

2/10/2011

Application #: 2024-009
Date: 02-29-2024

**Town of Amsterdam
Planning Board
Application to the Planning Board**

A completed Application must be filed at least fourteen (14) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

Applicant: Tracy Garrison Applicant's Representative: N/A.
(must be property owner) (if applicable)
Address: 344 Robb Rd Address: _____
Amsterdam NY 12010

Phone: 518 209-6992 Phone: () _____

Professional Advisor: _____ Other : _____
(i.e. Engineer, Architect, Surveyor, etc.) (if appropriate, please specify)
Address: _____ Address: _____

Phone: () _____ Phone: () _____

Property Location
Address: 344 Robb Rd, Amsterdam NY
General Location: Separate driveway from residence
driveway is at 334 Robb Rd (not an official
Zoning District: Res 1 - Ag District 911 address)
Tax Parcel ID # (SBL) 57.-2-47.11

Type of Application (please check appropriate box(s)):

- Subdivision
- Site Plan
- Special Use Permit
- Planned Unit Development Review (formal action required by Town Board)

Attached please find Appendix A-SEQR compliance, and Appendix B-Ag. Data Statement compliance. Compliance with these items is required under the applicable NYS Laws, a brief explanation is included in the appendices to assist the applicant. For specifics on submission/application requirements, procedures, time frames, etc., the applicant should refer to the applicable Town regulations (Zoning, Subdivision, etc.) and/or NYS law (SEQR, Ag. & Markets, General Municipal, etc.).

Tracy Robbin Garrison 2/26/2024
Applicant Date Applicant's Representative Date

Application #: 2024-009
Date: 02-21-2024

For Office Use Only

Application Fee: \$ 350 - \$25

Engineering Fees: \$ _____ Description: _____

Other Fees: \$ _____ Description: _____

Total Amount Received: \$ 350

Check # (s)/Date: _____ 02-21-24

Received By: _____

Total Amount Returned (engineering fees): \$ _____ Description: _____

For Planning Board Use Only

The Planning Board held a Public Hearing on _____ (day) of _____ (date),
_____ (year) in consideration of this application.

The application is hereby:

- approved
- approved with modifications
- disapproved

Modifications and comments: _____

Chairman, Town of Amsterdam Planning 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: <i>Farm Store within existing structure</i>			
Project Location (describe, and attach a location map): <i>344 Robb Rd, Amsterdam</i>			
Brief Description of Proposed Action: <i>see attached</i>			
Name of Applicant or Sponsor: <i>Tracy Robbins Garrison</i>		Telephone: <i>578-209-6992</i>	
Address: <i>344 Robb Rd</i>		E-Mail: <i>Tracy R Garrison @ gmail.com</i>	
City/PO: <i>Amsterdam</i>		State: <i>NY</i>	Zip Code: <i>12010</i>
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 governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>< 1</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>18</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan? <u>Unknown</u>	<input type="checkbox"/>	<input 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 service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: <u>Building will be fully powered by 18kW solar system with no fossil fuels (target 2025)</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>drilled well with regular water quality testing</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>septic system</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	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 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 checked="" 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 plain?	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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Tracy Robbins Garrison</u> Date: <u>2/26/2024</u></p> <p>Signature: <u>Nacy Robbin Garrison</u></p>		

PRINT FORM

Project:

Date:

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

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

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.

<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 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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Appendix B - Ag Data Statement

MONTGOMERY COUNTY AGRICULTURAL DATA STATEMENT

Agricultural District Number: _____

Date Of Statement Completion: _____

Date of Referral to Montgomery County Planning Board: _____

Date of Submission to Ag & Farmland Protection Board: _____

Do Not Write Above This Line

APPLICANT: Tracy Garrison APPLICANT'S AGENT: _____

ADDRESS: 344 Robb Rd ADDRESS: _____

Amsterdam NY 12010

PHONE NO.: 518-209-6992 PHONE NO.: _____

LOCATION OF PROPOSED PROJECT:

TAX MAP NUMBER: 57.-2-47.11

TOWN: Amsterdam ROAD: Robb Rd.

Description of Proposed Project: see attached

List all farm operations which are within an Agricultural District and are located within 500 feet of the boundary of the property which proposes a project, ("FARM OPERATION" means the land used in agricultural production, farm buildings, equipment and farm residential buildings.)

