

**NORTH GREENBUSH PLANNING BOARD  
DOCUMENTATION OF APPLICATION PACKET DISTRIBUTION**

Applicants for new or revised **Site Plan** applications or for **Major Subdivision**, must submit this completed checklist with application. Information needs to be sent to the agencies below: **Mark the method it was sent to each agency.**

PROJECT NAME: Valley View Storage CONTACT PERSON: Nicholas Costa  
PHONE: 518 698 3772 E-MAIL: ncostape@gmail.com

**ELECTRONIC DOCUMENTS ARE PREFERRED**

CHECK ONE FOR EACH	<u>Hand Delivery</u>	<u>Electronic Delivery</u>	<u>Mail</u>	<u>Date</u>
1. Laberge Group 4 Computer Drive West, Albany, NY 12205 <u>Rflaberge@labergegroup.com</u>		<input checked="" type="checkbox"/>		<u>12.06.22</u>
2. North Greenbush Police: 133 Bloomingrove Drive, Troy, NY 12180 <u>Info@NorthGreenbushPolice.org</u>		<input checked="" type="checkbox"/>		<u>12.06.22</u>
3. North Greenbush Fire Dist # 1 <input type="checkbox"/> 350 North Greenbush Road, Troy, NY 12180 <b>Mail or Hand Deliver ONLY</b>			<input checked="" type="checkbox"/>	<u>12.06.22</u>
4. North Greenbush Ambulance 409 Main Avenue, Wynantskill, NY 12198 <u>president@northgreenbushambulance.com</u>		<input checked="" type="checkbox"/>		<u>12.06.22</u>

**WHEN NECESSARY** – If permits or approvals from these departments will be needed as part of the project, please send to:

5. North Greenbush Highway Dept. <u>premo@nycap.rr.com</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Renss. County Highway Dept. <u>klangley@rensco.com</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. NYS DOT <u>Blake.buckner@dot.ny.gov</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
8. Renss. County Health Dept. <u>Relder@rensco.com</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

The North Greenbush Building Department needs an **ELECTRONIC COPY**, a PAPER original and 9 PAPER copies off all applications and folded maps. **HAND IN THIS COMPLETED cover sheet with your documents.**

BY: Nicholas Costa

PRINT NAME

SIGNATURE

DATE: 12.06.22

**The Applications begin on the next page →**

TOWN OF NORTH GREENBUSH  
BUILDING DEPARTMENT  
2 DOUGLAS STREET  
WYNANTSKILL, NY 12198-7561  
TELEPHONE (518) 283-2714  
FAX (518) 286-2261

APPLICATION FOR SITE PLAN REVIEW

- Modification to existing plan  
 New Site Plan

Name of proposed development: Valley View Storage Facility

**Applicant:**

Name: MA Capital Properties Corp.-Catherine Graziano  
Address: 112 North Greenbush Road, Suite C  
Troy, NY 12180  
Telephone: 518 720 3400  
E-Mail: cathygraz@gmail.com  
Fax#:

**SIGNATURE:** *Catherine Graziano*

**Plans Prepared by:**

Name: Adavance Engineering & Surveying, PLLC  
Address: 11 Herbert Drive  
Latham, NY 12110  
Telephone: 518 698 3772  
E-Mail: ncostape@gmail.com  
Fax#:

**Owner (if different)**

Name: same  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Fax#:

**SIGNATURE:** \_\_\_\_\_

**Person Authorized to Represent:**

Name: Nicholas Costa-Advance Engineering & Surveying, PLLC  
Address: 11 Herbert Drive  
Latham, NY 12110  
Telephone: 518 698 3772  
E-Mail: ncostape@gmail.com  
Fax#:

**Ownership intentions (i.e., purchase options):** Applicant owns the parcel.

**Location of site:** 294 Valley View Boulevard

**Tax map description:** \_\_\_\_\_  
Section: 133.2 Block: 1 Lot: 20

**Current zoning classification:** Industrial (IG)

**Water District:** Town of North Greenbush **Sewer District:** Town of North Greenbush

**State and federal permits needed (list type and appropriate department):** NYSDEC-Notice of Intent

**Current use(s) of site:** Vacant lands

**Proposed use(s) of site:** Proposed Self Storage Facility

Total site area (square feet or acres): 2.10+/- Acres

Anticipated construction time: 12 months

Will development be staged? Building construction will be completed in one phase.

Current land use of site (agriculture, commercial, undeveloped, etc.): Parcel is vacant and undeveloped.

Current condition of site (buildings, brush, etc.): N.A.

