

Approved

**Village of Voorheesville
Planning Commission Meeting
Village Hall, 29 Voorheesville Avenue
February 4, 2025**

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

Others: Brandee Nelson (Tighe & Bond Engineering & Landscape Architecture, PC) representative for Hannaford Bros.

Absent: Board Members Todd Curley, Carrie Terraferma and Trustee Jack Stevens

On the agenda:

- 1. Discussion for the Site Plan Modification for Hannaford Bros. (5 Maple Road) for an approximately 305 square foot addition to the existing building to be used for an exterior grocery freezer and for a remodel to the adjacent Parking lot.***

Chairperson, Kathy Fiero opened the meeting at 7 pm.

Discussion Items

Chairperson Fiero recommended that Mrs. Nelson provide a brief description of the proposed application.

Mrs. Nelson explained that she is a licensed engineer with Tighe and Bond. The firm assists Hannaford Bros. with remodels and the Voorheesville location is slated for a freezer addition. She displayed a poster-size layout of the Site Plan and explained the plans for the construction of a 12' x 25'5" - 305 sq/ft external freezer on the east side of the building. The asphalt area near the freezer will be stripped out with "No Parking" along the east side of the building. A 24-foot drive aisle will be maintained to allow for delivery trucks to load and to provide adequate room for emergency vehicles. The exterior of the freezer will aesthetically match the existing building. Hannaford Bros. leases this property and has obtained approval from the owner, Maple TOV LLC for the addition.

Board Member Huth inquired if the proposal would affect truck traffic. Mrs. Nelson explained that the trucks will continue in the same pattern. They will pull into the back of the building, make a slight three-point turn and back into the loading dock.

Attorney Reilly inquired if any additional lighting would be requested. Mrs. Nelson indicated no additional lighting is being proposed.

Board Member Burns asked about the bollards. Mrs. Nelson explained that nine, six-inch diameter bollards are proposed to protect the freezer.

Mrs. Nelson noted that two parking spaces will be lost with the addition.

It was determined that the abutting property list (Appendix B) was too expansive and would not include properties on the other side of railroad tracks and should include CSX.

After a brief discussion, it was determined that the application was complete, and the next step would be to schedule a public hearing.

Chairperson Fiero set the public hearing for March 4, 2025.

Minutes

The Board reviewed the minutes from the January 7, 2025 meeting. **Upon a motion from Board Member Reilly and a 2nd from Board Member McTague, the Board unanimously approved the minutes from the January 7, 2025 meeting.**

At 7:16 PM upon a motion by Board Member Reilly and a 2nd by Board member Molloy, the meeting was adjourned. All agreed, motion passed.

Attachments:

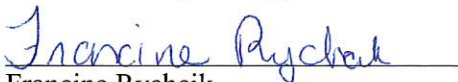
- Appendix A- Application from Tighe & Bond for Hannaford Bros.
Site Plan Review for Maple Tov, LLC (landlord)-Appendix A
Owner (Maple Tov, LLC) Confirmation from Todd Curley (Coldwell Banker
Commercial Prime)
- Appendix B- Abutting Property List
- Appendix C- Site Plan
- Appendix D- Short Environmental Assessment Form (SEAF)-Part I
- Appendix E- Property Deed

Schedule of Upcoming Meetings and Events

Date	Day	Time	Event
March 4, 2025*	Tuesday	7:00PM	Public Hearing-Tentative

*Rescheduled to April 1, 2025.

Submitted Respectfully,



Francine Rychcik,
Deputy Clerk Treasurer

Date: April, 1, 2025

H-5016-045
January 23, 2025

Steve Mason, Building Inspector/CEO
Village of Voorheesville
29 Voorheesville Ave
Voorheesville, NY 12186

Re: **Voorheesville Hannaford Supermarket & Pharmacy – Store Remodel Application for Site Plan Amendment**

Dear Mr. Mason:

This letter is being provided on behalf of Martin's Foods of South Burlington, Inc., and Hannaford Bros. Co., LLC, for an application for site plan amendment for the existing Hannaford store located at 5 Maple Road in the Village of Voorheesville, NY. The proposed action is for a new addition and remodel to the parking lot. The existing supermarket falls within the General Business (GB) Zoning District. This application for site plan amendment at the existing Hannaford store is based on Article X Section B(6) in the Village's Zoning Law.

Attached to this letter are supporting documents, please see the following:

- Site Plan Application Form & Owner's Confirmation (Appendix A)
- Abutting Property List (Appendix B)
- Site Plan (Appendix C)
- State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form (SEAF) Part 1 and blank Part 2 and 3 Forms (Appendix D)
- Property Deed (Appendix E)

Tighe & Bond respectfully requests to be added to the agenda for the Thursday, February 4, 2025 Planning Board meeting to review the application. A \$200 check for the application is also being provided. The fee was determined as the project cost is estimated to be \$75,000, therefore the fee was a sum of \$125 and \$75.

The list of proposed site plan improvements to the existing facility include:

1. Install exterior grocery freezer addition of approximately 305 square feet;
2. Install nine 6-inch diameter bollards;
3. Repaint three existing head-in parking spaces and provide striping to restrict parking;
4. Provide five parallel parking spaces, match existing color; and
5. Stripe a "No Parking" area along the east side of the building.

The supermarket's hours of operation are 7am-10pm every day of the week with reduced hours on holidays. The proposed actions will not create additional demand for the existing water and sewer services. The business and traffic volumes are not expected to change due to these improvements. The work will not impact customer and staff volume. The store currently staffs 20-25 full-time employees and 25-35 part-time employees.

Below, a formal description of each of the proposed improvements is provided and supporting information to supplement the application is attached. Please refer to Appendix A for the site plan application form & the owner's confirmation of the proposed project. Appendix B has the requested abutting and adjoining properties list. The site plan concept is provided in Appendix C. The SEQRA materials are provided in Appendix D. Hannaford Bros. Co., LLC leases this

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Services in New York provided by T&B Engineering and Landscape Architecture, P.C.



property from the owner, Maple Tov, LLC. There is no updated survey for this project; however, a signed and sealed survey from 1999 is being provided to serve as the property's deed (Appendix E).

Parking Lot Improvements

Per Sheet C-101 in Appendix C, the east side of the store will be modified. To accommodate a new external grocery freezer (12' by 25'5"), the Applicant has proposed this location for the freezer to allow for a 24-foot drive aisle and to avoid impacting a water line that is located near the back of the store (within the 30-foot space identified on the plan). The exterior of the freezer will be cementitious plank siding that matches the existing color of the building. Nine bollards with a 6-inch diameter are proposed to protect the freezer and the area around the freezer will be saw cut and repaired with Hot Mix Asphalt (HMA) pavement. A "No Parking" area is proposed to be striped along the east side of the building.

Three of five existing parking spaces are proposed to be repainted to match existing parking conditions. One space will be removed and striped as a restricted area to facilitate parking and circulation adjacent to the freezer. South of those spaces are five proposed parallel parking spaces, which will be striped. There is 0.01 acres of proposed disturbance for the project, excluding pavement marking. No new impervious area is created.

Environmental Constraints

Due to the nature of the proposed upgrades and the condition of the developed site, the upgrades do not alter or worsen the existing environmental conditions of the site and of nearby properties. The Voorheesville Village Historic District is around 320-feet from the store's property line. The property is not within 200-feet of historic structures. The SEQR SEAF form, provided as Appendix D, is included as requested in the application materials; however, it is understood that the action is a Type II action according to 6 CRR-NY 617.5(c)(9).

The proposed actions will not create additional impervious surfaces. It is expected that all existing stormwater runoff management will remain as is during operation. During construction, appropriate erosion and sediment control measures will be implemented to avoid impacting the existing lot and adjacent properties. Due to the minor nature of the improvements as they relate to the existing built area, we respectfully request the Village Planning Commission waive the application requirement for topography and bedrock data, and environmental features within 200 feet of the project site.

We look forward to discussing this matter with you at the upcoming meeting on February 4, 2025. Should you require any additional information or have questions regarding this submission, please contact me at BNelson@tighebond.com or (845) 516-5803 or my colleague Arica McCarthy at AMccarthy@tighebond.com or (845) 516-5804.

Sincerely,
T&B Engineering & Landscape Architecture, P.C.



