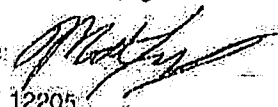


TOWN OF NORTH GREENBUSH
2 DOUGLAS STREET
WYNANTSKILL, NY 12198
APPLICATION FOR CHANGE OF ZONING DISTRICT

Existing Information

Project name: Ludlow Lane Apartments a Partridge Hill Apartments Expansion

Property Address Ludlow Lane (No Number) Tax Map Parcel #133.00-2-6

Applicant/Sponsor: Rosetti Companies, c/o Chris Falvey Applicant Signature: 

Applicant/Sponsor Address: 427 New Karner Road, Suite 2, Albany, NY 12205

Applicant/Sponsor Tel.#: (518)869-5587

Fax#:

Applicant/Sponsor E-Mail: cfalvey@falveygroup.com

Tax Map # of property which application is submitted for: Tax Map Parcel #133.00-2-6

Property Owner: J & A United, LLC Tel.#: (518)869-5587

Fax#:

Signature:

Mailing Address: 427 New Karner Road, Suite 2, Albany, NY 12205

Present Zoning District in which property is located: BG

Property Area: 2.0

acres 86,016

sq. ft

- Submit copy of Deed (Book 9699 Page 333) of the area proposed to be change affected
- Submit copy of Survey Map of the area proposed to be changed, including surrounding areas which may also be affected
- Submit copy of Legal Description of the area proposed to be changed

Project Proposal

New Zoning District Proposed: R4

Proposed Area to be Rezoned: 2.0

acres 86,016

sq. ft

Describe how property will be used if change of Zoning District is approved:
Applicant proposes to construct two 8 unit apartment buildings, 12 garages and 20 surface parking spaces.

- Submit a sketch plan, drawn to scale, of how the property will be used if change of Zoning District is approved
- Submit copy of NYSDEC Full Environmental Assessment Form (EAF) for project
- Submit copy of survey map for area to be rezoned
- Submit copy of legal description for area to be rezoned
- Submit non-refundable \$250.00 Application Fee Payable to the Town of North Greenbush plus all related costs in accordance with Chapter 197 of the North Greenbush Town Code

OFFICE USE ONLY

Date Application Received by Town Board

Date Fee Received:

Check#:

Amount:

Date Referred to Planning Board:

Date Referred to Rensselaer County Economic Development & Planning

Date Referred to:

Date Planning Board written recommendations rec'd & attach copy to application:

Date Rensselaer County Dev. & Planning written recommendations rec'd & attach copy of application:

Date Public Hearing held by Town Board

Decision of Town Board:

Date:

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:

Ludlow Lane Apartments (Partridge Hill Additon)

Project Location (describe, and attach a location map)

Ludlow Lane (No Number) Tax Map Parcel #133 00-2-6

Brief Description of Proposed Action

Applicant proposes to apply for rezoning the subject parcel to **R4** multi-family. Applicant proposes to construct two 8 unit apartment buildings, 12 garages and 20 surface parking spaces. Water service line will be installed from Ludlow Lane and sewer will be connected to existing sewer on Partridge Hill Apartment site. An on site storm water system will be constructed. This will either be an infiltration basin or a bio-retention basin based upon the results of infiltration tests. Ingress and egress to the site will be from Partridge Hill apartments. No vehicular traffic will be directed to Ludlow Lane.

Name of Applicant or Sponsor

Rosetti Companies, c/o Chris Falvey

Address

427 New Karner Road, Suite 2

City/PO

Albany

Telephone: (518)869-5587

E-Mail: cfalvey@falveygroup.com

State:

NY

Zip Code

12205

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.

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: Town Board (Zone Change) Bldg. Dept (BP), Planning BD (SitePlan)

3. a. Total acreage of the site of the proposed action?

2.0 acres

b. Total acreage to be physically disturbed?

1.4 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

10.92 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)
 Forest Agriculture Aquatic Other (Specify)
 Parkland

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	NO	YES	
	<input checked="" 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 type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