NAME: _____ NAME: _____

ADDRESS: _____ ADDRESS: _____

Tax Map No. _____ Tax Map No. _____

NAME: _____ NAME: _____

ADDRESS: _____ ADDRESS: _____

Tax Map No. _____ Tax Map No. _____

(For additional information, please use back of this sheet)



TOWN OF AMSTERDAM

283 Manny's Corner Road

Amsterdam, NY 12010

Phone: 518-842-7961 • Fax: 518-843-6136

www.townofamsterdam.org

APPLICATION FOR ZONING/USE PERMIT

APPLICATION DATE: 2, 6, 2024 ZONE: _____

APPLICATION #: 2024-009 FEE PD: \$25 TAX MAP NO.: 5M. -2-47, 11
CA# 1057

1.) PROPERTY/BUILDING LOCATION: 344 Robb Road, Amsterdam

2.) PROPERTY OWNER'S NAME: Tracy Robbins Garrison TELEPHONE: 518-209-6992

ADDRESS: 344 Robb Rd
Amsterdam NY 12010

3.) APPLICATION IS HEREBY MADE FOR: (Check ALL that are applicable),

- NEW CONSTRUCTION
 - RESIDENTIAL
 - 1 FAMILY
 - 2 FAMILY
 - MULTIPLE
 - COMMERCIAL
- MOBILE HOME INSTALLATION
- MODULAR HOME INSTALLATION
- GARAGE ATTACHED GARAGE
- ACCESSORY BUILDING/STORAGE SHED
- CHIMNEY CONSTRUCTION
- SOLID FUEL BURNING DEVICE
- STOVE INSERT
- POOL IN GROUND ABOVE GROUND
- SEPTIC SYSTEM WELL
- RENOVIATION, ALTERATION, CONVERSION
 - RESIDENTIAL
 - COMMERCIAL

- PLANNED UNIT DEVELOPMENT
- KENNEL/STABLES
- HOME OCCUPATION
- OUTDOOR FURNACES
- SOLAR COLLECTORS + INSTALLATIONS
- WIND ENERGY FACILITIES

OTHER: Farm store related to exist farm to sell honey, fruits, vegetable + flowers - all produced / grown on site

- COMMERCIAL OCCUPANCY (WITH NO RENOVATIONS) INSPECTION ONLY.
- DEMOLITION
 - COMMERCIAL OR RESIDENTIAL (CHECK ONE)
 - METHOD OF DEMOLITION: _____
 - PLACE OF DEBRIS DISPOSAL: _____
 - DISCONNECTION DATE OF UTILITIES: _____

4.) THE FOLLOWING DESCRIPTION OF THE USE FOR THIS PROPERTY, FOR WHICH APPLICATION IS MADE HEREWITH, IS SUBMITTED: Barn is currently under construction with 1 bedroom apartment (for senior family member) and storage / parking. Would like

5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)

- A.) DIMENSIONS OF LOT: FRONTAGE _____ REAR _____ RIGHT SIDE _____ LEFT SIDE _____
ACREAGE 20 acres
- B.) IS THIS A CORNER LOT? YES OR NO
- C.) WILL THE GRADE OF THIS LOT BE CHANGED AS A RESULT OF THIS CONSTRUCTION? YES OR NO
IF "YES", DESCRIBE AND SHOW ON PLOT PLAN
- D.) PUBLIC WATER OR PRIVATE WELL
- E.) SEWER OR PRIVATE SEPTIC
- *** SEPERATE PERMITS ARE REQUIRED FOR PUBLIC WATER AND SANITARY SEWER
- F.) DISTANCE FROM LOT LINES: FRONT 170 ft REAR _____ RIGHT SIDE 80ft LEFT SIDE 120 ft

approval to add farm store in storage area

6.) TYPE OF CONSTRUCTION: (CHECK ALL THAT APPLY)

STYLE: RANCH RAISED RANCH SPLIT LEVEL CAPE COD COLONIAL DUPLEX

OTHER: _____

BASEMENT (CHECK ONE): FULL CRAWL SLAB

GARAGE: 1 STALL 2 STALL 3 STALL PRIVATE PUBLIC

THE ACCESSORY BUILDING WILL BE AS FOLLOWS: DESCRIPTION: 2 story barn

DIMENSIONS: FRONT WIDTH: 48 ft SIDE LENGTH: 72 ft HEIGHT: 22 ft

7.) CONTRACTOR'S NAME: no contractor needed DAY PHONE: (____) _____

MAILING ADDRESS: to convert use of open storage space to farm store

(ALL CONTRACTORS MUST PROVIDE PROOF OF WORKERS COMPENSATION AND LIABILITY INSURANCE)

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ existing space

9.) SIGNATURE OF PROPERTY OWNER: Tracy Robbin Garrison

I CERTIFY THAT THE CONSTRUCTION PLANS AND ALL OTHER INFORMATION SUBMITTED AS PART OF THIS APPLICATION ARE ACCURATE.