Brandee Nelson, PE, LEED AP
Vice President

Enclosure
Application Fee



Appendices:

- Appendix A: Site Plan Application Form & Owner's Confirmation
- Appendix B: Abutting Properties List
- Appendix C: Site Plan
- Appendix D: SEQRA Short Environmental Assessment Form (SEAF) Part 1 and blank
Part 2 and 3 Forms
- Appendix E: Property Deed

Copy: J. M. Lord, PE, Maple Rock LLC

J:\H\H5016 Hannaford DelHaize (NY)\45 - Voorheesville NY #8233\Permitting\Freezer Remodel\Planning Board Letter.docx



Tighe&Bond

APPENDIX A

Village of Voorheesville
29 Voorheesville Ave. Voorheesville, New York 12186 ... (518) 765-2698

SITE PLAN REVIEW

Please print or type. Please attach additional documents to this form if needed.

Date Received Application and Fee (\$125.00):

Property Location (911 Address):

Section: 72.12 Block: -4 Lot: -2

Village I.D. #:

Owner: Maple Tov, Llc

Address: 5 Maple Rd

Phone:

Applicant: Hannaford Supermarkets & Pharmacy (Hannaford) & Martin's Foods of South Burlington, LLC Phone: (603) 502-3650

Address: PO Box 1000, Portland, ME 04104

Applicant's interest in the property: Applicant leases the store space from owner.

Signature of Consent to Applicant: See approval attachment email: tcurley@CBCPrime.net

Attorney:

Owners Phone: 518-785-9000 x 126

Address:

email:

Architect/Engineer/Surveyor: Tighe & Bond

Phone: (845) 516-5803

Address: 47 W Market Street, Ste 2, Rhinebeck, NY 12572

email: bnelson@tighebond.com

Present Use of Site: Supermarket (existing use)

Describe proposed project: (Attach a narrative if there is not enough space on this form).

See attached letter

Zoned: GB, General Business

Special Zone(s):

Site Area: 3.80 acres

Character of Neighborhood: suburban, surrounded mostly by residential development

Construction Time: 5.5 months (2025)

To Begin: May 19, 2025

Site Condition: Existing supermarket

Number of Employees: 20-25 full-time; 25-35 part-time

Number of Residents: N/A - commercial business

Number of Shoppers: Unknown, not tracked by applicant

Copy of deed: See attached signed/sealed site plan map, dated September 22, 1999

Copy of survey: See attached signed/sealed site plan map, dated 09/22/1999

Has applicant satisfied NYS Storm Water Management requirements? Yes

The applicant/owner is responsible for payment of village engineering fees associated with this application.

The applicant shall provide names and mailing address of all property owners within a given distance of the subject property as so determined by the Village Clerk.

Hearing Date for the above will be at 7:PM at the Village Hall on / / .

SIGNATURE OF APPLICANT *J Merrill Lord* DATE 01/ 14/2025

SIGNATURE OF OWNER See approval attachment DATE / /

- Planning Commission Chairperson
- Planning Commission Attorney
- Albany County Planning Board
- Conservation Advisory Council Chairperson
- Village Department of Public Works Superintendent NA
- Fire Department NA
- Note: Must provide public hearing notice to neighboring municipalities if proposed is within 500 feet of municipal boundary.
- Village Clerk
- Other _____

A Guide for Required Documents for a Site Plan Review

The check-off list below is provided for the applicant's convenience. For detailed information, the applicant is advised to review all applicable related codes, laws, ordinances, rules and regulations pertinent to this application.

