIGN POINT 3

Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Pond BIO-2: BIO-2

Peak Elev=837.52' Storage=444 cf Inflow=0.54 cfs 0.023 af
Primary=0.06 cfs 0.016 af Secondary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.016 af

Pond BIO-3: BIO-3

Peak Elev=837.60' Storage=368 cf Inflow=0.68 cfs 0.029 af
Primary=0.66 cfs 0.023 af Secondary=0.00 cfs 0.000 af Outflow=0.66 cfs 0.023 af

Pond BIO1: BIO-1

Peak Elev=842.57' Storage=15,067 cf Inflow=11.98 cfs 0.614 af
Primary=0.82 cfs 0.285 af Secondary=0.00 cfs 0.000 af Outflow=0.82 cfs 0.285 af

Pond P-1: POND 1

Peak Elev=837.84' Storage=10,765 cf Inflow=5.72 cfs 0.683 af
Primary=0.84 cfs 0.642 af Secondary=0.00 cfs 0.000 af Outflow=0.84 cfs 0.642 af

Pond P-2: POND 2

Peak Elev=849.22' Storage=1,423 cf Inflow=0.49 cfs 0.033 af
Outflow=0.00 cfs 0.000 af

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 6

Pond P-3: POND 3

Peak Elev=882.54' Inflow=0.59 cfs 0.047 af
Outflow=0.59 cfs 0.047 af

Total Runoff Area = 15.716 ac Runoff Volume = 1.418 af Average Runoff Depth = 1.08"
98.99% Pervious = 15.557 ac 1.01% Impervious = 0.159 ac

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 7

Summary for Subcatchment SUB1: SUBCATCHMENT-1

Runoff = 11.98 cfs @ 11.99 hrs, Volume= 0.614 af, Depth> 1.40"
 Routed to Pond BIO1 : BIO-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Description
165,282	96	Gravel surface, HSG D
64,342	80	>75% Grass cover, Good, HSG D
229,624	92	Weighted Average
229,624		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	100	0.0570	1.86		Sheet Flow, Sheet Flow Smooth surfaces n= 0.011 P2= 2.53"
0.4	102	0.0470	4.40		Shallow Concentrated Flow, shallow concentrated, gravel lot Paved Kv= 20.3 fps
6.3	751	0.0178	2.00		Shallow Concentrated Flow, shallow concentrated- grass swa Grassed Waterway Kv= 15.0 fps
7.6	953	Total			

Summary for Subcatchment SUB2: SUBCATCHMENT 2

Runoff = 0.54 cfs @ 11.91 hrs, Volume= 0.023 af, Depth> 1.05"
 Routed to Pond BIO-2 : BIO-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Description
6,278	80	>75% Grass cover, Good, HSG D
5,148	96	Gravel surface, HSG D
11,426	87	Weighted Average
11,426		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	60	0.0330	1.35		Sheet Flow, Sheet to swale Smooth surfaces n= 0.011 P2= 2.53"
0.6	115	0.0522	3.43		Shallow Concentrated Flow, swale to blo Grassed Waterway Kv= 15.0 fps
1.3	175	Total			

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 8

Summary for Subcatchment SUB3: SUBCATCHMENT 3

Runoff = 0.68 cfs @ 11.93 hrs, Volume= 0.029 af, Depth> 1.18"
 Routed to Pond BIO-3 : BIO-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Description
352	74	>75% Grass cover, Good, HSG C
2,031	96	Gravel surface, HSG C
4,877	80	>75% Grass cover, Good, HSG D
5,800	96	Gravel surface, HSG D
13,060	89	Weighted Average
13,060		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	100	0.0500	1.76		Sheet Flow, sheet over gravel
0.2	55	0.0540	4.72		Smooth surfaces n= 0.011 P2= 2.53"
1.1	155	0.0258	2.41		Shallow Concentrated Flow, shallow to swale
					Paved Kv= 20.3 fps
					Shallow Concentrated Flow, swale to bio
2.2	310	Total			Grassed Waterway Kv= 15.0 fps

Summary for Subcatchment SUB4: SUBCATCHMENT 4

Runoff = 3.70 cfs @ 11.99 hrs, Volume= 0.183 af, Depth> 0.77"
 Routed to Reach DP-2 : DESIGN POINT 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Adj	Description
5,603	98		Unconnected roofs, HSG C
9,247	96		Gravel surface, HSG C
24,711	74		>75% Grass cover, Good, HSG C
1,329	98		Paved parking, HSG D
17,434	96		Gravel surface, HSG D
44,274	80		>75% Grass cover, Good, HSG D
21,802	77		Woods, Good, HSG D
124,400	83	82	Weighted Average, UI Adjusted
117,468			94.43% Pervious Area
6,932			5.57% Impervious Area
5,603			80.83% Unconnected

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 9

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	100	0.0895	0.28		Sheet Flow, sheet
0.1	13	0.0408	3.03		Grass: Short n= 0.150 P2= 2.53"
0.3	78	0.0606	5.00		Shallow Concentrated Flow, shallow roadside
0.5	84	0.0330	2.72		Grassed Waterway Kv= 15.0 fps
					Shallow Concentrated Flow, across driveway
					Paved Kv= 20.3 fps
					Shallow Concentrated Flow, to edge of property
					Grassed Waterway Kv= 15.0 fps
7.0	275	Total			

Summary for Subcatchment SUB5: SUBCATCHMENT 5

Runoff = 5.60 cfs @ 12.10 hrs, Volume= 0.398 af, Depth> 1.32"
 Routed to Pond P-1 : POND 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Description
3,078	74	>75% Grass cover, Good, HSG C
33,220	96	Gravel surface, HSG C
7,409	70	Woods, Good, HSG C
22,755	80	>75% Grass cover, Good, HSG D
79,699	96	Gravel surface, HSG D
11,780	77	Woods, Good, HSG D
157,941	91	Weighted Average
157,941		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	80	0.0429	0.09		Sheet Flow, sheet from high point to swale
0.6	125	0.0600	3.67		Woods: Light underbrush n= 0.400 P2= 2.53"
0.1	80	0.0582	10.32	5.63	Shallow Concentrated Flow, diversion swale
2.5	386	0.0285	2.53		Grassed Waterway Kv= 15.0 fps
					Pipe Channel, culvert under access.
					10.0" Round Area= 0.5 sf Perim= 2.6' r= 0.21'
					n= 0.012 Corrugated PP, smooth interior
					Shallow Concentrated Flow, shallow in existing swale to pond
					Grassed Waterway Kv= 15.0 fps
18.1	671	Total			

Summary for Subcatchment SUB5A: SUBCATCHMENT 5A

Runoff = 0.96 cfs @ 12.21 hrs, Volume= 0.092 af, Depth> 0.58"
 Routed to Reach DP-1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 10

Area (sf)	CN	Description
27,110	80	>75% Grass cover, Good, HSG D
55,011	77	Woods, Good, HSG D
82,121	78	Weighted Average
82,121		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.0	65	0.0805	0.10		Sheet Flow, sheet from high point to swale
					Woods: Light underbrush n= 0.400 P2= 2.53"
5.7	776	0.0232	2.28		Shallow Concentrated Flow, diversion swale
					Grassed Waterway Kv= 15.0 fps
0.6	54	0.0500	1.57		Shallow Concentrated Flow, shallow overland to woods
					Short Grass Pasture Kv= 7.0 fps
7.7	382	0.0275	0.83		Shallow Concentrated Flow, shallow through woods to design
					Woodland Kv= 5.0 fps
25.0	1,276	Total			

Summary for Subcatchment SUB6: SUBCATCHMENT 6

Runoff = 0.49 cfs @ 12.08 hrs, Volume= 0.033 af, Depth> 0.82"
 Routed to Pond P-2 : POND 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Description
9,705	96	Gravel surface, HSG C
4,534	74	>75% Grass cover, Good, HSG C
6,666	70	Woods, Good, HSG C
20,905	83	Weighted Average
20,905		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	35	0.0600	0.09		Sheet Flow, sheet flow gentle slope
					Woods: Light underbrush n= 0.400 P2= 2.53"
5.5	35	0.4000	0.11		Sheet Flow, sheet flow steep slope
					Woods: Dense underbrush n= 0.800 P2= 2.53"
3.0	30	0.0470	0.17		Sheet Flow, sheet transition from woods to grass
					Grass: Short n= 0.150 P2= 2.53"
0.1	20	0.1225	2.45		Shallow Concentrated Flow, entry to pond
					Short Grass Pasture Kv= 7.0 fps
15.3	120	Total			

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Type II 24-hr 1-yr Rainfall=2.18"

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Page 11

Summary for Subcatchment SUB7: SUBCATCHMENT 7

Runoff = 0.59 cfs @ 12.13 hrs, Volume= 0.047 af, Depth> 0.54"
 Routed to Pond P-3 : POND 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr Rainfall=2.18"

Area (sf)	CN	Description
203	96	Gravel surface, HSG D
44,906	77	Woods, Good, HSG D
45,109	77	Weighted Average
45,109		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0471	0.10		Sheet Flow, sheet
1.3	90	0.0553	1.18		Woods: Light underbrush n= 0.400 P2= 2.53"
					Shallow Concentrated Flow, shallow to pond 2
18.4	190	Total			Woodland Kv= 5.0 fps

Summary for Reach DP-1: DESIGN POINT 1

Inflow Area = 11.345 ac, 0.00% Impervious, Inflow Depth > 0.82" for 1-yr event
 Inflow = 1.80 cfs @ 12.23 hrs, Volume= 0.773 af
 Outflow = 1.80 cfs @ 12.23 hrs, Volume= 0.773 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-2: DESIGN POINT 2

Inflow Area = 2.858 ac, 5.57% Impervious, Inflow Depth > 0.77" for 1-yr event
 Inflow = 3.70 cfs @ 11.99 hrs, Volume= 0.183 af
 Outflow = 3.70 cfs @ 11.99 hrs, Volume= 0.183 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-3: DESIGN POINT 3

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth = 0.00" for 1-yr event
 Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Page 12

Summary for Pond BIO-2: BIO-2

Inflow Area = 0.262 ac, 0.00% Impervious, Inflow Depth > 1.05" for 1-yr event
 Inflow = 0.54 cfs @ 11.91 hrs, Volume= 0.023 af
 Outflow = 0.06 cfs @ 12.24 hrs, Volume= 0.016 af, Atten= 89%, Lag= 19.6 min
 Primary = 0.06 cfs @ 12.24 hrs, Volume= 0.016 af
 Routed to Reach DP-1: DESIGN POINT 1
 Secondary= 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-1: DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 837.52' @ 12.24 hrs Surf.Area= 950 sf Storage= 444 cf

Plug-Flow detention time= 252.4 min calculated for 0.016 af (68% of Inflow)

Center-of-Mass det. time= 145.7 min (974.3 - 828.6)

Volume	Invert	Avail.Storage	Storage Description
#1	837.00'	2,301 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Ino.Store (cubic-feet)	Cum.Store (cubic-feet)
837.00	763	0	0
837.50	943	427	427
838.00	1,138	520	947
839.00	1,571	1,355	2,301

Device	Routing	Invert	Outlet Devices
#1	Secondary	838.50'	5.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	834.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 834.33' / 834.10' S= 0.0092' / Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#3	Device 2	837.50'	18.0" x 18.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 2	834.33'	6.0" Round Culvert L= 125.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 834.33' / 834.33' S= 0.0000' / Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#5	Device 4	837.00'	0.500 in/hr Exfiltration over Surface area

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Page 13

Primary OutFlow Max=0.06 cfs @ 12.24 hrs HW=837.52' (Free Discharge)

2=Culvert (Passes 0.06 cfs of 7.47 cfs potential flow)

3=Orifice/Grate (Weir Controls 0.06 cfs @ 0.44 fps)

4=Culvert (Passes 0.01 cfs of 0.81 cfs potential flow)

5=Exfiltration (Exfiltration Controls 0.01 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=837.00' (Free Discharge)

1=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Summary for Pond BIO-3: BIO-3

Inflow Area = 0.300 ac, 0.00% Impervious, Inflow Depth > 1.18" for 1-yr event
 Inflow = 0.68 cfs @ 11.93 hrs, Volume= 0.029 af
 Outflow = 0.65 cfs @ 11.96 hrs, Volume= 0.023 af, Atten= 4%, Lag= 2.1 min
 Primary = 0.65 cfs @ 11.96 hrs, Volume= 0.023 af
 Routed to Reach DP-1 : DESIGN POINT 1
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 837.60' @ 11.96 hrs Surf.Area= 739 sf Storage= 368 of

Plug-Flow detention time= 134.8 min calculated for 0.023 af (79% of inflow)
 Center-of-Mass det. time= 48.0 min (868.5 - 820.6)

Volume	Invert	Avail.Storage	Storage Description
#1	837.00'	1,844 of	Custom Stage Data (Prismatic) Listed below (Rebato)
Elevation (feet)	Surf.Area (sq-ft)	Ino.Store (cubic-feet)	Cum.Store (cubic-feet)
837.00	482	0	0
837.50	694	294	294
838.00	911	401	695
839.00	1,387	1,149	1,844

Device	Routing	Invert	Outlet Devices
#1	Secondary	838.50'	5.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	834.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 834.33' / 834.10' S= 0.0092 ' Co= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#3	Device 2	837.50'	18.0" x 18.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 2	834.33'	6.0" Round Culvert L= 125.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 834.33' / 834.33' S= 0.0000 ' Co= 0.900

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Page 14

#5 Device 4 837.00' n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
0.500 in/hr Exfiltration over Surface area

Primary OutFlow Max=0.60 cfs @ 11.96 hrs HW=837.60' (Free Discharge)

2=Culvert (Passes 0.60 cfs of 7.58 cfs potential flow)
3=Orifice/Grate (Weir Controls 0.60 cfs @ 1.02 fps)
4=Culvert (Passes 0.01 cfs of 0.82 cfs potential flow)
5=Exfiltration (Exfiltration Controls 0.01 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=837.00' (Free Discharge)

1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond BIO1: BIO-1

Inflow Area = 5.271 ac, 0.00% Impervious, Inflow Depth > 1.40" for 1-yr event
Inflow = 11.98 cfs @ 11.99 hrs, Volume= 0.614 af
Outflow = 0.82 cfs @ 12.72 hrs, Volume= 0.285 af, Atten= 93%, Lag= 43.9 min
Primary = 0.82 cfs @ 12.72 hrs, Volume= 0.285 af
Routed to Pond P-1 : POND 1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond P-1 : POND 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 842.57' @ 12.72 hrs Surf.Area= 10,745 sf Storage= 15,067 cf

Plug-Flow detention time= 243.8 min calculated for 0.285 af (46% of Inflow)
Center-of-Mass det. time= 127.9 min (937.8 - 809.9)

Volume	Invert	Avail. Storage	Storage Description
#1	841.00'	31,986 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
841.00	8,516	0	0
842.00	9,902	9,209	9,209
843.00	11,388	10,645	19,854
844.00	12,876	12,132	31,986

Device	Routing	Invert	Outlet Devices
#1	Secondary	843.50'	40.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.88 2.88 2.67 2.65 2.85 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	839.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 839.33' / 839.10' S= 0.0092 ' Co= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#3	Device 2	842.50'	18.0" x 18.0" Horiz. Orifice/Grate X 2.00 C= 0.600 Limited to weir flow at low heads
#4	Device 2	839.33'	6.0" Round Culvert

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Page 15

L= 125.0' CPP, mitered to conform to fill, Ke= 0.700
 Inlet / Outlet Invert= 839.33' / 839.33' S= 0.0000 ' S Co= 0.900
 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
 #5 Device 4 841.00' **0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.81 cfs @ 12.72 hrs HW=842.57' (Free Discharge)
 2=Culvert (Passes 0.81 cfs of 7.84 cfs potential flow)
 3=Orifice/Grate (Weir Controls 0.69 cfs @ 0.85 fps)
 4=Culvert (Passes 0.12 cfs of 0.82 cfs potential flow)
 5=Exfiltration (Exfiltration Controls 0.12 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=841.00' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond P-1: POND 1

Inflow Area = 8.897 ac, 0.00% Impervious; Inflow Depth > 0.92" for 1-yr event
 Inflow = 5.72 cfs @ 12.10 hrs, Volume= 0.683 af
 Outflow = 0.84 cfs @ 13.74 hrs, Volume= 0.642 af, Atten= 85%, Lag= 98.0 min
 Primary = 0.84 cfs @ 13.74 hrs, Volume= 0.642 af
 Routed to Reach DP-1: DESIGN POINT 1
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-1: DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 837.84' @ 13.74 hrs Surf.Area= 7,444 sf Storage= 10,765 cf

Plug-Flow detention time= 165.6 min calculated for 0.641 af (94% of Inflow)
 Center-of-Mass det. time= 134.1 min (1,005.1 - 871.0)

Volume	Invert	Avail.Storage	Storage Description
#1	836.00'	57,942 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
836.00	4,291	0	0
837.00	5,960	5,126	5,126
838.00	7,724	6,842	11,968
839.00	9,525	8,625	20,592
840.00	11,443	10,484	31,076
841.00	13,427	12,435	43,511
842.00	15,435	14,431	57,942

Device	Routing	Invert	Outlet Devices
#1	Primary	836.00'	24.0" Round Culvert L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 836.00' / 836.00' S= 0.0100 ' S Co= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 3.14 sf
#2	Device 1	836.00'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	839.50'	10.0" W x 5.0" H Vert. Orifice/Grate X 0.00 C= 0.600 Limited to weir flow at low heads

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Page 16

#4 Device 1 839.00' 18.0" x 18.0" Horiz. Orifice/Grate C= 0.600
 Limited to weir flow at low heads
 #5 Secondary 841.50' 15.0' long x 40.0' breadth Broad-Crested Rectangular Weir
 Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.84 cfs @ 13.74 hrs HW=837.84' (Free Discharge)

1=Culvert (Passes 0.84 cfs of 11.04 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.84 cfs @ 6.15 fps)
 3=Orifice/Grate (Controls 0.00 cfs)
 4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=838.00' (Free Discharge)
 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond P-2: POND 2

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 0.82" for 1-yr event
 Inflow = 0.49 cfs @ 12.08 hrs, Volume= 0.033 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-3 : DESIGN POINT 3

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.22' @ 24.00 hrs Surf.Area= 6,663 sf Storage= 1,423 cf

Plug-Flow detention time= (not calculated: Initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail. Storage	Storage Description
#1	849.00'	6,665 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
849.00	6,484	0	0
850.00	6,846	6,665	6,665

Device	Routing	Invert	Outlet Devices
#1	Primary	849.50'	4.0' long + 0.1' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)
 1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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Page 17

Summary for Pond P-3: POND 3

Inflow Area = 1.036 ac, 0.00% Impervious, Inflow Depth > 0.54" for 1-yr event
Inflow = 0.59 cfs @ 12.13 hrs, Volume= 0.047 af
Outflow = 0.59 cfs @ 12.13 hrs, Volume= 0.047 af, Atten= 0%, Lag= 0.0 min
Primary = 0.59 cfs @ 12.13 hrs, Volume= 0.047 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 862.54' @ 12.13 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	862.50'	25.0' long + 0.1' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.89 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.58 cfs @ 12.13 hrs HW=862.54' (Free Discharge)

1=Broad-Crested Rectangular Weir(Weir Controls 0.58 cfs @ 0.52 fps)

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Type II 24-hr 10-yr Rainfall=3.60"

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Page 18

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentSUB1: SUBCATCHMENT1 Runoff Area=229,824 sf 0.00% Impervious Runoff Depth>2.73"
Flow Length=953' Tc=7.6 min CN=92 Runoff=22.56 cfs 1.199 af

SubcatchmentSUB2: SUBCATCHMENT2 Runoff Area=11,426 sf 0.00% Impervious Runoff Depth>2.27"
Flow Length=175' Tc=1.3 min CN=87 Runoff=1.14 cfs 0.050 af

SubcatchmentSUB3: SUBCATCHMENT3 Runoff Area=13,060 sf 0.00% Impervious Runoff Depth>2.45"
Flow Length=310' Tc=2.2 min CN=89 Runoff=1.33 cfs 0.061 af

SubcatchmentSUB4: SUBCATCHMENT4 Runoff Area=124,400 sf 5.57% Impervious Runoff Depth>1.86"
Flow Length=275' Tc=7.0 min UJ Adjusted CN=82 Runoff=8.99 cfs 0.443 af

SubcatchmentSUB5: SUBCATCHMENT5 Runoff Area=157,941 sf 0.00% Impervious Runoff Depth>2.63"
Flow Length=671' Tc=18.1 min CN=91 Runoff=10.93 cfs 0.794 af

SubcatchmentSUB5A: SUBCATCHMENT5A Runoff Area=82,121 sf 0.00% Impervious Runoff Depth>1.56"
Flow Length=1,276' Tc=25.0 min CN=78 Runoff=2.84 cfs 0.246 af

SubcatchmentSUB6: SUBCATCHMENT6 Runoff Area=20,905 sf 0.00% Impervious Runoff Depth>1.94"
Flow Length=120' Tc=15.3 min CN=83 Runoff=1.18 cfs 0.077 af

SubcatchmentSUB7: SUBCATCHMENT7 Runoff Area=45,109 sf 0.00% Impervious Runoff Depth>1.50"
Flow Length=190' Tc=18.4 min CN=77 Runoff=1.78 cfs 0.129 af

Reach DP-1: DESIGN POINT 1
Inflow=11.24 cfs 1.833 af
Outflow=11.24 cfs 1.833 af

Reach DP-2: DESIGN POINT 2
Inflow=8.99 cfs 0.443 af
Outflow=8.99 cfs 0.443 af

Reach DP-3: DESIGN POINT 3
Inflow=0.01 cfs 0.001 af
Outflow=0.01 cfs 0.001 af

Pond BIO-2: BIO-2
Peak Elev=837.64' Storage=565 cf Inflow=1.14 cfs 0.050 af
Primary=1.06 cfs 0.040 af Secondary=0.00 cfs 0.000 af Outflow=1.06 cfs 0.040 af

Pond BIO-3: BIO-3
Peak Elev=837.66' Storage=414 cf Inflow=1.33 cfs 0.061 af
Primary=1.32 cfs 0.054 af Secondary=0.00 cfs 0.000 af Outflow=1.32 cfs 0.054 af

Pond BIO1: BIO-1
Peak Elev=843.22' Storage=22,435 cf Inflow=22.56 cfs 1.199 af
Primary=8.43 cfs 0.866 af Secondary=0.00 cfs 0.000 af Outflow=8.43 cfs 0.866 af

Pond P-1: POND 1
Peak Elev=839.58' Storage=26,402 cf Inflow=19.36 cfs 1.660 af
Primary=9.36 cfs 1.493 af Secondary=0.00 cfs 0.000 af Outflow=9.36 cfs 1.493 af

Pond P-2: POND 2
Peak Elev=849.51' Storage=3,346 cf Inflow=1.18 cfs 0.077 af
Outflow=0.01 cfs 0.001 af

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Page 19

Pond P-3: POND 3

Peak Elev=862.59' Inflow=1.78 cfs 0.129 af

Outflow=1.78 cfs 0.129 af

Total Runoff Area = 15.716 ac Runoff Volume = 2.999 af Average Runoff Depth = 2.29"
98.99% Pervious = 15.557 ac 1.01% Impervious = 0.159 ac

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Page 20

Summary for Subcatchment SUB1: SUBCATHMENT-1

Runoff = 22.56 cfs @ 11.99 hrs, Volume= 1.199 af, Depth> 2.73"
 Routed to Pond BIO1 : BIO-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
165,282	96	Gravel surface, HSG D
64,342	80	>75% Grass cover, Good, HSG D
229,624	92	Weighted Average
229,624		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	100	0.0570	1.86		Sheet Flow, Sheet Flow Smooth surfaces n= 0.011 P2= 2.53"
0.4	102	0.0470	4.40		Shallow Concentrated Flow, shallow concentrated, gravel lot
6.3	751	0.0178	2.00		Paved Kv= 20.3 fps Shallow Concentrated Flow, shallow concentrated- grass swa
7.6	953	Total			Grassed Waterway Kv= 15.0 fps

Summary for Subcatchment SUB2: SUBCATCHMENT 2

Runoff = 1.14 cfs @ 11.90 hrs, Volume= 0.050 af, Depth> 2.27"
 Routed to Pond BIO-2 : BIO-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
6,278	80	>75% Grass cover, Good, HSG D
5,148	96	Gravel surface, HSG D
11,426	87	Weighted Average
11,426		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	60	0.0330	1.35		Sheet Flow, Sheet to swale Smooth surfaces n= 0.011 P2= 2.53"
0.6	115	0.0522	3.43		Shallow Concentrated Flow, swale to bio
1.3	175	Total			Grassed Waterway Kv= 15.0 fps

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Type II 24-hr 10-yr Rainfall=3.60"

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Page 21

Summary for Subcatchment SUB3: SUBCATCHMENT 3

Runoff = 1.33 cfs @ 11.92 hrs, Volume= 0.061 af, Depth> 2.45"
 Routed to Pond BIO-3 : BIO-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
352	74	>75% Grass cover, Good, HSG C
2,031	96	Gravel surface, HSG C
4,877	80	>75% Grass cover, Good, HSG D
5,800	96	Gravel surface, HSG D
13,060	89	Weighted Average
13,060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	100	0.0500	1.76		Sheet Flow, sheet over gravel
					Smooth surfaces n= 0.011 P2= 2.53"
0.2	55	0.0540	4.72		Shallow Concentrated Flow, shallow to swale
					Paved Kv= 20.3 fps
1.1	155	0.0258	2.41		Shallow Concentrated Flow, swale to bio
					Grassed Waterway Kv= 15.0 fps
2.2	310	Total			

Summary for Subcatchment SUB4: SUBCATCHMENT 4

Runoff = 8.99 cfs @ 11.98 hrs, Volume= 0.443 af, Depth> 1.86"
 Routed to Reach DP-2 : DESIGN POINT 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Adj	Description
5,603	98		Unconnected roofs, HSG C
9,247	96		Gravel surface, HSG C
24,711	74		>75% Grass cover, Good, HSG C
1,329	98		Paved parking, HSG D
17,434	96		Gravel surface, HSG D
44,274	80		>75% Grass cover, Good, HSG D
21,802	77		Woods, Good, HSG D
124,400	83	82	Weighted Average, UI Adjusted
117,468			94.43% Pervious Area
6,932			5.57% Impervious Area
5,603			80.83% Unconnected

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Page 22

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	100	0.0895	0.28		Sheet Flow, sheet Grass: Short n= 0.150 P2= 2.53"
0.1	13	0.0408	3.03		Shallow Concentrated Flow, shallow--roadside Grassed Waterway Kv= 15.0 fps
0.3	78	0.0806	5.00		Shallow Concentrated Flow, across driveway Paved Kv= 20.3 fps
0.5	84	0.0330	2.72		Shallow Concentrated Flow, to edge of property Grassed Waterway Kv= 15.0 fps
7.0	276	Total			

Summary for Subcatchment SUB5: SUBCATCHMENT 5

Runoff = 10.93 cfs @ 12.10 hrs, Volume= 0.794 af, Depth> 2.63"
 Routed to Pond P-1 : POND 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
3,078	74	>75% Grass cover, Good, HSG C
33,220	96	Gravel surface, HSG C
7,409	70	Woods, Good, HSG C
22,755	80	>75% Grass cover, Good, HSG D
79,699	96	Gravel surface, HSG D
11,780	77	Woods, Good, HSG D
157,941	91	Weighted Average
157,941		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	80	0.0429	0.09		Sheet Flow, sheet from high point to swale Woods: Light underbrush n= 0.400 P2= 2.53"
0.6	125	0.0600	3.67		Shallow Concentrated Flow, diversion swale Grassed Waterway Kv= 15.0 fps
0.1	80	0.0562	10.32	5.63	Pipe Channel, culvert under access 10.0" Round Area= 0.6 sf Perlm= 2.6' r= 0.21' n= 0.012 Corrugated PP, smooth interior
2.5	386	0.0285	2.53		Shallow Concentrated Flow, shallow in existing swale to pond Grassed Waterway Kv= 15.0 fps
18.1	671	Total			

Summary for Subcatchment SUB5A: SUBCATCHMENT 5A

Runoff = 2.84 cfs @ 12.19 hrs, Volume= 0.246 af, Depth> 1.56"
 Routed to Reach DP-1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

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Page 23

Area (sf)	CN	Description
27,110	80	>75% Grass cover, Good, HSG D
55,011	77	Woods, Good, HSG D
82,121	78	Weighted Average
82,121		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.0	85	0.0605	0.10		Sheet Flow, sheet from high point to swale
					Woods: Light underbrush n= 0.400 P2= 2.53"
5.7	775	0.0232	2.28		Shallow Concentrated Flow, diversion swale
					Grassed Waterway Kv= 15.0 fps
0.6	54	0.0500	1.57		Shallow Concentrated Flow, shallow overland to woods
					Short Grass Pasture Kv= 7.0 fps
7.7	382	0.0275	0.83		Shallow Concentrated Flow, shallow through woods to design
					Woodland Kv= 6.0 fps
25.0	1,276	Total			

