

VILLAGE OF SOUTH GLENS FALLS
PLANNING BOARD

DRAFT PRESENTATION OF
Meeting and Public Hearing Minutes

For

Wednesday **March 11, 2015**

MEMBERS IN ATTENDANCE

David Linehan, Chairman
Nick Bodkin
Gayle Osborn
Dan Symer
Thomas Wade Jr. [TJ]

OTHERS IN ATTENDANCE

Mayor Joe Orlow
Tony Girard, Village Trustee
Gary Robinson Village Consultant [and
Joe Patricke caregiver]
Hyde Clarke Young/Sommer_Verizon Wireless
Jessica Vigers Young/Sommer_Verizon Wireless
Sara Colman AiroSmith Development Corp.

MEMBERS ABSENT or Recused

(Steve Alheim – resignation submitted? [Acceptance by Village Board?])

ALTERNATE IN ATTENDANCE

Gayle Osborn activated by chair to
'full' membership position of Steve Alheim [*check Gayle's status and 'swearing in'*]

- I. **The MEETING was CALLED TO ORDER by Chairman Linehan at 7:00 P.M.** The chair welcomed those in attendance noting tonight would be Dan Symer's last meeting The Chair again thanked Dan for his service. The Chair Noted that Tom Hutchins had just delivered "Revised TYPED Pages" of Cerrone SEQR long forms for thee planning boards need to Re-classify the Cerrone subdivision as a Type I action pursuant to the Department of Health (DOH) Type I list found in DOH regulation.
- II. The Chair then asked for a review and approval of (**February**) meeting and HEARING minutes. Gayle Osborn offered a typo correction page 3. **width** for [with] **Dan Symer moved** that minutes for **February11**, 2015 with correction; **Thomas Wade seconded** and the motion passed unanimously.
- III. **SITE PLAN (S) REVIEW (S) [pursuant to – code Ch. 119 OR SUBDIVISION REVIEW [pursuant to – code Ch. 153-41] & OTHER REVIEWS IN PROGRESS:**

Chair Opened Meeting with a welcome and sign in. Dan Symer's last meeting

Minutes approved with P. 3 word correction

Matters regarding the comprehensive plan:	SEE: OLD BUSINESS / Matters regarding other reviews
Matters regarding capital improvements to: <u>Commercial Use Property</u> Dwelling, Multiple Family /Residential Use Property Industrial Use Property	Hearing on subdivision lands of .573 acres at 2 Wilson Avenue Tax map parcel 50.21-1-29 DOH request of Full EAF: Cerrone?
Matters regarding subdivision of land:	
Matters regarding zoning of land:	
Matters regarding other reviews or actions:	Application for Site Plan Review and Statement of Intent submitted by: Verizon Wireless DRAFT AMENDMENTS TO PB BY-LAWS. <u>Comprehensive Plan WORKSHOP WITH VILLAGE BOARD AND OTHER INVOLVED PERSONNEL RESCHEDULE?</u>

IV. APPLICATIONS and /or Pre-Submissions FOR SITE PLAN REVIEW

APPLICATION(S) FOR SITE PLAN REVIEW [pursuant to – Chapter 119] or SUBDIVISION REVIEW [pursuant to 153-41 Village Code.] &/or OTHER Reviews: (Application(s) reviewed by Zoning Administrator and payments received by Clerk /Treas. on or before application SUBMITTAL DEADLINES FOR THE CALENDAR YEAR 2015).

Matters regarding the comprehensive plan:	SEE: OLD BUSINESS / Matters regarding other reviews
Matters regarding capital improvements to: <u>Commercial Use Property</u> Dwelling, Multiple Family /Residential Use Property Industrial Use Property	DOH request to re-classify for full EAF: Cerrone?
Matters regarding subdivision of land:	
Matters regarding zoning of land:	
Matters regarding other reviews or actions:	DRAFT AMENDMENTS TO PB BY-LAWS. <u>Comprehensive Plan WORKSHOP WITH VILLAGE BOARD AND OTHER INVOLVED PERSONNEL RESCHEDULE?</u>

The Chair then opened the public hearing for the England subdivision at 7:05 PM. The chair read into the minutes the notice published in the Glens Falls Post-Star on February 28.