- Minimum of 14 copies of documents submitted at a minimum of 10 days prior to the Albany County Planning Board's Referral Deadline date. **Feb referral deadline is 02/10 for a 2/20 meeting**
- A completed application form
- A narrative describing the proposal
- Site plan copies at a scale not to exceed one (1) inch equal to 50 feet displaying the following:
 - a North Arrow
 - property boundary lines
 - plan scale
 - date of submittal and of updates
 - existing structures
 - indication of any water bodies or other sensitive environmental features on or within 200 feet of the property
 - all proposed buildings, fences, paving, sidewalks, access drives, exterior lighting, open space areas, recreational facilities, landscaping, utilities, drainage, signs, storm water management facilities, and any other planned improvements
 - wells and effluent systems serving the site and documentation of preliminary approval by the appropriate agency, or by the town designated engineer where there is no authority by other agencies
- The following required site information may be provided on the site plan or on separate drawings:
 - location of topographic slopes in excess of 15 feet
 - location of bedrock and any other significant geological features
- A statement and, any documentation as may be required by the Planning Commission, or, other section of village law, describing the intended method of ownership and maintenance of any open spaces
- Copies of any applications or reports as required to comply with NYS SEQRA, at a minimum the short environmental assessment form completed
- Any other information deemed necessary by either the Planning Commission or the building inspector to facilitate the review including but not limited to, building elevations, plant materials and elevations and front views of all signs to be employed at the project
- Applications shall be accompanied by a fee, as set forth in the village fee schedule, to make the application complete

All proposals and permit items shall have to conform to all applicable local, state and federal codes, rules and regulations.

Page two of two

Arica McCarthy

From: Justin DePre <Justin.DePre@hannaford.com>
Sent: Friday, January 3, 2025 3:09 PM
To: J M Lord
Subject: Fw: Hannaford Voorheesville, NY

Approval for Voorheesville below.

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From: Todd Curley <tcurley@CBCPrime.net>
Sent: Friday, January 3, 2025 12:24 PM
To: Justin DePre <Justin.DePre@hannaford.com>
Subject: RE: Hannaford Voorheesville, NY

Hi Justin, Happy New Year!

The plan looks good and is approved.

Thank you
Todd Curley

From: Justin DePre <Justin.DePre@hannaford.com>
Sent: Friday, January 3, 2025 9:54 AM
To: Todd Curley <tcurley@CBCPrime.net>
Subject: Hannaford Voorheesville, NY

Hi Todd,

I hope you had a happy holiday and happy new year.

Im following up about some improvements to our Voorheesville store, and I wanted to get the LL's approval before that project starts. As we spoke about, on the attached plan, we would like to add a small cooler and one (1) more parking space to account for any increase in parking needed and reorient four (4) spaces parallelling the property line so we could maintain a minimum 24' drive aisle to the back of the building.

Please let me know if the landlord has any questions on this and if we have approval to proceed with the improvements.

Thank you,
Justin

Justin C. DePre (he / his / him)
Manager of Real Estate | Hannaford Supermarkets
☎: 631.332.1795 | ✉: justin.depre@hannaford.com
145 Pleasant Hill Road, Scarborough, ME 04074
Hannaford is an Ahold Delhaize company

