

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: Quackenderry Common PDD Amendment - Hotel Development

Applicant:

Name: Dyaan Inc.
Address: 835 New Dover Rd
Edison, NJ 08820
Telephone: 914-374-0044
E-Mail: Hir.M.Patel@gmail.com
Fax#: _____

SIGNATURE: _____

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: _____
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): Under contract to purchase parcel subject to municipal approval for construction of 5 story hotel

Location of site: Washington Avenue Extension, Renssealer, NY 12144

Tax map description:

Section: 144 Block: 10 Lot: 33.13

Current zoning classification: Planned Development Distrcit (PDD)

Water District: Yes

Sewer District: Yes

State and federal permits needed (list type and appropriate department): _____
NYSDEC Notice of Intent for dsicahrge of Stormwater from a construction site

Current use(s) of site: Undeveloped

Proposed use(s) of site: Hotel

Total site area (square feet or acres): 3.894+/-

Anticipated construction time: 18 months

Will development be staged? Yes

Current land use of site (agriculture, commercial, undeveloped, etc.): Vacant lands

Current condition of site (buildings, brush, etc.): brush & woods

Character of surrounding lands (suburban, agriculture, wetlands, etc.): Residential & Commercial

Estimated cost of proposed improvement: \$ 5,000,000 or more

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): _____

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

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

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

83,010 Square Feet total for 5 stories (16,602 SF per floor)

_____ other proposal structures

(Use separate sheet if needed)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

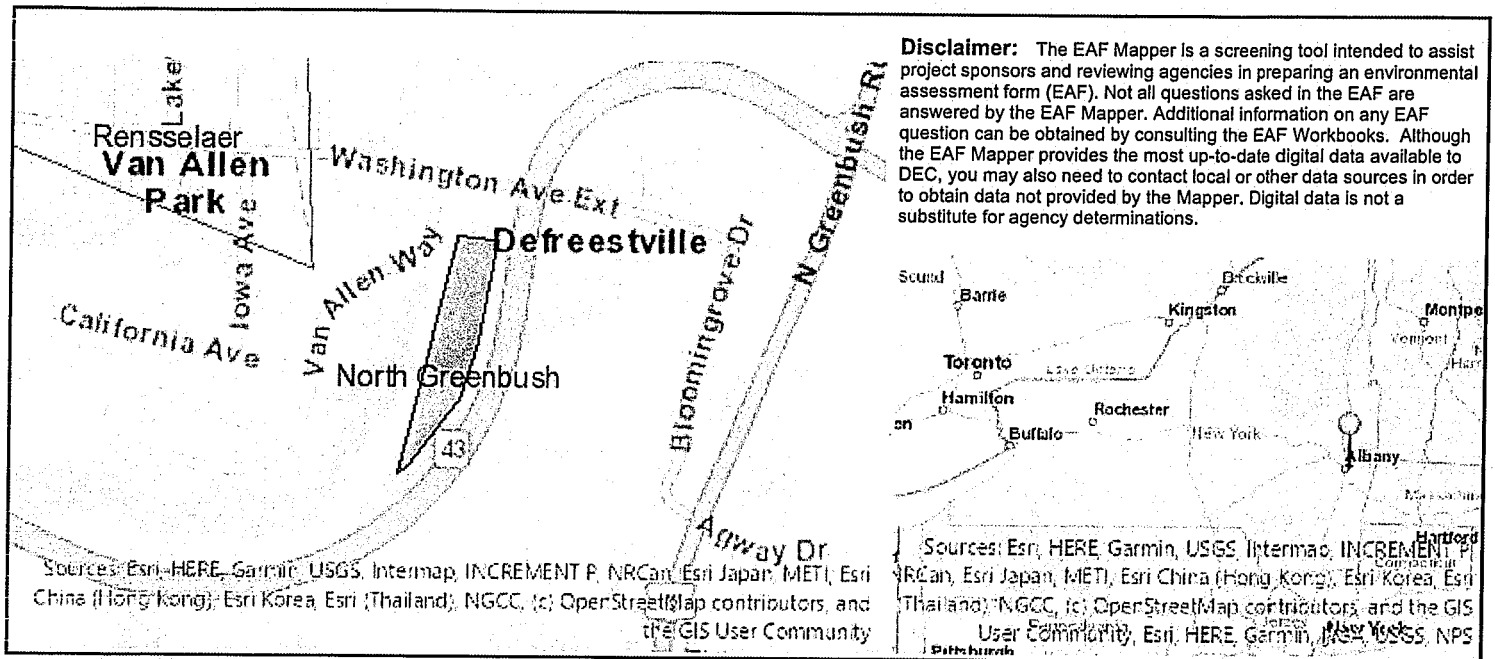
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Quackenderry Common Planned Development Amendment- Hotel Development			
Project Location (describe, and attach a location map): Washington Avenue Extension, Rensselaer, NY 12144			
Brief Description of Proposed Action: Applicant is proposing to amend the Quackenderry Common PDD to change the hotel development from 4 stories to 5 stories.			
Name of Applicant or Sponsor: Dyhaan Inc.		Telephone: 914-374-0044 (Hiren Patel) E-Mail: hir.m.patel@gmail.com	
Address: 835 New Dover Rd.			
City/PO: Edison		State: NJ	Zip Code: 08820
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: Town Board - PDD Amendment; Town Planning Board - Site Plan approval; NYSDEC - Notice of Intent		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.894+/- acres	
b. Total acreage to be physically disturbed?		3.7+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.894+/- 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 <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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? ***** This parcel was part of the PDD already evaluated by the Town of North Greenbush; should be a negative declaration on file on SEQRA & letter of no effect from SHPO 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 <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	 see note on left***
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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater management will be in compliance with the NYSDEC Stormwater Regulations and teh Town of North Greenbush requirements for new development.		
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>Hiren Patel / Dyhaan Inc.</u> Date: <u>1-4-2024</u> Signature: <u><i>Hiren Patel</i></u> Title: <u>Partner</u> <small>Hiren Patel (Jan 4, 2024 15:29 EST)</small>		




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]	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

Created:	2024-01-04
By:	Megan Malone (mjdreamworks@gmail.com)
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Transaction ID:	CBJCHBCAABAAXyLAzkiMZwkU906lkhd8XICVNZgHfRnR


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 Signer hir.m.patel@gmail.com entered name at signing as Hiren Patel

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