Notice of Public hearing Read

LEGAL NOTICE

PUBLIC HEARING
SUBDIVISION, MINOR
VILLAGE OF SOUTH GLENS FALLS

PLEASE TAKE NOTICE

That the Planning Board of the Village of South Glens Falls will hold a public hearing on the application for approval of a "SUBDIVISION, MINOR." The subdivision involves subdividing a **.573 Acre lot** -Village Tax Map parcel number **50.21-1-29** into two lots. Proposed Lot A **0.31 Acres** and Proposed lot B **.263 Acres**. The planning board declared itself lead agency on February 11, 2015. **The action was classified as Type II action pursuant to the State's Environmental Quality Review Act: 617.5 TYPE II ACTIONS. (c) (17) mapping of...ownership patterns.** The hearing and review is in accordance with Village Law of the State of New York § 7-728 and Village Code Chapter 153-3. The address of the pre-existing lot involved of this SUBDIVISION, MINOR is; 2 Wilson Avenue, Village of South Glens Falls, Saratoga County, New York.

Action was
classified Type
II

The hearing will be held on Wednesday the 11th day of March, 2015 at 7:05 P.M., at the South Glens Falls Village Hall, 46 Saratoga Avenue, South Glens Falls NY. At that time all interested parties will be given an opportunity to be heard.

BY ORDER OF THE PLANNING BOARD.

Dannae Bock, Clerk/Treasurer
David Linehan, Chairman

The chair also referenced to the county's comments of both the Z.B.A and P.B. referrals.

[NOTE: (DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.)]

[See attached: ZBA review made on the corrected map (of E. boundary) dated 2-10-15]

The Chair then opened the public hearing for any public comments. Hearing none the Chair moved to close the public hearing at 7:08 P.M. TJ Wade seconded, the motion passed and the public hearing was closed.

The planning board reviewed the map of survey the same as was reviewed at the February meeting. The chair stated that he was incorrect at the last planning board meeting (February 11) when stating that the Saratoga County planning board was to meet on February 12. Joe Patricke recognized the mistake and was able to refer the subdivision to the County in time for the county to respond with any comments prior to tonight's hearing. (SEE: Attached comments)

The chair also reported that he had talked to the contractor Mr. Larry Clute by phone after the referral had been made to the county. The contractor was willing to have setback lines and a finish floor elevation on the Map of survey.

Nick Bodkin asked if the ZBA (zoning board of appeals) had reviewed the same map of survey that the planning board reviewed at the planning board's last meeting and if we were in receipt of minutes from the ZBA review of October, 2014.

Trustee Girard then reported that he recently learned that the map of survey in question was not correct and that the map had to be amended and that the zoning board was meeting tomorrow evening (March 12) to review the change.

There was a discussion concerning the need for a finish floor elevation and setback lines that the Chair had requested. The chair desiring clarification of structure set back distances for the lot - explained that the 13,500 ft.² minimum lot size was increased from the minimum 5,000 ft.² lots of 1992 and that the 5,000 ft.² lots were grandfathered but for single-family dwelling use only. The 5000 ft.² lots made nonconforming in 1992 also maintain the side yard setback of 5 /10 whereas the new lots' side yards would be 10 /20.

[SEE non-conforming lot definition of Chapter 153 – 3

NONCONFORMING LOT Includes any lot, including an approved subdivision, and any lot made nonconforming at the time of the passage of amendments to this chapter where the side yard setbacks in R-1 and R-2 in Residential zones shall remain five feet and combined 10 feet and no area variance shall be required for a single-family dwelling, accessory use or structure incidental to a single – family dwelling or a two family dwelling, inclusive of additions or improvements made thereto.

[Added 10 – 28 – 1992 by L. L. No. One – 1992; amended 4-3-1996 by L. L. No. 1-1996]]

After learning that a different 'map of survey' was in question and not knowing how significant changes to the map would be - the chair asked the board if they wished to consider postponing any further review until the next meeting. The Chair suggested a reschedule of the public hearing if the undisclosed issue was significant. The Chair stated he would attend the ZBA hearing.

Nick Bodkin moved to hold a public hearing on April 8th at 7:05 for the England subdivision **Dan Symer seconded** and motion carried.

