

Approved
1/7/24

**Village of Voorheesville
Planning Commission Meeting/Public Hearing
Village Hall, 29 Voorheesville Avenue
December 3, 2024**

Present: Chairperson Kathy Fiero, Board members; Jessica Burns, Todd Curley, Michael McTague, Jason Molloy, Carrie Terraferma, Building Inspector/Code Enforcement Officer Steve Mason, Attorney Rich Reilly and Deputy Clerk-Treasurer Francine Rychcik

Absent: Board Member Stephen Reilly and Trustee Jack Stevens

Others: Applicant Shane Gonyea (1 Countryside Lane)

On the agenda:

1. *Public Hearing for the Site Plan Review for a new 6,000 sq/ft commercial building to be used for indoor recreational activities for 1 Countryside Lane (JC Pops Industrial Park, LLC).*
2. *Public Hearing for the Site Plan Review and Special Use Permit for the outdoor storage of recreational vehicles/boats for 1 Countryside Lane (JC Pops Industrial Park, LLC).*

Chairperson, Kathy Fiero opened the meeting at 7:00 PM.

Minutes

The Board reviewed the minutes from the October 1, 2024 meeting. Upon a motion from Board Member Terraferma and a 2nd from Board Member Burns, the Board unanimously approved the minutes from the October 1, 2024 meeting.

Public Hearing

Chairperson Fiero opened the Public Hearing at 7:01 PM.

Chairperson Fiero, after thanking the applicant for clearly delineating the parking spaces on the Site Plan, continued to address the concerns as outlined in the October 1, 2024 meeting. The egress and ingress throughout the property and the accessibility for emergency vehicles was discussed. Code Enforcement Officer Mason indicated that the updated Site Plan was sent to the Voorheesville Fire Chief for his review. The width of the gate and the egress and ingress were sufficient for emergency vehicles. However, Mr. Mason mentioned that the Fire Department has requested that a Knox Box be placed on the property. The intent of this box is to hold keys for the fire department, the emergency medical services and sometimes the police to retrieve in emergency situations.

Member Curley clarified the outside lighting. Mr. Gonyea indicated that downward-facing lights would be placed near the gated area and some smaller downward-facing lights would be placed throughout the property. The smaller lighting would be similar to what is currently on the property.

Mr. Mason mentioned that signage should be considered in the gated area, clearly stating that the emptying of holding tanks and/or drainage is prohibited. **Attorney Reilly** added that this verbiage should be included in the contract as well.

Member McTague mentioned that hours of operation for the Storage Area should be noted in the contract. The hours of 6 am to 9 pm were discussed, with additional limited hours to be determined by the applicant.

Members Curley and **Terraferma** requested clarification on the placement of the auto sale vehicles. **Mr. Gonyea** indicated that once the fourth building is erected, the automobiles would be placed in one of two places, adjacent to the Office Building (labeled Celtic Cycles) or in front of the Septic System as outlined on the Site Plan. The automobiles will not be placed in designated parking spaces.

With no further public comment, **Board Member Curley** made a motion, with a second from **Board Member Burns**, to close the Public Hearing at 7:11 pm. The motion passed unanimously.

Board Discussion

It was determined that the Planning Commission would be the LEAD Agency and the application would be classified as “**Unlisted**” in regard to SEQRA.