Summary for Subcatchment SUB6: SUBCATCHMENT 6

Runoff = 1.18 cfs @ 12.08 hrs, Volume= 0.077 af, Depth> 1.94"
 Routed to Pond P-2 : POND 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
9,705	96	Gravel surface, HSG C
4,534	74	>75% Grass cover, Good, HSG C
6,666	70	Woods, Good, HSG C
20,905	83	Weighted Average
20,905		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	35	0.0600	0.09		Sheet Flow, sheet flow gentle slope
					Woods: Light underbrush n= 0.400 P2= 2.53"
5.5	35	0.4000	0.11		Sheet Flow, sheet flow steep slope
					Woods: Dense underbrush n= 0.800 P2= 2.53"
3.0	30	0.0470	0.17		Sheet Flow, sheet transition from woods to grass
					Grass: Short n= 0.150 P2= 2.53"
0.1	20	0.1225	2.45		Shallow Concentrated Flow, entry to pond
					Short Grass Pasture Kv= 7.0 fps
15.3	120	Total			

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Type II 24-hr 10-yr Rainfall=3.60"

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Page 24

Summary for Subcatchment SUB7: SUBCATCHMENT 7

Runoff = 1.78 cfs @ 12.12 hrs, Volume= 0.129 af, Depth> 1.50"
 Routed to Pond P-3 : POND 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr Rainfall=3.60"

Area (sf)	CN	Description
203	96	Gravel surface, HSG D
44,906	77	Woods, Good, HSG D
45,109	77	Weighted Average
45,109		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0471	0.10		Sheet Flow, sheet
1.3	90	0.0553	1.18		Woods: Light underbrush n= 0.400 P2= 2.53"
					Shallow Concentrated Flow, shallow to pond 2
					Woodland Kv= 5.0 fps
18.4	190	Total			

Summary for Reach DP-1: DESIGN POINT 1

Inflow Area = 11.346 ac, 0.00% Impervious, Inflow Depth > 1.94" for 10-yr event
 Inflow = 11.24 cfs @ 12.40 hrs, Volume= 1.833 af
 Outflow = 11.24 cfs @ 12.40 hrs, Volume= 1.833 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-2: DESIGN POINT 2

Inflow Area = 2.856 ac, 5.57% Impervious, Inflow Depth > 1.86" for 10-yr event
 Inflow = 8.99 cfs @ 11.88 hrs, Volume= 0.443 af
 Outflow = 8.99 cfs @ 11.88 hrs, Volume= 0.443 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-3: DESIGN POINT 3

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 0.01" for 10-yr event
 Inflow = 0.01 cfs @ 24.00 hrs, Volume= 0.001 af
 Outflow = 0.01 cfs @ 24.00 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Page 25

Summary for Pond BIO-2: BIO-2

Inflow Area = 0.282 ac, 0.00% Impervious, Inflow Depth > 2.27" for 10-yr event
 Inflow = 1.14 cfs @ 11.90 hrs, Volume= 0.050 af
 Outflow = 1.06 cfs @ 11.94 hrs, Volume= 0.040 af, Atten= 7%, Lag= 1.8 min
 Primary = 1.06 cfs @ 11.94 hrs, Volume= 0.040 af
 Routed to Reach DP-1 : DESIGN POINT 1
 Secondary= 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 837.64' @ 11.94 hrs Surf.Area= 999 af Storage= 585 cf

Plug-Flow detention time= 114.6 min calculated for 0.040 af (81% of inflow)
 Center-of-Mass det. time= 35.2 min (841.7 - 806.5)

Volume	Invert	Avail.Storage	Storage Description
#1	837.00'	2,301 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
837.00	763	0	0
837.50	943	427	427
838.00	1,138	520	947
839.00	1,571	1,355	2,301

Device	Routing	Invert	Outlet Devices
#1	Secondary	838.50'	5.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	834.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 834.33' / 834.10' S= 0.0092' /' Cc= 0.900 n= 0.012 Corrugated PP, smooth Interior, Flow Area= 1.23 sf
#3	Device 2	837.50'	18.0" x 18.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 2	834.33'	6.0" Round Culvert L= 125.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 834.33' / 834.33' S= 0.0000' /' Cc= 0.900 n= 0.012 Corrugated PP, smooth Interior, Flow Area= 0.20 sf
#5	Device 4	837.00'	0.500 in/hr Exfiltration over Surface area

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Page 26

Primary OutFlow Max=1.02 cfs @ 11.94 hrs HW=837.64' (Free Discharge)

2=Culvert (Passes 1.02 cfs of 7.64 cfs potential flow)

3=Orifice/Grate (Weir Controls 1.00 cfs @ 1.21 fps)

4=Culvert (Passes 0.01 cfs of 0.83 cfs potential flow)

5=Exfiltration (Exfiltration Controls 0.01 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=837.00' (Free Discharge)

1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond BIO-3: BIO-3

Inflow Area = 0.300 ac, 0.00% Impervious, Inflow Depth > 2.45" for 10-yr event
 Inflow = 1.33 cfs @ 11.92 hrs, Volume= 0.061 af
 Outflow = 1.32 cfs @ 11.94 hrs, Volume= 0.054 af, Atten= 1%, Lag= 1.0 min
 Primary = 1.32 cfs @ 11.94 hrs, Volume= 0.054 af
 Routed to Reach DP-1 : DESIGN POINT 1
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 837.66' @ 11.94 hrs Surf.Area= 766 sf Storage= 414 cf

Plug-Flow detention time= 75.9 min calculated for 0.054 af (89% of Inflow)
 Center-of-Mass det. time= 20.9 min (820.6 - 799.7)

Volume	Invert	Avail. Storage	Storage Description
#1	837.00'	1,844 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
837.00	482	0	0
837.50	694	294	294
838.00	911	401	695
839.00	1,387	1,149	1,844

Device	Routing	Invert	Outlet Devices
#1	Secondary	838.50'	5.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	834.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 834.33' / 834.10' S= 0.0092' /' Co= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#3	Device 2	837.50'	18.0" x 18.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 2	834.33'	6.0" Round Culvert L= 125.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 834.33' / 834.33' S= 0.0000' /' Co= 0.900

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Page 27

#5 Device 4 837.00' n=0.012 Corrugated PP, smooth interior, Flow Area=0.20 sf
0.500 In/hr Exfiltration over Surface area

Primary OutFlow Max=1.27 cfs @ 11.94 hrs HW=837.66' (Free Discharge)

2=Culvert (Passes 1.27 cfs of 7.67 cfs potential flow)

3=Orifice/Grate (Weir Controls 1.26 cfs @ 1.31 fps)

4=Culvert (Passes 0.01 cfs of 0.83 cfs potential flow)

5=Exfiltration (Exfiltration Controls 0.01 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=837.00' (Free Discharge)

1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond BIO1: BIO-1

Inflow Area = 5.271 ac, 0.00% Impervious, Inflow Depth > 2.73" for 10-yr event
Inflow = 22.56 cfs @ 11.99 hrs, Volume= 1.199 af
Outflow = 8.43 cfs @ 12.12 hrs, Volume= 0.866 af, Atten= 63%, Lag= 8.1 min
Primary = 8.43 cfs @ 12.12 hrs, Volume= 0.866 af
Routed to Pond P-1 : POND 1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond P-1 : POND 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 843.22' @ 12.12 hrs Surf.Area= 11,720 sf Storage= 22,435 cf

Plug-Flow detention time= 147.9 min calculated for 0.866 af (72% of Inflow)
Center-of-Mass det. time= 55.3 min (846.3 - 791.0)

Volume	Invert	Avail. Storage	Storage Description
#1	841.00'	31,986 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
841.00	8,516	0	0
842.00	9,902	9,209	9,209
843.00	11,388	10,645	19,854
844.00	12,876	12,132	31,986

Device	Routing	Invert	Outlet Devices
#1	Secondary	843.50'	40.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	839.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 839.33' / 839.10' S= 0.0092' /' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#3	Device 2	842.50'	18.0" x 18.0" Horiz. Orifice/Grate X 2.00 C= 0.600 Limited to weir flow at low heads
#4	Device 2	839.33'	6.0" Round Culvert

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Page 28

L= 125.0' CPP, mitered to conform to fill, Ke= 0.700
 Inlet / Outlet Invert= 839.33' / 839.33' S= 0.0000 ' /' Co= 0.900
 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
 #5 Device 4 841.00' **0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=8.42 cfs @ 12.12 hrs HW=843.21' (Free Discharge)

- 2=Culvert (Inlet Controls 8.42 cfs @ 6.86 fps)
- 3=Orifice/Grate (Passes < 18.30 cfs potential flow)
- 4=Culvert (Passes < 0.91 cfs potential flow)
- 5=Exfiltration (Passes < 0.14 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=841.00' (Free Discharge)

- 1=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Summary for Pond P-1: POND 1

Inflow Area = 8.897 ac, 0.00% Impervious, Inflow Depth > 2.24" for 10-yr event
 Inflow = 19.36 cfs @ 12.10 hrs, Volume= 1.660 af
 Outflow = 9.36 cfs @ 12.43 hrs, Volume= 1.493 af, Atten= 52%, Lag= 19.9 min
 Primary = 9.36 cfs @ 12.43 hrs, Volume= 1.493 af
 Routed to Reach DP-1 : DESIGN POINT 1
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 839.58' @ 12.43 hrs Surf.Area= 10,631 sf Storage= 26,402 cf

Plug-Flow detention time= 169.1 min calculated for 1.490 af (90% of Inflow)
 Center-of-Mass det. time= 118.7 min (844.7 - 826.0)

Volume	Invert	Avail.Storage	Storage Description
#1	836.00'	57,942 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
836.00	4,291	0	0
837.00	5,960	5,126	5,126
838.00	7,724	6,842	11,968
839.00	9,526	8,625	20,592
840.00	11,443	10,484	31,076
841.00	13,427	12,435	43,511
842.00	15,435	14,431	57,942

Device	Routing	Invert	Outlet Devices
#1	Primary	836.00'	24.0" Round Culvert L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 836.00' / 835.00' S= 0.0100 ' /' Co= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 3.14 sf
#2	Device 1	836.00'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	839.50'	10.0" W x 5.0" H Vert. Orifice/Grate X 0.00 C= 0.600 Limited to weir flow at low heads

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Page 29

#4 Device 1 839.00' 18.0" x 18.0" Horiz. Orifice/Grate C= 0.600
 Limited to weir flow at low heads
 #5 Secondary 841.50' 15.0' long x 40.0' breadth Broad-Crested Rectangular Weir
 Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=9.40 cfs @ 12.43 hrs HW=839.57' (Free Discharge)

1=Culvert (Passes 9.40 cfs of 19.15 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 1.20 cfs @ 8.83 fps)
 3=Orifice/Grate (Controls 0.00 cfs)
 4=Orifice/Grate (Orifice Controls 8.20 cfs @ 3.64 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=836.00' (Free Discharge)

5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond P-2: POND 2

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 1.94" for 10-yr event
 Inflow = 1.18 cfs @ 12.08 hrs, Volume= 0.077 af
 Outflow = 0.01 cfs @ 24.00 hrs, Volume= 0.001 af, Atten= 99%, Lag= 715.5 min
 Primary = 0.01 cfs @ 24.00 hrs, Volume= 0.001 af
 Routed to Reach DP-3 : DESIGN POINT 3.

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.51' @ 24.00 hrs Surf.Area= 6,668 sf Storage= 3,346 cf

Plug-Flow detention time= 858.1 min calculated for 0.001 af (1% of Inflow)
 Center-of-Mass det. time= 580.9 min (1,411.6 - 830.7)

Volume	Invert	Avail. Storage	Storage Description
#1	849.00'	6,665 cf	Custom Stage Data (Prismatic). Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
849.00	6,484	0	0
850.00	6,846	6,665	6,665

Device	Routing	Invert	Outlet Devices
#1	Primary	849.50'	4.0' long x 0.1' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.01 cfs @ 24.00 hrs HW=849.51' (Free Discharge)

1=Broad-Crested Rectangular Weir (Weir Controls 0.01 cfs @ 0.23 fps)

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Page 30

Summary for Pond P-3: POND 3

Inflow Area = 1.036 ac, 0.00% Impervious, Inflow Depth > 1.50" for 10-yr event
 Inflow = 1.78 cfs @ 12.12 hrs, Volume= 0.129 af
 Outflow = 1.78 cfs @ 12.12 hrs, Volume= 0.129 af, Atten= 0%, Lag= 0.0 min
 Primary = 1.78 cfs @ 12.12 hrs, Volume= 0.129 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 862.59' @ 12.12 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	862.59'	25.0' long + 0.1' SideZ x 10.0' breadth Broad-Crested Rectangular Weir
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.76 cfs @ 12.12 hrs HW=862.59' (Free Discharge)

1=Broad-Crested Rectangular Weir (Weir Controls 1.76 cfs @ 0.76 fps)

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Page 31

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentSUB1: SUBCATCHMENT-1 Runoff Area=229,624 sf 0.00% Impervious Runoff Depth>6.15"
Flow Length=953' Tc=7.6 min CN=92 Runoff=48.23 cfs 2.700 af

SubcatchmentSUB2: SUBCATCHMENT2 Runoff Area=11,426 sf 0.00% Impervious Runoff Depth>5.58"
Flow Length=175' Tc=1.3 min CN=87 Runoff=2.65 cfs 0.122 af

SubcatchmentSUB3: SUBCATCHMENT3 Runoff Area=13,060 sf 0.00% Impervious Runoff Depth>5.80"
Flow Length=310' Tc=2.2 min CN=89 Runoff=2.99 cfs 0.145 af

SubcatchmentSUB4: SUBCATCHMENT4 Runoff Area=124,400 sf 5.57% Impervious Runoff Depth>5.00"
Flow Length=275' Tc=7.0 min UJ Adjusted CN=82 Runoff=23.21 cfs 1.191 af

SubcatchmentSUB5: SUBCATCHMENT5 Runoff Area=157,941 sf 0.00% Impervious Runoff Depth>6.02"
Flow Length=671' Tc=18.1 min CN=91 Runoff=24.00 cfs 1.818 af

SubcatchmentSUB5A: SUBCATCHMENT5A Runoff Area=82,121 sf 0.00% Impervious Runoff Depth>4.54"
Flow Length=1,276' Tc=25.0 min CN=78 Runoff=8.33 cfs 0.713 af

SubcatchmentSUB6: SUBCATCHMENT6 Runoff Area=20,905 sf 0.00% Impervious Runoff Depth>5.11"
Flow Length=120' Tc=15.3 min CN=83 Runoff=3.05 cfs 0.204 af

SubcatchmentSUB7: SUBCATCHMENT7 Runoff Area=45,109 sf 0.00% Impervious Runoff Depth>4.44"
Flow Length=190' Tc=18.4 min CN=77 Runoff=5.33 cfs 0.383 af

Reach DP-1: DESIGN POINT 1Inflow=41.68 cfs 4.775 af
Outflow=41.68 cfs 4.775 af**Reach DP-2: DESIGN POINT 2**Inflow=23.21 cfs 1.191 af
Outflow=23.21 cfs 1.191 af**Reach DP-3: DESIGN POINT 3**Inflow=0.87 cfs 0.125 af
Outflow=0.87 cfs 0.125 af**Pond BIO-2: BIO-2**Peak Elev=837.75' Storage=676 cf Inflow=2.65 cfs 0.122 af
Primary=2.49 cfs 0.112 af Secondary=0.00 cfs 0.000 af Outflow=2.49 cfs 0.112 af**Pond BIO-3: BIO-3**Peak Elev=837.78' Storage=509 cf Inflow=2.99 cfs 0.145 af
Primary=2.98 cfs 0.138 af Secondary=0.00 cfs 0.000 af Outflow=2.98 cfs 0.138 af**Pond BIO1: BIO-1**Peak Elev=843.99' Storage=31,898 cf Inflow=48.23 cfs 2.700 af
Primary=9.37 cfs 1.829 af Secondary=35.82 cfs 0.532 af Outflow=45.20 cfs 2.362 af**Pond P-1: POND 1**Peak Elev=841.96' Storage=57,300 cf Inflow=65.42 cfs 4.180 af
Primary=20.21 cfs 3.595 af Secondary=12.58 cfs 0.216 af Outflow=32.78 cfs 3.811 af**Pond P-2: POND 2**Peak Elev=849.70' Storage=4,605 cf Inflow=3.05 cfs 0.204 af
Outflow=0.87 cfs 0.125 af

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Page 32

Pond P-3: POND 3

Peak Elev=882.89' Inflow=5.33 cfs 0.383 af

Outflow=5.33 cfs 0.383 af

Total Runoff Area = 15.716 ac Runoff Volume = 7.276 af Average Runoff Depth = 5.56"
98.99% Pervious = 15.557 ac 1.01% Impervious = 0.159 ac

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Page 33

Summary for Subcatchment SUB1: SUBCATHMENT-1

Runoff = 48.23 cfs @ 11.98 hrs, Volume= 2.700 af, Depth> 6.15"
 Routed to Pond BIO1 : BIO-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
165,282	96	Gravel surface, HSG D
64,342	80	>75% Grass cover, Good, HSG D
229,624	92	Weighted Average
229,624		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	100	0.0570	1.86		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 2.53"
0.4	102	0.0470	4.40		Shallow Concentrated Flow, shallow concentrated, gravel lot
					Paved Kv= 20.3 fps
6.3	751	0.0178	2.00		Shallow Concentrated Flow, shallow concentrated- grass swa
					Grassed Waterway Kv= 15.0 fps
7.6	953	Total			

Summary for Subcatchment SUB2: SUBCATCHMENT 2

Runoff = 2.65 cfs @ 11.90 hrs, Volume= 0.122 af, Depth> 5.58"
 Routed to Pond BIO-2 : BIO-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
6,278	80	>75% Grass cover, Good, HSG D
5,148	96	Gravel surface, HSG D
11,426	87	Weighted Average
11,426		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	60	0.0330	1.35		Sheet Flow, Sheet to swale
					Smooth surfaces n= 0.011 P2= 2.53"
0.8	115	0.0522	3.43		Shallow Concentrated Flow, swale to bio
					Grassed Waterway Kv= 15.0 fps
1.3	175	Total			

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Type II 24-hr 100-yr Rainfall=7.10"

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Page 34

Summary for Subcatchment SUB3: SUBCATCHMENT 3

Runoff = 2.99 cfs @ 11.92 hrs, Volume= 0.145 af, Depth> 5.80"
 Routed to Pond BIO-3 : BIO-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
362	74	>75% Grass cover, Good, HSG C
2,031	96	Gravel surface, HSG C
4,877	80	>75% Grass cover, Good, HSG D
5,800	96	Gravel surface, HSG D
13,060	89	Weighted Average
13,060		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	100	0.0500	1.76		Sheet Flow, sheet over gravel Smooth surfaces n= 0.011 P2= 2.53"
0.2	55	0.0540	4.72		Shallow Concentrated Flow, shallow to swale Paved Kv= 20.3 fps
1.1	155	0.0258	2.41		Shallow Concentrated Flow, swale to blo Grassed Waterway Kv= 15.0 fps
2.2	310	Total			

Summary for Subcatchment SUB4: SUBCATCHMENT 4

Runoff = 23.21 cfs @ 11.98 hrs, Volume= 1.191 af, Depth> 5.00"
 Routed to Reach DP-2 : DESIGN POINT 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Adj	Description
5,603	98		Unconnected roofs, HSG C
9,247	96		Gravel surface, HSG C
24,711	74		>75% Grass cover, Good, HSG C
1,329	98		Paved parking, HSG D
17,434	96		Gravel surface, HSG D
44,274	80		>75% Grass cover, Good, HSG D
21,802	77		Woods, Good, HSG D
124,400	83	82	Weighted Average, UI Adjusted
117,468			94.43% Pervious Area
6,932			5.57% Impervious Area
5,603			80.83% Unconnected

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Page 35

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	100	0.0895	0.28		Sheet Flow, sheet Grass: Short n= 0.150 P2= 2.53"
0.1	13	0.0408	3.03		Shallow Concentrated Flow, shallow--roadside Grassed Waterway Kv= 15.0 fps
0.3	78	0.0606	5.00		Shallow Concentrated Flow, across driveway Paved Kv= 20.3 fps
0.5	84	0.0330	2.72		Shallow Concentrated Flow, to edge of property Grassed Waterway Kv= 15.0 fps
7.0	275	Total			

Summary for Subcatchment SUB5: SUBCATCHMENT 5

Runoff = 24.00 cfs @ 12.10 hrs, Volume= 1.818 af, Depth> 6.02"
Routed to Pond P-1 : POND 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
3,078	74	>75% Grass cover, Good, HSG C
33,220	96	Gravel surface, HSG C
7,409	70	Woods, Good, HSG C
22,755	80	>75% Grass cover, Good, HSG D
79,699	96	Gravel surface, HSG D
11,780	77	Woods, Good, HSG D
157,941	91	Weighted Average
157,941		100.00% Pervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	80	0.0429	0.09		Sheet Flow, sheet from high point to swale Woods: Light underbrush n= 0.400 P2= 2.53"
0.6	125	0.0600	3.67		Shallow Concentrated Flow, diversion swale Grassed Waterway Kv= 15.0 fps
0.1	80	0.0562	10.32	5.63	Pipe Channel, culvert under access 10.0" Round Area= 0.5 sf Perlm= 2.6' r= 0.21' n= 0.012 Corrugated PP, smooth interior
2.5	386	0.0285	2.53		Shallow Concentrated Flow, shallow in existing swale to pond Grassed Waterway Kv= 15.0 fps
18.1	671	Total			

Summary for Subcatchment SUB5A: SUBCATCHMENT 5A

Runoff = 8.33 cfs @ 12.18 hrs, Volume= 0.713 af, Depth> 4.54"
Routed to Reach DP-1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.10"

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Page 36

Area (sf)	CN	Description
27,110	80	>75% Grass cover, Good, HSG D
55,011	77	Woods, Good, HSG D
82,121	78	Weighted Average
82,121		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.0	65	0.0605	0.10		Sheet Flow, sheet from high point to swale Woods: Light underbrush n= 0.400 P2= 2.53"
5.7	775	0.0232	2.28		Shallow Concentrated Flow, diversion swale Grassed Waterway Kv= 15.0 fps
0.6	54	0.0500	1.57		Shallow Concentrated Flow, shallow overland to woods Short Grass Pasture Kv= 7.0 fps
7.7	382	0.0275	0.83		Shallow Concentrated Flow, shallow through woods to design Woodland Kv= 5.0 fps
25.0	1,276	Total			

Summary for Subcatchment SUB6: SUBCATCHMENT 6

Runoff = 3.05 cfs @ 12.07 hrs, Volume= 0.204 af, Depth> 5.11"
 Routed to Pond P-2 : POND 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
9,705	96	Gravel surface, HSG C
4,534	74	>75% Grass cover, Good, HSG C
6,666	70	Woods, Good, HSG C
20,905	83	Weighted Average
20,905		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	35	0.0600	0.09		Sheet Flow, sheet flow gentle slope Woods: Light underbrush n= 0.400 P2= 2.53"
5.5	35	0.4000	0.11		Sheet Flow, sheet flow steep slope Woods: Dense underbrush n= 0.800 P2= 2.53"
3.0	30	0.0470	0.17		Sheet Flow, sheet transition from woods to grass Grass: Short n= 0.150 P2= 2.53"
0.1	20	0.1225	2.45		Shallow Concentrated Flow, entry to pond Short Grass Pasture Kv= 7.0 fps
15.3	120	Total			

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Type II 24-hr 100-yr Rainfall=7.10"

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Page 37

Summary for Subcatchment SUB7: SUBCATCHMENT 7

Runoff = 5.83 cfs @ 12.11 hrs, Volume= 0.383 af, Depth> 4.44"
 Routed to Pond P-3 : POND 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr Rainfall=7.10"

Area (sf)	CN	Description
203	96	Gravel surface, HSG D
44,908	77	Woods, Good, HSG D
45,109	77	Weighted Average
45,109		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0471	0.10		Sheet Flow, sheet
					Woods; Light underbrush n= 0.400 P2= 2.53"
1.3	90	0.0553	1.18		Shallow Concentrated Flow, shallow to pond 2
					Woodland Kv= 5.0 fps
18.4	190	Total			

Summary for Reach DP-1: DESIGN POINT 1

Inflow Area = 11.345 ac, 0.00% Impervious, Inflow Depth > 5.05" for 100-yr event
 Inflow = 41.88 cfs @ 12.20 hrs, Volume= 4.775 af
 Outflow = 41.88 cfs @ 12.20 hrs, Volume= 4.775 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-2: DESIGN POINT 2

Inflow Area = 2.856 ac, 5.57% Impervious, Inflow Depth > 5.00" for 100-yr event
 Inflow = 28.21 cfs @ 11.98 hrs, Volume= 1.191 af
 Outflow = 28.21 cfs @ 11.98 hrs, Volume= 1.191 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach DP-3: DESIGN POINT 3

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 3.13" for 100-yr event
 Inflow = 0.87 cfs @ 12.35 hrs, Volume= 0.125 af
 Outflow = 0.87 cfs @ 12.35 hrs, Volume= 0.125 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type II 24-hr 100-yr Rainfall=7.10"

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Page 38

Summary for Pond BIO-2: BIO-2

Inflow Area = 0.262 ac, 0.00% Impervious, Inflow Depth > 5.58" for 100-yr event
 Inflow = 2.66 cfs @ 11.90 hrs, Volume= 0.122 af
 Outflow = 2.49 cfs @ 11.92 hrs, Volume= 0.112 af, Atten= 6%, Lag= 1.3 min
 Primary = 2.49 cfs @ 11.92 hrs, Volume= 0.112 af
 Routed to Reach DP-1 : DESIGN POINT 1
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 837.75' @ 11.92 hrs Surf.Area= 1,041 sf Storage= 676 cf

Plug-Flow detention time= 69.4 min calculated for 0.112 af (92% of Inflow)
 Center-of-Mass det. time= 20.5 min (801.7 - 781.3)

Volume	Invert	Avail. Storage	Storage Description
#1	837.00'	2,301 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store. (cubic-feet)	Cum. Store (cubic-feet)
837.00	763	0	0
837.50	943	427	427
838.00	1,138	520	947
839.00	1,571	1,355	2,301

Device	Routing	Invert	Outlet Devices
#1	Secondary	838.50'	5.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	834.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 834.33' / 834.10' S= 0.0092' /' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#3	Device 2	837.50'	18.0" x 18.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 2	834.33'	6.0" Round Culvert L= 125.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 834.33' / 834.33' S= 0.0000' /' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#5	Device 4	837.00'	0.500 in/hr Exfiltration over Surface area

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Page 39

Primary OutFlow Max=2.41 cfs @ 11.92 hrs HW=837.75' (Free Discharge)

2=Culvert (Passes 2.41 cfs of 7.79 cfs potential flow)

3=Orifice/Grate (Weir Controls 2.40 cfs @ 1.62 fps)

4=Culvert (Passes 0.01 cfs of 0.95 cfs potential flow)

5=Exfiltration (Exfiltration Controls 0.01 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=837.00' (Free Discharge)

1=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Summary for Pond BIO-3: BIO-3

Inflow Area = 0.300 ac, 0.00% Impervious, Inflow Depth > 5.80" for 100-yr event

Inflow = 2.99 cfs @ 11.92 hrs, Volume= 0.145 af

Outflow = 2.98 cfs @ 11.93 hrs, Volume= 0.138 af, Atten= 0%, Lag= 0.9 min

Primary = 2.98 cfs @ 11.93 hrs, Volume= 0.138 af

Routed to Reach DP-1 : DESIGN POINT 1

Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 837.78' @ 11.93 hrs Surf.Area= 818 sf Storage= 509 cf

Plug-Flow detention time= 44.5 min calculated for 0.138 af (95% of Inflow)

Center-of-Mass det. time= 16.7 min (792.4 - 775.8)

Volume	Invert	Avail. Storage	Storage Description
#1	837.00'	1,844 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Ino. Store (cubic-feet)	Cum. Store (cubic-feet)
837.00	482	0	0
837.50	694	294	294
838.00	911	401	695
839.00	1,387	1,149	1,844

Device	Routing	Invert	Outlet Devices
#1	Secondary	838.50'	5.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.61 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	834.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 834.33' / 834.10' S= 0.0092 '/' Co= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#3	Device 2	837.50'	18.0" x 18.0" Horiz. Orifice/Grate C= 0.800 Limited to weir flow at low heads
#4	Device 2	834.33'	6.0" Round Culvert L= 125.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 834.33' / 834.33' S= 0.0000 '/' Co= 0.900

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Page 40

#5 Device 4 837.00' n= 0.012 Corrugated PP, smooth interior; Flow Area= 0.20 sf
0.500 in/hr Exfiltration over Surface area

Primary OutFlow Max=2.85 cfs @ 11.93 hrs HW=837.78' (Free Discharge)

2=Culvert (Passes 2.85 cfs of 7.83 cfs potential flow)

3=Orifice/Grate (Weir Controls 2.84 cfs @ 1.72 fps)

4=Culvert (Passes 0.01 cfs of 0.85 cfs potential flow)

