

TOWN OF LAKE GEORGE

PLANNING BOARD

20 OLD POST ROAD
LAKE GEORGE, NEW YORK 12845
TELEPHONE NO. 518-668-5131 Ext. 5
Email: pzclerk@lakegeorgetown.org

July 16, 2021

Sun Valley Apartments, LLC
Michael Grasso & Richard Askew
23 Rappaport Drive
Lake George, NY 12845

RE: Application for Site Plan Review SPR13-2021 submitted by the applicant for property located at Sun Valley Drive; being Tax Map No. 264.11-1-37.

Dear Applicants:

At a meeting of the TOWN OF LAKE GEORGE PLANNING BOARD held on July 13, 2021, the above referenced application with a proposal for: the construction of a multi-family residential housing complex with 39 units, 5 two (2) stories buildings using green infrastructure and low impact development principals. Public infrastructure connections; water, sewer, power & communications; was reviewed and the following motion was made:

- () Approved as submitted
- (X) Approved with conditions
- () Denied
- () Tabled

COMMENTS/CONDITIONS:

A motion was introduced by Chairman Pape; seconded by Heath Mundell to approve Site Plan Review SPR13-2021 with the following conditions:

- * The designated conservation area will be added on the plans and on the deed to be memorialized and to be filed with the County.
- * The applicant shall obtain a sign off from Chazen including the stormwater.

As per the following vote:

Ayes:	4	Flacke, Mundell, Meixner, Chairman Pape
Abstain:	1	Askew
Absent:	2	Hall, Osborne

All in favor, motion carries.

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.

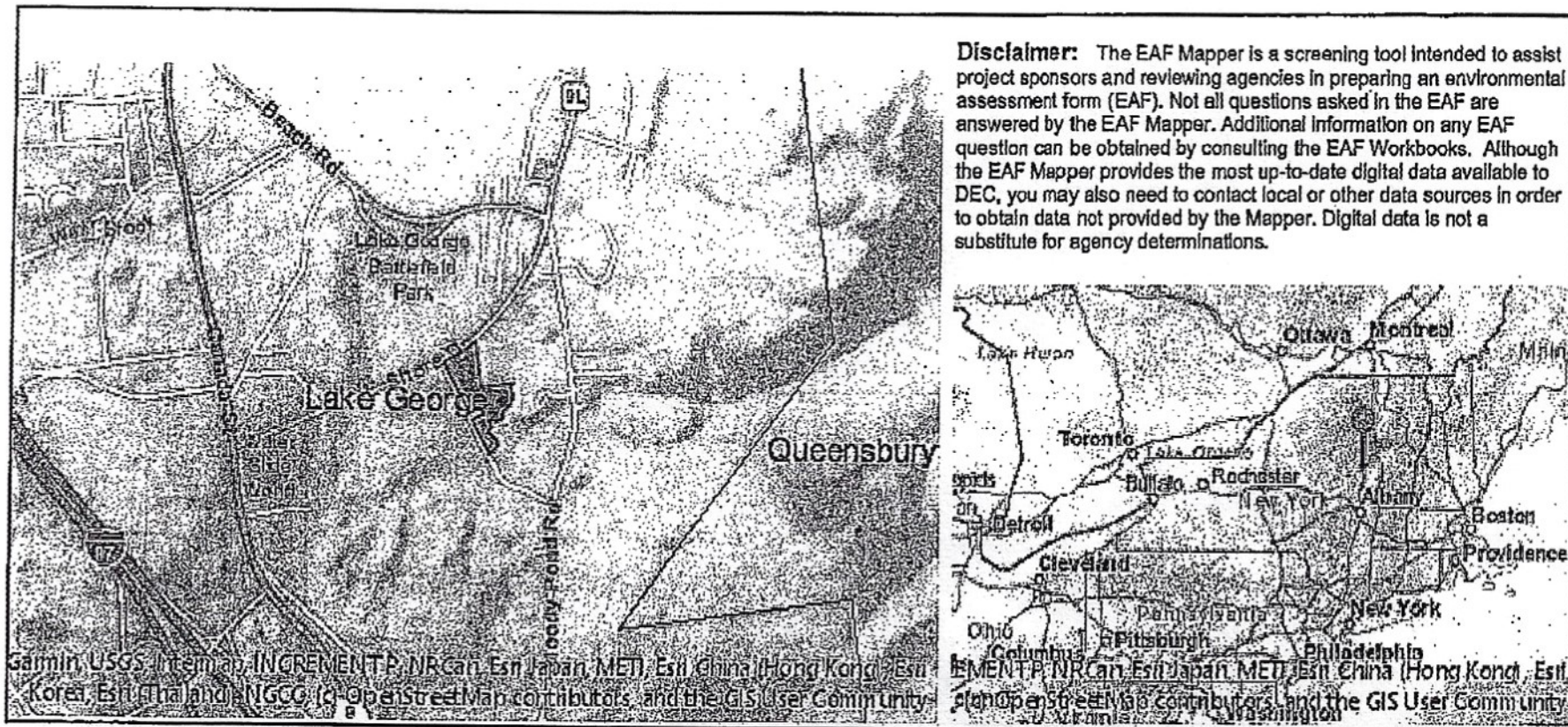
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Richard Askew/Michael Grasso			
Name of Action or Project:			
Askew Site Planning			
Project Location (describe, and attach a location map):			
Sun Valley Drive, Lake George			
Brief Description of Proposed Action:			
Development of multi-family housing			
Name of Applicant or Sponsor:		Telephone: 518-383-4804	
Richard Askew		E-Mail: rondack1@gmail.com	
Address:			
1336 Union St.			
City/PO:		State:	Zip Code:
Schenectady		NY	12308
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 YES
			<input checked="" type="checkbox"/> <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: NYSDEC			
			NO YES
			<input type="checkbox"/> <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 9.1 acres			
b. Total acreage to be physically disturbed? 3.1 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.1 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): School			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ APA wetlands adjacent to East Brook are located to the east of the project development footprint and will not be impacted by the project _____			