The Chair then reported that he received an e-mail from Matt Steve's stating that the Department of Health (DOH) found that the Cerrone subdivision had been incorrectly classified as an unlisted action by the village planning board. Pursuant to the Department of Health regulations it is identified as a realty the subdivision and accordingly it is Type I action. [SEE DOH Definition:

Realty Subdivision -The sale, rental or offer for sale or lease of any tract of land, under one ownership or common scheme, which has been subdivided into five (5) or more residential lots, designated by metes and bounds, each comprising of five (5) acres or less within any three (3) year period. The common phrase used is the "5, 5, 3 rule. Residential lots also include temporary, seasonal and permanent use. The realty subdivision laws are generally intended to regulate the division of a tract of land for transfer of "ownership". According to the PHL, lands that are leased without designation by metes and bounds are not "subdivided" therefore do not meet this definition.]

The Chair reminded the board that Mr. Tom Hutchins (consultant to the Cerrone group) had handed documents for amending and re-classifying the action pursuant to SEQR and DOH regulation prior to this evening's meeting and would be assisting the chair in any notifications necessary.

Trustee Girard had learned that the England map survey had been amended.

A second public hearing by planning board scheduled for England subdivision

Matt Steves - consultant to Cerrone - reported to the Chair the subdivision had been misclassified by the planning board

Mr. Hutchins - consultant to Cerrone and of the chair documents for amending SEQR requirement

Gary Robinson who was present to help Joe Patricke reported that he and Mr. Patrick had been in conversation with Mike Shaw of the New York State Health Department earlier in the day. Mr. Robinson stated that Mr. Patrick thought it would be best to hold another public hearing following the 30 day planning board declaration and reclassification of the Cerrone subdivision as a Type I action. Mr. Robinson stated that the agency checks (classifications) when they think about it.

Mr. Robinson reported that he and Mr. Patricke were in conversation with Mike Shaw at DOH

The planning board discussed and agreed amongst themselves that finding that the ('unlisted') classification it was not in accordance with the Department of Health classification as a type I. However members of the planning board were aware that the applicant submitted and completed Part I of a **Full environmental assessment form**; the planning board had declared itself a lead agency; referred it to Saratoga County (pursuant to general municipal law); noticed a public hearing in advance of its review following the zoning board's granting of variances; held a public hearing for the subdivision(pursuant to NYS subdivision law); completed the environmental review using Part II of the Full Environmental assessment form (as if it were a Type I action); evaluated its review in Part III rendering a conditional negative declaration. [SEE: January 2015 minutes of P.B. hearing and meeting.]

Mr. Bodkin asked if Mike Mueller had looked at any of this situation. The chair responded that he believed had been copied some e-mails / transmittals and aware of the Cerrone subdivision review.

The Chair said it would be okay to have a second public hearing on April 8th (for the Cerrone subdivision. [Note: there is only 28 days between the regularly scheduled meeting of March 11 and April 8.] There was no motion to notice a time or reason for a second public hearing from the planning board. **The Chair stated he would** (with the help of the applicant's consultants) transmit a declaration of P.B. lead agency status reclassifying the subdivision as a Type I to all involved agencies so as to amend the record of the Cerone subdivision review.

Mr. Robinson stated that Joe apologizes for not being here tonight. He reported that Joe was in hospital and he was on his way to visit. Planning board wished for Joe's good health.

The Chair introduced the next order of business a site plan review request of **Verizon – Wireless**. [The Chair had and delivered a nine section document to members of the planning board and referred it to Saratoga County planning board (and interested agency) for its comments pursuant to general municipal law 239 m. –within 500 ft. of a State Highway]

[Note: Chair hand delivered submittal of Verizon-Wireless prior to the meeting]

Mr. Hyde Clarke set up Verizon drawings and referenced pages in front of the application submittal (nine sections) for a building and zoning permit. The planning board listed the use as accessory use –“telecommunication equipment” on a permitted tank (167.6 ft. ht.) in the C-District. (See check list in application).

Mr. Clarke reviewed the site plan of the proposed horizon wireless well by 30 equipment shelter. (SEE dwg. C-2) The shelter is located North and adjacent at the base of the village water tower. **Mr. Clark explained** that the existing drive and parking spots are to be used. Minimal excavation for a shallow concrete pad is the base for the shelter therefore it should not be classified as a structure needing classifications of a Type I action pursuant to SEQR thus not needing a Long Environmental Assessment Form (EAF).

Mr. Clark reported that the water tower already has a **Sprint** antenna on top. The reason for requesting this site plan review is because of Verizon's radio frequency R.F. engineer

/analyst who figures out coverage gaps of service that Verizon has in the area (SEE: color coded maps after Tab 6 of the application –p.4,p.4 and p.5 .) The white area of the p. 5 map has no coverage, the yellow denotes future planned coverage and the green will be new coverage lacking but enabled from the Village water tower site. Fort Edward, downtown Glens Falls and Queensbury coverage is currently not adequate. As a public utility Rison has an obligation to improve coverage that by definition is ‘New 4G.’