5=Exfiltration (Exfiltration Controls 0.01 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=837.00' (Free Discharge)

1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond BIO1: BIO-1

Inflow Area = 5.271 ac, 0.00% Impervious, Inflow Depth > 6.15" for 100-yr event

Inflow = 48.23 cfs @ 11.98 hrs, Volume= 2.700 af

Outflow = 45.20 cfs @ 12.02 hrs, Volume= 2.362 af, Atten= 6%, Lag= 2.1 min

Primary = 9.37 cfs @ 12.02 hrs, Volume= 1.829 af

Routed to Pond P-1: POND 1

Secondary= 35.82 cfs @ 12.02 hrs, Volume= 0.532 af

Routed to Pond P-1: POND 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 843.99' @ 12.02 hrs Surf.Area= 12,866 sf Storage= 31,986 cf

Plug-Flow detention time= 101.2 min calculated for 2.357 af (87% of Inflow)

Center-of-Mass det. time= 41.9 min (811.4 - 769.5)

Volume	Invert	Avail. Storage	Storage Description
#1	841.00'	31,986 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
841.00	8,516	0	0
842.00	9,902	9,209	9,209
843.00	11,388	10,645	19,854
844.00	12,876	12,132	31,986

Device	Routing	Invert	Outlet Devices
#1	Secondary	843.50'	40.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#2	Primary	839.33'	15.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 839.33' / 839.10' S= 0.0092 ' S= 0.0092 ' C= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#3	Device 2	842.50'	18.0" x 18.0" Horiz. Orifice/Grate X 2.00 C= 0.600 Limited to weir flow at low heads
#4	Device 2	839.33'	6.0" Round Culvert

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Page 41

L= 125.0' CPP, mitred to conform to fill, Ke= 0.700
 Inlet / Outlet Invert= 839.33' / 839.33' S= 0.0000 '/' Cc= 0.900
 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
 #5 Device 4 841.00' 0.500 in/hr Exfiltration over Surface area

Primary OutFlow Max=9.35 cfs @ 12.02 hrs HW=843.98' (Free Discharge)

2=Culvert (Inlet Controls 9.35 cfs @ 7.62 fps)
 3=Orifice/Grate (Passes < 26.32 cfs potential flow)
 4=Culvert (Passes < 1.01 cfs potential flow)
 5=Exfiltration (Passes < 0.15 cfs potential flow)

Secondary OutFlow Max=33.93 cfs @ 12.02 hrs HW=843.98' (Free Discharge)

1=Broad-Crested Rectangular Weir (Weir Controls 33.93 cfs @ 1.78 fps)

Summary for Pond P-1: POND 1

Inflow Area = 8.897 ac, 0.00% Impervious, Inflow Depth > 5.64" for 100-yr event
 Inflow = 65.42 cfs @ 12.03 hrs, Volume= 4.180 af
 Outflow = 32.78 cfs @ 12.21 hrs, Volume= 3.811 af, Atten= 50%, Lag= 10.6 min
 Primary = 20.21 cfs @ 12.21 hrs, Volume= 3.596 af
 Routed to Reach DP-1 : DESIGN POINT 1
 Secondary = 12.58 cfs @ 12.21 hrs, Volume= 0.216 af
 Routed to Reach DP-1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 841.96' @ 12.21 hrs Surf.Area= 15,351 sf Storage= 57,300 cf

Plug-Flow detention time= 92.5 min calculated for 3.803 af (91% of inflow)
 Center-of-Mass det. time= 47.8 min (846.2 - 798.4)

Volume	Invert	Avail.Storage	Storage Description
#1	836.00'	57,942 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Ino.Store (cubic-feet)	Cum.Store (cubic-feet)
836.00	4,291	0	0
837.00	5,960	5,126	5,126
838.00	7,724	6,842	11,968
839.00	9,525	8,625	20,592
840.00	11,443	10,484	31,076
841.00	13,427	12,435	43,511
842.00	15,435	14,431	57,942

Device	Routing	Invert	Outlet Devices
#1	Primary	836.00'	24.0" Round Culvert L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 836.00' / 835.00' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 3.14 sf
#2	Device 1	836.00'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	839.50'	10.0" W x 5.0" H Vert. Orifice/Grate X 0.00 C= 0.600 Limited to weir flow at low heads

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Page 42

#4. Device 1 839.00' 18.0" x 18.0" Horiz. Orifice/Grate C= 0.600
 Limited to weir flow at low heads

#5 Secondary 841.50' 15.0' long x 40.0' breadth Broad-Crested Rectangular Weir
 Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=20.18 cfs @ 12.21 hrs HW=841.95' (Free Discharge)

- 1=Culvert (Passes 20.18 cfs of 26.57 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.57 cfs @ 11.54 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)
- 4=Orifice/Grate (Orifice Controls 18.61 cfs @ 8.27 fps)

Secondary OutFlow Max=12.25 cfs @ 12.21 hrs HW=841.95' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Weir Controls 12.25 cfs @ 1.81 fps)

Summary for Pond P-2: POND 2

Inflow Area = 0.480 ac, 0.00% Impervious, Inflow Depth > 5.11" for 100-yr event
 Inflow = 3.05 cfs @ 12.07 hrs, Volume= 0.204 af
 Outflow = 0.87 cfs @ 12.35 hrs, Volume= 0.125 af, Atten= 71%, Lag= 16.8 min
 Primary = 0.87 cfs @ 12.35 hrs, Volume= 0.125 af
 Routed to Reach DP-3 : DESIGN POINT 3

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.70' @ 12.35 hrs Surf.Area= 6,736 sf Storage= 4,605 of

Plug-Flow detention time= 202.3 min calculated for 0.125 af (61% of Inflow)
 Center-of-Mass det. time= 99.3 min (902.8 - 803.4)

Volume	Invert	Avail.Storage	Storage Description
#1	849.00'	6,665 of	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.00	6,484	0	0
850.00	6,846	6,665	6,665

Device	Routing	Invert	Outlet Devices
#1	Primary	849.50'	4.0' long x 0.1' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.87 cfs @ 12.35 hrs HW=849.70' (Free Discharge)

- 1=Broad-Crested Rectangular Weir (Weir Controls 0.87 cfs @ 1.10 fps)

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Page 43

Summary for Pond P-3: POND 3

Inflow Area = 1.036 ac, 0.00% Impervious, Inflow Depth > 4.44" for 100-yr event
Inflow = 5.33 cfs @ 12.11 hrs, Volume= 0.383 af
Outflow = 5.33 cfs @ 12.11 hrs, Volume= 0.383 af, Atten= 0%, Lag= 0.0 min
Primary = 5.33 cfs @ 12.11 hrs, Volume= 0.383 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 862.69' @ 12.11 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	862.50'	25.0' long + 0.1 'I' SideZ x 10.0' breadth Broad-Crested Rectangular Weir
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=5.29 cfs @ 12.11 hrs HW=862.69' (Free Discharge)

1=Broad-Crested Rectangular Weir(Weir Controls 5.29 cfs @ 1.09 fps)

Jeffrey Schmitt, Planning Board Chair
Chris Parslow, Town Planner
Coryn VanDusen, Clerk
Terrasa Bakner, Board Attorney



Michael Harris, Vice Chairperson
Elizabeth Novak, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member
Joshua Houghton, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

LEGAL NOTICE NOTICE OF PUBLIC HEARING PLANNING BOARD TOWN OF DUANESBURG

PLEASE TAKE NOTICE, THAT THE PLANNING BOARD OF THE TOWN OF
DUANESBURG, NEW YORK, WILL MEET AT THE TOWN HALL IN THE TOWN
OF DUANESBURG, 5853 WESTERN TURNPIKE, ON January 18, 2024 AT
7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE
APPLICATION OF:

#23-30 Stealey, Tricia: SBL#68.00-1-9.12, (C-1), located at 321.5 Western
Turnpike is seeking a special use permit to temporarily have 2 dwellings on one lot
under section 11.4(11) Town of Duaneburg Zoning Ordinance.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS

BY ORDER OF THE CHAIRPERSON
PLANNING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

Join Zoom Meeting <https://us02web.zoom.us/j/86499746075> Meeting ID: 864 9974 6075

Passcode: 130214 Dial in by Phone: 1-646-558-8656 Meeting ID: 864 9974 6075

Passcode: 13021

Town Hall • 5853 Western Turnpike • Duaneburg, NY 12056 • (518) 895-8920

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 12/11/13

Application of TRICIA SRAWLEY under section
11.4 (1) of the (Village of Delanson/ Town of Duanesburg)
Zoning Ordinance.

Applicant TRICIA SRAWLEY
Address 3915 WESTERN TURNPIKE
DUANESBURG N.Y.

Phone _____ Zoning District C-1 SBL# 68.00-1-9.12

Description of
Project: TEMPORARY HAVE 2 HOMES ON ONE LOT

Determination:
SPECIAL USE NEEDED

Reason supporting determination:
Town of Duanesburg Zoning Ordinance Adopted 6/11/13 under
Section 11.4(1) USES PERMITTED BY SPECIAL USE, DURING
MAINT. PERIOD.

Action: Refer to <u>PLANNING BOARD</u> for the purpose of <u>SPECIAL USE PERMIT</u>

Code Enforcement Officer: Cheryl Polansky

APPLICATION FOR THE PLANNING BOARD

Revised 04/12/2017

TOWN OF DUNESBURG

***** FOR OFFICE USE ONLY *****

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing.
☒ Tax Map ID #
☒ Zoning district
☒ Current Original Deed
☒ NYS Survey (L.S. & P.E.)
☒ North Arrow, scale (1"=100').
☒ Boundaries of the property plotted and labeled to scale.
☒ School District/Fire District
☒ Green area/landscaping
☒ Existing watercourses, wetlands, etc.
☒ Contour Lines (increments of 10ft.)
☒ Easements & Right of Way
☒ Abutting Properties Wells/ Sewer Systems within 100ft.
☒ Well/ Water system

- ☒ Septic system: Soil investigation completed?
☒ Sewer system: Which district?
☐ Basic SWPPP (1% & <5)
☐ Full Storm Water Control Plan (decreases or more)
☐ Storm Water Control Plan
☒ Short or long EAP www.dss.ny.gov/es/manager/
☐ Street parkway: Traffic study needed?
☐ All property Mergers **REQUIRE** both owners Signatures on the Application

Additional Requirements for Special Use Application:

- ☒ New or existing building
☒ Business Plan, Hours of operation, & number of employees,
 floor plan, uses, lighting plan/landscape/landscape
 Parking, Handicap Spaces, & lighting plan

Date 12-7-23Application type: ☐ Major Subdiv ☐ Minor Subdiv ☒ Special Use Permit ☐ Site/Sketch Plan Review ☐ Lot Line AdjustProposal: Set a new doublewide lot from existing, demo existing
upon completion

Section _____ of _____ Ordinance.

Present Owner: Tricia Steady (AS APPEARS ON DEED)Address: 3215 Western Turnpike Zip code: 12056Phone # (required) 518-209-4480

Applicants Name (if different): _____ Phone# (required) _____

Location of Property (if different from owner): _____

Tax Map # 68-00-1-9.12 Zoning District C-1

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED): _____

LANDS CONVEYED TO (REQUIRED FOR MERGERS) _____

Signature of receiving Property Owner: _____ (AS APPEARS ON DEED!!)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Dunesburg to walk the property for the purposes of conducting a site review.

Signature of Owner (S) and/or Applicant(S): Tricia SteadyDate 12-7-23ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: \$100 Check# _____

(For office use only)

Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson _____

Date _____

Code Enforcement _____

Date _____

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 9/11/23

Application of Thomas Samuelson under section
9.4 (F) of the (Village of Delanson) Town of Duanesburg
Zoning Ordinance.

Applicant Thomas Samuelson
Address 308 LAKE RD
DELANSON N.Y.

Phone 518-698-4971 Zoning District H SBL# 67.05-2-13.1

Description of
Project: RETURN BUILDING INTO A TWO FAMILY DWELLING

Determination:
SPECIAL USE PERMIT NEEDED

Reason supporting determination:
TOWN OF DUANESBURG ZONING ORDINANCE ADDED 6/11/15
SECTION 9.4 (F) SPECIAL USE REQUIRED FOR TWO FAMILY DWELLING

Action: Refer to Planning Board for the purpose of SPECIAL USE

Code Enforcement Officer: Christy Palmer

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

Revised 04/12/2017

FOR OFFICE USE ONLY

ORIGINAL

CHECKLIST OF REQUIRED INFORMATION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Title of drawing. | <input checked="" type="checkbox"/> Septic system: Soil investigation completed? |
| <input checked="" type="checkbox"/> Tax Map ID # | <input checked="" type="checkbox"/> Sewer System: Which district? |
| <input checked="" type="checkbox"/> Zoning district | <input type="checkbox"/> Basic SWPPP (12 & <5) |
| <input checked="" type="checkbox"/> Current Original Deed | <input type="checkbox"/> Full Storm Water Control Plan (5 acres or more) |
| <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) | <input type="checkbox"/> Storm Water Control Plan |
| <input checked="" type="checkbox"/> North Arrow, scale (1"=100') | <input checked="" type="checkbox"/> Short or long EAF www.dec.ny.gov/efnmapper/ |
| <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale. | <input type="checkbox"/> Street pattern: Traffic study needed? |
| <input checked="" type="checkbox"/> School District/Fire District | <input type="checkbox"/> All property Mergers REQUIRE both owners Signatures on the Application |
| <input checked="" type="checkbox"/> Green area/landscaping | Additional Requirements for Special Use Application: |
| <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc. | <input checked="" type="checkbox"/> New or existing building |
| <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.) | <input checked="" type="checkbox"/> Business Plan, Hours of operation, & number of employees. |
| <input checked="" type="checkbox"/> Easements & Right of ways | floor plan, uses, lighting plan/landscaping/signage |
| <input checked="" type="checkbox"/> Abutting Properties Walls/ Sewer Systems within 100ft. | Parking, Handicap Spaces, & Lighting plan |
| <input checked="" type="checkbox"/> Well/ Water system | |

Date 9/7/23

Application type: ☐ Major Subdiv ☐ Minor Subdiv ☒ Special Use Permit ☐ Site/Sketch Plan Review ☐ Lot Line Adjust

Proposal: Return building to a two-family dwelling

Section 9.4 of 8 Ordinance.

Present Owner: THOMAS SAMOLAS (AS APPEARS ON DEED)
Address: 308 LAKE ROAD Zip code: 12053
Phone # (required): 518-688-4971

Applicants Name (if different): _____ Phone# (required) 518-688-4971
Location of Property (if different from owners): 6928 Duaneburg Rd
Tax Map # 67.05-2-13.1 Zoning District H

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED): _____

LANDS CONVEYED TO (REQUIRED FOR MERGERS) _____

Signature of receiving Property Owner _____ (AS APPEARS ON DEED)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Duaneburg to walk the property for the purposes of conducting a site review.

Thomas D. Samolas Date 09/07/23
Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: \$100 Check# 398 (For office use only)
Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson

Date

Code Enforcement

Date

ZONING COORDINATION REFERRAL SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING <small>Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.</small>		For Use By SCDEDP Received _____ Case No. _____ Returned _____
FROM:	<input type="checkbox"/> Legislative Body <input type="checkbox"/> Zoning Board of Appeals <input checked="" type="checkbox"/> Planning Board	Municipality: Town of Duanesburg
TO:	Schenectady County Department of Economic Development and Planning Schaffer Heights, 107 Nott Terrace, Suite 303 Schenectady, NY 12308 <div style="text-align: right;"> (tel.) 386-2225 (fax) 382-5539 </div>	
ACTION:	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Zoning Code/Law Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Subdivision Review <input type="checkbox"/> Site Plan Review </div> <div> <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Use Variance <input type="checkbox"/> Area Variance <input type="checkbox"/> Other (specify) _____ </div> </div>	
PUBLIC HEARING OR MEETING DATE: <u>09/21/23</u>		
SUBJECT: #23-19 Samuelson, Thomas: SBL#67.05-2-13.1 (H) located at 6928 Duanesburg Rd is proposing to convert existing residential building back to a two-family dwelling.		
REQUIRED ENCLOSURES:	<ol style="list-style-type: none"> 1. Public hearing notice & copy of the application. 2. Map of property affected. (Including Tax Map I.D. number if available) 3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act. 	
<ol style="list-style-type: none"> 1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State. 2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following: <div style="margin-left: 20px;"> <input type="checkbox"/> the boundary of any city, village or town; <input type="checkbox"/> the boundary of any existing or proposed County or State park or other recreation area; <input checked="" type="checkbox"/> the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway; <input type="checkbox"/> the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines; <input type="checkbox"/> the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated; <input type="checkbox"/> the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances. </div> 		
SUBMITTED BY: <div style="display: flex; justify-content: space-between;"> <div> Name: <u>Coryn VanDeusen</u> Address: <u>5853 Western Turnpike Duanesburg, NY 12056</u> E-mail: <u>cvandeusen@duanesburg.net</u> </div> <div> Title: <u>Planning/Zoning Clerk</u> Phone: <u>(518) 896-2040</u> </div> </div> <div style="margin-top: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> Signature </div> <div> Date: <u>09/19/2023</u> </div> </div> </div>		



ORIGINAL

 ORIGINAL

Date 09-07-2023

Application type : Special Use Permit

Proposal: Return Building to a two family dwelling

Section 8.4 of 8 Ordinance.

Present Owner: Thomas Samuelson (AS IT APPEARS ON DEED!!!)

Address: 308 Lake Road Zip code: 12053

Phone # (required) 518-688-4971

Applicants Name: Thomas Samuelson Phone# 518-688-4971

Location of Property (if different from owner): 6928 Duanesburg Road

Tax Map# 67.05-2-13.1

Zoning District H



Signature of Owner (AS IT APPEARS ON DEED!)

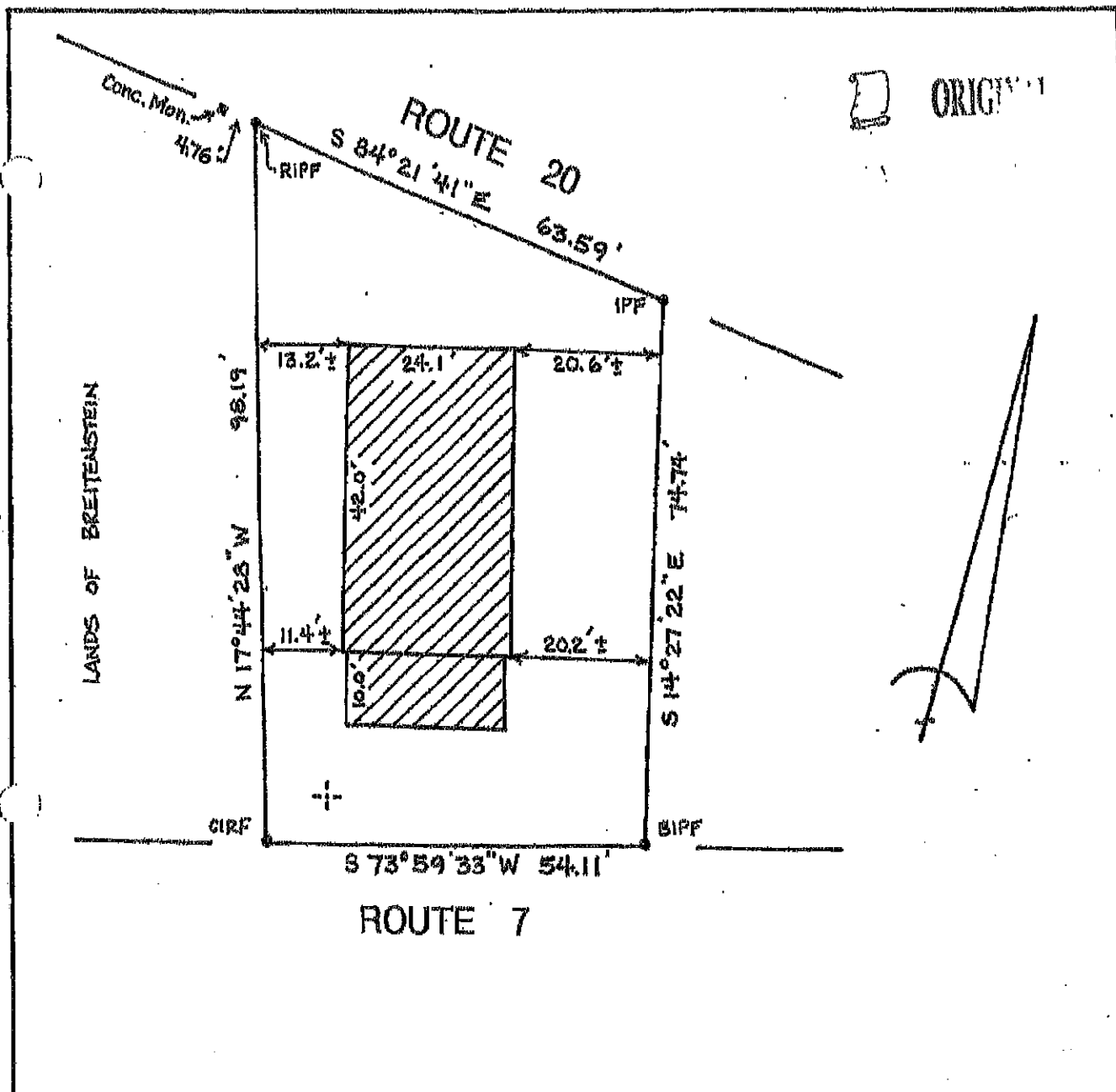
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he is the owner of the above property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative (s) of the town of Duanesburg to walk the property for the purpose of conducting a site review.



Date

9-8-2023

Signature of Owner(S) and/or Applicant(S)



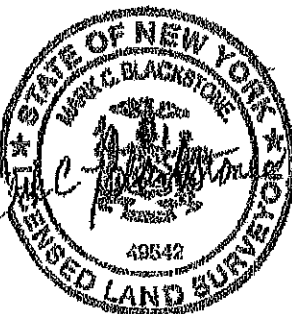
CIRF Dipped Iron Rod Found
 BIPF Bent Iron Pipe Found
 RIPF Reset Iron Pipe Found
 IPF Iron Pipe Found

MAP SHOWING SURVEY OF THE LANDS OF

THOMAS A. SAMUELSON

TOWN OF DUANESBURG
 SCHENECTADY COUNTY, N.Y.

SCALE 1" = 20'
 NOVEMBER 30, 2011



BLACKSTONE LAND SURVEYORS

1162 FORT HUNTER RD. SCH'DY, NY 12303

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 90 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received _____
Case No. _____
Returned _____

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

Municipality:
Town of Duaneburg

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☐ Site Plan Review
☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify) _____

PUBLIC HEARING OR MEETING DATE: 01/18/24

SUBJECT: #23-19 Samuelson, Thomas: SBL#67.05-2-13.1 (H) located at 6926 Duaneburg Rd is seeking a special use permit to convert existing residential building back to a two-family dwelling under section #8.4(8) of the town of Duaneburg Zoning Ordinance.

REQUIRED ENCLOSURES: 1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☒ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Coryn VanDeusen

Title: Planning/Zoning Clerk

Address: 5853 Western Turnpike Duaneburg, NY 12056

E-mail: cvandeusen@duaneburg.net

Phone: (518) 896-2040


Signature

Date: 01/09/2024

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

Revised 04/12/2017

*****FOR OFFICE USE ONLY*****



ORIGINAL

CHECKLIST OF REQUIRED INFORMATION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Title of drawing. | <input checked="" type="checkbox"/> Septic system: Soil investigation completed? |
| <input checked="" type="checkbox"/> Tax Map ID # | <input checked="" type="checkbox"/> Sewer System: Which district? |
| <input checked="" type="checkbox"/> Zoning district | <input type="checkbox"/> Basic SWPPP (1+ & <6) |
| <input checked="" type="checkbox"/> Current Original Deed | <input type="checkbox"/> Full Storm Water Control Plan (5acres or more) |
| <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) | <input type="checkbox"/> Storm Water Control Plan |
| <input checked="" type="checkbox"/> North Arrow, scale (1"=100') | <input checked="" type="checkbox"/> Short or long EAF www.dec.ny.gov/efafmapper/ |
| <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale. | <input type="checkbox"/> Street pattern: Traffic study needed? |
| <input checked="" type="checkbox"/> School District/Fire District | <input type="checkbox"/> All property Mergers <u>REQUIRE</u> both owners Signatures on the Application |
| <input checked="" type="checkbox"/> Green area/ landscaping | <u>Additional Requirements for Special Use Application:</u> |
| <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc. | <input checked="" type="checkbox"/> New or existing building |
| <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.) | <input checked="" type="checkbox"/> <u>Business Plan, Hours of operation, & number of employees,</u> |
| <input checked="" type="checkbox"/> Easements & Right of ways | <u>floor plan, uses, lighting plan/ landscaping/signage</u> |
| <input checked="" type="checkbox"/> Abutting Properties Walls/ Sewer Systems within 100ft. | <u>Parking, Handicap Spaces, & Lighting plan</u> |
| <input checked="" type="checkbox"/> Well/ Water system | |

Date October 20, 2023

Application type: ☒ Major Subdv ☐ Minor Subdv ☐ Special Use Permit ☐ Site/ Sketch Plan Review ☐ LotLine Adjust
Proposal: 4-lot residential subdivision of portion of parcel R2 zone meeting all zoning requirement.
Plus one commercial lot in the C1 zoning district.

Section _____ of _____ Ordinance.

Present Owner: Edward Putnam (AS APPEARS ON DEED!!)
Address: 4136 Western TPKE RD Zip code: 12056
Phone # (required): 518-895-1053

Applicants Name (if different): _____ Phone# (required) _____

Location of Property (if different from owners) _____

Tax Map # 67.00-2-6.11 Zoning District C1 & R2

Edward E. Putnam

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED!)

LANDS CONVEYED TO (REQUIRED FOR MERGERS) N/A

Signature of receiving Property Owner N/A (AS APPEARS ON DEED!!)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Duaneburg to walk the property for the purposes of conducting a site review.

Edward E. Putnam

Date October 23, 2023

Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: _____ Check# _____ (For office use only)
Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson

Date

Code Enforcement

Date



ORIGINAL

TOWN OF DUANESBURG

Application# 23-23

Agricultural Data Statement

Date: October 20, 2023

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: Edward Putnam (Roger Putnam - Power of Attorney). Address: <u>252 Duane Lake Road</u> <u>Duanesburg NY, 12056</u>	Name: <u>Same as owner</u> _____ _____

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; ☒ Subdivision Approval (circle one or more)
2. Description of proposed project:
4 Lot subdivision of a portion of parcel 67.00-2-6.11 (197+- ac.) located in the Town's R2 zone, meeting all zoning requirements. Plus once commercial lot (11.34ac) in the C1 zone.
3. Location of project: Address: 4136 Western TPK & North Munston Road
Tax Map Number (TMP) 67.00-2-6.11
4. Is this parcel within an Agricultural District? ☒ YES NO (Check with your local
5. If YES, Agricultural District Number 114 assessor if you do not know.)
6. Is this parcel actively farmed? YES ☒ NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.
There are no active farms within a 500' radius of the parcel to be subdivided, except this parcel.