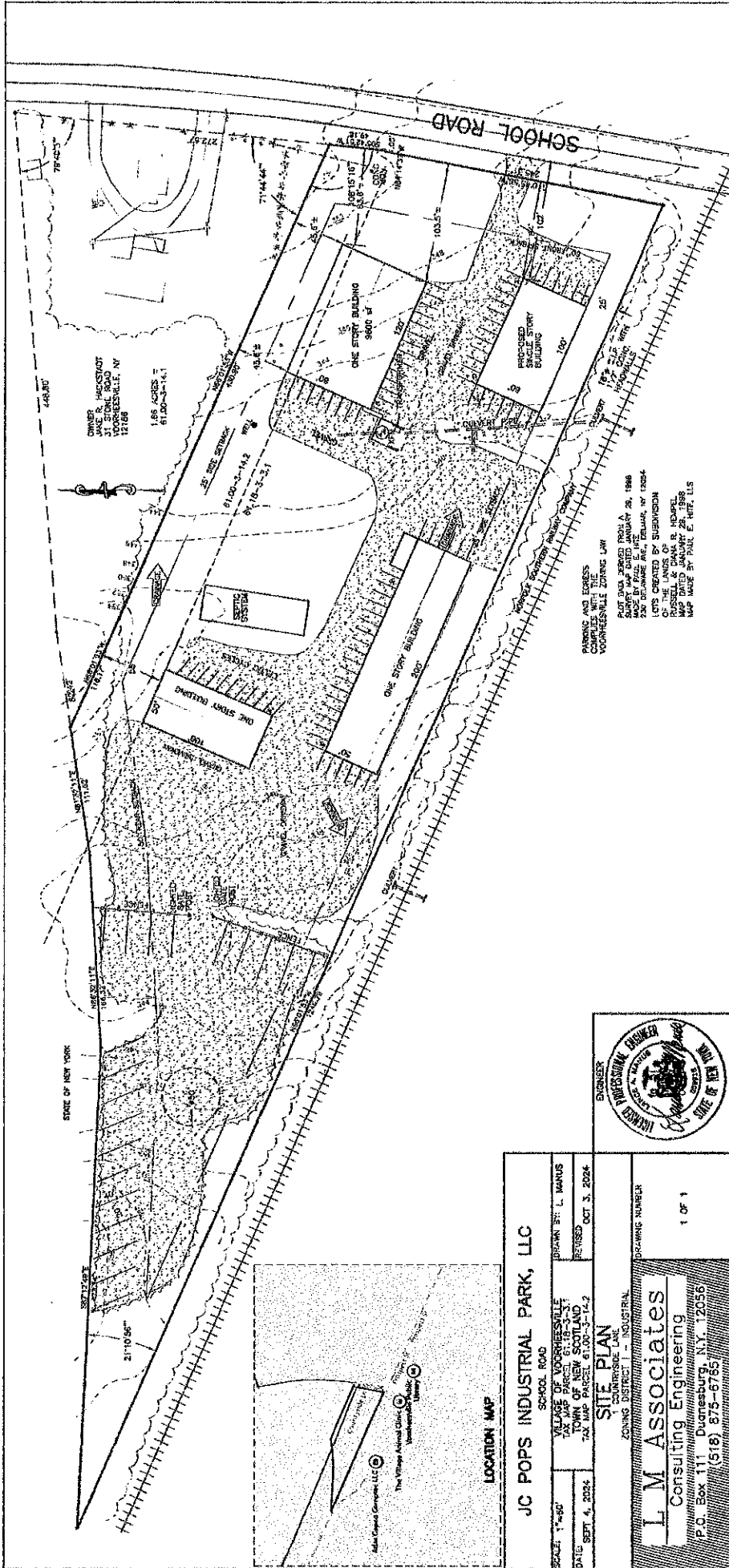
The applicant filled out Part I of the Environmental Assessment form.

Chairperson Fiero went through Part 2 of the Short Environmental Assessment Form review questions regarding the Site Plan Review/Special Use Permit applications for 1 Countryside Lane. It was determined that the application would have no or small environmental impact.

Upon a motion from Board Member Terraferma and a 2nd from Board Member Curley the Board determined there is no adverse significant environmental impact, with the addition of the proposed Fourth Building and the outside storage of Recreational Vehicles at 1 Countryside Lane. The vote was Chairperson Fiero – Yes, Board Member Burns - Yes, Board Member Curley – Yes, Board Member McTague – Yes, Board Member Molloy - Yes, Board Member Terraferma- Yes. Board Member Reilly – Absent. The motion passed unanimously.

The Board discussed approval of the application with the following conditions:

1. Hours of Operation for Storage Area not to exceed 6 am to 9 pm.
2. No emptying of RV Tanks on property. Signage to be placed in the Storage Area prohibiting drainage. This verbiage should be noted in the rental contract as well.
3. Emergency Services Access. Adoption of Knox Box access when available.
4. The number of cars/trucks for sale on the property is to be limited to the existing parameters, approximately 10.
5. The placement of Auto Sale Vehicles is to be restricted to one of two places, adjacent to the Office Building (labeled Celtic Cycles on Site Plan) or in front of the Septic System. The automobile sales will not be placed in designated parking spaces.
6. All lighting to be downward facing.



OWNER: HACKETT
 37 SCHOOL ROAD
 VOORHESVILLE, NY
 12186

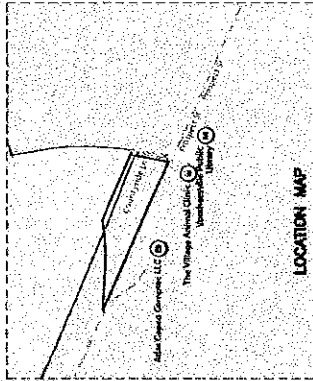
1.66 ACRES =
 61,200 sq. ft.