Character of surrounding lands (suburban, agriculture, wetlands, etc.): Flatter portions of the site is covered with overgrown brush while the rest of the parcel as it drops towards the stream located at the rear of the parcel is wooded and steeper.

Estimated cost of proposed improvement: \$ Unknown at this time

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): No changes are anticipated. Facility will provide a service that is lacking in the general area.

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

0 for residential buildings include number of dwellings units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

17,600 sf for non-residential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

0 other proposal structures

(Use separate sheet if needed)

Due to the nature of the project where the client or customers access the site and drive to the unit that is rented and park in front of the unit there is very little traffic generated. The customer only visits the site to drop off an item or pick up an item that is stored at the site.

617.20

Appendix B

**Short Environmental Assessment Form**

Instructions for Completing

**Please refer to this link for step by step assistance: <http://www.dec.ny.gov/permits/90156.html>**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

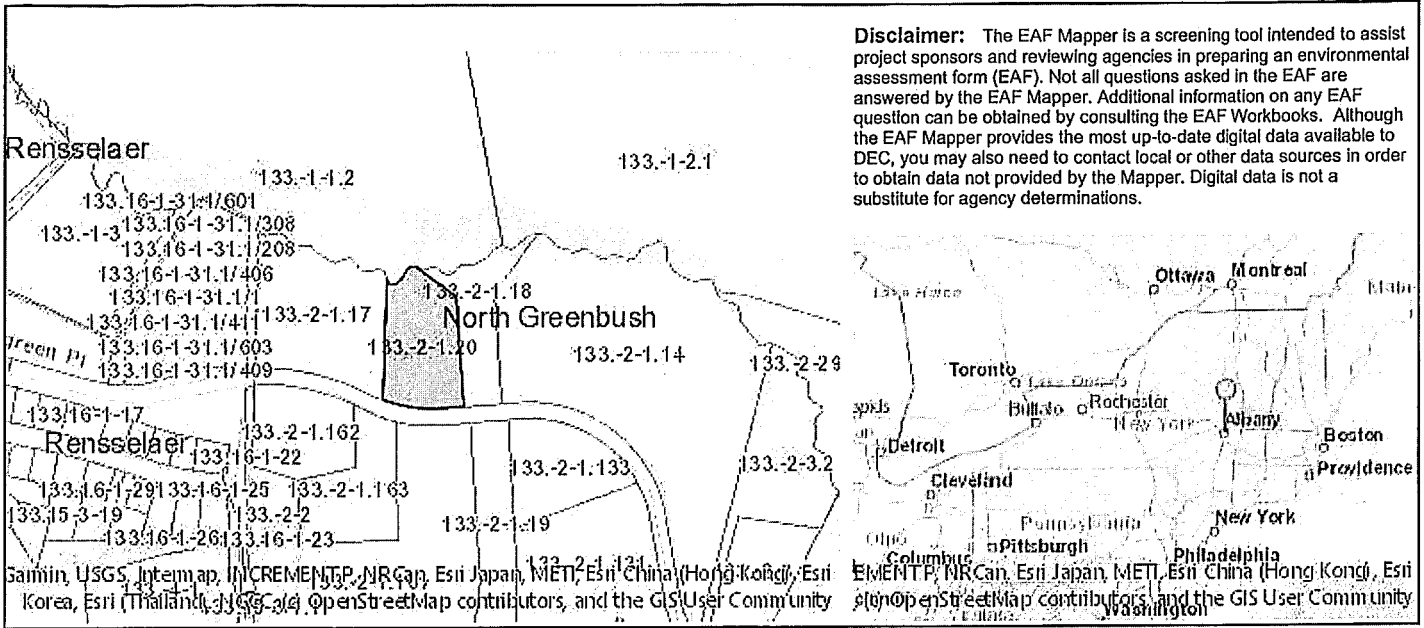
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

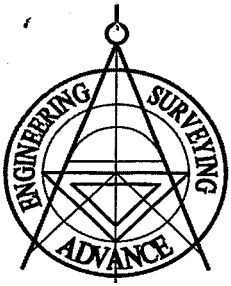
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Proposed Self Storage Facility			
Project Location (describe, and attach a location map): 294 Valley View Boulevard			
Brief Description of Proposed Action: Applicant is proposing to develop the 2.10+/- acre parcel with four (4) self storage building with associated access drive and circulation roadway.			
Name of Applicant or Sponsor: MA Capital Properties Corporation		Telephone: 518-720-3400	
		E-Mail: cathygraz@gmail.com	
Address: 112 North Greenbush rd Suite C			
City/PO: Troy		State: NY	Zip Code: 12180
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: Town of North Greenbush Planning Board Site Plan Approval; Building Department Building Permit; NYSDEC-Notice of Intent			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.10+/- acres	
b. Total acreage to be physically disturbed?		1.3+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.10+/- 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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"/>	
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"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