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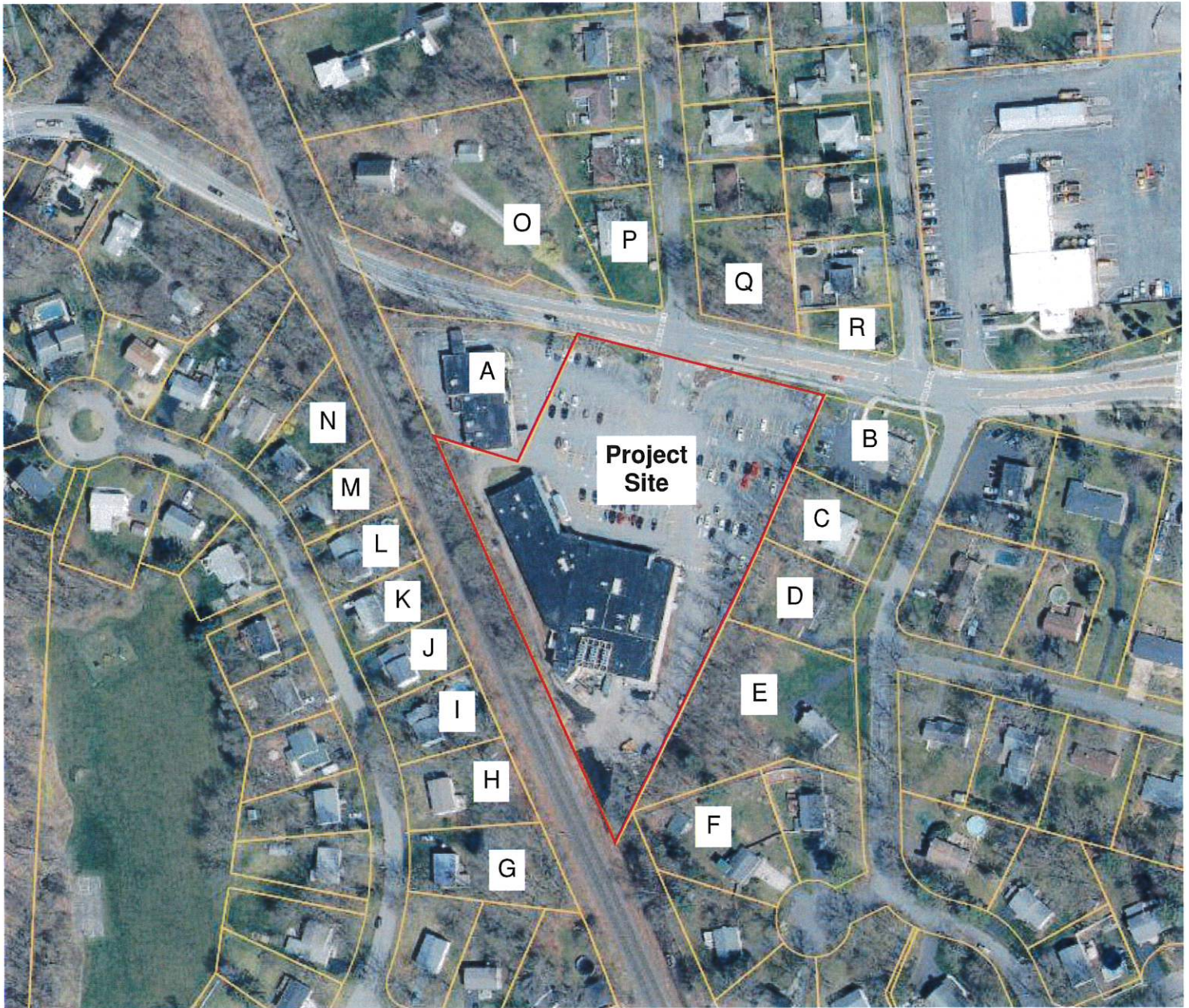
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APPENDIX B

Abutting Property List



Project Site:
Maple Tov, LLC
P.O. Box 191116
Brooklyn NY 11219

D:
Christine M Oliver
5 Circle Dr
Voorheesville NY 12186

H:
Timothy D Delap; Kristine A Delap
94 Coventry Ct
Voorheesville NY 12186

A:
Maple Tov, LLC
P.O. Box 191116
Brooklyn NY 11219

E:
Diane Jones
7 Circle Dr
Voorheesville NY 12186

I:
Sharon Siegel
93 Coventry Ct
Voorheesville NY 12186

B:
Ballston Spa National Bank
87 Front St
Ballston Spa NY 12020

F:
Paul A Caimano; Elaine C Caimano
2 Hemlock Ct
Voorheesville NY 12186

J:
Thomas K Jones; Mary Jones
92 Coventry Ct
Voorheesville NY 12186

C:
Vincent P Foley; Kassandra L Foley
P.O. Box 172
Voorheesville NY 12186

G:
Henry B Piquette; Jeanette Piquette
95 Coventry Ct
Voorheesville NY 12186

K:
Meghan Morrissey; John Kalamaras
91 Coventry Ct
Voorheesville NY 12186

L:
Joseph A Barone; Penny A Barone
90 Coventry Ct
Voorheesville NY 12186

P:
Ryan Winne; Brittney Winne
2 Joslin Ave
Voorheesville NY 12186

M:
John M Porter; John M Porter
89 Coventry Ct
Voorheesville NY 12186

Q:
Alfred G Olsen, Jr; Kathryn K Olsen
3 Joslin Ave
Voorheesville NY 12186

N:
Sydney Wilk
88 Coventry Ct
Voorheesville NY 12186

R:
Village Of Voorheesville
29 Voorheesville Ave
Voorheesville NY 12186

O:
Jason Gardner; Rose Gardner
2 Maple Rd
Voorheesville NY 12186

Tighe&Bond

APPENDIX C

Tighe&Bond

APPENDIX D

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Hannaford Site Remodel			
Project Location (describe, and attach a location map): 5 Maple Rd, Voorheesville, NY 12186 (Parcel ID: 72.12-4-2)			
Brief Description of Proposed Action: The proposed action at the existing Hannaford property includes adding 305 square foot exterior freezer on the southeast side of the store and updating 8 parking spaces. The existing pavement will be saw cut, the freezer installed, and nine 6-inch in diameter bollards installed. There is an overhead line that comes into the SE corner of the store as well as gas line(s) and a fire riser; no utility changes are proposed. There is 0.01 acres of proposed disturbance for this action, excluding pavement marking.			
Name of Applicant or Sponsor: Brandee Nelson, PE, LEED AP		Telephone: (845) 516-5803 E-Mail: bnelson@tighebond.com	
Address: 47 W Market Street, ste 2			
City/PO: Rhinebeck		State: NY	Zip Code: 12572
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.80 acres			
b. Total acreage to be physically disturbed? _____ 0.01 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.80 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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"/>	NO YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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: _____ For the freezer addition, the project will meet state energy code requirements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Project action does not require need for public/private water supply, conditions will remain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Project action does not require need for wastewater supply, conditions will remain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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? Voorheesville Village Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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"/>	NO YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input type="checkbox"/>	NO YES
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, IGN, OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, INRA, USGS, NPS

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

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:	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

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.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

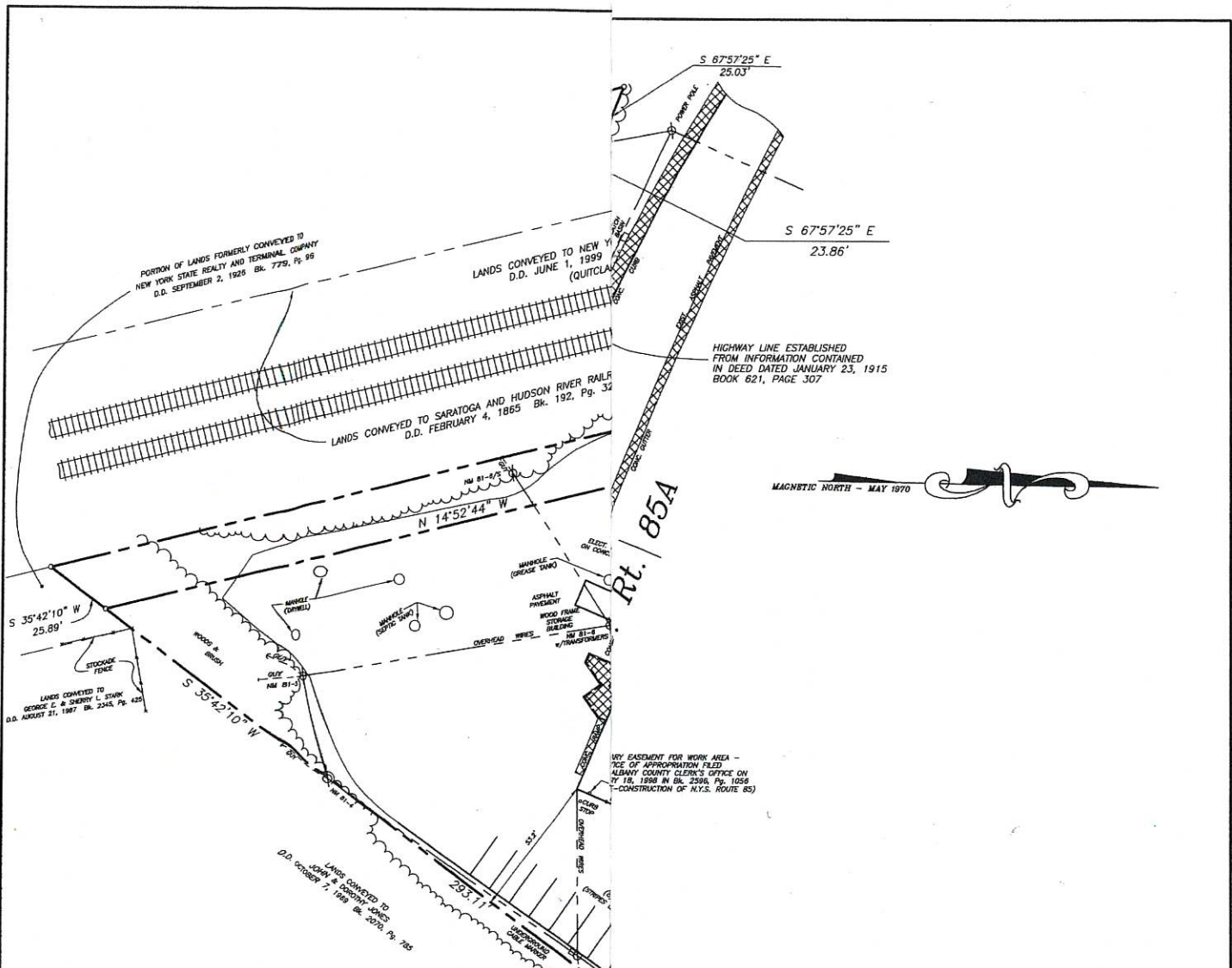
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Tighe&Bond

APPENDIX E



AREAS OF SURVEYED PREMISES:
 1. PARCEL No. 1 = 4.11 +/- Acres.
 2. PARCEL No. 2 = 0.34 +/-
 TOTAL = 4.45 +/- ACRES

TOTAL PARKING SPACES MARKED:
 REGULAR = 197
 HANDICAP = 9

CERTIFICATION:
 Survey shown hereon meets ALTA/ACSM Standards relating to boundary lines and planimetric details as shown.

CERTIFIED TO:
 1. Chicago Title Insurance Company (Title No. 2703.73090),
 2. Hannaford Bros. Co.,
 3. Martin Foods of South Burlington, Inc.

CERTIFICATION:
 Survey shown is in accordance with the minimum standards of "Code of Practice For Land Surveys" as adopted by the New York State Association of Professional Land Surveyors.

CERTIFIED TO:
 1. Wells Fargo Bank, N.A., its successors and/or assigns,
 2. Chicago Title Insurance Company (Title No. AAA 27-03-81-319),
 3. Maple TOV, LLC,
 4. Jakob Kaiser,
 5. Charles Wachslar,
 6. Sciocchetti & Associates, PLLC.

NOTES:
 1. Map prepared from an accurate field survey, and deeds and maps of record.
 2. Boundary lines shown hereon are as deeded, monumented and occupied.
 3. See utility easement contained in Bk. 2025, Pg. 11. (All visible underground cable markers utility poles and overhead wires shown.)
 4. See Covenants and Restrictions cited in Bk. 1983, Pg. 217.
 5. ——— denotes traffic flow.
 6. Location of underground utilities, storm drain pipe & sanitary sewer pipe not determined.
 7. Parking spaces with light poles not counted as spaces.
 8. ♿ denotes handicap parking.
 9. ○ denotes grate for seepage pit, no piping visible.
 10. G.V. denotes gate valve for water main.
 11. Surveyed parcel does not lie within a flood zone - see "Floodway, Flood Boundary and Floodway Easement" of Voorheesville, New York, Albany County, Community-panel Number 360015 0001, Effective Date December 1, 1982.

DEED REFERENCE:
 Lands conveyed by 5 Maple Road Realty Co., LLC, to Maple TOV, LLC by deed dated October 11, 2007, as recorded in the Albany County Clerk's Office on October 11, 2007, in Book 2900 of deeds at Page 45.

MAP OF SURVEY
 LANDS OF
 MAPLE TOV, LLC

VILLAGE OF VOORHEESVILLE, TOWN OF NEW SCOTLAND

COUNTY:	ALBANY	MAP PREPARED BY: PAUL E. HITE LICENSED LAND SURVEYOR 230 DELAWARE AVENUE DELMAR, NEW YORK 12054 (518) 439-4989
STATE:	NEW YORK	
SCALE:	1" = 30'	
DATE:	NOVEMBER 22, 1999	
DRAWN BY:	MD MAP NO.: 428A	



Attendance Sheet

Committee

PC

Meeting Date:

2/4/25

Please clearly print name

1 Brandee Nelson Tighe & Bond

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