PARKING AND EXCESS
 COMPLES WITH THE
 VOORHESVILLE ZONING LAW

PLOT DATA DERIVED FROM A
 SURVEY DATED JANUARY 29, 1986
 MADE BY PAUL E. HEPP, L.S.
 232 DEANER RD., DELAWARE, NY 12028

LOTS CREATED BY SUBDIVISION
 OF THE LANDS OF
 RUSSELL & BANK R. HEPP, L.S.
 MAP DATED JANUARY 29, 1986
 MAP MADE BY PAUL E. HEPP, L.S.

STATE OF NEW YORK



LOCATION MAP

JC POPS INDUSTRIAL PARK, LLC SCHOOL ROAD		DRAWN BY: L. MANUS REVISED: OCT 3, 2004	ORGANIC NUMBER 1 of 1
SCALE: 1"=60' DATE: SEPT 4, 2004	VILLAGE OF VOORHESVILLE TAX MAP PARCEL 6118-3-31 TOWN OF NEW SCOTLAND TAX MAP PARCEL 6118-3-14-2		
SITE PLAN ZONING: COMMERCIAL INDUSTRIAL		L M Associates Consulting Engineering P.O. Box 111, Dutchessburg, NY 12056 (518) 875-8765	

Board Member McTague, with a second from Board Member Curley, made a motion to approve, with the six noted conditions, the Site Plan Review for a new 6,000 sq/ft commercial building to be used for Indoor Recreational Activities and the Site Plan Review/Special Use Permit for the Outdoor Storage Area for Recreational Vehicles/Boats for 1 Countryside Lane.

The vote was Chairperson Fiero – Yes, Board Member Burns - Yes, Board Member Curley – Yes, Board Member McTague – Yes, Board Member Molloy - Yes, Board Member Terraferma- Yes. Board Member Reilly – Absent. The motion passed unanimously.

Other Business

Blackbird Tavern

Chairperson Fiero noted that a letter was received from a community member noting that the Blackbird Tavern was not keeping in line with the original approval of hours. The original approval as noted in the minutes of July 5, 2022, was Sunday-Thursday 4-9 PM, Fri 4-10 PM, Sat 10 AM- 10 PM (closing 2 PM-3 PM) & Sun 10 AM-2PM.

The Planning Commission would recommend the applicant address the board if a modification to the hours is needed. The Code Enforcement Officer will make a courtesy call regarding this matter.

Attachments

Site Plan

Attached Conditions of Approval

Special Use Permit Findings & Decision – Storage Area

Site Plan Findings & Decision- Building

Albany County Planning Board Notification 10/17/24

Part 1 of the Environmental Assessment Form - Building & Storage Area

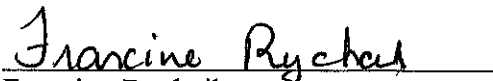
Part 2 & 3 of the Short Environmental Assessment Form – Building & Storage Area

At 7:29 PM upon a motion by Board Member McTague and a 2nd by Board Member Burns, the meeting was adjourned. All agreed, motion passed.

Schedule of Upcoming Meetings and Events

Date	Day	Time	Event
January 7, 2024	Tuesday	7:00PM	Meeting

Submitted Respectfully,



Francine Rychcik,

Deputy Clerk Treasurer

Date: January 7, 2024

Conditions for approval of site plan for 1 Countryside Lane
Planning Board mtg 12/3/24

1. Hours between 6am-9pm
2. No emptying of RV tanks on property. Should have signage indicating this restriction as well as contract language with customers.
3. Emergency services access. Adoption of Knox Box access when available.
4. Same number of cars/trucks for sale (10) once new bldg is constructed and sales area is moved back to Celtic Cycles area indicated on map
5. Car/truck sales area limited to space marked in front of Celtic Cycles or in front of septic tank area.
6. All lighting should be downward facing.