NAME: <u>Edward Putnam</u> ADDRESS: <u>252 Duane Lake Road</u> <u>Duanesburg NY, 12056</u> Is this parcel actively farmed? <input checked="" type="checkbox"/> YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO

Signature of Applicant

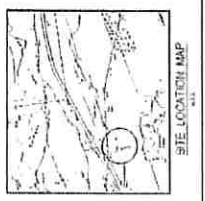
Signature of Owner (if other than applicant)

Reviewed by: _____

Date

Revised 6/30/08

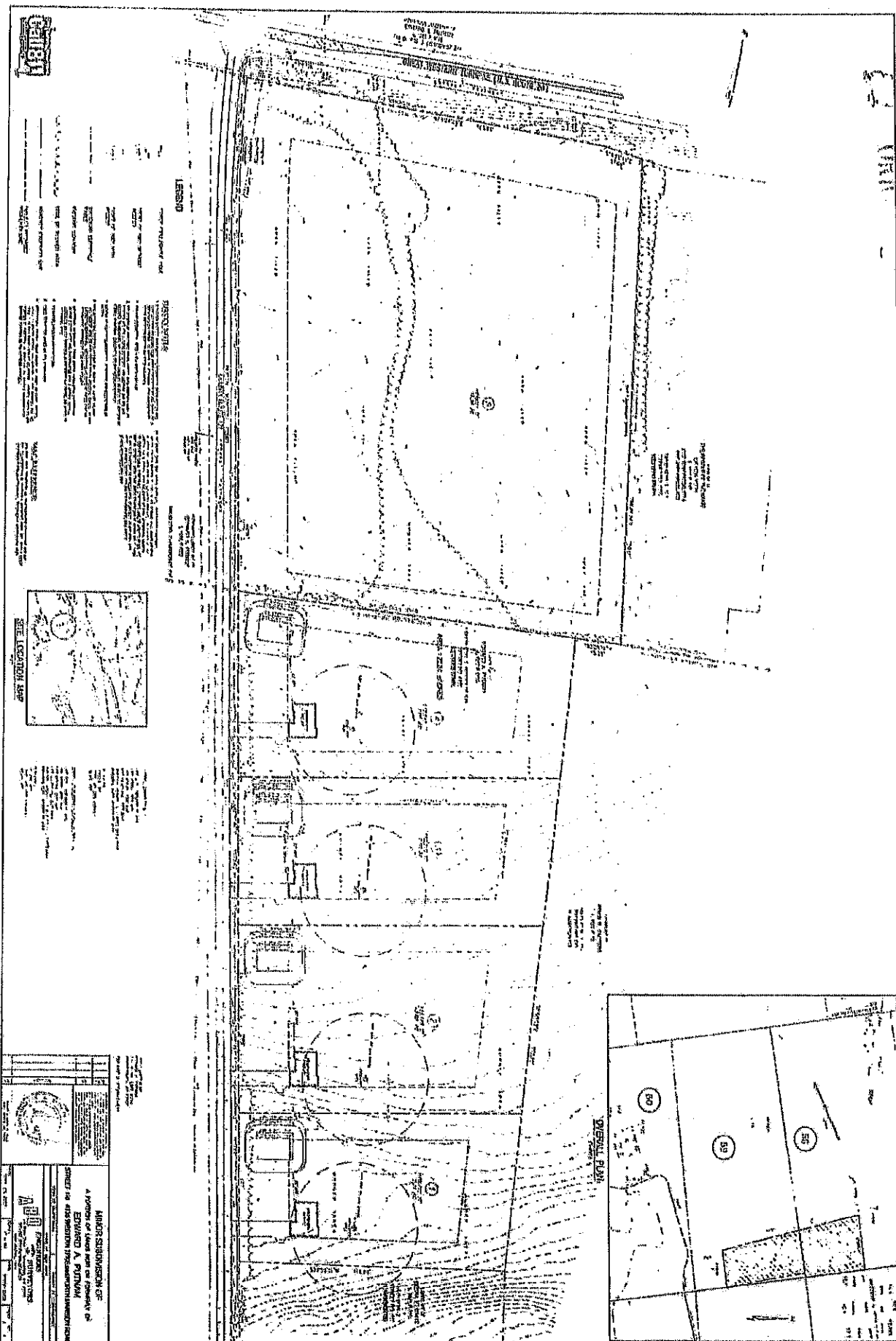
NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

[illegible][illegible][illegible]

- | | | | | | |
|-------------------------|--------------------------|------------------|------------------|-------------------------|--------------------------|
| POINT OF MAX. MAGNITUDE | POINT OF MAX. DEFLECTION | INTERNAL FLEXURE | EXTERNAL FLEXURE | POINT OF MAX. MAGNITUDE | POINT OF MAX. DEFLECTION |
| 12 | 10 | | | | |



1



ORIGINAL

145-1569

RLTSA
TAX MAP IDENT
SEC 67.00 BLK 2 LOT 6.11

FORM 131 N.Y. DECED - EXECUTOR'S

89 5340

NATIONAL LEGAL SUPPLY, INC.
65 SEVEN SIXES ALBANY, N.Y. 12207

1248210095

This Indenture.

Made this 30th day of
November Nineteen Hundred and Eighty-Nine
Between EDWARD A. PUTNAM, residing at Route 20, Duaneburg, New
York 12056

as Executor of the estate of ADALINE N. PUTNAM by virtue of
the last Will and Testament of ADALINE N. PUTNAM, late of
the County of Schenectady

part y of the first part, and
EDWARD A. PUTNAM, residing at Route 20, Duaneburg, New
York 12056

Witnesseth. That the part y of the first part, by virtue of the power and
authority to given in and by the said last Will and Testament,
and in consideration of

One Dollars,
(\$1.00) lawful money of the United States, and other good and
valuable consideration paid by the party of the second part,
do hereby grant and release unto the part y of the second part, and his
heirs and assigns forever, all

Two (2) parcels of land as set forth in Schedule "A" annexed
hereto and made a part hereof, consisting of four (4) pages,

Parcel Number (1) being the same premises conveyed to
the grantor herein, by Warrant Deed from WINIFRED CULLINGS WRIGHT,
and MARTHA FRANCES WRIGHT, Distributees in the Estate of MARY C.
WRIGHT, Deceased and under the last will and testament of GEORGE
WRIGHT, Deceased, December 10, 1910, in the County of Schenectady,
to FLOYD E. PUTNAM and ADALINE N. PUTNAM, his wife, dated July 5th,
1914, and recorded in the Schenectady County Clerk's Office on July
19, 1914 in Liber 506 at Page 195. FLOYD E. PUTNAM having
predeceased ADALINE N. PUTNAM, on the 21st day of JUNE,
19 87, and being a resident of the County of Schenectady, at the
time of his death and ADALINE N. PUTNAM, having died a resident of
the County of Schenectady, on July 26, 1989.

Parcel No. 2 being the same premises conveyed to the
grantor herein, by Warrant Deed from BOZENKILL LAKE CORPORATION,
to FLOYD E. PUTNAM and ADALINE N. PUTNAM, his wife, dated February
25th, 1952, and recorded in the Schenectady County Clerk's Office
on May 8th, 1952, in Liber 662 of deeds at Page 304. FLOYD E.
PUTNAM having predeceased ADALINE N. PUTNAM, on the 26th day
of JULY, 19 89, and being a resident of the County of
Schenectady, at the time of his death.

This conveyance is made subject to all enforceable
covenants, conditions and easements of record and made pursuant to
the Last Will and Testament of Adaline N. Putnam admitted to
Probate in the Schenectady County Surrogate's Court on the 16th,
day of August, 1989.

SCHEDULE "A"

12487-10097

PARCEL NO. 1

1571
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate lying and being in the Town of Duaneburg, in the County of Schenectady, and State of New York, known and distinguished in the survey of said Township as Lot Number Fifty-eight (58): Beginning at a post and heap of stones placed at the southwest corner of Lot Number 57, now or formerly owned by William Ackerson, and 2 chains and 3 links North from the Western Turnpike, and runs thence along the south bounds of said Lot Number 57 (as the needle pointed in 1813) East 2 degrees 17 minutes North 45 chains and 18 links to Lot Number 4; then along the same South 2 degrees 30 minutes East 23 chains and 1 link to land formerly of Wm. A. S. North, deceased; then along the same West 1 degree 54 minutes South 45 chains 22 links to Lot Number 63; then along the same North 0 degrees 27 minutes West 9 chains 45 links to Lot Number 64; then along the same North 2 degrees 48 minutes West 13 chains 8 links to the place of beginning, containing 102.92 acres of land.

Being the same premises as described in a certain Warranty Deed from John A. Pell, George W. Pell and Adalin D. Pell, widow of the late Alfred S. Pell, to John A. Ferguson, dated the 29th day of January, 1848, and recorded in the Office of the Clerk of the County of Schenectady on the 3rd day of February, 1848, in Book "X" of Deeds, at Page 504.

1572
ALSO, ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate in the Town of Duaneburg, whereof William Eckerson died seized and which he devised by his last Will and Testament, duly admitted to probate by the Surrogate of the County of Schenectady, to Catharine McGue, and described as follows: South by the lands now or formerly of John Ferguson; East by the lands owned by Ralph McDougall, deceased, in his lifetime and at the time of his death; North by the lands now or formerly of William Liddle; West by lands now or formerly of Dr. Stephen G. DeLamater, containing 100 acres, be the same more or less.

Being the same premises as described in a certain Warranty Deed from Catharine McGue and Kelly McGue, as her husband, to John Ferguson, dated the 14th day of February, 1866, and recorded in the Office of the Clerk of the County of Schenectady on the 16th day of March, 1866, in Book 45 of Deeds, at Page 172

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506 396 EXCEPTING AND RESERVING, however, out of the premises above described the following: ALL THAT CERTAIN PIECE OF LAND lying in the Town of Duaneburg, County aforesaid, and being part and parcel of farm or Lot Number 57, as distinguished on the map made by James Frost, Surveyor, in the year 1813, and bounded as follows: Beginning at a marked beech tree, and being the north-east corner of said Lot Number 57, and runs thence along the north bounds thereof, as the needle now points, North 83 degrees 20 minutes west 43 chains and 7 links to the northwest corner thereof; thence along the west bounds thereof South 2 degrees west 9 chains and 51 links to the center of the highway leading to Schenectady; thence along the center of said Creek Highway, 89 degrees 10 minutes east 4 chains and 61 links; and South 85 degrees and 35 minutes east 7 chains and 14 links; and South 81 degrees and 15 minutes east 7 chains and 60 links; and South 81 degrees and 10 minutes east 6 chains and 67 links; and North 83 degrees 40 minutes east 3 chains and 79 links; and North 79 degrees east 6 chains and 18 links, and North 77 degrees east 7 chains and 76 links to the east bounds of said lot; thence along the same North 7 chains and 82 links to the place of beginning, containing 42 acres 3 rods and 36 1/2 rods.

Being the same premises as described in a certain Warranty Deed from John A. Ferguson and Elizabeth, his wife, to William Liddle, dated the 30th day of March, 1866, and recorded in the Office of the Clerk of the County of Schenectady on the 11th day of July, 1866, in Book 47 of Deeds, at Page 131.

And being the same premises as devised under the "2nd" paragraph of the last Will and Testament of John A. Ferguson, dated June 25th, 1900, and proved January 23rd, 1905, and recorded in the Schenectady County Surrogate's Office in Book "O" of Wills at Page 528, wherein said premises were devised to his daughter, Almira D. Cullings.

Also being the same premises as came by inheritance through the Estates of Almira D. Cullings and William Cullings into Mary Cullings.

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EXCEPTING AND RESERVING, however, out of the premises above described the following: ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Duaneburg, County of Schenectady, and State of New York, for the reconstruction of the Schenectady-Duaneburg Pt. 2 State Highway No. 5545, as shown on map duly filed in the Office of the Clerk of Schenectady County, and described as follows: Beginning at a point on the Northerly boundary of the existing Schenectady-Duaneburg Pt. 2 Highway, said point being 5 plus or minus feet distant southerly measured at right angles from Station 401 plus 93 plus or minus of the survey base line for the reconstruction of the Schenectady-Duaneburg Pt. 2 State Highway No. 5545, Schenectady County; thence South 89 degrees 55 minutes West 208 plus or minus feet to a point 48 feet distant southerly measured at right angles from station 404 plus 00 of said base line; thence South 77 degrees 57 minutes West 350 plus or minus feet to a point 48 feet distant southerly measured at right angles from Station 407 plus 50 of said base line; thence North 78 degrees 28 min. West 693 plus or minus feet to a point on the southerly boundary of said existing highway, the last mentioned point being 42 plus or minus feet distant measured at right angles from Station 414 plus 00 of said base line; thence Easterly along the last mentioned boundary of said existing highway 1205 plus or minus feet to the point of beginning, being .31 acres, more or less.

Being the same premises as described in a certain Warranty Deed from Mary C. Wright to County of Schenectady, a Municipal Corporation, dated the 24th day of October, 1930, and recorded in the Office of the Clerk of the County of Schenectady on the 10th day of February, 1931, in Book 373 of Deeds, at Page 9.

ALSO, EXCEPTING, however, out of the aforesaid described premises that portion described as follows: ALL THOSE PIECES OR PARCELS OF LAND hereinafter designated as PARCELS "A" and "B", situate in the Town of Duaneburg, County of Schenectady, and State of New York, for the proposed reconstruction of the Guilderland-Duaneburg Part 2 State Highway No. 8097, as shown upon map on file in the Schenectady County Clerk's Office, and described as follows:

PARCEL "A"

BEGINNING at a point on the Southerly boundary of the existing Guilderland-Duaneburg Part 2 Highway at the intersection of said boundary with the division line between the lands of David Miller, reputed owner on the East, and the lands of the late Mary C. Wright, former owner, on the west, said point being 23 plus or minus feet distant southerly measured at right angles from station 208 plus 64 plus or minus of the hereinafter described survey base line of the proposed reconstruction of the Guilderland-Duaneburg Part 2 State Highway No. 8097; thence southerly along said division line 9 plus or minus feet to a point 36 feet distant southerly measured at right angles from station 208 plus 62 plus or minus of said base line; thence N. 38° 35' W. 585 plus or minus feet to a point on the division line between the lands of the late Mary C. Wright, former owner, on the east and a town road on the west, the last mentioned point being 35 feet distant southerly, measured at right angles from station 214 plus 47 plus or minus of the said base line; thence northeasterly along said division line 10 plus or minus feet to its intersection with the southerly boundary of said existing highway, the last mentioned point being 29 plus or minus feet distant southerly measured at right angles from station 214 plus 39 plus or minus of the said base line; thence easterly along the last mentioned boundary of said existing highway 575 plus or minus feet to the point of beginning, being 0.15 acres, more or less.

PARCEL "B"

BEGINNING at a point on the northerly boundary of the existing Guilderland-Duaneburg Pt. 2 Highway, said point being 44 plus or minus feet distant northerly measured at right angles from station 218 plus 70 of the hereinafter described survey base line for the proposed reconstruction of the Guilderland-Duaneburg Pt. 2 State Highway No. 8097; thence N. 3° 19' E. 1 plus or minus feet to

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1248-10090

a point 45 feet distant northerly measured at right angles from station 218 plus 70 of said base line; thence N. 79° 53' W. 648 feet to a point 50 feet distant northerly measured at right angles from station 225 plus 25 of said base line; thence N. 77° 41' W. 475 feet to a point 46 feet distant northerly measured at right angles from station 229 plus 99 of said base line; thence N. 76° 53' W. 635 feet to a point 45 feet distant northerly measured at right angles from station 236 plus 34 of said base line; thence N. 78° 42' W. 241 plus or minus feet to a point on the division line between the lands of the late Mary C. Wright, former owner, on the east and the lands now or formerly of Earl W. Liddle, on the west, the last mentioned point being 37 feet distant northerly measured at right angles from station 238 plus 75 of the said base line; thence southerly along said division line 1 plus or minus feet to a point on the northerly boundary of said existing highway, the last mentioned point being 36 plus or minus feet distant northerly measured at right angles from station 238 plus 75 plus or minus of said base line; thence easterly along the last mentioned boundary of said existing highway 2006 plus or minus feet to the point of beginning, being 0.50 acres more or less.

The above mentioned survey base line is a portion of the 1931 survey base line for the said proposed reconstruction of the Guilderland-Duanesburg Part 2 State Highway No. 8097, County of Schenectady, as shown on Map on file in the Office of the Clerk of Schenectady County, and is described as follows: BEGINNING at station 205 plus 00; thence A2. 273° 19' 1525 feet to station 220 plus 25; thence A2. 278° 40' 275 feet to station 223 plus 00; thence A2 283° 23' 700 feet to station 230 plus 00; thence A2 283° 12' 900 feet to station 239 plus 00, all of which is shown on map on file in the Office of the Clerk of the County of Schenectady.

The real property herein intended to be conveyed is the real property obtained by John A. Ferguson in 1848 from John A. Pell, et al, and obtained by John Ferguson in 1866 from Catharine McGue and husband, except property conveyed by said Ferguson and wife to William Liddle in 1866, and further excepting real property deeded to the County of Schenectady by Mary C. Wright in 1930, and further excepting two parcels of real property recently taken by the County of Schenectady for reconstruction of the Guilderland-Duanesburg Part 2 State Highway No. 8097.

The premises herein conveyed constitute all the real property which the grantors herein, to-wit: Winifred Cullings Wright and Martha Frances Wright obtained by inheritance through the estates of their mother, Mary C. Wright, in 1940, and their father, George Wright, in 1940, with the exception of the parcels more recently taken by the County of Schenectady for reconstruction of said highway.

PARCEL NO. 2

that tract, piece or parcel of land situate in the Town of Duanesburg, Schenectady County, New York, lying southerly of U. S. Route 20 and lying part easterly and part westerly of North Mansion Road and further bounded and described as follows: BEGINNING at the point of intersection of the center line of North Mansion Road with the southerly line of lands of Putnam and runs thence along said line of Putnam, easterly about 570 feet to the intersection of stone wall; thence southerly along the westerly line of lands of DeForest about 920 feet to a point; thence westerly along the northerly line of lands of Noble, about 480 feet to the center line

1574

1218-100 Mansion Road; thence southerly along the said center line about 430 feet to a point; thence westerly along the northerly line of a private road leading from North Mansion Road to the camps on the West end of Duane Lake, about 1050 feet to a point where said private road turns southerly; thence southerly along the westerly line of said private road about 175 feet to a point; thence westerly along the northerly line of a road originally used between the North Mansion,

LIBER 662 PAGE 305

Road and the residence of C. L. Duane, about 1350 feet to a point; thence northerly along the easterly line of lands of Featherstonhaugh, formerly lands of Duane, about 1930 feet to a point; thence along the southerly line of lands of Futhen about 2350 feet to the point or place of beginning and containing about 104 acres of land.

The above described parcel being a portion of the premises conveyed by Edward McQuade, Mary K. McQuade, Alice McQuade and Margaret McQuade to Rozenkill Lake Corporation, by deed dated September 28th, 1940, and recorded in the Schenectady County Clerk's office August 16th, 1941 in Book 461 of deeds, at page 507. Excepting and reserving from the above described parcel a lot containing about 0.73 of an acre of land conveyed to Roscoe H. Cooke by the party of the first part by deed dated February 16, 1931, and recorded in the Schenectady County Clerk's office February 28th, 1931, in Book 637 of Deeds, at page 449.

Said premises are sold and conveyed subject to the restriction that no buildings or other structures shall be erected thereon within two hundred feet of the northerly side of said private road.

TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

Preliminary ☒ Date: October 20, 2023 Final Date: _____
(Check appropriate box)

Name of proposed development Minor Subdivision - Portion of Lands now N/F of Edward Putnam

Applicant:

Name Edward Putnam
(Roger Putnam - Power of Attorney)
Address 4136 Western TPKE Road
Duanesburg NY, 12056
Telephone 518-895-1053

Plans Prepared by:

Name ABD Engineers & Surveyors, LLP.
Address 411 Union Street
Schenectady NY, 12035
Telephone 518-377-0315

Owner (if different):

(if more than one owner, provide information for each)

Name Same as owner
Address _____
Telephone _____

Ownership intentions, i.e., purchase options
Sell four residential lots

Location of site

4136 Western TPKE Road and North Mansion Road

Section 67.00 Block 2 Lot 6.11

Current zoning classification C1 and R2

State and federal permits needed (list type and appropriate department)

n/a

Proposed use(s) of site

4-Lot residential subdivision of portion of parcel in R2 zone meeting all zoning requirements. Plus one commercial lot in the C1 zoning district.

Total site area (square feet or acres) 197+-

Anticipated construction time 2-year

Will development be phased? no

Over →

Current land use of site (agricultural, commercial, underdeveloped, etc.)

Undeveloped

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

Character of surrounding lands (suburban, agricultural, wetlands, etc.) residential / commercial / agricultural

Estimated cost of proposed improvement \$ TBD

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

8-12

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

- for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
- For non-residential buildings, include total floor area sales area; number of automobile and truck parking spaces,
- Other proposed structures.

(Use separate sheet if needed)

4-Typical 3-4 Bedroom single-family homes

**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: Minor Subdivision - Portion of Lands now N/F of Edward Putnam		
Project Location (describe, and attach a general location map): 4136 Western TPKE Road and North Mansion Road		
Brief Description of Proposed Action (include purpose or need): 4-lot residential subdivision of portion of parcel in R2 zone meeting all zoning requirements for single-family homes. Plus one commercial lot (11.34ac) in the C1 zone		
Name of Applicant/Sponsor: Edward Putnam (Roger Putnam - Power of Attorney)		Telephone: 518-1063
Address: 242 Duane Lake Road		E-Mail: 188cycleshop@yahoo.com
City/PO: Duaneburg	State: New York	Zip Code: 12056
Project Contact (if not same as sponsor, give name and title/role): Joseph J. Blanchine, P.E - ABD Engineer, LLP.		Telephone: 518-377-0315
Address: 411 Union Street		E-Mail: joe@abdeng.com
City/PO: Schenectady	State: NY	Zip Code: 12035
Property Owner (if not same as sponsor): same as applicant / sponsor		Telephone:
Address:		E-Mail:
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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Duanesburg Planning Board for Subdivision Approval	October 20, 2023
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Schenectady County Department of Health	To be scheduled
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>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>iii. Is the project site within a Coastal Erosion Hazard Area?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ 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?) ☒ Yes ☐ 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? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Duanesburg Central School

b. What police or other public protection forces serve the project site?

Schenectady County Sheriff and New York State Police

c. Which fire protection and emergency medical services serve the project site?

Fire District #2 - Duanesburg Fire Department

d. What parks serve the project site?

Ron Mead Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? wooded and grassland

b. a. Total acreage of the site of the proposed action? 197+- acres

b. Total acreage to be physically disturbed? 3+- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 197+- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ 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? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Residential

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 4 residential plus 1 commercial

iv. Minimum and maximum proposed lot sizes? Minimum 2.31 acres Maximum 11.34 acres

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

• Total number of phases anticipated 4

• Anticipated commencement date of phase 1 (including demolition) 8 month 24 year

• Anticipated completion date of final phase 12 month 25 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

lot by lot development as sold

f. Does the project include new residential uses? ☒ Yes ☐ No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	1			
At completion of all phases	4			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No
 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? ☐ Yes ☒ No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ 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? ☐ Yes ☒ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 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? ☐ Yes ☐ No
 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? ☐ Yes ☐ No

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? ☐ Yes ☒ No
 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: _____ 1,540 +/- 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: _____
- 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: _____ 1,200 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): _____

Sanitary Waste

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

☐ Yes ☒ No.

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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

- Do existing sewer lines serve the project site? ☐ Yes ☒ No
 - Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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? ☒ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

8,000 Square feet or 0.18 acres (impervious surface) approximately 2,000SF / lot

_____ Square feet or 187 acres (parcel size)

ii. Describe types of new point sources, swales

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)?

Swales to roadside ditch

• If to surface waters, identify receiving water bodies or wetlands:

N/A

• Will stormwater runoff flow to adjacent properties?

☐ Yes ☒ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

☒ Yes ☐ No

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?

☐ Yes ☒ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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? ☐ Yes ☒ No

If Yes:

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) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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: _____

vi. Are public/private transportation service(s) or facilities available within 1/4 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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes: N/A

i. Estimate annual electricity demand during operation of the proposed action: _____
N/A

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

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

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

i. During Construction:	ii. During Operations:
Monday - Friday: _____ 7-6	Monday - Friday: _____ 24/7
Saturday: _____ 7-2	Saturday: _____ 24/7
Sunday: _____	Sunday: _____ 24/7
Holidays: _____	Holidays: _____ 24/7

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>1. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>n. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>1. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>Residential style lighting</u></p>	
<p>p. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>Some tree removal is required.</u></p> <p>_____</p>	
<p>q. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>r. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>1. Product(s) to be stored _____</p> <p>2. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>3. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>s. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: N/A</p> <p>1. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>t. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>u. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;">N/A</p> <p>If Yes:</p> <p>1. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation: _____ tons per _____ (unit of time) <p>2. 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"> • Construction: _____ • Operation: _____ <p>3. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

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. project site consists of 22.3+/- portion of parcel on east side of North Mansion Road

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.18+/-	+0.18
• Forested	12.66 (wooded)	7.82+/-	-4.74
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.74 (grassland/ open fields)	14.3+/-	+4.56
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

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): _____

1. 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: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ over 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:

Silt Loam	_____	100 %
_____	_____	_____ %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ over 3 feet

e. Drainage status of project site soils: ☐ Well Drained: _____ % of site
☒ Moderately Well Drained: _____ 80 % of site
☒ Poorly Drained _____ 80 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	80 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	25 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	15 % of site

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

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 <u>863-695, 863-696</u>	Classification <u>C</u>
Lakes or Ponds:	Name _____	Classification <u>non jurisdictional</u>
Wetlands:	Name <u>Federal Waters, Federal Waters, Federal Waters,...</u>	Approximate Size _____
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: _____

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: _____

m. Identify the predominant wildlife species that occupy or use the project site: Typical rural / suburban wildlife _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ Northern Long-eared Bat, Bald Eagle	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: SCHE001	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): USDA Web Soil Survey	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

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? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: Duane Mansion, North Mansion and Tenant House, Ferguson Farm Complex

iii. Brief description of attributes on which listing is based:
DEQ Mapper

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? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

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.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☐ 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.

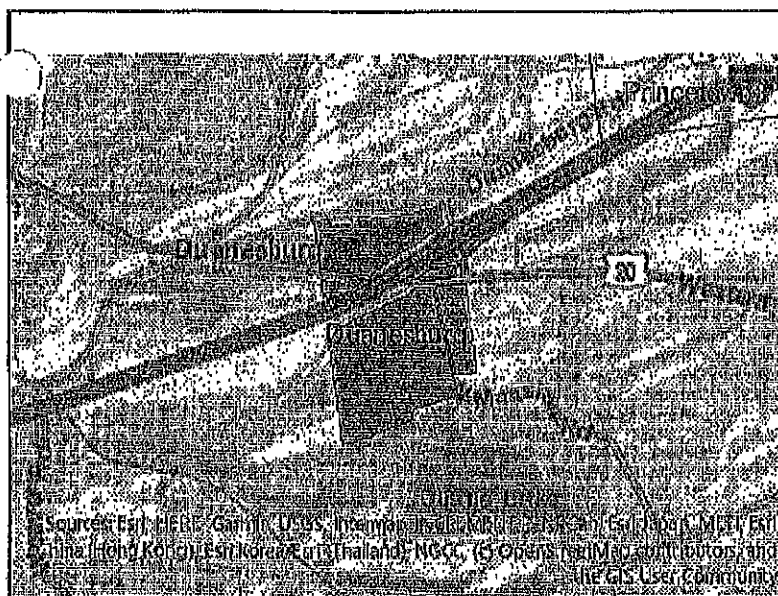
Applicant/Sponsor Name Joseph J. Blanchine, P.E. Date October 20, 2023

Signature  Title Engineer

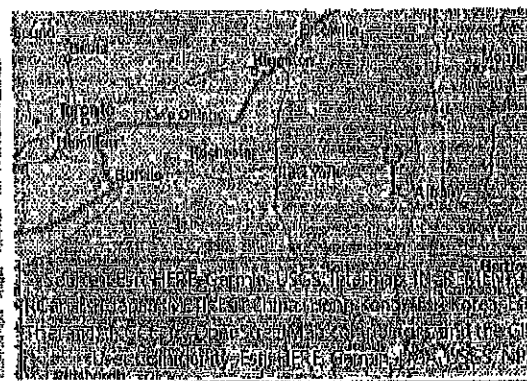
PRINT FORM

EAF Mapper Summary Report

Wednesday, October 18, 2023 10:54 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-695, 863-686
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.a. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	SCHE001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Duane Mansion, North Mansion and Tenant House, Ferguson Farm Complex
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

NOTICE OF DETERMINATION
of the Town of Duaneburg

Date of Determination 10/23/23

Application of EDWARD PUGHAN under section
3.5 of the (Village of Delanson/Town of Duaneburg)
SUBDIVISION Ordinance.

Applicant EDWARD PUGHAN
Address 4136 WESTERN PKWY
DUANEBURG N.Y. 12056

Phone 518-896-1253 Zoning District C-1/R-2 SBL# 67.00-2-4.11

Description of 5
Project: SPLIT ONE Big LOT INTO 4 SMALLER LOTS

Determination:


PLANNING BOARD FOR PURPOSE OF MAJOR SUBDIVISION

Reason supporting determination:

TOWN OF DUANEBURG SUBDIVISION ORDINANCE ADOPTED MARCH 9, 1978
SECTION 3.5 APPROVAL OF MAJOR SUBDIVISION

Action: Refer to <u>PLANNING BOARD</u> for the purpose of <u>4 LOT MAJOR SUBDIVISION</u>
--

Code Enforcement Officer: Christopher Pughan

ZONING COORDINATION REFERRAL SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.		For Use By SCDEDP Received <u>11-9-23</u> Case No. <u>1724-23</u> Returned <u>11-28-23</u>
FROM: <input type="checkbox"/> Legislative Body <input type="checkbox"/> Zoning Board of Appeals <input checked="" type="checkbox"/> Planning Board	Municipality: <u>Town of Duanesburg</u>	
TO: Schenectady County Department of Economic Development and Planning Schaffer Heights, 107 Notl Terrace, Suite 303 Schenectady, NY 12308	(tel.) 386-2226 (fax) 382-5539 Received Schenectady County	
ACTION: <input type="checkbox"/> Zoning Code/Law Amendment <input type="checkbox"/> Zoning Map Amendment <input checked="" type="checkbox"/> Subdivision Review <input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Special Permit <input type="checkbox"/> Use Variance <input type="checkbox"/> Area Variance <input type="checkbox"/> Other (specify) _____	NOV 09 2023 Economic Development and Planning Dept.
PUBLIC HEARING OR MEETING DATE: <u>11/16/23</u>		
SUBJECT: #23-23 Putnam, Edward: SBL#67.00-2-6.11, (C-1/R-2) is seeking a major subdivision of one lot into 5 smaller lots under section 3.5 of the town of Duanesburg subdivision ordinance		
REQUIRED ENCLOSURES: <ol style="list-style-type: none"> 1. Public hearing notice & copy of the application. 2. Map of property affected. (including Tax Map I.D. number if available) 3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act. 		
<ol style="list-style-type: none"> 1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State. 2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following: <div style="margin-left: 20px;"> <input type="checkbox"/> the boundary of any city, village or town; <input type="checkbox"/> the boundary of any existing or proposed County or State park or other recreation area; <input checked="" type="checkbox"/> the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway; <input type="checkbox"/> the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines; <input type="checkbox"/> the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated; <input type="checkbox"/> the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances. </div> 		
SUBMITTED BY: Name: <u>Coryn VanDeusen</u> Title: <u>Planning/Zoning Clerk</u> Address: <u>5853 Western Turnpike Duanesburg, NY 12056</u> E-mail: <u>cvandeusen@duanesburg.net</u> Phone: <u>(518) 895-2040</u> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <div style="text-align: center;">  Signature </div> <div> Date: <u>11/06/2023</u> </div> </div>		



PLANNING & ZONING COORDINATION REFERRAL

Case No. D-24-23

Applicant Edward Putnam

Referring Officer Coryn VanDeusen

Municipality Duanesburg

Considerations: Regarding a 22.8 acre vacant parcel, requesting subdivision approval to create five lots, four lots of 2.31, 2.58, 3.05, and 3.06 acres and a remaining 11.34 acre parcel. Located on the southeast corner of the North Mansion Road (CR 121) and Western Turnpike (US Rt. 20) intersection. Individual septic and well is proposed. Access is proposed to CR 121.

RECOMMENDATION

Receipt of zoning referral is acknowledged on November 9, 2023. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☒ *Approve of the proposal.
- ☐ Defer to local consideration (No significant county-wide or inter-community impact)
- ☐ Modify/Conditionally Approve. Conditions:

☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

11/20/23
Date

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

December 5th, 2023

To: All interested and involved agencies (See attached list)

*Re: Application for Subdivision Approval for a five-lot residential/commercial
subdivision located at 4136 Western Turnpike owned by Edward Putnam.*

Dear Sir/Madam:

The Town of Duanesburg Planning Board determined at its regular meeting on November 16th, 2023, to declare its intent to act as SEQRA lead agency for the above referenced Type 1 action. Attached as required by the regulations is the SEQRA EAF Part 1 and the application. Please advise the Town Planning Board within the next thirty days if you would like to act as lead agency rather than the Planning Board. If we do not hear from you within the next 30 days, the Town Planning Board will be lead agency for the review of the project.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Jeff Schmitt
Town of Duanesburg Planning Board Chair

cc: Town of Duanesburg Planning Board Clerk and Planning Board Members
Enc: SEQRA EAF Part 1 and Application

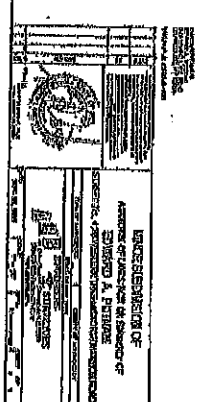
The Schenectady County Planning Department

Regional Permit Administrator
New York State Department
of Environmental Conservation
Region 4 Headquarters
1130 North Westcott Road
Schenectady, New York 12306

Director, Technical Preservation Services Bureau
NYS Parks, Recreation & Historic Preservation
Peebles Island State Park
PO Box 189
Waterford, New York 12188-0189

Director of Engineering
Schenectady County DPW
100 Keller Ave
Schenectady, NY 12306

Schenectady County Health
107 Nott Terrace, Suite 306
Schaffer Heights
Schenectady, NY 12308



NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 11/1/25

Application of JOHN + RENE DERGOSITS under section LOCAL LAW #2 OF 2016 of the (Village of Delanson / Town of Duanesburg)
SUBDIVISION Ordinance.

Applicant JOHN + RENE DERGOSITS
Address 863 TURNBULL RD
DELANSON N.Y.

Phone _____ Zoning District R-2 SBL# 6500-2-29

Description of
Project: ADJUST SOUTH LOT LINE, SECTION BERRY ROAD TO WAYNE

Determination: PLANNING BOARD FOR LOT LINE ADJUSTMENT

Reason supporting determination:
LOCAL LAW #2 OF 2016 SUBDIVISION ORDINANCE UNDER
SECTION LOT LINE ADJUSTMENT.

Action: Refer to <u>PLANNING BOARD</u> for the purpose of <u>LOT LINE ADJUSTMENT</u>
--

Code Enforcement Officer: Christy Parker

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

Revised 04/12/2017

*****FOR OFFICE USE ONLY*****

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing.
- ☒ Tax Map ID #
- ☒ Zoning district
- ☒ Current Original Deed
- ☒ NYS Survey (L.S. & P.E.)
- ☒ North Arrow, scale (1"=100')
- ☒ Boundaries of the property plotted and labeled to scale.
- ☒ School District/Fire District
- ☒ Green area/ landscaping
- ☒ Existing watercourses, wetlands, etc.
- ☒ Contour Lines (increments of 10ft.)
- ☒ Easements & Right of ways
- ☒ Abutting Properties Wells/ Sewer Systems within 100ft.
- ☒ Well/ Water system

- ☒ Septic system: Soil investigation completed?
- ☒ Sewer System: Which district?
- ☐ Basic SWPPP (12 & <5)
- ☐ Full Storm Water Control Plan (5acres or more)
- ☐ Storm Water Control Plan
- ☒ Short or long EAF www.doc.ny.gov/safnapper/
- ☐ Street pattern: Traffic study needed?
- ☐ All property Mergers REQUIRE both owners signatures on the Application

Additional Requirements for Special Use Application:

- ☒ New or existing building
- ☒ Business Plan, Hours of operation, & number of employees,
- floor plan, uses, lighting plan/ landscaping/signage
- Parking, Handicap Spaces, & Lighting plan

Date 10/30/2023

Application type: ☐ Major Subdv ☐ Minor Subdv ☐ Special Use Permit ☐ Site/Sketch Plan Review ☒ Lot Line Adjust
Proposal: Provide 0.08 acres to Martins to eliminate their encroachment
on my property

Section _____ of _____ Ordinances.

Present Owner: John R. and Irene Derosis (AS APPEARS ON DEED)
Address: 863 Turnbull Road Pelham Zip code: 12053
Phone # (required): 518/825-8462

Applicants Name (if different): _____ home# (required) _____
Location of Property (if different from owners) _____
Tax Map # 65-2-29 Zoning District R-2

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED)

LANDS CONVEYED TO (REQUIRED FOR MERGERS)

Signature of receiving Property Owner _____ (AS APPEARS ON DEED!!)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Duaneburg to walk the property for the purposes of conducting a site review.

Signature of Owner(S) and/or Applicant(S) _____

Date 10/30/2023

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: _____ Check# _____ (For office use only)
Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson _____

Date _____

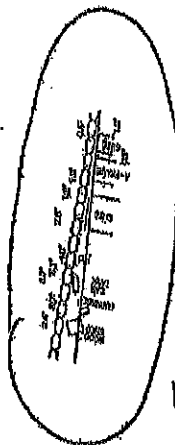
Code Enforcement _____

Date _____



ORIGINAL

MEMPHIS: AN INVESTIGATION INTO THE DEATH OF MARTIN LUTHER KING, JR. BY THE MEMPHIS POLICE DEPARTMENT. THE FOLLOWING IS A SUMMARY OF THE RESULTS OF THE INVESTIGATION:

[illegible]

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THE NATIONAL DEFENSE ACADEMY, 1101 ARCADE BUILDING, WASHINGTON, D. C. 20304

Preliminary Map of Derzsis Property

16.030 ACRES, ORIG.
- 0.082 ACRES, ILLA
16.008 ACRES, REMAINING

ॐ नमो भगवते वासुदेवाय

272 ALBERT SWEET
ATTORNEY AT LAW
OF THE CITY

LEADS: 47

608-759-5511

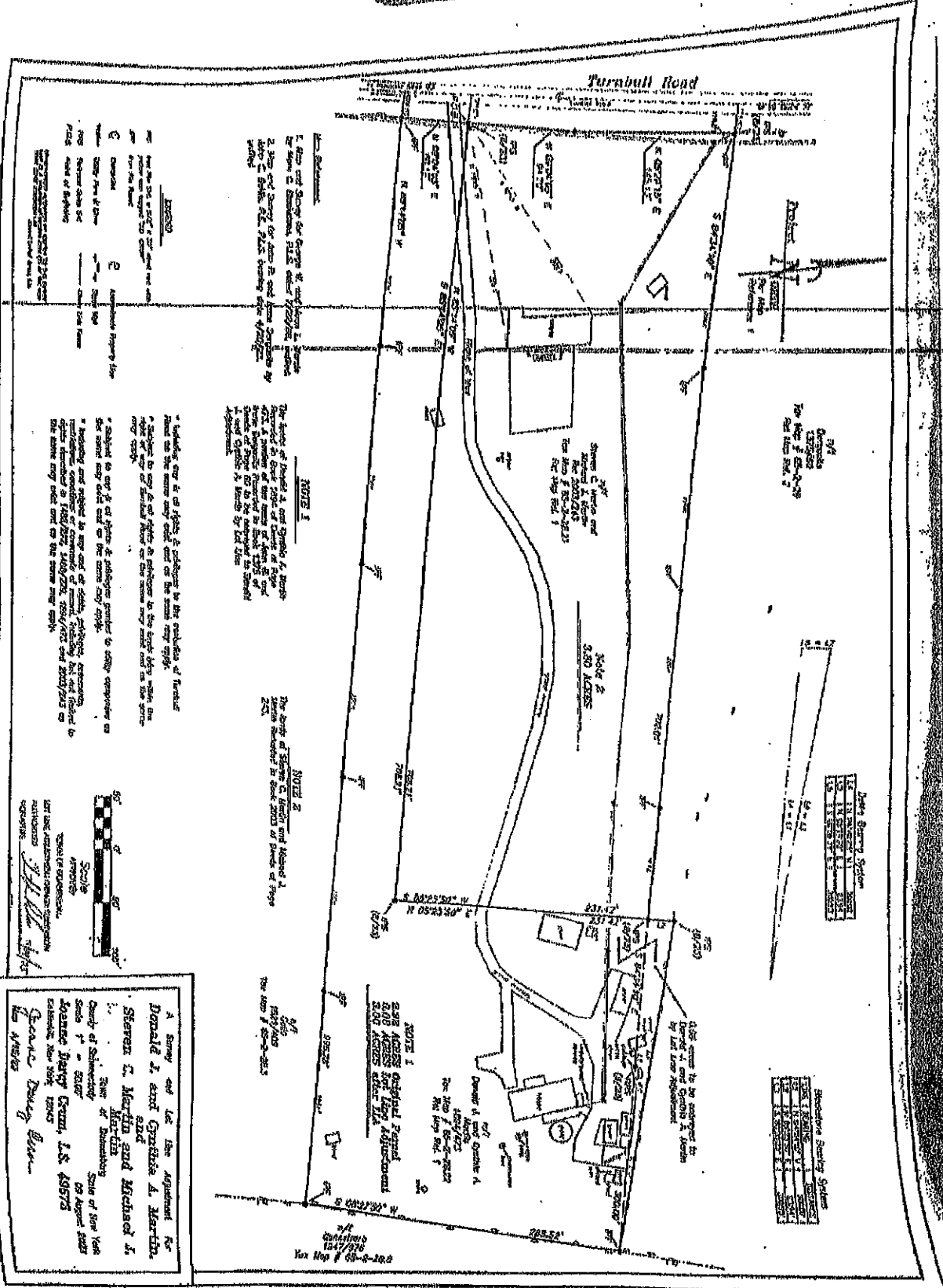
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2000

THE UNIVERSITY OF CHICAGO

**OFFICE OF THE
 ATTORNEY GENERAL
 THE STATE**

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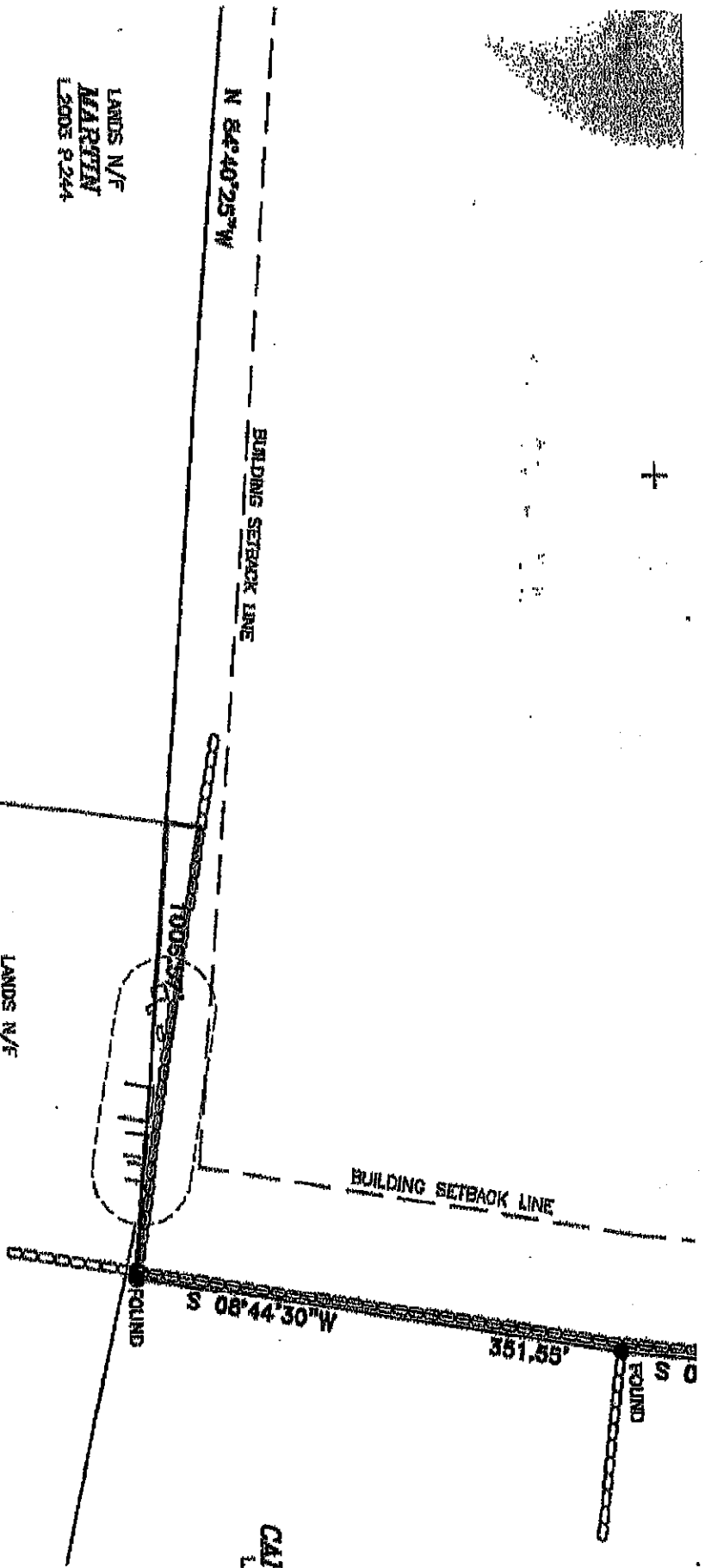
PLANNING
 DIVISION

ZONING DISTRICT INFORMATION:
R-2, AGRICULTURAL & RESIDENTIAL

LOT SIZE, Minimum	100,000	SQ. FT.
LOT WIDTH, Minimum	200	FT.
LOT DEPTH, Minimum	200	FT.
LOT COVERAGE, Maximum	25%	
FRONT SETBACK, Minimum	80	FT.
SIDE SETBACK, Minimum	40	FT.
REAR SETBACK, Minimum	80	FT.
BUILDING HEIGHT, Max.	2.5 STORIES or 35	FT.

LANDS N/E
 SCHERERHORN
 & MARTIN
 L.1655 P.518

LANDS N/E
 MARTIN
 L.2003 P.244



OWNER:
 JOHN R. and IRENE DERGOSIS
 863 TURNBULL ROAD
 DELANSON, NY 12053

TOWNSHIP OF DELANSON, NY

ORIGINAL



ORIGINAL

**Proposed Deed Description of a portion of Lands of
John R. and Irene Dergosits
To be conveyed and merged with Lands of
Donald J. and Cynthia A. Martin**

Beginning at an iron pin found at the northeasterly corner of Lands of Martin (L.1894 P.476) and running thence along Lands of said Martin N 84°22'33"W 300.00' to a J. D. Crum capped iron pin;

Thence the following 2 courses through Lands of Dergosits (L.1373 P.60)

1. N 03°37'25"E 23.94' to a J. D. Crum capped iron pin;
2. S 79°48'50"E 300.95' to the point or place of beginning.

Said parcel contains 0.082 Acres of Land.

2300111ADese

NOTICE OF DETERMINATION
of the Town of Duaneburg

Date of Determination 12/5/23

Application of LRGA Lot LLC / Ralph Thomas under section
9.4 (17) of the (Village of Delanson / Town of Duaneburg)
Zoning Ordinance.

Applicant LRGA Lot LLC / Ralph Thomas
Address 6740 WESTERN TURNPIKE
Duaneburg, N.Y. 12058

Phone _____ Zoning District H SBL# 67.05-1-P.1

Description of
Project: FLOT MARKET - FARMERS MARKET

Determination:
SPECIAL USE PERMITTED

Reason supporting determination:
Town of Duaneburg Zoning Ordinance Adopted 10/11/16
Section 9.4 (12) USES PERMITTED BY SPECIAL USE PERMIT
"Shopping Centers"

Action: Refer to <u>PLANNING BOARD</u> for the purpose of <u>SPECIAL USE</u>
--

Code Enforcement Officer: Clifford Palmer

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

Revised 04/12/2017

FOR OFFICE USE ONLY

CHECKLIST OF REQUIRED INFORMATION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Title of drawing. | <input checked="" type="checkbox"/> Septic system: Soil investigation completed? |
| <input checked="" type="checkbox"/> Tax Map ID # | <input checked="" type="checkbox"/> Sewer System: Which district? |
| <input checked="" type="checkbox"/> Zoning district | <input type="checkbox"/> Basins SWPPP (1+ & <5) |
| <input checked="" type="checkbox"/> Current Original Deed | <input type="checkbox"/> Full Storm Water Control Plan (6 acres or more) |
| <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) | <input type="checkbox"/> Storm Water Control Plan |
| <input checked="" type="checkbox"/> North Arrow, scale (1"=100') | <input checked="" type="checkbox"/> Short or long EAP www.dec.ny.gov/externalmapper/ |
| <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale. | <input checked="" type="checkbox"/> Street pattern; Traffic study needed? |
| <input checked="" type="checkbox"/> School District/Fire District | <input type="checkbox"/> All property Mergers <u>REQUIRE</u> both owners Signatures on the Application |
| <input checked="" type="checkbox"/> Green areas/landscaping | <u>Additional Requirements for Special Use Application:</u> |
| <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc. | <input checked="" type="checkbox"/> New or existing building |
| <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.) | <input checked="" type="checkbox"/> Business Plan, Hours of operation, & number of employees, |
| <input checked="" type="checkbox"/> Easements & Right of ways | <u>floor plan, uses, lighting plan/ landscaping/signage</u> |
| <input checked="" type="checkbox"/> Abutting Properties Wells/ Sewer Systems within 100ft. | <u>Parking, Handicap Spaces, & lighting plan</u> |
| <input checked="" type="checkbox"/> Well/ Water system | |

Date 8-23-2023

Application type: ☐ Major Subdv ☐ Minor Subdv ☒ Special Use Permit ☐ Site/ Sketch Plan Review ☐ Lot Line Adjust
Proposal: Food Market - Farmers Market

Section _____ of _____ Ordinance.

Present Owner: Eric Patrick LREALTY, LLC (AS APPEARS ON DEED)

Address: 5140 Western Turnpike Zip code: 12056

Phone # (required): 518 231 3081

Applicants Name (if different): Ralph Thomas Phone# (required): 609-206-4704

Location of Property (if different from owners)

Tax Map # 67.05-1-8.1 Zoning District H3

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED)

LANDS CONVEYED TO (REQUIRED FOR MERGERS)

Signature of receiving Property Owner (AS APPEARS ON DEED)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Duanesburg to walk the property for the purposes of conducting a site review.

Ralph Thomas
Signature of Owner(S) and/or Applicant(S)

Date 8-23-2023

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: _____ Check# _____ (For office use only)
Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson

Date

Code Enforcement

Date

TOWN OF DUANESBURG

Application# 23-29

Agricultural Data Statement

Date: 8-23-2023

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner If Different from Applicant
Name: <u>Ralph Thomas</u>	Name: <u>LRBA LOT, LLC</u>
Address: <u>883 Smith Rd.</u>	Address: <u>6140 WESTERN PKE</u>
<u>Watkins, NY 12097</u>	<u>P.O. Box 09</u>
	<u>DUANESBURG NY 12056</u>

1. Type of Application: Special Use Permit Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)

2. Description of proposed project:

Flea Market - Farmers Market

3. Location of project: Address: Duanesburg Drive - 5156 Western Wapiko Duanesburg
Tax Map Number (TMP) 27.05-1-8.1

4. Is this parcel within an Agricultural District? YES NO (Check with your local

5. If YES, Agricultural District Number _____ assessor if you do not know.)

6. Is this parcel actively farmed? YES NO

7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
Is this parcel actively farmed? YES <u>NO</u>	Is this parcel actively farmed? YES <u>NO</u>
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
Is this parcel actively farmed? YES <u>NO</u>	Is this parcel actively farmed? YES <u>NO</u>

Ralph Thomas
Signature of Applicant

[Signature]
Signature of Owner (if other than applicant)

Reviewed by: _____

Dale R. Warner

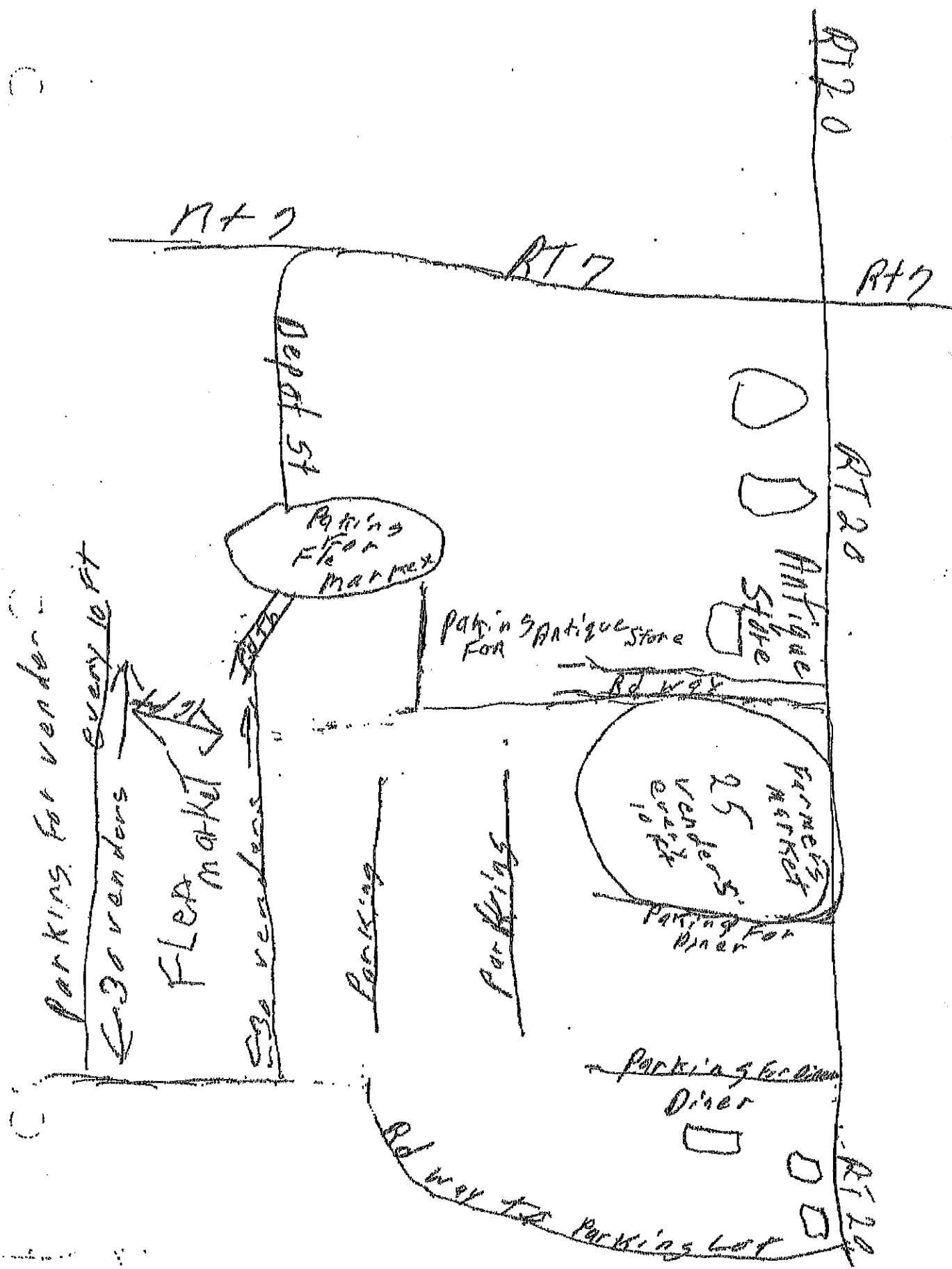
Date

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.



8-23-2023

I Luis PRIMO, give Ralph Thoms to represent me and file this application for a Flea Market - Farmers Market. I also give permission for the Town of Duaneburg to walk the site at 5156 Western Turnpike, Duaneburg.

LREA Lot, LLC
Owner

8-23-2023
Date

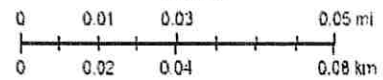
Untitled Map



December 7, 2023

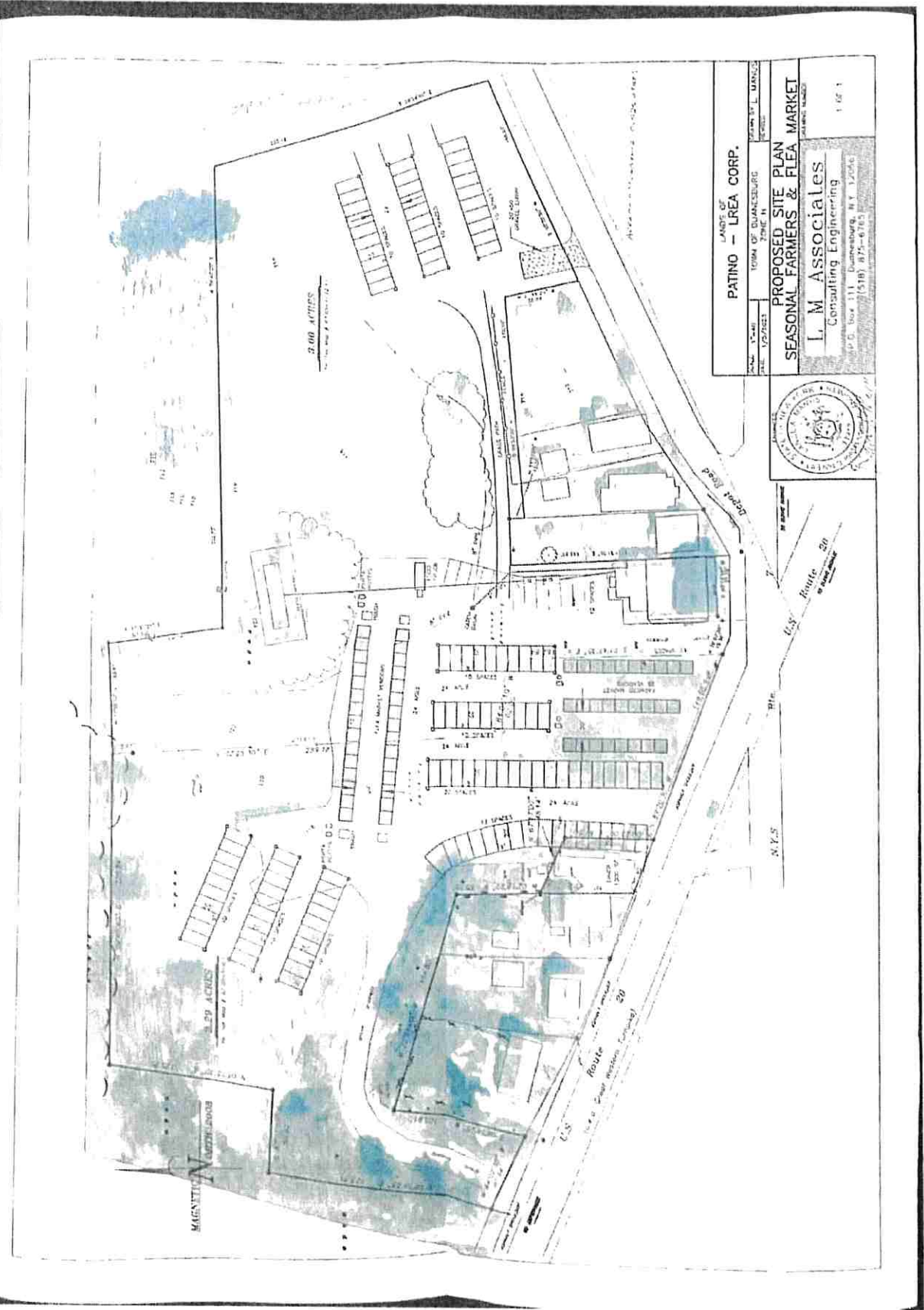
Override 1
Parcels

1:2,107



NY 3 IT3 Geospatial Services

No Author
This map and information is provided as is. We make no warranties or guarantees, expressed or implied.



NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 11/13/23

Application of Susan Biggs under section
Local Law #2 of 2016 of the (Village of Delanson/ Town of Duanesburg)
SUBDIVISION Ordinance.

Applicant Susan Biggs
Address P.O. Box 1100
Quaker St. N.Y. 12141

Phone 720-272-0756 Zoning District R-2 SBL# 74.00-3-16.3

Description of
Project: ADJUST LOT LINE TO MAKE ONE PARCEL OF 2 BIGGER
AND ONE SMALLER

Determination:
LOT LINE ADJUSTMENT

Reason supporting determination:
TOWN OF DUANESBURG LOCAL LAW #2 OF 2016, SECTION 4 LOT LINE
ADJUSTMENT; THE RELOCATION OR REVISION OF THE BOUNDARY LINE OF A LOT TO
CHANGE THE AREA OF SAID LOT AND OF AN EXISTING ADJACENT LOT OR LOTS, AND
WHICH DOES NOT CREATE ANY ADDITIONAL NUMBER OF LOTS

Action: Refer to PLANNING BOARD for the purpose of Lot Line
ADJUSTMENT

Code Enforcement Officer: Chap Puh

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

FOR OFFICE USE ONLY

Revised 04/12/2017

CHECKLIST OF REQUIRED INFORMATION:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Title of drawing. | <input checked="" type="checkbox"/> Septic system: Soil investigation completed? |
| <input checked="" type="checkbox"/> Tax Map ID # | <input checked="" type="checkbox"/> Sewer System: Which district? |
| <input checked="" type="checkbox"/> Zoning district | <input type="checkbox"/> Basic SWPPP (12 & <5) |
| <input checked="" type="checkbox"/> Current Original Deed | <input type="checkbox"/> Full Storm Water Control Plan (labeled or more) |
| <input checked="" type="checkbox"/> NYS Survey (L.S. & P.E.) | <input type="checkbox"/> Storm Water Control Plan |
| <input checked="" type="checkbox"/> North Arrow, scale (1"=100') | <input checked="" type="checkbox"/> Short or long RAF <u>www.duanesburg.gov/rafmapapp/</u> |
| <input checked="" type="checkbox"/> Boundaries of the property plotted and labeled to scale. | <input type="checkbox"/> Street pattern: Traffic study needed? |
| <input checked="" type="checkbox"/> School District/Fire District | <input type="checkbox"/> All property Mergers <u>REQUIRE</u> both owners' signatures on the Application |
| <input checked="" type="checkbox"/> Green area/landscaping | <u>Additional Requirements for Special Use Application:</u> |
| <input checked="" type="checkbox"/> Existing watercourses, wetlands, etc. | <input checked="" type="checkbox"/> New or existing building |
| <input checked="" type="checkbox"/> Contour Lines (increments of 10ft.) | <input checked="" type="checkbox"/> Business Plan, Hours of operation, & number of employees, |
| <input checked="" type="checkbox"/> Easements & Right of ways | <u>floor plan, uses, lighting plan, landscape, noise/noise</u> |
| <input checked="" type="checkbox"/> Abutting Properties Wells/ Sewer Systems within 100ft. | <u>Parking, Handicap Spaces, & Waiting plan</u> |
| <input checked="" type="checkbox"/> Well/ Water system | |

Date: 11/7/23

Application type: ☐ Major Subdiv ☐ Minor Subdiv ☐ Special Use Permit ☐ Site/Sketch Plan Review ☒ Lot Line Adjust

Proposal: Relocate property line between two parcels to put driveway on same lot as house & barn. see mapping. etc.

Section _____ of _____ Ordinance 74-3-18 → 74-3-16.3

Present Owner: Susan Byrge (AS APPEARS ON DEED)

Address: PO Box 64282 Zip code: 12141

Phone # (required): 720-822-6956

Applicants Name (if different): J. D. C. M. Phone# (required): 518-234-4656

Location of Property (if different from owners): _____

Tax Map # 74-3-18 Zoning District: Ag. Residential

74-3-16.3

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED): _____

LANDS CONVEYED TO (REQUIRED FOR MERGERS) Susan Limburg

Signature of receiving Property Owner Susan Limburg (AS APPEARS ON DEED): _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Duanesburg to walk the property for the purposes of conducting a site review.

Jeanne Dawn Miller, L.S. Eng Date 11/7/23

Signature of Owner(S) and/or Applicant(S): _____

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: _____ Check# _____ (For office use only)

Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson _____ Date _____ Code Enforcement _____ Date _____

ZONING COORDINATION REFERRAL SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING <small>Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.</small>		For Use By SCDEDP Received: <u>11-28-23</u> Case No: <u>D-217-23</u> Returned: <u>12-6-23</u>
FROM:	<input type="checkbox"/> Legislative Body <input type="checkbox"/> Zoning Board of Appeals <input checked="" type="checkbox"/> Planning Board	Municipality: <u>Town of Duanesburg</u>
TO:	Schenectady County Department of Economic Development and Planning Schaffer Heights, 107 Nott Terrace, Suite 303 Schenectady, NY 12308	
ACTION:	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Zoning Code/Law Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Subdivision Review <input type="checkbox"/> Site Plan Review </div> <div style="width: 45%;"> <input type="checkbox"/> Special Permit <input type="checkbox"/> Use Variance <input type="checkbox"/> Area Variance <input checked="" type="checkbox"/> Other (specify) <u>Lot Line Adjustment</u> </div> </div>	
PUBLIC HEARING OR MEETING DATE: <u>12/21/2023</u>		
SUBJECT: <u>#23-28 Biggs, Susan: SBL# 74.00-3-16.3, (R-2) located at 13388 Duanesburg Rd is seeking a lot line adjustment under Local Law #2 of 2017 of the Town of Duanesburg Subdivision</u>		
REQUIRED ENCLOSURES:	<ol style="list-style-type: none"> 1. Public hearing notice & copy of the application. 2. Map of property affected. (including Tax Map I.D. number if available) 3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act. 	
<ol style="list-style-type: none"> 1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State. 2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following: <div style="margin-left: 20px;"> <input type="checkbox"/> the boundary of any city, village or town; <input type="checkbox"/> the boundary of any existing or proposed County or State park or other recreation area; <input checked="" type="checkbox"/> the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway; <input type="checkbox"/> the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines; <input type="checkbox"/> the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated; <input type="checkbox"/> the boundary of a farm operation located in an agricultural district, as defined by Article 26-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances. </div> 		
SUBMITTED BY: Name: <u>Coryn VanDeusen</u> Title: <u>Planning/Zoning/Building Clerk</u> Address: <u>6853 Western Turnpike Duanesburg, NY 12056</u> E-mail: <u>cvandeusen@duanesburg.net</u> Phone: <u>(518) 895-2040</u> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <div style="text-align: center;"> Signature </div> <div style="text-align: right;"> Date: <u>11/14/23</u> </div> </div>		

RECEIVED

DEC 8 2023

TOWN OF DUANESBURG
TOWN CLERK



PLANNING & ZONING COORDINATION REFERRAL

Case No. D-27-23

Applicant Susan Biggs

Referring Officer Coryn VanDeusen

Municipality Duanesburg

Considerations: Regarding two adjoining properties of 91 acres and 22 acres, requesting a lot line adjustment to expand the 22 acre parcel to approximately 40 acres and reduce the 91 acre parcel to approximately 73 acres. Located on the northwesterly corner of the Youngs Road/Duanesburg Rd. (SR 7) intersection approximately 1.5 miles east of SR 30.

RECOMMENDATION

Receipt of zoning referral is acknowledged on November 28, 2023. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☐ *Approve of the proposal.
- ☒ Defer to local consideration (No significant county-wide or inter-community impact)
- ☐ Modify/Conditionally Approve. Conditions:

☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

12/4/23

Date

Ray Gillen / SPC
Ray Gillen, Commissioner
Economic Development and Planning

TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

ORIGINAL
RECEIVED
APR 11 2022

Preliminary ☐ Date: April 11, 2022 Final ☐ Date: _____
(Check appropriate box)

Name of proposed development Lot line change on tax id 74.00-3-18 and 74.00-3-16.3

Applicant: Susan L. Bliggs -
Name power of attorney Lynne Bruning
Address PO Box 160
Quaker Street, NY 12141
Telephone 720-272-0956

Plans Prepared by:
Name _____
Address _____
Telephone _____

Owner (if different):
Name Same
Address _____
Telephone _____

(if more than one owner, provide information for each)

Ownership intentions, i.e., purchase options
Resolve problematic driveway easement

Location of site 13388 Duaneburg Road, Delanson, Schenectady County NY 12053
Tax id 74.00-3-18 and 74.00-3-16.3

Section	Block	Lot
<u>74.00</u>	<u>3</u>	<u>18</u>
<u>74.00</u>	<u>3</u>	<u>16.3</u>

Current zoning classification 74.00-3-18 Rural Residential and 74.00-3-16.3 Rural Vacant

State and federal permits needed (list type and appropriate department)
Not Applicable

Proposed use(s) of site Same use Tax id 74.00-3-18 is 91 acres
Tax id 74.00-3-16.3 is 22 acres

Total site area (square feet or acres) 113 acres

Anticipated construction time no construction

Will development be phased? no construction

Over →

Current and use of site (agricultural, commercial, underdeveloped, etc.)

74.00-3-18 is residence on 91 acres and 74.00-3-18.8 is vacant land on 22 acres

Current condition of site (buildings, brush, etc.) 74.00-3-18 is residence and five outbuildings on 91 acres with mowed walking paths, federal NYW spring fed pond and forest
74.00-3-18.8 is vacant land on 22 acres is woods

Character of surrounding lands (suburban, agricultural, wetlands, etc.)

Estimated cost of proposed improvement \$ 0

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

0

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

- for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
 - For non-residential buildings, include total floor area, sales area; number of automobile and truck parking spaces.
 - Other proposed structures.
- (Use separate sheet if needed).

No construction

to the north is 70 acres of agricultural hay to the north on parcel 74.00-3-19

to the south are three single family homes on parcels 74.00-3-15.1, 74.00-3-17 and 74.00-3-18.121.

to the east is Youngs Road and 90 acres of agricultural hay on parcel 74.00-3-14

to the west is 82.2 acres of DEC wetlands and a National Wetland Inventory riverine that drains north to a tributary of Schoharie Creek on parcels 74.00-2-5.1 and 74.00-2-5.2

Short Environmental Assessment Form
Part 1 - Project Information

ORIGINAL

RECEIVED
APR 11 2022

Instructions for Completing


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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: Biggs Lot Line Adjustment							
Project Location (describe, and attach a location map): Tax Map #'s 74.00-3-16.3 and 74.00-3-18 13300 Duaneburg Road							
Brief Description of Proposed Action: Move lines of above mentioned tax parcels to resolve driveway and utility easement issues.							
Name of Applicant or Sponsor: Susan L. Biggs by the Office of Joanne Darcy Crum, L.S.		Telephone: 818-234-4360 E-Mail: jdcrum@hotmail.com					
Address: 479 West Main Street							
City/PO: Cobleskill		State: NY	Zip Code: 12043				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS Dot, Schoenclady County Planning, Duaneburg Planning Board			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? 113 acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 113 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

3. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input 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: _____ Residence has existing Septic		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
1996 Sears Archaeological Study filed with NYS History Museum and transferred to the New York State Office of Parks Recreation and Historic Preservation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: NYS DEC Environmental Mapper shows National Wetland Inventory for Federal Freshwater Pond less than 1/2 acre on parcel 74.00-3-19. And on abutting parcel to the west with tax id 74.00-2-5.1 a NWI riverine that drains north to a tributary of the Schoharie Creek.				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" 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
<i>Northern Long-eared Bat</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plain?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Susan L. Biggs by the Office of Joanne Daroy Crum, L.S.</u> Date: <u>7/8/22</u>		
Signature: <u>Joanne Daroy Crum L.S.</u> Title: <u>L.S.</u>		

 **ORIG**

APR 11 2022

PRINT FORM

Agency Use Only (If Applicable)

Project:

Date:

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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

APR 11 2022



ORIGINAL

PRINT FORM

Agency Use Only (If applicable)

Project:

Date:

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.

<input type="checkbox"/>	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.						
<input type="checkbox"/>	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.						
<table border="0"> <tr> <td>Name of Lead Agency</td> <td>Date</td> </tr> <tr> <td>Print or Type Name of Responsible Officer in Lead Agency</td> <td>Title of Responsible Officer</td> </tr> <tr> <td>Signature of Responsible Officer in Lead Agency</td> <td>Signature of Preparer (if different from Responsible Officer)</td> </tr> </table>		Name of Lead Agency	Date	Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer	Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)
Name of Lead Agency	Date						
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer						
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)						

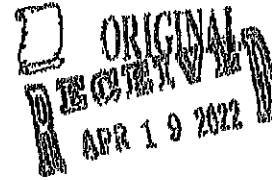
PRINT FORM

APR 11 2022

ORIGINAL

PO Box 160
Quaker Street, NY 12141

Jeffery Schmitt, Chair
Planning Board
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12053



April 11, 2022

RE: Lot Line Adjustment for parcels 74.00-3-18 and 74.00-3-16.3

Dear Jeffery Schmitt,

Please be advised that the Office of Joanne Darcy Crum, L.S. Professional Land Surveyor, of Cobleskill, New York, is authorized to represent me in the proposed action currently before the board.

I also authorize my daughter, Lynne Bruning, who is my power of attorney to represent me in this action.

Please feel free to contact me if you have any questions.

Thanking you in advance for your help and cooperation.

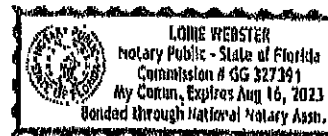
Sincerely yours,

A handwritten signature in cursive script that reads "Susan L. Biggs".

Susan L. Biggs

Date April 11, 2022

Notary Larie Webster



Date 7 April 2022

ORIGINAL
APR 11 2022

To: Town of Duaneburg Planning Board

From: Susan L. Biggs c/o Lynne Bruning Power of Attorney

Re: Proposed Lot Line Adjustment between TM Parcels 74.00-3-16.3 and 74.00-3-18

Dear Sirs:

Please be advised that the Office of Joanne Darcy Crum, L.S., Professional Land Surveyor, of Cobleskill, New York, is authorized to represent us in the proposed action currently before the board.

Please feel free to contact me if you have any questions.


Thanking you in advance for your help and cooperation, we are,

Sincerely yours,

 April 7, 2022

Susan L. Biggs by Lynne Bruning, Power of Attorney

Phone 720-272-0956

 Notary
Jill S. Thompson
Notary Public, State of NY
No. 01745080008, Qualified in Oswego City
Commission Exp. 10/23/23



**JOHN J.
WOODWARD**
COUNTY CLERK
CMC

OFFICE OF THE SCHENECTADY COUNTY CLERK

820 STATE STREET
SCHENECTADY, NY 12305-2114
PHONE (518) 386-4220
FAX (518) 386-4224

MARYELLAN
BISHAM

CYNTHIA REEDY

CARA
JABENSKI

JEFF MORRETT
DEPUTY COUNTY
CLERK

Instrument Number - 201712813
Recorded On 3/22/2017 At 12:35:26 PM
* Instrument Type - DEED
* Book/Page - DEED/1959/147
* Total Pages - 4
* Invoice Number - 907177 User ID: ELM
* Document Number - 2017-1259
* Grantor - BIGGS SHERIDAN C JR
BIGGS SHERIDAN C JR
* Grantee - BIGGS SUSAN LISS

* RETURN DOCUMENT TO:
COUCH WHITE
540 BROADWAY 7TH FLOOR
PO BOX 2232
ALBANY, NY 12201

* FEES
NY LAND SUR \$4.75
NY E & A FEES \$116.00
NY LAND COMP SUR \$14.25
CO GENERAL REVENUE \$45.00
CO LAND SUR \$0.25
CO E & A FEES \$5.00
CO LAND COMP SUR \$0.75
TOTAL PAID \$190.00

TRANSFER TAX
Real Estate Transfer Tax Num - 3050
Transfer Tax Amount - \$ 0.00

I hereby CONFIRM that this document is
Recorded in the Schenectady County Clerk's Office
in Schenectady, New York

John J. Woodward
John J. Woodward
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 201712813



RECEIVED
APR 11 2022

ORIGINAL

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;


FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

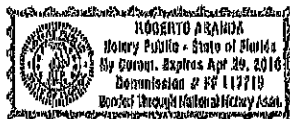
IN WITNESS WHEREOF, the party of the first part has duly executed this deed this day and year first above written.

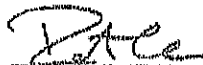
THE REVOCABLE TRUST OF SHERIDAN C.
BIGGS, JR., dated July 22, 2008


By: Sheridan C. Biggs, Jr.
Title: Trustee

STATE OF Florida)
) ss.:
COUNTY OF Tallahassee)

On the 8 day of March, in the year 2017, before me, the undersigned, personally appeared SHERIDAN C. BIGGS, JR., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.




Notary Public

5:00AM 10/14/2017 145001-44232017 Property Transfer/Deed for 14-003-18.docx

 ORIGINAL

RECEIVED
APR 1 1 2022



**JOHN J.
WOODWARD**
COUNTY CLERK
CMC

OFFICE OF THE SCHENECTADY COUNTY CLERK

620 STATE STREET
SCHENECTADY, NY 12306-2114
PHONE (518) 388-4220
FAX (518) 388-4224

MARYELLEN
BRUSH

CYNTHIA RABOY

CARA
JACKSON

JEFF MOHRITTE
DEPUTY COUNTY
CLERK

Instrument Number - 201712816
Recorded On 3/22/2017 At 12:39:11 PM
* Instrument Type - DBED
* Book/Page - DBED/1939/151
* Total Pages - 7
Invoice Number - 907179 User ID: ELM
* Document Number - 2017-1269
* Grantor - BIGGS SHERIDAN C JR
BIGGS SHERIDAN C JR
* Grantee - BIGGS SUSAN LISS

*RETURN DOCUMENT TO:
COUCH WHITE
540 BROADWAY 7TH FLOOR
PO BOX 2232
ALBANY, NY 12201

* FEES
NY LAND SUR \$4.78
NY E & A FEES \$241.00
NY LAND COMP SUR \$14.25
CO GENERAL REVENUE \$60.00
CO LAND SUR \$0.25
CO E & A FEES \$9.00
CO LAND COMP SUR \$0.79
TOTAL PAID \$330.00

TRANSFER TAX
Real Estate Transfer Tax Num - 3051
Transfer Tax Amount - \$ 0.00

I hereby CONFIRM that this document is
Recorded in the Schenectady County Clerk's Office
in Schenectady, New York

John J. Woodward
John J. Woodward
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 201712816



APR 11 2022

ORIGINAL

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

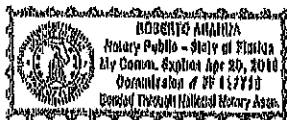
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

THE REVOCABLE TRUST OF SHERIDAN C.
BIGGS, JR., dated July 22, 2008

Sheridan C. Biggs, Jr.
BY: Sheridan C. Biggs, Jr.
Title: Trustee

STATE OF Florida }
COUNTY OF Indian River } ss.:

On the 9 day of March, in the year 2017, before me, the undersigned, personally appeared SHERIDAN C. BIGGS, JR., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



[Signature]
Notary Public

S:\DATA\Chantel\1-1-2011-4-15-2011-092132017 Property Trust\Revoked for '14-08-1-16-3.docx

RECEIVED
APR 11 2022

ORIGINAL

TOWN OF DUANESBURG

Application# _____

Agricultural Data Statement

Date: April 11, 2022

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant		Owner If Different from Applicant	
Name:	Susan L. Bliggs	Name:	Susan L. Bliggs
Address:	PO Box 180 Quaker Street, NY 12141	Address:	PO Box 180 Quaker Street, NY 12141

1. Type of Application: ☐ Special Use Permit; ☐ Site Plan Approval; ☐ Use Variance; ☐ Area Variance; ☒ Subdivision Approval (circle one or more)

2. Description of proposed project:

Move northern lot line of tax id parcel 74.00-3-18.3 from 800 feet north of Duanesburg Road to approximately 1,500 feet north of Duanesburg Road and to extend 74.00-3-18.3 eastern lot line from 800 feet north of Duanesburg Road to approximately 1000 feet north of Duanesburg Road. The residence and driveway will be on an approximately 40 acre parcel and the vacant land will be 73 acres as a separate parcel. Susan Bliggs intends to retain ownership of both parcels. No construction is planned. See attached color map.

3. Location of project: Address: 18388 Duanesburg Road, Delanson NY Schoenectady County NY 12053
Tax Map Number (TMP) 74.00-3-18 and parcel 74.00-3-18.3

4. Is this parcel within an Agricultural District? ☐ YES ☐ NO (Check with your local
5. If YES, Agricultural District Number _____ assessor if you do not know.)
6. Is this parcel actively farmed? ☐ YES ☒ NO
7. List all farm operations within 300 feet of your parcel. Attach additional sheet if necessary.

NAME: Pam Rowling / Wallace Johnson Tax ID Parcel 74.00-3-19 ADDRESS: 82 Maple Street East Haven, CT 06512 Is this parcel actively farmed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO
NAME: Werner Hoffman Tax ID 74.00-3-14 ADDRESS: 2248 Youngs Road Delanson, NY 12053 Is this parcel actively farmed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO

Susan Bliggs Signature of Applicant *4/11/22* Signature of Owner (If other than applicant)

Reviewed by: _____
Date R. Warner

Date

Revised 6/30/08

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

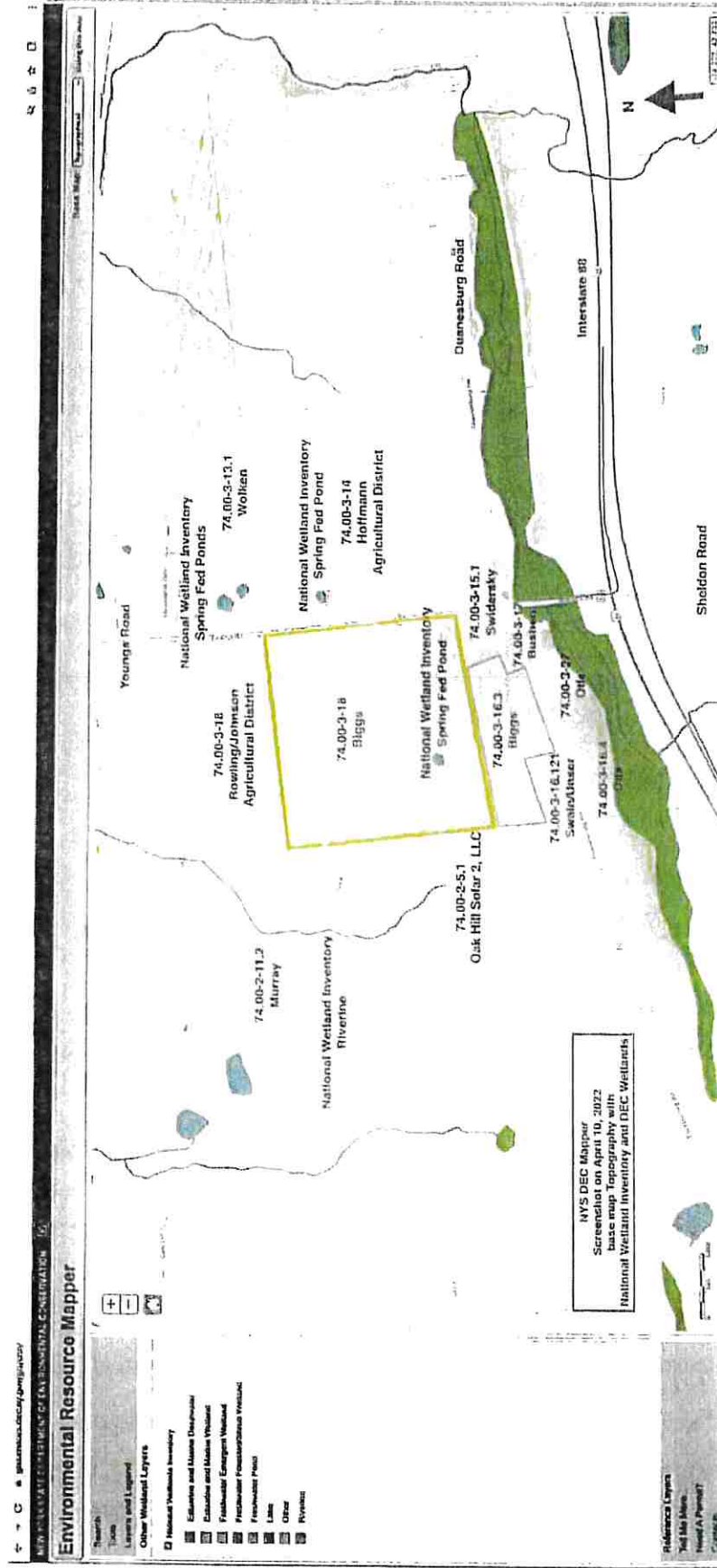
ORIGINAL

RECEIVED
APR 11 2022

Lot Line Adjustment

Susan Liss Biggs parcels 74.00-3-18 (yellow) and 74.00-3-16.3 (pink)

EXISTING CONDITIONS - Neighboring Tax Id, National Wetlands, DEC Wetland, Agricultural District and Roads



- 74.00-3-13.1 Wolkien - residence
- 74.00-3-14 Hoffmann - residence and hay field - agricultural district
- 74.00-3-15.1 Swidersky - residence
- 74.00-3-17 Bushen - residence
- 74.00-3-27 Oils - vacant land
- 74.00-3-16.4 Oils - vacant land
- 74.00-3-16.121 Swain/Unser - residence
- 74.00-2-5.1 Oak Hill Solar 2, LLC - vacant wetlands
- 74.00-2-11.2 Murray - vacant lands

April 11, 2022
Figure 1

APR 11 2022

ORIGINAL

Lot Line Adjustment
Susan Liss Biggs parcels 74.00-3-18 (yellow) and 74.00-3-16.3 (pink)
EXISTING CONDITIONS

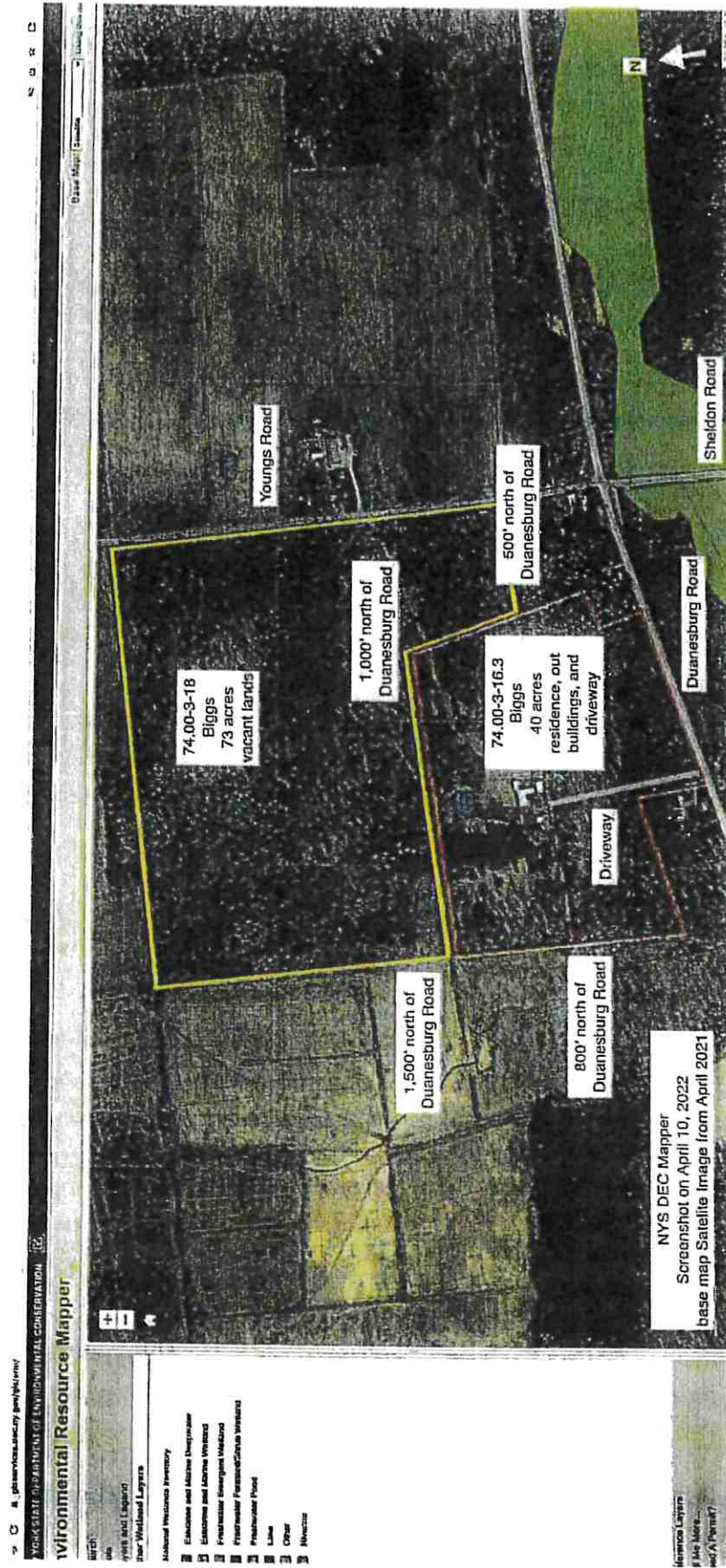


Biggs' existing 1850's farm house and five out buildings are located on 91 acre tax parcel 74.00-3-18 (yellow).
The driveway (grey) to the residence is an easement thru a 22 acre tax parcel 74.00-3-16-3 (pink) which abuts Duanesburg Road.