4G coverage expected

The Chair asked about compatibility of the signal transmissions with Sprint signals. Mr. Clark stated there is a non-interference agreement /letter with Sprint service. (SEE: Tab 7)

Compatibility of transmission signals discussed

The Chair asked if there would ever be a need /capability to turn down or off signals being transmitted (for safety of workers) when maintenance (cracks or painting) is necessary on the village water tower. Trustee Girard explains recent repairs had been made to the water tower. Mr. Clarke stated he could get in writing policy concerning safety on maintenance (in close proximity to antenna units / non-public areas.)

Concerns of safety in non-public areas expressed

Jessica Vigor verified that Verizon antennas and equipment run 24 hours a day 365 days a year on at sites across the board. The levels of frequency that are emitted have all been found to be very minimal and have no impact on human health -factors that people thought were of a concern initially when all cell towers were a novelty. Because of this horizon's preferences are to: locate antennas on existing structures and buildings where possible. To her knowledge when maintenance is going on those antenna and those on this site will run continuously and has no knowledge of them being shut down but as Hyde stated we can get information.

Equipment to run .4 hours a day 365 days a year.

Dan Simmer piggybacked on the question of safety for maintenance workers in close proximity to antenna location during operation. His question was directed more towards electrical shock. He noted that in his experience as a state trooper. When trooper cars transmit at the keying of a mic. - And if one was touching the antenna he would get shocked. Dan recognized the need for constant transmission and reception of cell towers.

The shelter structure (siding) will match that of the Village Hall. Nick Bodkin asked about foundation – Alaskan slab type (of the structure) and its significance as to whether or not it needs to be classified as a Type I (pursuant to SEQR) thus triggering greater environmental review. Sara Colman stated that Joe Patricke recommended this site plan review (in addition to previous Village board reviews) of this matter.

Jessica Vigor stated classification of the project should be that of an ‘unlisted action’ pursuant to SEQR. Jessica also reviewed DEC SEQR regulations and reported that the DEC recommends use of the short environmental assessment form (2010 longer form) for all “unlisted actions.” (SEE: attached “DEC frequently asked questions” that was shared by Jessica.)

The chair then turned to Tab #1 of Verizon submission pages 1 through 4 - Appendix B of Part 617.2 - *The Short Environmental Assessment Form.* The planning board discussed the need to hold a public hearing and decided that this unlisted action would not require a public hearing.

Declaration of Lead agency & classification as “unlisted action” made Part 2 and 3 of Short form completed

Nick Bodkin moved The planning board declared itself a lead agency for a site plan review

of Verizon wireless equipment shelter and antenna location an unlisted action pursuant to SEQR **T.J. Wade seconded** and the motion **passed unanimously**.

Planning board then turned to pages 3 and 4 of Tab #1. The planning board members read and answered westerns one through 11 of Part 2 -Impact Assessment and answered unanimously that there would be no more small impact would occur for the corresponding questions. (SEE: Part 2 attached). - Part 3. Determination of Significance: Based on information of materials submitted and presented by Verizon wireless –

“The Planning Board finds -- that there will be no or very small environmental impact due to the relative small size of the project; use of existing parking locations and driveways; a minimum of ground disturbance during construction phase; co-location of antenna on an existing structure (the village water tower) and the fact that one other telecommunication service provider shares the site / situation – the Planning board hereby declares that there will be no significant or different short-term or accumulative long-term environmental impact at the site.”

Chair checked the box stating the proposed action would not result in any significant adverse environmental impacts. (SEE: Part 3 attached.)

The planning board shall refer the Verizon submittal of plans and supporting documents to Saratoga County pursuant to General Municipal Law 239m. for their response / comments.

The planning board will await return of County comments and place the Verizon wireless site plan application to the agenda for action at the April 8 monthly meeting of the planning board.