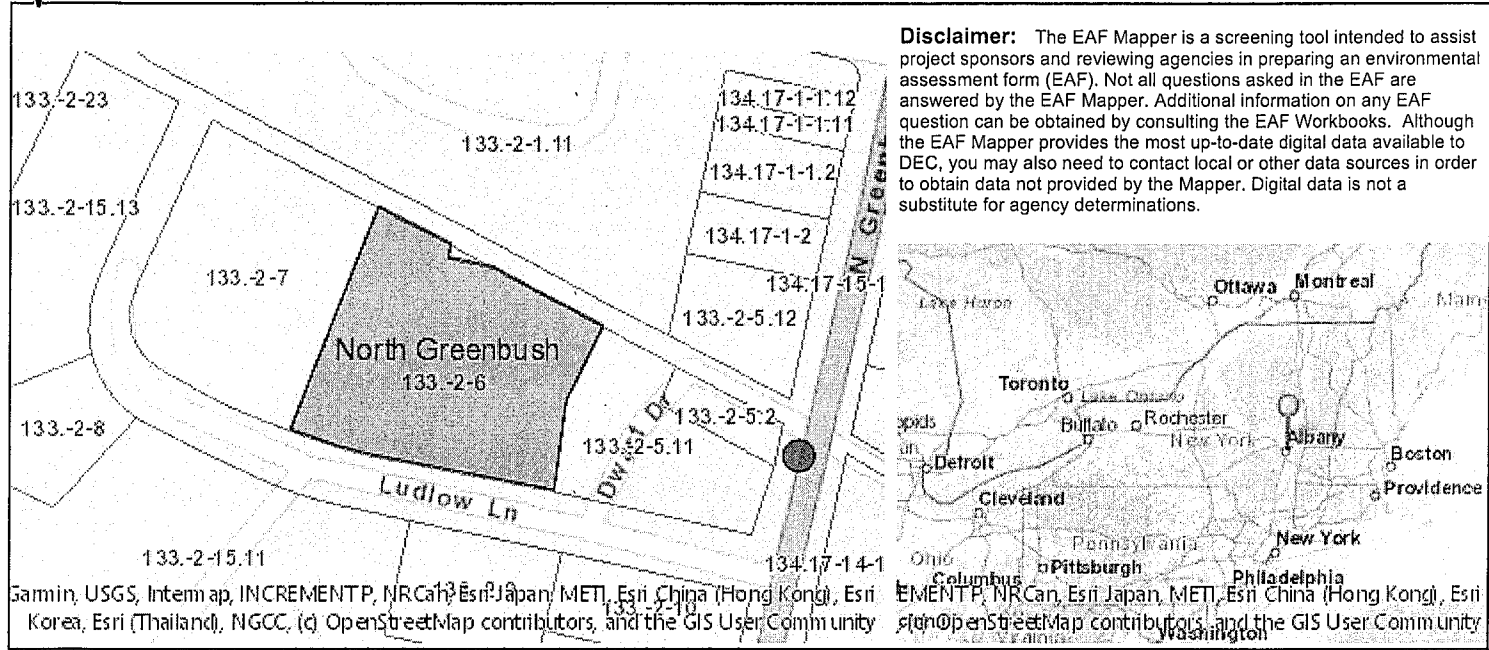
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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"/>