April 11, 2022
Figure 2

APR 11 2022 ORIGINAL

Lot Line Adjustment
Susan Liss Biggs parcels 74.00-3-18 and 74.00-3-16.3
PROPOSED LOT LINE ADJUSTMENT



To resolve problematic driveway easement we propose to move the north lot line for tax id 74.00-3-16.3 from 800 feet north of Duanesburg Road to approximately 1,500 feet north of Duanesburg Road and extend the eastern property line from 500 feet north of Duanesburg Road to approximately 1,000 feet north of Duanesburg Road. This would place the residence, outbuildings and driveway on one lot of approximately 40 acres with 850 feet of frontage on Duanesburg Road. The remaining approximately 73 acres associated with tax id parcel 74.00-3-18 is vacant wood lands and has 1,800 feet of frontage on Youngs Road. Susan Biggs will retain ownership of both lots.

April 11, 2022
Figure 3

ORIGINAL

APR 11 2022

NOTICE OF DETERMINATION
of the Town of Duaneburg

Date of Determination 1/4/24

Application of ROBERT K. KIRSE under section
3.5 of the (Village of Delanson/Town of Duaneburg)
SUBDIVISION Ordinance.

Applicant ROBERT K. KIRSE
Address 742 CHURCH RD
GLADVILLE 12302

Phone 518-857-0957 Zoning District H SBL# 55.00-4-22.11
55.00-4-22.12

Description of
Project: TURN TWO LOTS INTO 5 SEPARATE LOTS

Determination:
PLANNING BOARD FOR APPROVAL OF MAJOR SUBDIVISION

Reason supporting determination:
TOWN OF DUANEBURG SUBDIVISION ORDINANCE ADOPTED MARCH 9, 1995
UNDER SECTION 3.5 "MAJOR SUBDIVISION"

Action: Refer to <u>PLANNING BOARD</u> for the purpose of <u>MAJOR SUBDIVISION</u>
--

Code Enforcement Officer: Clifford P. Pohn

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANESBURG

Revised 04/12/2017

*****FOR OFFICE USE ONLY*****

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing.
- ☒ Tax Map ID #
- ☒ Zoning district
- ☒ Current Original Deed
- ☒ NYS Survey (L.S. & P.E.)
- ☒ North Arrow, scale (1"=100')
- ☒ Boundaries of the property plotted and labeled to scale.
- ☒ School District/Fire District
- ☒ Green area/ landscaping
- ☒ Existing watercourses, wetlands, etc.
- ☒ Contour Lines (increments of 10ft.)
- ☒ Easements & Right of ways
- ☒ Abutting Properties Wells/ Sewer Systems within 100ft.
- ☒ Well/ Water system

- ☒ Septic system: Soil investigation completed?
- ☒ Sewer System: Which district?
- ☐ Basic SWPPP (12 & 46)
- ☐ Full Storm Water Control Plan (6acres or more)
- ☐ Storm Water Control Plan
- ☒ Short or long EAF www.dgs.ny.gov/eafmapnet/
- ☐ Street pattern: Traffic study needed?
- ☐ All property Mergers REQUIRE both owners Signatures on the Application

Additional Requirements for Special Use Application:

- ☒ New or existing building
- ☒ Business Plan, Hours of operation, & number of employees, floor plan, uses, lighting plan/ landscaping/signage
- ☒ Parking, Handicap Spaces, & lighting plan

Date 12/28/23

Application type: ☒ Major Subdv ☐ Minor Subdv ☐ Special Use Permit ☐ Site/ Sketch Plan Review ☐ Lotline Adjust
Proposal: Divide 2-2.5 acre lots into 5-1 acre lots

Section _____ of _____ Ordinance.

Present Owner: Rob Knisse Properties LLC (AS APPEARS ON DEED)
Address: 742 Church Rd Glenville Zip code: 12302
Phone # (required) (516) 857-0957

Applicants Name (if different): _____ Phone# (required) _____
Location of Property (if different from owners) Deerp Rd Duanesburg NY
Tax Map # 55.00-4-22.11 Zoning District 4
55.00-4-22.12

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED)

LANDS CONVEYED TO (REQUIRED FOR MERGERS)

Signature of receiving Property Owner _____ (AS APPEARS ON DEED)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Duanesburg to walk the property for the purposes of conducting a site review.

[Signature]

Date 12/28/23

Signature of Owner(S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE!

Application fee paid: \$750 Check# 1855 (For office use only)
Reviewed By CV Date 12/28/23

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson

Date

Code Enforcement

Date

Agricultural Data Statement

Date: 12/28/23

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Name: <u>Robert Riese</u>	Name: _____
Address: <u>742 Church Rd</u>	_____
<u>Hamville N.Y. 12302</u>	_____

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:
Divide 2 - 2.5⁺ Acre lots into 5 - 1⁺ Acre lots
3. Location of project Address: Depot Rd Duanesburg NY
Tax Map Number (TMP) 55.00-4-22.11 & 55.00-4-22.12
4. Is this parcel within an Agricultural District? YES NO (Check with your local
5. If YES, Agricultural District Number _____ assessor if you do not know.)
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.
NONE

NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
Is this parcel actively farmed? YES NO	Is this parcel actively farmed? YES NO
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
Is this parcel actively farmed? YES NO	Is this parcel actively farmed? YES NO

[Signature]
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____

Dale R. Warner

Date _____

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

NOTICE OF DETERMINATION
of the Town of Duanesburg;

Date of Determination 1/4/24

Application of DEAN SPITZGIBER under section
Section 4 of the (Village of Delanson / Town of Duanesburg)
Local Law #2 of 2016 Ordinance.

Applicant Joanne Darcy Crum
Address 479 W Main St
Cobleskill NY 12043

Phone _____ Zoning District R-2 SBL# 44.00-2-59

Description of
Project: Lot Line Adjustment from 44.00-2-59.1 to 135 (Conveyance)
To 44.00-2-59

Determination:
Planning Board for Approval of Lot Line Adjustment

Reason supporting determination:
Town of Duanesburg Zoning Ordinance Adopted 6/1/15 under
Local Law #2 of 2016 SECTION 4 "Lot Line Adjustment"

Action: Refer to <u>Planning Board</u> for the purpose of <u>Lot Line Adjustment</u>
--

Code Enforcement Officer: 

APPLICATION FOR THE PLANNING BOARD
TOWN OF DUANEBSBURG
*****FOR OFFICE USE ONLY*****

Revised 04/12/2017

CHECKLIST OF REQUIRED INFORMATION:

- ☒ Title of drawing.
- ☒ Tax Map ID#
- ☒ Zoning district
- ☒ Current Original Deed
- ☒ NYS Survey (L.S. & P.E.)
- ☒ North Arrow, scale (1"=100')
- ☒ Boundaries of the property plotted and labeled to scale.
- ☒ School District/Fire District
- ☒ Green area/landscaping
- ☒ Existing watercourses, wetlands, etc.
- ☒ Contour Lines (increments of 10ft.)
- ☒ Easements & Right of ways
- ☒ Abutting Properties Walls/ Sewer Systems within 100ft.
- ☒ Well/ Water system

- ☒ Septic system: Soil investigation completed?
- ☒ Sewer System: Which district?
- ☐ Best SWPPP (12 & 48)
- ☐ Full Storm Water Control Plan (6 acres or more)
- ☐ Storm Water Control Plan
- ☒ Short or long EAF www.dec.ny.gov/infrastructure/
- ☐ Street pattern: Traffic study needed?
- ☐ All property Mergers REQUIRE both owners Signatures on the Application

Additional Requirements for Special Use Applications:

- ☒ New or existing building.
- ☒ Business Plan, Hours of operation, & number of employees.
- ☒ Floor plan, uses, lighting plan/landscaping/landscape
- ☒ Parking, Handicap Spaces, & Lighting plan

Date 12/28/23

Application type: ☐ Major Subdv ☐ Minor Subdv ☐ Special Use Permit ☐ Site/Sketch Plan Review ☒ Lot Line Adjust

Proposals: Lot Line Adjustment 44-2-59-1 to be annexed to 44-2-59 corner

Local Law #2 Section 206 of the Town of Duanebsburg Subdivision Ordinance

Present Owner: Dean C. Spletzger (AS APPEARS ON DEED)

Address: 2034 Duanebsburg Church Rd, Duanebsburg, NY 12053

Phone # (required): 518-527-3002

Applicants Name (if different): Dean C. Spletzger, L.S. Phone# (required): 518-234-4850

Location of Property (if different from owners): _____

Tax Map # 44-2-59 Zoning District 4-2

Dean C. Spletzger Heather Deitz

Signature of Owner (S) if different from Applicant (AS APPEARS ON DEED)

LANDS CONVEYED TO (REQUIRED FOR MERGERS) Dean C. & Heather Deitz

Signature of recasting Property Owner Heather Deitz (AS APPEARS ON DEED)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above 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 Town of Duanebsburg to walk the property for the purposes of conducting a site review.

Jaanne Dany Am for Dean & Heather Spletzger Date 12/28/23

Signature of Owner (S) and/or Applicant(S)

ALL APPLICATION FEES ARE NON-REFUNDABLE

Application fee paid: _____ Check# _____ (For office use only)

Reviewed By _____ Date _____

☐ Approved ☐ Disapproved ☐ Refer to Code Enforcement Section _____ of _____ Ordinance

Planning Commission Comments: _____

Planning Chairperson Date Code Enforcement Date

TOWN OF DUANESBURG

Application# 23-32

Agricultural Data Statement

Date: 12/28/23

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>Officer / Joanne Darcy Conner, Esq.</u>	Name: <u>Spittgenher</u>
Address: <u>479 West Main St</u>	<u>2034 E 14th Duaneburg Church Rd</u>
<u>Schoharie NY 12053</u>	<u>Danvers NY 12053</u>

1. Type of Application: ☐ Special Use Permit; ☐ Site Plan Approval; ☐ Use Variance; ☐ Area Variance; ☐ Subdivision Approval (circle one or more) Lot line adjustment
2. Description of proposed project:
Lot line adjustment between 479 West Main St & 479 West Main St
3. Location of project: Address: 2034 E 14th Duaneburg Church Rd
Tax Map Number (TMP) 47-2-57-1 & 47-2-57-2
4. Is this parcel within an Agricultural District? ☐ YES ☒ NO (Check with your local
5. If YES, Agricultural District Number _____ assessor if you do not know.)
6. Is this parcel actively farmed? ☐ YES ☒ NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>Rebecca M. Wilber</u>	NAME: _____
ADDRESS: <u>1536 Duaneburg Church Rd</u>	ADDRESS: _____
<u>Danvers NY 12053</u>	
Is this parcel actively farmed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO	Is this parcel actively farmed? <input type="checkbox"/> YES <input type="checkbox"/> NO

Joanne Darcy Conner Dean + Dean Spittgenher
Signature of Applicant Signature of Owner (if other than applicant)

Reviewed by: _____

Dale R. Warner

Date _____

Revised 6/30/08

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Splitterger Lot Line Adjustment by the Office of Joanne Darcy Crum, L.S.			
Name of Action or Project:			
Splitterger Lot Line Adjustment by the Office of Joanne Darcy Crum, L.S.			
Project Location (describe, and attach a location map):			
1956 Duaneburg Churches Road Tax Map #s 44-2-59 and 44-2-57.1			
Brief Description of Proposed Action:			
Lot Line Adjustment to add 1.87 acres to Tax Map # 44-2-59 from the east side of Tax Map # 44-2-57.1			
Name of Applicant or Sponsor:		Telephone: 518-234-4050	
Dean C. and Dean J. Splitterger by the Office of Joanne Darcy Crum, L.S.		E-Mail: jdcrum@hotmail.com	
Address:			
479 West Main Street			
City/PO:		State:	Zip Code:
Cobleskill		NY	12043
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval: Duaneburg Planning Board and Schoenotady County Planning			<input type="checkbox"/> <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		7.11 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.12 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

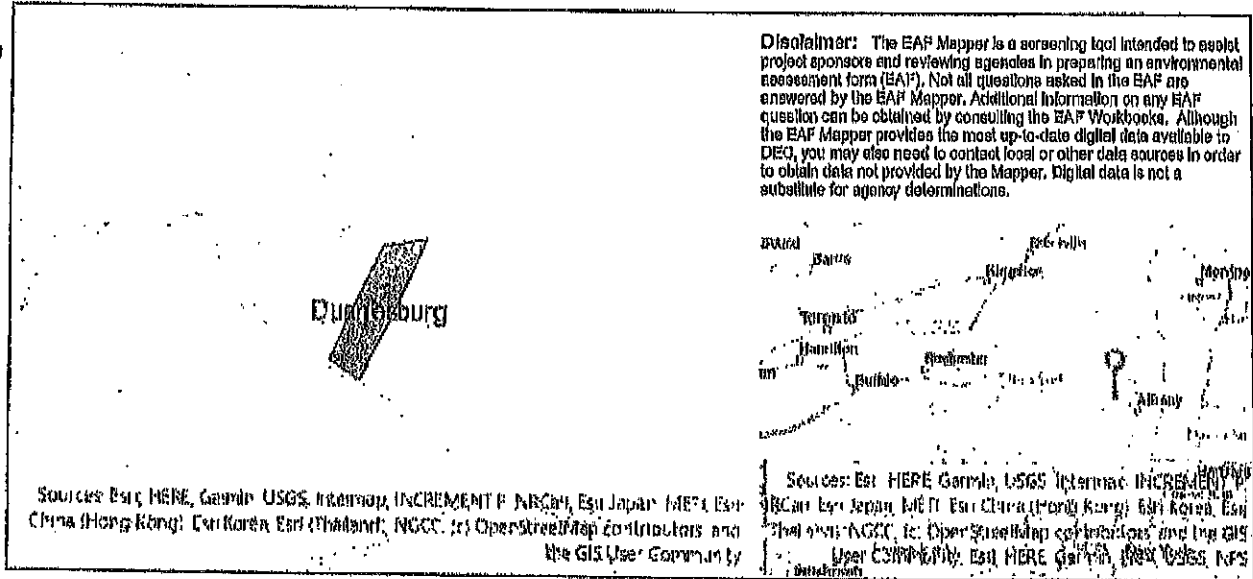
5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plain?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharges, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Janne Darcy Crum for Dean Dean Speltzger</u> Date: <u>12/28/23</u>		
Signature: <u>Janne Darcy Crum</u> Title: <u>L.S. & Esq.</u>		

PRINT FORM

EEF Mapper Summary Report

Friday, December 1, 2023 2:17 PM



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Site(s)] No

Part 1 / Question 12b [Archaeological Sites] No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] No

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 (Remediation Site) No

Date 30 November 2023

To: Town of Duanesburg Planning Board
From: Dean J. Splittgerber
Re: Lot Line Adjustment

Dear Sirs:

Please be advised that the Office of Joanne Darcy Crum, L.S., Professional Land Surveyor, of Cobleskill, New York, is authorized to represent me in the proposed action currently before the board.

Please feel free to contact me if you have any questions.

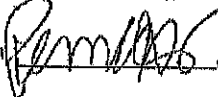
Thanking you in advance for your help and cooperation, we are,

Sincerely yours,


Dean J. Splittgerber

Phone 518-469-8828

On 12/14, 2023, Dean J. Splittgerber, appeared before me, Pierrette Virkler
a notary public in Albany County of the State of New York. The signees confirmed
that he subscribe to the instrument within and acknowledged to me that he executed the
same. IN WITNESS of which, I hereunto set my hand and affix my official seal.

 , Notary

PIERRETTE VIRKLER
Notary Public, State Of New York
No. 01V/8093089
Qualified in Albany County
Commission Expires 05/27/20 27

Date 30 November 2023

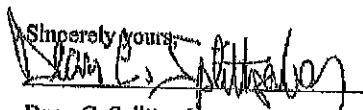
To: Town of Duaneburg Planning Board
From: Dean C. Splittgerber
Re: Lot Line Adjustment

Dear Sirs:

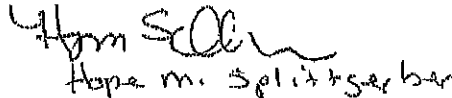
Please be advised that the Office of Joanne Darcy Crum, L.S., Professional Land Surveyor, of Cobleskill, New York, is authorized to represent me in the proposed action currently before the board.

Please feel free to contact me if you have any questions.

Thanking you in advance for your help and cooperation, we are,

Sincerely yours,


Dean C. Splittgerber
Phone 518-587-0002


Hope M. Splittgerber

On December 14, 2023, Dean C. Splittgerber, appeared before me,
Erika Marie Barrett, a notary public in Schenectady County of the State of New York. The
signees confirmed that he subscribe to the instrument within and acknowledged to me
that he executed the same. IN WITNESS of which, I hereunto set my hand and affix my
official seal.


Erika Marie Barrett, Notary

ERIKA MARIE BARRETT
Notary Public, State of New York
Qualified in Schenectady County
Reg. No. 01BA6373580
My Commission Expires 6-1-26

ZONING COORDINATION REFERRAL SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING <small>Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.</small>		For Use By SOEDDP Received _____ Case No. _____ Returned _____
FROM:	<input type="checkbox"/> Legislative Body <input type="checkbox"/> Zoning Board of Appeals <input checked="" type="checkbox"/> Planning Board	Municipality: <u>Town of Duanesburg</u>
TO:	Schenectady County Department of Economic Development and Planning Schaffer Heights, 107 Nott Terrace, Suite 303 Schenectady, NY 12308 <div style="text-align: right;"> (tel.) 386-2225 (fax) 382-6639 </div>	
ACTION:	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Zoning Code/Law Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Subdivision Review <input type="checkbox"/> Site Plan Review </div> <div> <input type="checkbox"/> Special Permit <input type="checkbox"/> Use Variance <input type="checkbox"/> Area Variance <input checked="" type="checkbox"/> Other (specify) <u>Lot Line Adjustment</u> </div> </div>	
PUBLIC HEARING OR MEETING DATE: <u>01/18/2024</u>		
SUBJECT: #23-32 Spiltinger, Dean: SBL#44.00-2-57.1 (R-2), located at 2034 Duanesburg Churches Rd is seeking a lot line adjustment under section 4 of the Town of Duanesburg Local Law #2 of 2016.		
REQUIRED ENCLOSURES:	<ol style="list-style-type: none"> 1. Public hearing notice & copy of the application. 2. Map of property affected. (including Tax Map I.D. number if available) 3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act. 	
<ol style="list-style-type: none"> 1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State. 2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 600 feet of the following: <div style="margin-left: 20px;"> <input type="checkbox"/> the boundary of any city, village or town; <input type="checkbox"/> the boundary of any existing or proposed County or State park or other recreation area; <input checked="" type="checkbox"/> the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway; <input type="checkbox"/> the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines; <input type="checkbox"/> the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated; <input type="checkbox"/> the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances. </div> 		
SUBMITTED BY: <div style="display: flex; justify-content: space-between;"> <div> Name: <u>Coryn VanDusen</u> Address: <u>5853 Western Turnpike Duanesburg, NY 12056</u> E-mail: <u>cvandusen@duanesburg.net</u> </div> <div> Title: <u>Planning/Zoning Clerk</u> Phone: <u>(618) 896-2040</u> Date: <u>01/09/24</u> </div> </div> <div style="margin-top: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-top: 1px solid black; width: 150px;"></div> <div>Signature</div> </div> </div>		

Coryn VanDeusen

From: Bakner, Terrasa <TBakner@woh.com>
Sent: Wednesday, January 3, 2024 3:58 PM
To: Coryn VanDeusen
Subject: FW: DEC Seeks Input on Proposal to Further Protect Freshwater Wetlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Coryn, please send around to the Planning Board members. Thank you! Terrasa

FYI Notice of Advanced Rulemaking on Changes to State Wetlands regulations.

Terresa M. Bakner | Whiteman Osterman & Hanna LLP

Partner

One Commerce Plaza | Albany | New York | 12260

| o | 518.487.7615 | f | 518.487.7777

| e | TBakner@woh.com | w | www.woh.com

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From: New York State Department of Environmental Conservation <nysdec@public.govdelivery.com>
Sent: Wednesday, January 3, 2024 3:26 PM
To: Bakner, Terrasa <TBakner@woh.com>
Subject: DEC Seeks Input on Proposal to Further Protect Freshwater Wetlands

CAUTION: This email originated from outside of the firm. Do not click links or open attachments unless you recognize the sender and are expecting the message.

DEC Seeks Input on Proposal to Further Protect Freshwater Wetlands

Public Comments on New York State's 'Advanced Notice of Proposed Rulemaking' will Guide Development of New Wetland Regulations

New York State Department of Environmental Conservation (DEC) Commissioner Basil Seggos today encouraged New Yorkers to review and comment on the development of proposed regulations that would further protect freshwater wetlands statewide. DEC released the Advanced Notice of Proposed Rulemaking (ANPR) to begin developing regulations to implement the new law that expands the number of wetlands regulated by DEC to further protect water quality and wildlife habitat.

"Wetlands are critical environmental and economic resources that protect water quality, provide essential habitats, mitigate flooding, and promote the resilience of New York's communities," **Commissioner Seggos said.** "Through Governor Hochul's leadership, this new law is greatly enhancing the state's stringent freshwater wetland protections already in place, and I encourage New Yorkers to review this initial proposal and provide input to help DEC develop regulations that will modernize protections of wetlands and ensure the long-term health of these vital ecosystems."

Freshwater wetlands are lands and submerged lands, commonly called marshes, swamps, sloughs, bogs, and flats, that support aquatic or semi-aquatic vegetation. New York's Freshwater Wetlands Act was enacted in 1975 to regulate activities near larger wetlands, greater than 12.4 acres, and smaller wetlands considered to be of unusual local importance.

Consistent with Governor Kathy Hochul's commitment to protecting New York's wetlands, the 2022-23 Budget included significant improvements to the State's wetlands protection program, safeguarding an estimated one million additional acres of unprotected wetland habitat and helping New York adapt to increased flooding and severe storms fueled by climate change.

Starting in January 2025, the scope of regulated smaller wetlands of "unusual importance" will be expanded to wetlands that meet one of 11 specific criteria in order to provide additional fish and wildlife habitat and to protect communities from flooding. The ANPR seeks feedback on the potential criteria that will be used to classify these newly protected wetlands.

The purpose of this ANPR is to solicit stakeholder input through written comment so that DEC can refine potential changes to 6 NYCRR Part 664 as part of a future rulemaking. The ANPR is arranged into eight sections that correspond to specific areas where DEC is seeking feedback. In addition, the advanced notice contains a draft of the potential regulatory updates that DEC is considering. DEC staff are seeking answers to specific questions, as well as general comments and suggestions on the potential updates. Input on the ANPR will help develop a regulatory proposal that will go out for public review and comment later this year.

The ANPR can be viewed in the [New York State Register](#) or on the [DEC website](#).

Comments can be submitted by Feb. 19, 2024 via email to WetlandRegulatoryComments@dec.ny.gov (subject: "ANPR Freshwater Wetlands Protection") or sent to Bureau of Ecosystem Health, Freshwater Wetlands Unit, New

York State Department of Environmental Conservation, 625 Broadway, Albany, NY
12233-4756.

<https://dec.ny.gov/news/press-releases>

The New York State Department of Environmental Conservation respects your right to privacy and welcomes
your feedback. [Update preferences or unsubscribe](#) [Learn more about DEC Delivery](#)

Connect with DEC: ☐ ☐ ☐ ☐ ☐ ☐

Basil Seggos, Commissioner

This email was sent to belmer@wvoh.com using GovDelivery Communications Cloud on behalf of: New York State Department of Environmental Conservation
625 Broadway • Albany, NY 12233 • (518) 402-8013



Albany Office
100 Great Oaks Boulevard, Suite 114, Albany, NY 12203
P: 1.833.723.4768

December 28, 2023

Jeffery Schmitt, Planning Board Chairman
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

Re: Town of Duanesburg
Wishy Wash Site Plan & Special Use Permit Review
Amendment #4 R1 for Engineering Services

Dear Mr. Schmitt:

As you know, our proposal for the above project review was executed on June 24, 2022 and the escrow account for the project was established in the amount of \$3,375.00. Amendments #1 - 3 covered the additional planning board reviews. Now that the project can proceed to construction once certain conditions are met, PRIME AE proposes the following scope of work for this Amendment #4R1 for Construction Phase Services:

- Provide review and comment on the field sampling results of the pond materials.
- Attend the pre-construction meeting.
- Attend up to two (2) additional site meetings / inspections with the developer, contractor and Town representatives during the course of construction.
- Provide review of weekly SWPPP reports provided by the developer and respond to Town, developer and contractor emails and phone calls during construction over an estimated four (4) month period.

We propose to provide these additional services for a fee not to exceed \$5,300.00, for a total of \$19,475.00 for this project. Our work under this Amendment will be billed monthly on a time and materials basis. Our original Terms and Conditions for this contract will remain in effect for this amendment.

If this amendment #4R1 proposal is acceptable, please execute the signature block below and return to us.

Sincerely,


KB Group of NY, Inc. dba PRIME AE Group of NY

Douglas P Cole

Douglas P Cole, P.E.
Senior Director of Engineering

cc: William Wenzel, Supervisor

AGREED TO BY TOWN OF DUANESBURG:

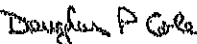


William Wenzel, Supervisor

DATE:

1/5/2024

AGREED TO BY KB GROUP OF NY, INC. DBA
PRIME AE GROUP OF NY:



Douglas P. Cole, P.E., Senior Director of
Engineering - NY

Douglas P. Cole, P.E., Senior Director of
Engineering - NY

DATE: 12/28/2023

TOWN OF DUANESBURG PLANNING BOARD

SERTH APPLICATION FOR A COMMERCIAL EVENT VENUE

Resolution

Moved by Michael Harris; Seconded by Elizabeth Novak.

WHEREAS, Joseph and Christine Serth (the "Applicants") have applied for a special use permit and site plan approval for a Commercial Event Venue (hereinafter "Venue") pursuant to the Zoning Ordinance of the Town of Duanesburg and to Town of Duanesburg Local Law 1 of 2021 to use their property and barn as a commercial event venue; and

WHEREAS, the property is located within the L-1 and the R-1 Zoning Districts and is known as SBL #35.05.1-19.2 with the address of 216 Batter Street consisting of 6.7 +/- acres; and

WHEREAS, the property contains an approved bed and breakfast with a certificate of occupancy issued by the Town of Duanesburg Building Inspector; and

WHEREAS, the Office of Parks, Recreation and Historic Preservation provided a letter dated December 9, 2021, stating that the project will have no impact on archeological or historical resources that are eligible for and/or listed on the State and/or National Registers of Historic Places; and

WHEREAS, Schenectady County Department of Engineering and Public Works has confirmed in a letter dated December 5, 2022, that no highway work permit is required for the Venue; and

WHEREAS, Schenectady County Department of Health has confirmed that no public water supply permit is required for a Venue where it operates for less than 60 days in a calendar year and the Serth letter indicated that the Venue would operate only 20 days within a calendar year and with no more than 150 attendees; and

WHEREAS, the Schenectady County Planning Department pursuant to the NYS General Municipal Law referral in a report dated November 1, 2022, recommended approval of the application with certain modifications/conditions including the following: "A permit for a non-community public water supply must be obtained from the County Health Department. The County Department of Engineering and Public Works should review the access plan to Batter Street (CR94). Improvements may need to be made since the driveway will not be servicing a commercial business with parking for over 80 vehicles and not a residence," and with an advisory note "The applicant should be aware that any on-site caterers will need to be licensed by the Schenectady County Department of Health if any food preparation is to be conducted on site a food service permit and food service plan review may be required by the County Health Department. The proposed surface (gravel/paved) to be used for the parking should be identified along with the limits of disturbance for the project. The parking should be shown in relation to the existing tree

line and any areas of tree clearing identified. A detailed lighting plan should be provided. Each handicapped parking space needs to have an accessible aisle"; and

WHEREAS, the Town of Duanesburg Planning Board held a duly noticed public hearing and has considered all oral and written comments submitted on the Application; and

WHEREAS, the Town of Duanesburg Planning Board reviewed the Full EAF Part 1 submitted by the Applicants and determined that the venue was an unlisted action pursuant to the NYS Environmental Quality Review Act; and

WHEREAS, the Town of Duanesburg Planning Board conducted a coordinated review of its intent to be SEQRA lead agency and no agency has objected to the Town of Duanesburg Planning Board being SEQRA lead agency for the review of the venue;

WHEREAS, all information required to be produced pursuant to Local Law 1 of 2021 or by the Zoning Ordinance has been provided by the Applicants to the satisfaction of the Planning Board including the items requested at the Planning Board meeting in November of 2022;

NOW THEREFORE BE IT RESOLVED, that the Town of Duanesburg Planning Board declares itself lead agency for the SEQRA review of this action, approves and incorporates herein Parts 2 and 3 of the Full EAF and issues a negative declaration of environmental significance finding that the Special Event Venue does not require the preparation of an Environmental Impact Statement as set forth in greater detail in Part 3 of the Full EAF;

BE IT FURTHER RESOLVED, that a special use permit for a commercial event venue, along with site plan approval for the venue, as shown on the site plan marked up by the Planning Board and attached hereto at the Planning Board meeting on January 18, 2024, is granted subject to the following conditions:

1. No more than 150 people shall be on the property during an event, this includes employees;
2. No more than 20 events shall be held in a year and a letter shall be sent to the Building Inspector each time an event is being held and the letter shall be sent at least 5 days before the event;
3. Each event shall last no more than one day and shall only occur between the hours of 9 a.m. to 10:00 p.m.;
4. No camping or overnight accommodations, with the exception of the existing bed and breakfast, shall be allowed;
5. All sanitary waste (porta-johns) shall be pumped out within three business days of each event;
6. All garbage and recyclables shall be removed within one business day of each event;

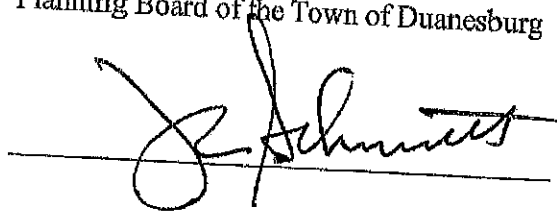
7. All amplified music shall be within the existing barn without or with having the barn doors open. All amplified music shall end at 9:00p.m. and shall not occur more than 5 hours per event;
8. Unamplified music only may be outside the barn except for 15 minutes during the ceremony;
9. All sound from the event must not exceed the 70 dB limit at any property boundary and noise must be monitored by a qualified individual throughout the event and the noise values recorded and maintained on site for inspection by the Building Inspector;
10. Vendors playing amplified music must be approved by the owner. All DJ's or performers must meet with the owner prior to any event. The owner or a qualified representative must do a sound check with the vendor prior to the event to ensure that the vendor will not violate sound rules. The owner or a qualified representative must do periodic monitoring necessary to ensure sound limits are met. Any contract for an event must include a clause that the owner reserves the right to shut off all power to amplified music if they do not meet the sound limits.
11. All lighting shall comply with the photometric plan submitted as part of the Application and no light shall spill over onto adjoining properties. A legible, full scale photometric plan shall be submitted within 30 days of this approval;
12. No outdoor lighting shall be added that is not shown on the approved site plan, with the exception of low lighting on tables or low lighting on string type lights, i.e. Christmas type light strings;
13. Existing vegetative buffers and fences shall be maintained between the Venue property and adjoining properties;
14. Cars shall be parked in the parking areas shown on the approved site plan only and a maximum of 71 cars may be parked in connection with each event;
15. General Liability Insurance from an A-rated insurance company shall be maintained by the Applicant for the Commercial Event Venue with coverage in the amount of at least \$500,000 and shall name the Town of Duanesburg as an additional insured—the certificate of insurance shall be submitted to the Town's Insurance Company and the Building Inspector for approval;
16. Food preparation may occur on-site providing the facility, preparer, caterer and food trucks shall have all required County and NYS DOH permits and approvals for such on-site food preparation. The food preparation shall be as described in the "operations plan" submitted by the Applicant seeking the amendment to the existing special use permit, however, in no event will outdoor food preparation occur within the area zoned as the Lake District or within 30 feet from any property boundary;

17. On at least an annual basis (i.e. no later than December 31 of each year after the special use permit is granted) the Applicants shall meet with the Town Building Inspector and the Mariaville Volunteer Fire company to review the operation of the commercial event venue and to address any issues that have arisen in connection with the operation, including any public complaints;
 18. While an event is being held at the property, a sign shall be posted giving the name of the contact person for the venue and a telephone number so that the venue owner or their representative is available to address any issues that arise;
 19. After the first year of operation of the special event venue the Building Inspector shall provide a report to the Planning Board on the compliance of the owners with the limitations set forth in this resolution;
 20. The applicants are required to obtain all other permits and approvals from all other governmental agencies that are required to set up and operate the venue;
 21. In the event the applicants cease to continuously operate a commercial bed and breakfast at the property, the operation of the venue shall be only authorized in the R-1 District and shall be prohibited in the L-1 District, except as allowed by the Local Law 1 of 2021, i.e. only access through the L-1 District zoned portion of the property shall be allowed.
- By (unanimous/majority) vote of the Planning Board of the Town of Duanesburg at its regular meeting of January 18, 2024.

Roll Call Vote:

	<u>Yes</u>	<u>No</u>	<u>Abstain/Absent</u>
Jeffrey Schmitt, Planning Board Chair	X		
Elizabeth Novak, Board Member	X		
Michael Harris, Board Member	X		
Joshua Houghton, Board Member	X		
Matt Hoffman, Board Member	X		
Michael Walpole, Board Member			X

Planning Board of the Town of Duanesburg



Date: January 18, 2024

PO Box 160
Quaker Street, NY 12141

Jeffery Schmitt, Chair
Planning Board
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

Transmitted via email: jhowe@duanesburg.net

January 18, 2024

Re: Fire District boundary line for C-Tec Solar Application for tax id parcel 64.00-2-8

Dear Jeffery Schmitt and members of the planning board,

The town does not permit zoom participants to speak online at town meetings for the town board, planning board, and zoning board.

I request that my letter is read into the record during Privilege of the Floor Open Forum.
I request that my letter is added to the official meeting minutes as posted on the town website.

The DRAFT December 21, 2023 planning board meeting minutes¹ page 6 of 136 includes a section "OTHER." It shows "Adam Fink, Delanson Fire 1797 Main St, stated that the C-Tec Solar project is under fire protection district 2."

Application documents submitted to the planning board show that the C-Tec Project is proposed for street address 10516 Western Turnpike with tax id parcel number 64.00-2-8.

Schenectady County online tool for the Schenectady Internet Mapping System² ("SIMS") shows that tax id parcel number 64.00-2-8 is located in the Esperance F.P.

¹ https://www.duanesburg.net/sites/g/files/vyhlf4351/f/minutes/december_21_2023_pb_draft_minutes.pdf

² <https://www.simsgis.org/lite/>

The Town of Duanesburg 2024 property tax bill³ shows that tax id parcel number 64.00-2-8 is taxed as Fire Protection 3.

The Town of Duanesburg fire protection map, obtained from the town through Freedom of Information request made on December 27, 2023, lacks clarity. Please see attached map.

For the safety of the entire community the correct emergency service provider should review the application.

To ensure financial stability of the community's emergency service providers the correct special district property tax should be applied to the tax id parcel number.

I respectfully request that the planning board clarify the responsible emergency service provider and clarify the special district for tax id parcel number 64.00-2-8.

I look forward to your reply in writing.

Respectfully,
Lynne Bruning
720-272-0956
lynnebruning@gmail.com

cc: William Wenzel, Town of Duanesburg Supervisor

Enc: December 27, 2023 Freedom of Information Town of Duanesburg Fire Protection Map

³ <https://egov.basgov.com/DUANESBURG/>

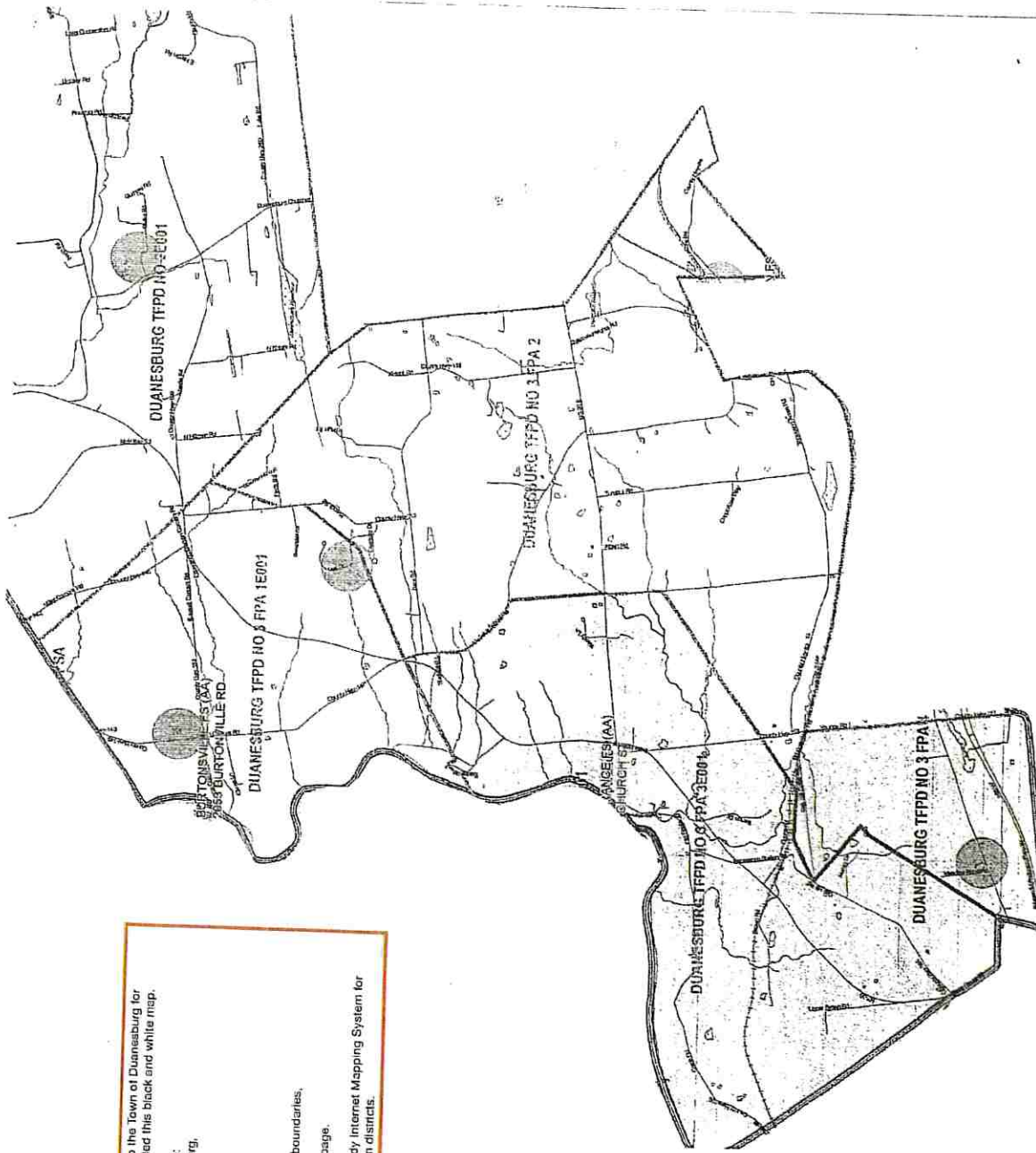
December 27, 2023 Freedom of Information request to the Town of Duaneburg for the current Town of Duaneburg Fire District Map yielded this black and white map.

The map does not provide:

the entire town of Duaneburg,
source,
date,
title block,
legend,
north arrow,
scale,
colored lines showing the Fire District boundaries.

The map is not centered on the page.

The map does not match the map found on the Schenectady Internet Mapping System for the Town of Duaneburg fire protection districts.



Coryn VanDeusen

From: Bakner, Teresa <TBakner@woh.com>
Sent: Friday, January 19, 2024 9:54 AM
To: Coryn VanDeusen
Cc: Bakner, Teresa
Subject: FW: Privilege of the Floor Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See below for response to Bruning Comment letter.

This area of the Town is covered by the Village of Esperance Fire Company pursuant to a contract with the Town and it is within Fire Protection District 3. By far the closest company to the site is the Village of Esperance Fire Company.

Fire Protection District 2 is Mariaville.

All of the fire companies support each other, the other companies that cover Fire protection district no. 3 are the Village of Delanson Fire Company and Burtonsville Fire Company. It is also possible that the Town's two commissioned Fire Districts, Duanesburg Vol. Fire Company and Quakersville Vol. Fire Company may turn out in response.

This is the map that is on file with the Town and dates way back. It is what it is.

Terresa

Terresa M. Bakner | **Whiteman Osterman & Hanna LLP**

Partner

One Commerce Plaza | Albany | New York | 12260

| o | 518.487.7615 | f | 518.487.7777

| e | TBakner@woh.com | w | www.woh.com

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Coryn VanDeusen

From: tonyandpete@yahoo.com
Sent: Thursday, January 18, 2024 12:08 PM
To: Coryn VanDeusen
Cc: Peter Sweeny
Subject: #23-25 Serth, Joseph. SBL 35.05-1-19.2 (R-1) 216-218 Batter St

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planning Board:

As a direct neighbor of the special permit venue site operated by Joe Serth, we would like to state our firm opposition to allowing the expansion of services to include onsite cooking by professionals and non professionals alike.

It has barely been one year in operation and already he is seeking to expand on what he originally proposed. It seems excessive and premature to allow this permit change.

He proposes on-site cooking within 20 feet of the property line. There's a fire concern as there are numerous structures; both residential and storage, including an over 200 year old family residence as well as a cottage. On-site cooking would increase the liability risk to both properties. Even without flames- grease and electrical fires pose risks.

Already the barn is constructed just 20 feet from the property line which is 20 feet closer than the 40 ft setback required by the town code. We have still not been shown how this was approved. At last look there was no variance applied for nor was there any notice given to neighbors for input. When I spoke with the town office and they gave me the application paperwork for the barn- it didn't show any process or explanation.

As this is a designated residential area we oppose this increase in commercial services and the added burden of odors, noise and increased waste along with the attendant dangers of cooking on a commercial scale.

Sincerely,
Peter B Sweeny
Tony Tenicela
176 Batter St
Pattersonville, NY 12137

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairman
Chris Parslow, Town Planner
Coryn VanDeusen, Clerk
Teresa Bakner, Board Attorney



Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Planning Board Minutes
December 21, 2023
Final Copy

MEMBERS PRESENT:

Jeffery Schmitt- Chairperson, Joshua Houghton, Matt Hoffman, Michael Walpole, Michael Harris- Vice Chairman, Elizabeth Novak, Teresa Bakner- Town Attorney, Chris Parslow- Town Planner and Coryn VanDeusen-Clerk.

INTRODUCTION:

Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to the December 21, 2023, Planning Board meeting and stated the agenda for the night's meeting.

OPEN FORUM:

Schmitt/Harris made a motion to open the open forum at 7:03 pm.

Schmitt yes, Harris yes, Houghton yes, Hoffman yes, Walpole yes, Novak yes. **Approved.**

Harris/Hoffman made a motion to close the open forum at 7:04 pm.

Harris yes, Hoffman yes, Houghton yes, Schmitt yes, Walpole yes, Novak yes. **Approved.**

SKETCH PLAN REVIEW:

PUBLIC HEARINGS:

OLD BUSINESS:

#23-12 C-TEC Solar LLC: SBL#64.00-2-8, (R-2) is seeking a special use permit and site plan approval for a 1.875-megawatt community solar energy generating facility under Local Law #1 of 2023 of the Town of Duanesburg Zoning Ordinance.

Sonja Torpey with Tetra Tech Inc., a consulting firm representing C-Tec Solar is proposing a solar facility in the Town of Duanesburg. She stated that the proposed facility would be located at 10516 Western Turnpike on the property of Martin & Donna Hebert. Ms. Torpey detailed:

- 1.- The facility would be in the Northwest corner of the 90+- acre property.

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Over➡

- 2.- It would be a community solar facility as it is under 5 megawatts at 1.875 MW.
 - 3.- A 200 ft setback is implemented in the plans which is required under the new solar law.
 - 4.- The facility would be on approximately 8.91 acres out of the 90 acres.
 - 5.- The project went from fixed tilt modules to single axis trackers because there are slopes between 1% and 15% in terms of erosion and sediment.
 - 6.- The company had also done a wetland delineation and there are wetlands in the Northwest corner, but the facility will not be impacted by them. It is not a NYS regulated wetlands.
 - 7.- The access road is from Western Turnpike. It will wind through the property, be a geo-tech style covered by a couple of inches of gravel/ crusher run and solely be used for transporting equipment. Minimal grading will need to be done around the access road.
 - 8.- The facility would be surrounded by a 7-foot fence and vegetation.
 - 9.- There would be an equipment pad for inverters.
 - 10- Any cabling for the collection system would be underground, as well as the transmission line to the point of connection at the road.
 - 11- Stormwater prevention measures including a temporary washout area, a temporary stockpile area and temporary lay down areas are implanted into the plan as well as a potential rainwater basin.
 - 12- After construction is complete all temporary measures would be removed, and reseeded would be done.
 - 13- A habitat survey was done, and the only protected animal is the bat. Minimal tree removal would take place during the months of November to March so no impact would be created for the endangered species.
 - 14- The Mohawk Heritage Corridor, Avery Farmhouse, and William farmhouse are in the surrounding areas and the applicant received approval from SHPPO that visual impacts will be limited. If there was bare Earth it would be 75% visibility without any structures or vegetative barriers, but the company does plan to plant 8 ft trees.
- The board questioned the noise analysis due to the shift West and previous design of fixed panels and the applicant stated that they need to update it to a new configuration. Board member Novak asked about the glare analysis as that was also based off fixed panels and the applicant advised that the single axis trackers move all day, but they can update the analysis. Board member Hoffman questioned the access road being limited porous stone which has been an issue for DEC. Penetrometer testing shows what the existing capacity of the soil is and the whole intent is that it's supposed to percolate in this heavy clay soil here. Board member Hoffman also stated that you cannot put fill in the access road. The applicant stated that the company will review the access road. Board member Harris stated that the snowmobile trail goes right through the property and the applicant stated that she was unaware of this and will review it as well. The board questioned visual receptors and the applicant stated that the requirement is that it just needed to be demonstrated as to what the visual impact will be. The town attorney stated that the neighbors within 1000 ft need to be notified as well as the farm operators and other involved agencies due to the application being SEQRA Type 1. The applicant stated that there is no intent for battery storage with this project; the inverters are what would be causing any noise, and they are located on the pad. Board member Hoffman asked if a turn around is necessary on the access road and Chris Parslow, town planner, stated that it doesn't apply because of the width of the access road. The board questioned where the closest water location is for

firefighting. Adam Fink, Delanson Fire 1797 Main St, stated that this project is under fire protection district 2.

Novak/Hoffman made a motion to declare intent to be lead agency for the application to be a SEQRA Type 1 action and proposals to be sent to town engineers for review, and letters to be sent out to neighbors within 1,000 ft for review.

Novak yes, Hoffman yes, Houghton yes, Schmitt yes, Walpole yes, Harris yes. **Approved.**

Hoffman/Novak made a motion to table the application for C-Tec Solar.

Hoffman yes, Novak yes, Houghton yes, Schmitt yes, Walpole yes, Harris yes. **Approved.**

#23-25 Serth, Joseph: SBL# 35.05-1-19.2, (R-1) is seeking an amendment to current special use permit to include on site cooking.

Mr. Serth stated that his specific request is to remove the restriction on food prep. Mr. Serth provided a new operational plan for food prep. Caterers who will prepare food off site will bring it to the site and serve it at any location on the site as they have been able to do so in the past. Mr. Serth states that has normally been on either the North side or the South side of the barn. He also stated food trucks will either prepare food offsite or onsite and no food truck will be allowed to park in the Lake District or allowed to cook within 20 feet of the property line. The targeted area for food truck set up is on the paved area in front of the boat house. Mr. Serth stated there is a food prep kitchen set up inside the boathouse with a three bay sink that he spoke with Schenectady County Health Department regarding. The board advised Mr. Serth that he would need a public water supply to get a full license/permit. Mr. Serth stated he has a hand wash station that you pump with your feet in the plan. Board member Hoffman states the health dept. says to be a venue site you don't need a water permit, but you cannot sell food to the public without having a public water supply. Mr. Serth stated that he will not be selling food to the public. Mr. Serth stated that if he were to cook the food, he will need to get a permit if he goes over 14 days. Mr. Serth stated that the County Health Department has confirmed that no public water supply is required for venues which operate less than 60 days a calendar year. Mr. Serth also stated that a food prep sink cannot be hooked directly into the sewer. Mr. Parslow advised that the applicant needs to have a grease trap as well. The board questioned if the church would be open to the public if it would affect needing a full permit. Mr. Serth stated that would be if the church was open to non-members. He advised the board that he does not allow his events to be bring your own beverage.

Novak/Walpole made a motion to set a public hearing for the Joseph Serth application.

Novak yes, Walpole yes, Houghton yes, Schmitt yes, Hoffman yes, Harris yes. **Approved.**

#23-26 Serth, Joseph: SBL#35.05-1-19.2, (R-1) is seeking a site plan approval for a religious institution for use of bible studies, weddings, and other religious ceremonies under Section 6.3(17) of the Town of Duanesburg Zoning Ordinance.

The board asked how many uses can be designated on one property and town planner Chris Parslow responded he must investigate it. Terresa Bakner, town attorney, stated that religious institutions need to be ADA compliant. Board member Hoffman states that churches are A3 in the building code and currently it is A2. The board stated that they would like the building reviewed by an architect to complete a code scrub as well as all the surrounding outbuildings. Ms. Bakner advised that the town does not regulate religion. Ms. Bakner also advised the applicant that the Town of Duanesburg made expansive efforts regarding religious institutions and that they are allowed in every zone. The applicant was advised that designating this property as a church would make him exempt and it would void out the current special use permit. Mr. Serth advised the board that it would be a church with rectories eliminating the bed and breakfast as well as the rental house. The board suggested that the applicant have the plan reviewed by a licensed design team to include an architect. Mr. Serth asked the code enforcement officer when he received a complete application. Board member Novak stated that she doesn't believe it's a complete application and that there have been multiple changes. Town attorney, Terresa Bakner advised the applicant that it is up to the planning board to decide what is complete. Further documentation is being requested by the board. Chris Parslow, town planner, stated that a site plan is needed for the proposed use based on the Zoning Ordinance. The board advised the applicant that if the building is designated a church and is open to the public, he would need a public water supply. Mr. Serth advised the board that the church wouldn't be open to the public and could be members only. Ms. Bakner advised the board that they can send the application to the ZBA for an interpretation to explain what would be required to have a religious institution at the site if they would like to go that route. The board members advised Mr. Serth that there are a lot of moving parts to what he's proposing, and they just want to make sure that they address everything that needs to be addressed. Ms. Novak advised the applicant that they're not just talking about using the barn as a church; it's all 6.7 acres that becomes the religious institution. Board member Hoffman advised Mr. Serth that to move forward with this they would expect an application and documents from an architect or a full design team that looked at this property and did a code scrub with submitted plans and architectural documents on what has to happen for all three of the buildings and tell them what's acceptable, what's not, and what has to change if Mr. Serth wants to call the site a religious institution. Mr. Serth asked what the property was rated at when the occupancy of 99 people was put into effect to which town planner Chris Parslow responded I don't know that was Dale Warner, but I did complete the fire inspection. Terresa Bakner advised the board that you can have members only churches. The board advised Mr. Serth that in his application he needs to submit additional information 10 days prior so that they can have time to review before a meeting.

Walpole/Houghton made a motion to table the application for Joseph Serth until further information is received.

Walpole yes, Houghton yes, Novak yes, Schmitt yes, Hoffman yes, Harris yes. **Approved.**

NEW BUSINESS:

#23-29 Thomas, Ralph: SBL#67.05-1-8.1, (H), located at 5140 Western Turnpike is seeking a special use permit to operate a flea/farmers market under section 9.4(17) of the Town of Duanesburg Zoning Ordinance.

Mr. Thomas advised the board that he plans on putting in a farmers market and flea market next door to the Duanesburg Diner. Mr. Thomas proposed each spot for each vendor would be a 10 ft spot. Mr. Thomas advised the board that he will have a fire lane through the middle and each business will have its own parking area. The board asked the applicant if it is going to be a permanent set up. Mr. Thomas advised the board that it will be a seasonal operation from April to October that will operate once weekly, and everything can be torn down. The board asked the applicant about the parking situation and Mr. Thomas advised the board that they plan on removing some trees, but not enough to be a disturbance. The board advised the applicant that if they remove enough trees then it would require a SWPPP and other necessities so to be sure to clear less than an acre. Chris Parslow, town planner, advised the board that the parking lots/land for all businesses including the diner, proposed flea market, and proposed farmers market are all owned by the same person. The board advised the applicant that they need a formal site plan with all parking, food trucks, dumpsters, and other accessories on that plan for each business. The board also informed the applicant that when cutting trees, it should take place between October and March to protect endangered species of animals. Mr. Thomas advised the board that he would have a person there early in the morning directing traffic and parking. The board advised Mr. Thomas that they would like to see a drafted business plan including open and closed times with as much detail as possible. The board advised the applicant to include how often trash would be removed and asked him to include his source of power in the plans. Terresa Bakner, town attorney, advised the applicant that he may want to reach out for guidance to Schenectady County Ag & Markets. The board also recommended reaching out to Bob Chandler.

Hoffman/Novak made a motion to table the application for Ralph Thomas.
Hoffman yes, Novak yes, Houghton yes, Schmitt yes, Walpole yes, Harris yes. **Approved.**

#23-30 Stealey, Tricia: SBL#68.00-1-9.12, (C-1), located at 3215 Western Turnpike is seeking a special use permit to temporarily have 2 dwellings on one lot under section 11.4(11) Town of Duanesburg Zoning Ordinance.

Ms. Stealey advised the board that she got an approved variance from the Zoning Board of Appeals and is looking to replace her current dwelling with a new one. Ms. Stealey stated that she plans to demolish the old dwelling once she obtains approval to live in the new one. Ms. Stealey also advised the board that she got approval for her septic and well from Schenectady County because it is replacing like for like. Ms. Stealey stated that her new dwelling is a double wide. The board advised the applicant that it is a SEQRA Type 2 action, and no further review is required.

Novak/Walpole made a motion to set a public hearing for the Tricia Stealey application. Novak yes, Walpole yes, Houghton yes, Schmitt yes, Hoffman yes, Harris yes. **Approved.**

OTHER:

Adam Fink, Delanson Fire 1797 Main St, stated that the C-Tec Solar project is under fire protection district 2. Mr. Fink stated to the board that he came to help ensure where the borders are for the fire districts in the town. The board asked if there is a map available and Mr. Fink along with Terresa Bakner confirmed there is a map at the Town Hall with the Town Clerk, Jennifer Howe. Mr. Fink drew concerns that a new map should be made available as the coverage and districts have changed. Ms. Bakner advised Mr. Fink that the fire companies can make a recommendation to the Town Board.

Chairman Schmitt addressed a letter from Doug Cole regarding the Ultimate Wishy Wash project that had been previously approved as well as a letter from Joe Bianchine regarding the same application. Mr. Cole wanted to know if the board wanted any construction supervision over the project and submitted a proposal. Mr. Bianchine advised the board in the letter that Mr. Kagas will not be doing certain things that were already voted on. Ms. Bakner advised that the board get in contact with Doug Cole and make sure what the town wants done is clear.

Board member Houghton advised town planner, Chris Parslow, that Mr. Serth has to report events to the town every year and five days prior to any event per the conditions in the special use permit.

MINUTE APPROVAL:

Harris/Hoffman made a motion to approve the November 16, 2023, Planning Board minutes.

Harris yes, Hoffman yes, Houghton yes, Walpole yes, Schmitt yes, Novak abstain. **Approved.**

ADJOURNMENT:

Novak/Houghton made a motion to adjourn.

Novak yes, Houghton yes, Schmitt yes, Harris yes, Walpole yes, Hoffman yes. **Approved.**