V. OLD BUSINESS

- 1. Review Planners Web’s And “Law of the Land Blog”**

<http://lawoftheland.wordpress.com/>

Chair to summarize annual report & include report of **Jeff Speck** (author of Walkable City) on May 23 in Glens Falls. SEE also: Jeff Speck on his book <http://www.youtube.com/watch?v=s-bToTGkA18> &

http://poststar.com/news/local/glens-falls-praised-as-walkers-city-now-officials-want-to/article_cde4375e-d2bf-11e2-9a1d-001a4bcf887a.html

Site Plan definition Review – **P.B. Bylaw review TABLE**; Comprehensive Plan Implementation Matrix (see 2008 Comp. Plan p 28); Zoning Review – **Inventory Comprehensive plans for new members.**

- 2. Village ASH Tree Survey FOR EAB (Agrilus planipennis or Agrilus marcopoli) using NYS Heritage Program iMap Invasives Grant available <http://imapinvasives.org/> or other survey methodologies**

[Request for supply of 2 Garmin eTrex Venture HC GPS Receiver units made]

Chair to report on a Wednesday (1/7/15) PRISM Task Force meeting for local governments that are encouraged to conduct surveys and landowners needing to be alerted to the destructive Emerald Ash Borer

Explanation of findings and determination of impacts for final approval

Final action of planning board on Verizon site plan -plan for April 8

**Emerald Ash Borer
DISTRUCTIVE**

VI. NEW BUSINESS

1. Respond to the Village Board's [Trustee Bill Hayes] request of to **UPDATE PLANNING AND ZONING WEBSITE in 2015(?)**.

Website
needing to be
updated

VII. CHAIR's REVIEW OF CORRESPONDANCE / Resources

1. Various E-Mails, Calls
2. Planning Commissioners Journal to be discontinued
3. D.F.J.L. in Receipt of Village Board Minutes.

Internet Resources:

[DOS Opinion-explanation on Alternates](#)

[Guide to Planning and Zoning Laws of New York State](#) [p.91-140]

South Glens Falls [Village Code Chapters \[153-35 Amendments authorized \]](#)

Saratoga County Map-Viewer <http://www.maphost.com/saratoga/>

NYS Local Gov. Handbook [NYS Local Government Handbook](#)

Site Plan Reviews Pursuant to sections 7-718 of the Village Law

Local Gov. and School Accountability [Local Accountability / Gov. & Schools](#)

Governor's Initiative <http://cutpropertytaxes.ny.gov/>

- VIII. REVIEW FUTURE AGENDA ITEMS - ANNOUNCEMENT of NEED(s) for next Planning Board Meeting scheduled for Wednesday April 8th, 2015 (Deadline for review submission(s) 3 weeks in advance: Wednesday March 18th.**

IX. REQUEST OF CHAIR FOR MOTION TO ADJOURN

Gayle Osborn moved to adjourn the meeting and **Nick Bodkin seconded** and the motion passed unanimously. The meeting was adjourned at **7:50 P.M.**

Meeting
Adjourned
7:50 P.M.



David F. Linehan, Chairman
For: SGF Village Planning Board

Attachment(s): Saratoga County responses to England subdivision referrals

February 27, 2015

Joseph ~~Patricke~~, Building Inspector/Zoning Officer
Village of South Glens Falls
46 Saratoga Avenue
South Glens Falls, NY 12803

RE: SCPB Subdivision Review# 15-A-08-England
2-lot subdivision of a 0.57-acre lot with an existing home.
Wilson Avenue (NYS Route 9/Saratoga Avenue)

Received from the Village of South Glens Falls Planning Board on February 13, 2015.

Reviewed by the Saratoga County Planning Board on February 19, 2015.

Decision: No Significant County Wide or Inter Community Impact

Comment: Due to the lack of a quorum at our monthly meeting the proposed subdivision was considered under the Memorandum of Understanding that exists between our two planning boards. In accordance with the Memorandum of Understanding (MOU) between the Village of South Glens Planning Board and the Saratoga County Planning Board, the above-noted subdivision has been reviewed by staff and deemed to present no countywide impact.

We note, however, that the proposed subdivision will create a new building lot (Parcel B) that is subject to an area variance for insufficient lot size (11,132 vs. 13,500 required). This agency (SCPB) has not yet been referred an application from the village zoning board of appeals for an area variance. As such, review and approval of the subdivision by the village planning board should not be considered until referral is made to and acted upon by the Saratoga County Planning Board. If an appeal has been granted by the village zoning board of appeals without referral and action by the Saratoga County planning board, then that action needs to be rescinded and the appeal reheard with proper referral to this agency.



Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

March 11, 2015

Joseph Patricke, Building Inspector/Zoning Officer
Village of South Glens Falls
46 Saratoga Avenue
South Glens Falls, NY 12803

RE: SCPB Referral Review#15-A-08 (subd # for Feb. 2015)-Area Variances-England
Insufficient lot size (<13,500 sf) and lot frontage (< 90 ft, but >existing neighborhood lot frontages) for lot to be newly created through subdivision.
Wilson Avenue, east of NYS Route 9 (Saratoga Avenue)

Received from the Village of South Glens Falls Zoning Board on March 4, 2015.

Reviewed by the Saratoga County Planning Board on March 19, 2015.

Decision: No Significant County Wide or Inter Community Impact

Comment: In accordance with the Memorandum of Understanding (MOU) between the Village of South Glens Falls Zoning Board of Appeals and the Saratoga County Planning Board, the above-noted Area Variance has been reviewed by staff and deemed to present no countywide impact. We understand that the proposed new building lot will reflect the typical appearance of the surrounding village streetscape and be provided with such infrastructure (street, sanitary, water and storm). While the lot frontage of 90' proposed for the new lot will be less than required by zoning, it is a frontage greater than that of the existing lots of the immediate area. By separate email transmission to you I am making available for consideration and adoption by the village of South Glens Falls zoning board of appeals a Zoning Referral Waiver Agreement. Presently, there is not such an Agreement between our board and the village zba. If, however, there had been the waiver Agreement it would not have been necessary for referral of this action. By use of the Memorandum of Understanding that we do have, we have been able to help expedite the review and consideration of the variances under appeal.



Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

Attachment from Tab #1
Verizon Wireless Binder / Application [DEC Regulation Part 617.20 – Appendix B
Short environmental Assessment Form]

617.20
Appendix B
Short Environmental Assessment Form

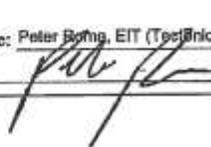
Instructions for Completing

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: Verizon Wireless - Farnwood - Unmanned Wireless Communications Facility			
Project Location (describe, and attach a location map): 46 Saratoga Avenue (NYS Route 9), Village of South Glens Falls, Saratoga County, NY 12803			
Brief Description of Proposed Action: Celco Partnership, d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the collocation of an unmanned wireless communications facility on the municipal water tank and in the parking lot in the eastern portion of the existing municipal property. Said property being located north-west of the intersection of Saratoga Avenue (NYS Route 9) and Marion Avenue. Access to the proposed facility will originate from Saratoga Avenue utilizing the existing driveway. In general, the installation will consist of the following: 12 antennas, 6 RRH units and 1 OVP unit to be mounted to the existing 167.6'± water tank at a center-line height of 100'±, a 12'x30' accessory equipment shelter at grade, and all related coaxial cabling and utility services (power and telephone).			
Name of Applicant or Sponsor: Celco Partnership, d/b/a Verizon Wireless		Telephone: (518) 588-9800 E-Mail: Margaret.Smith@VerizonWireless.com	
Address: 175 Calkins Road			
City/PO: Rochester		State: NY	Zip Code: 14623
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 governmental Agency? If Yes, list agency(s) name and permit or approval: Village of South Glens Falls site plan approval, and building permit			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.73 acres	
b. Total acreage to be physically disturbed?		0.04 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.04 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <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 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?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) 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 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? 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: _____ <i>Portable water service is not required since the proposed facility is an unmanned facility.</i>	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: _____ <i>There will be no wastewater generated since the proposed facility is an unmanned facility.</i>	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<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 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 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"/>	

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)? If Yes, explain purpose and size: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Peter Roth, EIT (Technic Engineering on applicant's behalf)</u> Date: <u>2/13/2015</u>		
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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"/>

	No, or small impact may occur	Moderate to large impact may occur
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"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

"The planning board finds - that there will be no or very small environmental impact due to the relative size of the project; use of existing parking locations and driveways; a minimum of ground disturbance during construction phase; co-location of antennas on an existing structure (Village water tower) and the fact that no other telecommunication service providers share the site and situation. The Planning board hereby declares that there will be no significant or different short term or accumulative long term environmental impact on the site."

<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.
SO. GLEN FALLS PLANNING BOARD March 11, 2015	
Name of Lead Agency Date	
DAVID P.J. LINDEMAN	PLANNING BOARDS CHAIR
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
<i>David J. Linde</i>	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT