



# Town of East Greenbush PLANNING BOARD

Town Hall • 225 Columbia Turnpike • Rensselaer, NY 12144  
Tel. (518) 694-4011 • Fax (518) 477-2386  
www.eastgreenbush.org

## AUTHORIZATION FORM

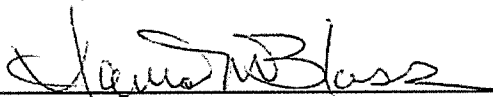
To the Town of East Greenbush

Planning Board;

I, Laura Blass Property Owner give permission to Steven P. Hart, P.E. Representative

For representing me for my application before the Town of East Greenbush Zoning Board of Appeals and/or Planning Board, as indicated above, in applying for a Special Use Permit.

for the property located at 486 3rd Ave Extension, Rensselaer NY 12144  
Property Address

Property Owner's Signature: 

Date: 7/29/22



*The Town of East Greenbush*

**PLANNING BOARD**

225 Columbia Turnpike, Rensselaer, New York 12144  
Phone: 518 694-4011

**SPECIAL USE PERMIT APPLICATION**

**Section 1: Applicant/Property Owner Information:**

**Applicant/Representative:**

Name: Mabey's Realty Inc., Laura Blaa

Address: 515 3rd Ave Extension, P.O. Box 139, Rensselaer, NY 12144

Phone #: 518-265-7714 Email Address: laura@mabeys.com

Signature of Applicant: *[Handwritten Signature]* Date: 8/2/22

**Property Owner (if not Applicant)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**\*See Authorization page if Applicant and Property Owner are not the same\***

**Section 2: Property Information:**

Property Address/Location: 486 3rd Ave Extension, Rensselaer NY 12144

Tax Map #: 144.0-3-6.2 (\*Obtain from Assessor's office\*)

**Section 3: Project Information:**

**Describe project & why a Special Use Permit is necessary:**

In the OC Zone, Warehousing requires a special use permit

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Indicate the Town Zoning Law Chapter/Section from which this Special Use Permit application is being requested.**

Article: \_\_\_\_\_ Section: II Subsection: 2.7.5c

Additional code sections if they pertain: \_\_\_\_\_

**All applications must be submitted to the Planning/Zoning Department with:**

**1. Sketch, Site and/or Building Plan Narrative and/or Other Descriptive Detail as applicable and to assist the Planning Board with review for conformance with the Special Permit General Standards (Section 3.11.1.A of the Town's Comprehensive Zoning Law). The narrative must address the Special Use Permit Criteria.**

**If you have any questions you can reach the Planning secretary at [alovely@eastgreenbush.org](mailto:alovely@eastgreenbush.org)**

Signature: *James M. Blasz* Date: 7/29/22

**For Official Use Only:**

PZD Number:
Date Application Received:
Tax Map Number:
Zoning District:
Application/Certified Fee:
Received:
Hearing Date:
<input type="checkbox"/> Approved:
<input type="checkbox"/> With/without conditions:
<input type="checkbox"/> Denied:

Fees are as follows:

Special Use Permit (residential): \$150.00

Special Use Permit (commercial): \$250.00

The applicant is also responsible for the certified fees of all properties within 200 feet and will be calculated once an application is received and a letter will be sent including a total of all fees to be paid.

## **FOR A SPECIAL USE PERMIT:**

An applicant for a special use permit will be afforded a public hearing, at which time the applicant will present his/her case to the Planning Board, a board of seven members who will determine the disposition of the appeal by a majority vote. The following information is offered as a guide to assist you in preparation for your hearing. Please answer the questions to the best of your ability. For additional advice, you are encouraged to contact your personal legal counsel.

Section 3.11 Special Use Permits of the Town's Comprehensive Zoning Law directs that, in authorizing any special permit use, the Planning Board shall take into consideration the public health, safety, and general welfare, the comfort and convenience of the public in general and that of the residents of the immediate neighborhood in particular. The law directs that the Planning Board shall take into account several general objectives for approval of a Special Use Permit, and the applicant should be prepared to answer questions by the Board relative to these objectives. They are as follows:

1. The location and size of the use, the nature and intensity of the operations involved, the size of the site in relation to the use, and the location of the site with respect to the existence of future streets providing access, shall be in harmony with the orderly development of the district.
2. The location, nature, and height of the buildings, walls and fences and the nature and intensity of intended operations, will not discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
3. All proposed traffic access ways shall be adequate but not excessive in number; adequate in width, grade, alignment and visibility; be located not less than twenty-five (25) feet from street corners or other places of public assembly; and meet similar safety considerations.
4. Adequate provision for safe and accessible off-street parking and loading spaces shall be made.
5. All parking and service areas shall be screened at all seasons of the year from the view of adjacent residential lots and streets and the general landscaping of the site shall be in character with that generally prevailing in the neighborhood. Such landscaping shall include the preservation of existing trees over eight (8) inches in diameter to the maximum extent possible.
6. The character and appearance of the proposed use, buildings, structures, and/or outdoor signs shall be in general harmony with the character and the appearance of the surrounding neighborhood, shall not be more objectionable to nearby properties by reasons of noise, fumes, vibration, or principal lights, than would be the operations of any permitted use and shall not adversely affect the general welfare of the inhabitants of the Town of East Greenbush.
7. All proposed buildings, structures, equipment and/or material shall be readily accessible for fire and police protection.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

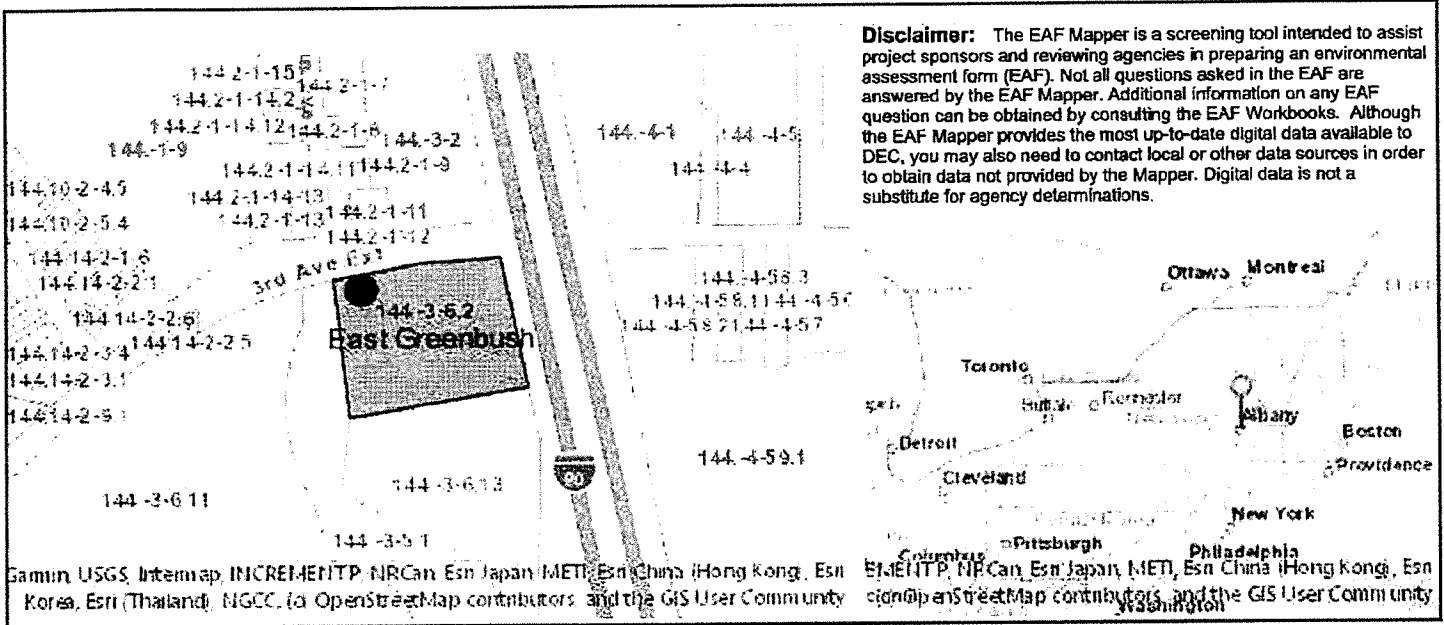
<b>Part 1 – Project and Sponsor Information</b>				
Mabey's Realty Inc, Laura Blass				
Name of Action or Project: Mabey's Realty - Proposed Warehouse & Commercial Building - PHASE II				
Project Location (describe, and attach a location map): 486 3rd Ave Extension, Rensselaer NY 12144				
Brief Description of Proposed Action: Owner proposes construction of warehouse & commercial building and related improvements. Additional site amenities include parking lot, access drives, utilities and storm water detention. The buildings are proposed to be a 45' max height. - In the OC zone, warehousing requires a special use permit				
Name of Applicant or Sponsor: Mabey's Realty, Inc		Telephone: 518-265-7714 E-Mail: laura@mabeys.com		
Address: 515 3rd Ave Extension, P.O. Box 139				
City/PO: Rensselaer		State: NY	Zip Code: 12144	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" 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: East Greenbush Planning Board			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 5.07 acres		
b. Total acreage to be physically disturbed?		_____ 2 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 5.07 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 checked="" 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, <ul style="list-style-type: none"> <li>a. A permitted use under the zoning regulations?</li> <li>b. Consistent with the adopted comprehensive plan?</li> </ul>	<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"/>	<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 type="checkbox"/>	<input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 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: _____	<input type="checkbox"/>	<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: _____	<input type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" 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:		
Following treatment and detention the storm water will be discharged to existing 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
stormwater bio-retention areas, 0.09+/- ac. 3950sf		
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Laura M Blass</u> Date: <u>7/29/22</u> Signature: <u><i>Laura M Blass</i></u> Title: <u>owner</u>		

# EAF Mapper Summary Report

Thursday, July 14, 2022 2:11 PM



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 [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No