Kathy Siens 12/5/24

SITE PLAN REVIEW FACTORS CONSIDERED

GENERAL CRITERIA:

1. Whether the proposed use, building, design and/or layout meet provisions of the Zoning Code and other applicable regulations, standards and laws: Yes _____ No _____

Reasons: _____

2. Whether the proposed use, design and/or layout will be such that the location, size, character and appearance of the site development and buildings will be in harmony with the appropriate and orderly development of the surrounding area: Yes _____ No _____

Reasons: _____

3. Whether the proposed use and layout will be of such a nature that it will provide safe and efficient vehicular and/or pedestrian traffic movement: Yes _____ No _____

Reasons: _____

4. Whether the proposed location and height of buildings, structures, walls, fences, exterior lighting, parking, signage, loading, storage areas and/or landscaping is such that it will not interfere with or discourage the appropriate development or the use of land adjacent to the proposed site, or unreasonable affect its value: Yes _____ No _____

Reasons: _____

5. Whether any signage complies with the Zoning Code and is so designed and located as not to present a hazard, glare or unattractive appearance: Yes _____ No _____

Reasons: _____

6. Whether at least 20% of any previously undeveloped lot, proposed to be developed for business or industrial use, is to be landscaped and maintained as open space: Yes _____ No _____

Reasons: _____

7. Whether the proposed development will provide for proper drainage, road alignment and or other engineering requirements: Yes _____ No _____

Reasons: _____

8. Whether the proposed development will incorporate proper fire protection, fire control and/or firefighting access: Yes _____ No _____

Reasons: _____

9. Whether any roads, pedestrian walks, parking facilities and/or open space will be designed as integral parts of the overall site design, to be properly related to existing and proposed buildings and appropriately landscaped: Yes _____ No _____

Reasons: _____

10. Whether any stormwater management and erosion and sediment control methods will conform to the requirements of applicable law: Yes _____ No _____

Reasons: _____

11. Whether any sewage disposal facilities will be designed to protect groundwater and surface water resources: Yes _____ No _____

Reasons: _____

12. Whether procedures and facilities for the handling, storage, and disposal of any hazardous and/or toxic materials will be adequate: Yes _____ No _____

Reasons: _____

LANDSCAPING STANDARDS:

1. Whether, as appropriate, any landscaping will be an integral part of the entire project area and will buffer the site from and/or integrate the site with surrounding areas: Yes _____ No _____

Reasons: _____

2. Whether any primary landscape treatment will consist of appropriate shrubs, ground cover and/or shade trees and combine with appropriate walks and street surfaces to provide an attractive development pattern: Yes _____ No _____

Reasons: _____

PAGE 4 of 8:

3. Whether, as appropriate, existing trees will be conserved and/or integrated into the landscape design plan: Yes _____ No _____

Reasons: _____

4. Whether any landscaped, paved and comfortably graded pedestrian walks will be provided along the lines of the most intense use: Yes _____ No _____

Reasons: _____

5. Whether materials and design of paving, retaining walls, fences, curbs, benches, etc. will be of good appearance, easily maintained and indicative of their function: Yes _____ No _____

Reasons: _____

6. Whether any above-grade loading facility and/or parking facility will be screened from public view to the extent necessary: Yes _____ No _____

Reasons: _____

7. Whether any drainage of the site and surface waters flowing there from will not adversely affect adjacent properties and/or public roadways: Yes _____ No _____

Reasons: _____

8. Whether the light level will not exceed 1 foot candle at the property line, measured at ground level, and for lot adjoining residential uses no lights will exceed 18 feet in height: Yes _____
No _____

Reasons: _____

CIRCULATION STANDARDS:

1. Whether there will be an adequate, safe, and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and/or loading spaces: Yes _____ No _____

Reasons: _____

2. Whether any buildings and/or circulation areas will be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic: Yes _____ No _____

Reasons: _____

3. Whether any pedestrian connections between parking areas and/or buildings will be provided by dedicated pedestrian walkways: Yes _____ No _____

Reasons: _____

4. Whether any access from and/or egress to public highways have, where necessary, been approved by the appropriate highway department: Yes _____ No _____

Reasons: _____

5. Whether the Site Plan addresses any other necessary factors, including turning movements in relationship to intersections, adequacy of sight distances, location and access of off-street parking and/or minimization of pedestrian-vehicular contacts: Yes _____ No _____

Reasons: _____

ARCHITECTURAL STANDARDS:

1. Whether the Site Plan would allow for extremes of dissimilarity of new construction and/or the intrusion of incongruous structures so as to jeopardize the appearance of the neighborhood and/or negatively affect property values: Yes _____ No _____

Reasons: _____

2. Whether the Planning Commission has considered the general design, arrangement, and exterior materials and color of any proposed building(s), and the relation of such features to other properties within 200 feet of the site: Yes _____ No _____

Reasons: _____

3. Whether the design of any buildings and/or parking facilities will, where appropriate, take advantage of the existing topography of the site: Yes _____ No _____

Reasons: _____

4. Whether, where possible, any buildings will be arranged to avoid undue exposure to concentrated loading and/or parking facilities, and will be oriented to preserve visual and auditory privacy between adjacent buildings: Yes _____ No _____

Reasons: _____

5. Whether any buildings will be accessible to emergency vehicles and equipment: Yes _____ No _____

Reasons: _____

DETERMINATION OF PLANNING COMMISSION BASED ON THE ABOVE FACTORS:

(The Planning Commission shall have sixty-two days from the public hearing or, if no public hearing has been required, the meeting at which the application has been determined to be complete, to render its determination on the Site Plan. This time may be extended by mutual consent.)

The Planning Commission, after taking into consideration the above factors, finds that:

The Site Plan fails to satisfy the requirements and standards set forth in the Village of Voorheesville Zoning Code and/or any other applicable law or regulation and therefore the Site Plan is DISAPPROVED.

The Site Plan satisfies the requirements and standards set forth in the Village of Voorheesville Zoning Code and other applicable laws and regulations and therefore the Site Plan is APPROVED.

Reasons _____

With certain conditions imposed the Site Plan satisfies the requirements and standards set forth in the Village of Voorheesville Zoning Code and other applicable laws and regulations and therefore the Site Plan is APPROVED WITH CONDITIONS.

Reasons _____

CONDITIONS: The Planning Commission finds that the following conditions are necessary in order to minimize objectionable impacts of the Site Plan upon the neighborhood or community:

Condition No. 1: See attached

Objectionable impact to be minimized: _____

Condition No. 2: _____

Objectionable impact to be minimized: _____

Condition No. 3: _____

Objectionable impact to be minimized: _____

Condition No. 4: _____

Objectionable impact to be minimized: _____

Condition No. 5: _____

Objectionable impact to be minimized: _____

Kathy Saero
Chairperson, Planning Commission

12/5/24
Date

VILLAGE OF VOORHEESVILLE
PLANNING COMMISSION
SPECIAL USE PERMIT FINDINGS & DECISION

Applicant:	<u>JC POPS INDUSTRIAL</u>	Application No:	<u>PB-2024-028</u>
	<u>PARK LLC</u>	Zoning District:	<u>INDUSTRIAL</u>
	_____	Required Plan Submitted:	<u>10/3/24</u>
	_____	Published Hearing Notice on:	<u>11/19/24</u>
	_____	Notice to County Sent on:	<u>10/6/24</u>
	_____	Hearing Held on:	<u>12/3/24</u>

Property Location: COUNTRYSIDE LANE

Special Use for which Permit is Requested: OUTDOOR COMMERCIAL STORAGE OF
RECREATIONAL VEHICLES

Applicable Section of Zoning Code: TABLE 1 , TABLE OF USES

FACTORS CONSIDERED:

1. Whether there is an existing violation of the Zoning Code on the property. (No Permit may be issued for a property while there is an existing violation of the Zoning Code): Yes _____ No _____

Reasons: _____

2. Whether the location and size of the use, the nature and intensity of the operation involved, the size of the site in relation to it, and the location of the site with respect to existing or future streets giving access to it, are such that the use will be in harmony with the orderly development of the district:
Yes _____ No _____

Reasons: _____

3. Whether the location, nature and/or height of propose buildings, walls, fences, parking and related areas will discourage the appropriate development of adjacent land and buildings or impair the value thereof:
Yes _____ No _____

Reasons: _____

4. Whether operations in connection with the use will be more objectionable to nearby properties by reason of noise, fumes, vibration, safety or flashing lights, than would be the operations of any permitted use:
Yes _____ No _____

Reasons: _____

5. Whether the use will conform to the Village of Voorheesville Stormwater Management and Erosion & Sediment Control Law: Yes _____ No _____

Reasons: _____

SEQRA DETERMINATION

The Conservation Advisory Council has reviewed the proposed Special Use and issued advisory recommendations concerning potential environmental impacts: Yes _____ No _____

The Planning Commission has classified the action under SEQRA, reviewed and/or completed any necessary environmental assessment form(s) or impact statement(s), conducted necessary reviews and rendered a determination of environmental significance: Yes _____ No _____

DETERMINATION OF PLANNING COMMISSION BASED ON THE ABOVE FACTORS:

The Planning Commission, after taking into consideration the above factors, finds that:

[] The Special Use fails to satisfy the requirements and standards set forth in the Village of Voorheesville Zoning Code and/or any other applicable law or regulation and therefore the Special Use application is DENIED.