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



## **Advance Engineering & Surveying, PLLC**

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development  
11 Herbert Drive  
Latham, N.Y. 12110  
Phone: (518) 698-3772  
Email:ncostape@gmail.com

Nicholas Costa, PE

### **Project Narrative Proposed Self-Storage Facility Town of North Greenbush, NY**

Town of North Greenbush, County of Rensselaer  
December 2022

Site Address: 294 Valley View Boulevard  
Applicant: MA Capital Properties Corporation  
Contact: Catherine Graziano, Broker  
Engineer: Advance Engineering & Surveying PLLC  
Nicholas Costa  
518-698-3772  
Proposed use: Self-Storage Facility  
Zoning: Industrial (IG)  
Area of Property: 2.10± acres

#### **Description of Existing Site and Use**

The project site lies in the Industrial (IG) Zone according to the Town of North Greenbush Zoning Map and is composed of the parcel identified as tax map parcel 133.0-2-1.20. The subject property has historically been utilized for agricultural purposes. The parcel encompasses an approximate area of 2.10 acres and has frontage along Valley View Boulevard (260+/- feet)). The parcel is bound by the Valley View Boulevard right-of-way on the south; vacant lands on the easterly boundary; a building (Bright Horizons) and associated parking and circulation roads on the westerly boundary and the stream that forms the northerly boundary. Municipal water & sanitary sewer systems are located and available along the Valley View Boulevard corridor.

#### **PROPOSED DEVELOPMENT**

The applicant proposes to develop the project site with approximately 17,600 square feet (SF) of building area that will be housed in a total of four (4) buildings; these buildings will be providing enclosed traditional cold self-storage. There will be an office with an approximate area of 300 SF located as shown on the Site Plan. The facility will be accessible to all clients from 7 am until 10 pm. Associated access and circulation roadways are shown on the Site Plan to be developed to support the proposed development. The property is owned by the applicant.

The proposed site is located within the Industrial (IG) Zone as shown on the Town of North Greenbush Zoning Map.



Total site coverage statistics for this new development are as follows and are shown on the Concept Plan:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>	<u>Difference:</u>
Building Coverage	0 ± S.F. or 0%	17,600 ± S.F. or 19.2%	+17,600± S.F. or +19.2%
Pavement, Sidewalk	0 ± S.F. or 0%	33,434± S.F. or 36.6%	+33,434 ± S.F. or +36.6%
Green Space:	91,476± S.F. or 100%	40,442 ± S.F. or 44.2%	-51,034± S.F. or -55.8%

The parcel does not contain NYSDEC & Army Corps of Engineers (ACOE) jurisdictional wetlands within the areas proposed for development.

### **Impact on Adjoining Property**

#### Noise

The proposed project will have minor noise impacts since it will be a Self-Storage facility that few people visit on a regular basis and even during those site visits the tenant does not make any loud noises.

#### Visual

The proposed buildings will have exterior features that will blend into the existing environment. The proposed buildings will be commercial in appearance.

#### Drainage

The project drawings show that the proposed development will utilize on-site stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of North Greenbush Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. The project will be disturbing more than one-acre and a Stormwater Pollution Prevention Plan (SWPPP) will have to be prepared to show how the stormwater generated from the project will be mitigated.

### **Impact on Services**

#### Traffic

The proposed Self-Storage units, in accordance with the ITE Trip Generation Manual, 10<sup>th</sup> edition it is estimated that PM peak trip generation will be 0.17 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 3 trips. This amount of additional trips is minor and can be managed by the existing Valley View Boulevard corridor that serves the parcel.

#### Sanitary Sewer

The proposed development will have an office that will have a bathroom for the employee to use during the times that the office is occupied. It is estimated that the office will generate a wastewater rate of 15 gallons per day(GPD).

### Water

The proposed project as presented in the sanitary sewer section above will have one bathroom and it is estimated that the water demand from the office will be 15 GPD.

The proposed development facility will not involve the use, storage or disposal of hazardous chemicals and materials. Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed site is located within the Industrial (IG) Zoning District as shown on the Town of North Greenbush Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of North Greenbush Zoning Code.

proj.narrative.11.30.22.docx