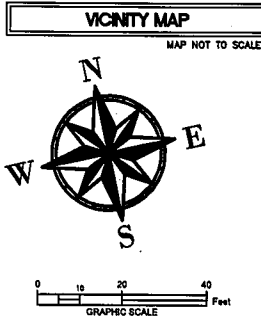
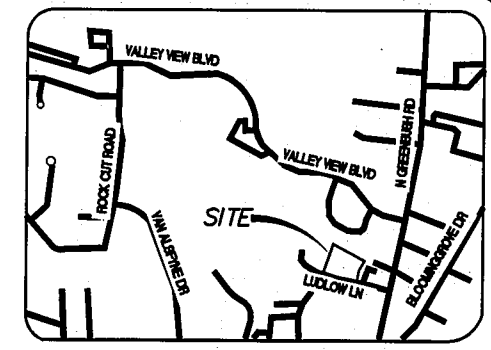
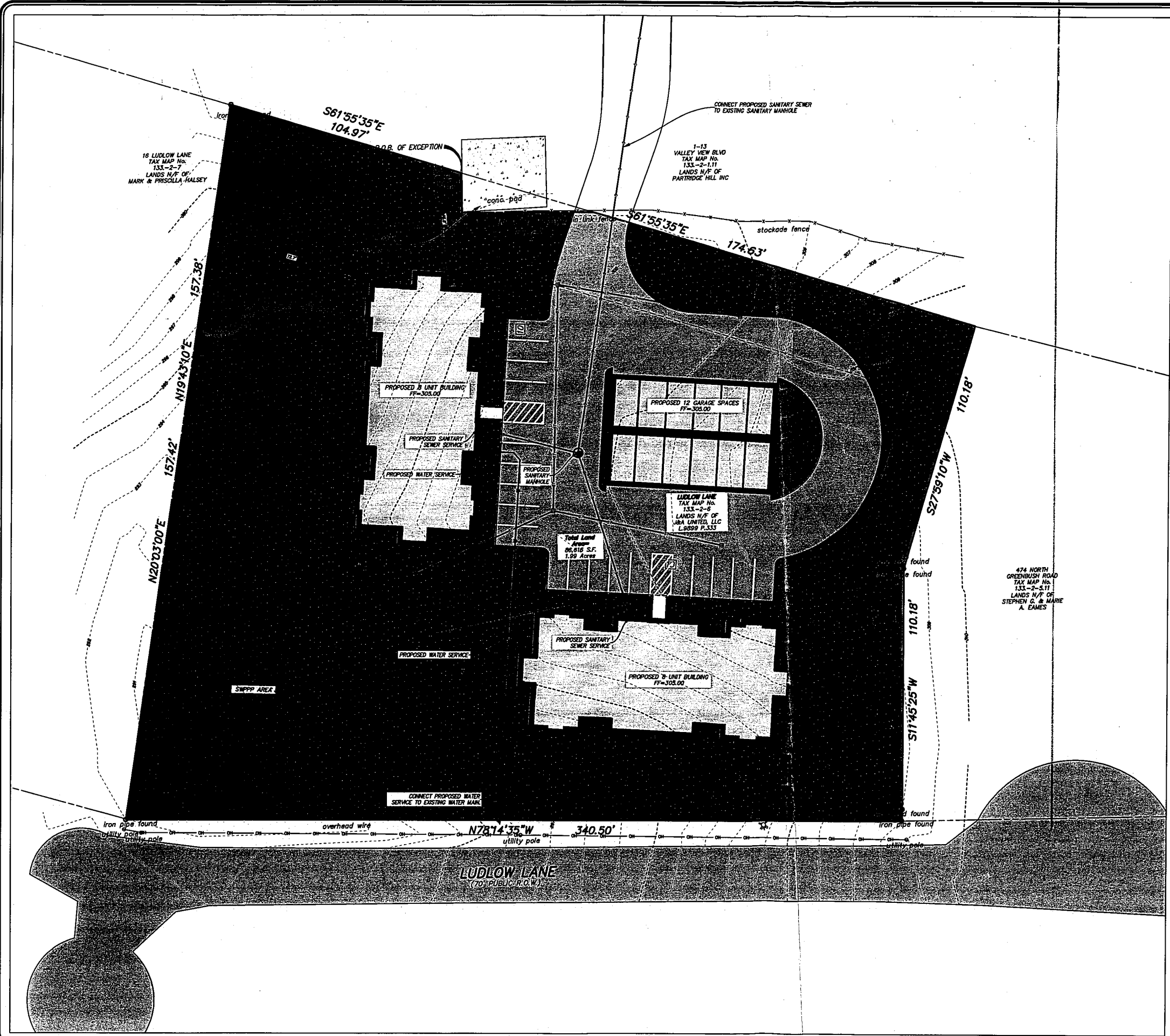
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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>Rosetti Companies (by its consulting engineer)</u> Date: <u>7/19/2022</u>		
Signature: _____ Title: <u>Engineer for the Applicant</u>		



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]	No
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



LEGEND

R.O.W.	RIGHT OF WAY	□	MORAMENT
No.	NUMBER	○	IRON ROD
S.F.	SQUARE FEET	○	MANHOLE
N/F	NOW OR FORMERLY	■	CATCHBASIN
N	NORTH	—	FENCE LINE
S	SOUTH	⊕	WATER SHUT OFF
E	EAST	⊗	WATER VALVE
W	WEST	⊗	HYDRANT
⊕	HANDICAPPED PARKING SPACE	⊗	GAS VALVE
		■	CONCRETE
		■	PAVEMENT

EXISTING SITE COVERAGE STATS

description	s.f.	acres	%
building area	0	0	0.0
green area	87,617	2.01	100.0
conc/paved area	0	0	0.0
total area	87,617	2.01	100.0

PROPOSED SITE COVERAGE STATS

description	s.f.	acres	%
building area	14,363	0.33	18.4
green area	58,900	1.30	64.9
conc/paved area	16,354	0.38	18.7
total area	87,617	2.01	100.0

PARKING ANALYSIS TABLE

TYPE OF PARKING	# OF SPACES
SURFACE PARKING	20
GARAGE PARKING	12
TOTAL PARKING SPACES	32

ZONING REQUIREMENTS TABLE

ZONE	BG - GENERAL BUSINESS
LOT FRONTAGE & WIDTH	100'
SETBACKS FRONT	30'
SIDE	20'
REAR	35'
DENSITY	5,000 S.F. / UNIT
LOT SIZE	20,000 S.F.

HERSHBERG & HERSHBERG
 Consulting Engineers and Land Surveyors
 18 Locust Street
 Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.

DATE	REVISIONS
3/1/2022	LOT SIZE
5/16/2022	GARAGE PARKING
6/20/2022	GENERAL REVISIONS
7/1/2022	GENERAL REVISIONS

16 UNIT DEVELOPMENT
 LUDLOW LANE
 TOWN OF NORTH GREENBUSH,
 COUNTY OF RENSSELAER
 STATE OF NEW YORK

FILE: 2/0389-1 SCALE: 1"=20' DATE: 7/2/2022 BY: SHAC

C1