[] The Special Use satisfies the requirements and standards set forth in the Village of Voorheesville Zoning Code and other applicable laws and regulations and therefore the Special Use application is APPROVED.

Reasons _____

[] With certain conditions imposed the Special Use satisfies the requirements and standards set forth in the Village of Voorheesville Zoning Code and other applicable laws and regulations and therefore the Special Use application is APPROVED WITH CONDITIONS.

Reasons _____

PAGE 3 of 4:

CONDITIONS: The Planning Commission finds that the following conditions are necessary in order to minimize objectionable impacts of the Special Use upon the neighborhood or community:

Condition No. 1: See attached

Objectionable impact to be minimized:

Condition No. 2:

Objectionable impact to be minimized:

Condition No. 3:

Objectionable impact to be minimized:

Condition No. 4:

Objectionable impact to be minimized:

Condition No. 5:

Objectionable impact to be minimized:

Kathy Siano
Chairperson, Planning Commission

12/5/24
Date



ALBANY COUNTY PLANNING BOARD
NOTIFICATION

RECOMMENDATION DATE: October 17th, 2024

Case #: 16-2410040580
Project Name: **Building Construction and RV Storage**
Project Location: Countryside Lane
Tax Map Number: 61.18-3-3.1
Referring Agency: Village of Voorheesville Planning Board
Considerations: Site plan review for construction of 6000 SF building addition. Special use permit and site plan review for the commercial storage of recreational vehicles.

ACPB Recommendation: Defer to local consideration

1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Advisory:

Gopika Muddappa, Senior Planner
Albany County Planning Board

NOTE:

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

449 New Salem Road, Voorheesville, NY 12186
TELEPHONE: (518) 655-7932 FAX: (518) 765-3459

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			
<div style="text-align: center; font-size: 1.2em; color: blue;">JC Pops Industrial Park LLC</div>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
1 Country Side Lane Voorheesville NY 12186			
Brief Description of Proposed Action:			
Construction for 60x100 Single Story Building for Sports Activities			
Name of Applicant or Sponsor:		Telephone:	
SHANE GONZA JC Pops Industrial Park LLC		518 229-7280	
Address:		E-Mail:	
1799 Setto Haric Drive			
City/PO:		State:	Zip Code:
Duanesburg		NY	12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? .30 acres			
b. Total acreage to be physically disturbed? .40 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.69 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (Specify): mixed use business facility			
<input type="checkbox"/> Parkland RECEIVED			
SEP 20 2024			


	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
_____ Existing Downspout Culvert _____		

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>SHANE BONNER</u> Date: <u>9/20/04</u> Signature:  Title: <u>owner</u>		

PRINT FORM

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			
<div style="text-align: center; font-size: 1.2em; color: blue;">JC Pops Industrial park LLC</div>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
1 Country Side Lane Voorheesville NY 12186			
Brief Description of Proposed Action:			
Storage			
Name of Applicant or Sponsor:		Telephone: 519 229-7280	
S HANE Gonyea JC Pops Industrial park LLC		E-Mail:	
Address:			
1299 Settle Hill Drive Dampier			
City/PO:		State:	Zip Code:
DUARSBURG		NY	12056
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:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.30 acres	
b. Total acreage to be physically disturbed?		.40 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.69 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (Specify): mixed use Business Retail			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input 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"/>	<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?	<input checked="" type="checkbox"/>	<input 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"/>	<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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>Existing Downspout Culvert</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Shane Bonner</u> Date: <u>9/20/24</u> Signature: <u></u> Title: <u>owner</u>		

PRINT FORM

Project:	2024-027 SITE PLAN REVIEW
Date:	12/3/2024

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"


	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: 2024-027

Date: 12/3/2024

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 checked="" 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.	
PLANNING COMMISSION <hr/> Name of Lead Agency	12/3/2024 <hr/> Date
KATHY FIERO <hr/> Print or Type Name of Responsible Officer in Lead Agency	PLANNING COMMISSION CHAIR PERSON <hr/> Title of Responsible Officer
 <hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Front Road View



DRIVEWAY SIDE VIEW





Attendance Sheet

Committee

PC

Meeting Date:

12-3-24

Please clearly print name

1

SHANE GONYEA

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20