10.) FOR OFFICE USE ONLY:

DATE APPROVED: _____

DATE DENIED: 02-23-2024

SIGNATURE: _____

[Signature]

(ZONING OFFICER)

PERMIT EXPIRES: _____

- DENIED AND REFERRED TO PLANNING BOARD
- DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: _____

OPERATION fits Ag Dist 1
AS PER FARM OPERATION #2
REQUIRE SITE PLAN Review.

Parcel located in NYS Ag District #1

DWELLING, MULTIPLE FAMILY: A building or group of buildings designed for year-round occupancy by more than two families, including apartment houses and group houses, but excluding hotels and rooming houses.

DWELLING UNIT: One or more rooms with provision for living, sanitary, and sleeping facilities arranged for the use of one family.

EQUIPMENT MOUNTING STRUCTURE: Any structure used primarily to support reception or transmission equipment including, but not limited to, antenna support structures, towers and monopoles.

FAMILY: Any number of persons of recognized family relationship maintaining a common household, including domestic help.

FARM OPERATION: The land and on-farm buildings, equipment, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including commercial horse boarding operations. These agricultural products may include but are not limited to field crops, fruits and vegetables, horticultural specialties, livestock and livestock products, maple sap, honey and beeswax, Christmas trees, and aquaculture products. A farm operation may consist of one or more contiguous or noncontiguous parcels of owned or rented land, and shall be permitted in any Zoning District if said parcels are part of a New York State Certified Agricultural District.

(For the purposes of Section 24.6, a farm operation shall not include any farm having less than \$10,000 gross sales in the year preceding the date on which an owner applies for a building permit to erect a mobile home as an accessory use. In addition, the occupant of a mobile home as an accessory use must be a full-time employee of the "agricultural operation" whose total documented compensation from such employment in agriculture is not less than \$10,000 a year.)

FIREWOOD: Trunks and branches of trees and bushes but does not include leaves, needles, vines or brush smaller than three inches (3") in diameter.

FLUSH-MOUNTED SOLAR PANEL: Solar collector systems, panels, and tiles that are installed flush to the surface of a roof or wall of a principal and/or an accessory structure and which cannot be angled or raised.

FREESTANDING, OR GROUND-MOUNTED SOLAR ENERGY SYSTEM: A solar energy system that is directly installed on the ground and is not attached or affixed to an existing structure and is used for the direct conversion of solar energy into electricity.

FRONT OR FACE: The outer surface of a building which is visible from any public street or highway.

GARAGE, PRIVATE: A roofed space for the storage of one or more motor vehicles, providing that no business, occupation or service is conducted for profit.

ARTICLE VI – SITE PLAN REVIEW

SECTION 20. SITE PLAN REVIEW

1. Purpose

The purpose of Site Plan Review is to determine that a proposed development, subject to site plan approval, is in compliance with the objectives of this law, creates no unhealthful or unsafe conditions, and does not adversely impact adjacent land uses or the health, safety, or general welfare of the community.

The principle areas of concern are:

- A. The balancing of landowners' right to use their land with the corresponding rights of abutting and neighboring landowners to live without undue disturbances.
- B. The convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent areas or roads.
- C. The adequacy of waste disposal methods and protection from pollution of surface or groundwater.
- D. The protection of historic and natural environmental features on the site under review and in adjacent areas.

2. Developments Requiring Site Plan Review

All development projects other than single-family or two-family dwellings and related accessory uses, or agricultural structures and related accessory uses, require Site Plan Review. In addition, all Special Permits require Site Plan Review. Site Plan Review and Special Permit Review shall be conducted jointly by the Planning Board.

3. Authorization to Grant or Deny Site Plan Approval

The power to approve, approve with conditions or disapprove site plans is vested in the Planning Board. The Planning Board is hereby given the authority to impose such reasonable conditions and restrictions which are directly related to and incidental to the proposed site plan. The Board may also waive any requirements for the approval of site plan review provided such are found not to be needed to ensure the public health, safety and general welfare of the residents of the Town.

4. Pre-Application Sketch Plan Conference

Prior to the submission of a formal site plan application, a Sketch Plan Conference shall be held between the Planning Board and the applicant to review the basic site design concept, to determine the information required for inclusion in the Site Plan submission, and to discuss the necessary subsequent steps and answer procedural questions relative to site plan review.