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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" 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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
Stormwater - 7200 cf	<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? 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>Richard Askew</u> Date: <u>2/11/2021</u>		
Signature: <u>Richard Askew</u> Title: _____		

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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

Sun Valley Apts.
264. 11-1-37

Agency Use Only [If applicable]
Project: SPR 13-2021 Sun Valley
Date: 7/13/21

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Agency Use Only [If applicable]
Project: SPR 13-2021 Sim Valley
Date: 7/13/21

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.

*No impacts identified as moderate
or major due to low-impact design.
Positive impacts expected!
Neg. Dec. declared (4-D)*

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<u>Lake George Planning Board</u>	<u>7/13/21</u>
Name of Lead Agency	Date
<u>Fred Pope</u>	<u>Chairman</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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4.0 FINDINGS & CONCLUSIONS

Phase I and Limited Phase II Environmental Site Assessments have been conducted of the 9 acre parcel at the southeast corner of Rt. 9L and Sun Valley Drive in the Town of Lake George NY. The site is/was owned by Paul Ryan.

The Phase I ESA was initiated to review historic records for evidence of documented or potential subsurface contamination, and to observe the site for "recognized environmental conditions"; the Phase I ESA was conducted generally in conformance with the scope and limitations of ASTM E-1527, *Standard Practice for Environmental Site Assessments*.

The database searches and agency contacts yielded evidence of the potential for past filling of the site, thus a limited Phase II ESA was conducted to explore that potential. Test pits were excavated at the north end of the site, where the filling was reported to have occurred, and where the site had been cleared many years ago. Test pits were also conducted along an old access road in the wooded section of the site, especially in/around observed soil mounds.

The test pits at the north end of the site confirmed past filling operations, and from oral reports as well as from observations in the test pits, the filling is believed to have occurred many years ago (50+). Sporadic debris was observed in the test pits, including buried wood, concrete, bottles, etc., but the materials appeared to be benign. No evidence of tanks, residual petroleum, or hazardous materials/waste was observed. The test pits in the wooded area along the old access road yielded only evidence of native soils having been excavated and stockpiled along the road; no evidence of deleterious materials/wastes was observed.

In conclusion, the Phase I and Limited Phase II ESA investigation yielded no evidence of "recognized environmental conditions".

5.0 CLOSING

The information presented in this report is limited to the investigation performed on the dates listed, in accordance with the Purpose and Scope, and is not necessarily all inclusive of conditions at the site. The ESA is intended to reduce, but not eliminate, the uncertainty regarding the potential for environmental contamination of the site.

The ESA was completed in a professional manner and in accordance with generally accepted practices, using the degrees of skill and care ordinarily exercised by reputable environmental professionals under similar circumstances. No warranty, either expressed or implied, is intended.

This report has been prepared for, and is intended for the sole use by/for the owners of Sun Valley Apartments, LLC