

VILLAGE OF SOUTH GLENS FALLS PLANNING BOARD

46 Saratoga Avenue
South Glens Falls, NY 12803
518-793-1455



APPLICATION NO: _____
SUBMISSION DATE: _____
FEE: _____
CODE/BLDG INSP: _____

Application for Planning Board Review

APPLICATION FOR: Subdivision of any parcel of land into two or more parcels, lot line alternation or combination or aggregation of joining adjacent and independent tax map parcels.

Request for (check one)

- Subdivision (2 or more lots) Lot Line Alteration Lot Combination or Aggregation All Three **FEE: \$180.00**
- Site Plan Any Non-Residential Use Multiple Family Dwelling **FEE: \$160.00**

Property Information

Address of proposed Lots, Site Plan or Subdivision
112 Saratoga Ave, South Glens Falls, NY

Tax Map Number {s}
Section 50.21 Block 1 Lot 1.1

Intended Use and Occupancy which requires Planning Board Review

The applicant is proposing the construction of a cannabis retail dispensary at the project site. Proposed work will include the construction of the retail dispensary, a parking lot, associate utility connections, stormwater management, landscaping and lighting. The proposed site layout is provided on sheet C-0.0 "Conceptual Layout Plan".

Landowner H. Robert Baker et al

Name George Baker Address 7 Charles St, South Glens Falls, NY
Phone 518-793-4366 ^(please print) Home Work Cell

Surveyor, Architect or Engineer

Studio A Landscape Architecture and
Name Engineering, DPC (Contact: Matthew Huntington) Address 38 High Rock Ave, Suite 3, Saratoga Springs, NY 12866
Phone 518-450-4030 ^(please print) Home Work Cell

Applicant(s) -All affected owners are applicants (if different from landowner)

Name SPS Enterprises, LLC Khadijah Peak Signature [Signature] 1360 Wemple Lane, Niskayuna, NY 12309
Phone (518) 522-1462 ^(please print) Home Work Cell (Form must be signed to be valid)

(If signature is not the owner, written permission from the owner is required)

INSTRUCTIONS:

- Submit 8 copies of all documents including full size copies of survey at least 21 days prior to Planning Board Meeting

August 11, 2022

RE: 110-112 Saratoga Ave.
Village of South Glens Falls

I, G. Robert Baker, as executor, representing the Estate of George Baker grant permission for SPS Enterprises LLC to submit their site plan to the Village of South Glens Falls Planning Board for review.


G/Robert Baker

New York State Department of Environmental Conservation
Office of Environmental Quality, Region 5
Division of Environmental Remediation
1115 NYS Route 86 – P.O. Box 296, Ray Brook, New York 12977
Phone: (518) 897-1242 • FAX: (518) 897-1245
Website: www.dec.state.ny.us



February 8, 2006

Mr. David Fusco
c/o Colonial Car Wash
4017B State Street
Schenectady, NY 12304

Re: **NYSDEC Spill #0509253**
110-116 Saratoga Ave. (NYS Route 9)
South Glens Falls, Saratoga County

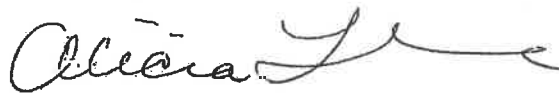
Dear Mr. Fusco:

The purpose of this letter is to confirm that the New York State Department of Environmental Conservation (Department) does not require remedial action at the above referenced site and the associated spill file has been closed, does not meet standards. This determination was made based on Northeastern Environmental Technologies Corporation's October 2005 Subsurface Investigation Report. Based on the information provided, the portion of the site investigated is primarily comprised of fill materials. The elevated levels of metals detected in the soil samples were not detected in the filtered groundwater samples. Therefore, the metals appear to be confined to the soil/fill matrix. In addition, the detections of low level petroleum contamination and the single minor exceedance of one polychlorinated biphenol (PCB) contaminant in an unfiltered groundwater sample do not appear to pose an environmental threat.

A copy of the Department's spill report form is enclosed for your records.

If you have questions, please call me at (518) 897-1242. Thank you.

Sincerely,



Alicia Thorne
Environmental Engineer 2

AT:rr
Enclosure

c: Mr. Jeff Wink, NETC
Mr. George Baker



22 Hudson Falls Road
South Glens Falls, NY 12803

518-747-3050 fax: 747-3179

May 31, 2002

747-2071

Attn: Bob Clear
Clear Construction Corp.
35 Sisson Road
Glens Falls, NY 12801

Re: Site Assessment Report

Dear Mr. Clear:

On May 2, 2002, M C Environmental Services, Inc. completed a tank cleaning and post-excavation site assessment at the construction site located at the corner of Routes 32 and 9 in South Glens Falls, NY.

Three USTS were cleaned and disposed of. A total of 700 gallons of gasoline/water mixture were removed, via vacuum truck. This material was disposed of at Mobil Oil Corporation in the Port of Albany, NY. (see enclosed bill-of-lading)

No groundwater was encountered during the project. Also, no contamination was encountered. Each tank was a separate excavation, therefore soil samples were taken from the sidewalls and bottoms of each excavation. Soil analyses that are enclosed show all are below detectable limits.

This concludes this report.

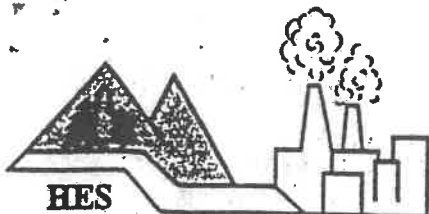
Thank you for the opportunity to assist you with this project. Should you have any questions with regard to this information, please do not hesitate to contact me.

Very truly yours,

Michael G. Craft
Michael G. Craft
President

/dad
encs.

c Andrew Franks
NYSDEC Region V



HUDSON ENVIRONMENTAL SERVICES, INC.

Mail: 22 Hudson Falls Rd., So. Glens Falls, NY 12803
 Delivery: 211 Ferry Blvd., So. Glens Falls, NY 12803
 Phone: 518/747-1060 Fax: 518/747-1062

CLIENT: MC Environmental Services, Inc.

DATE SAMPLED: 05/02/02

SAMPLE DESCRIPTION: Excavation 1B - Sidewalls

TIME SAMPLED: 11:00 am

MATRIX: Soil

DATE SAMPLE RECD: 05/03/02

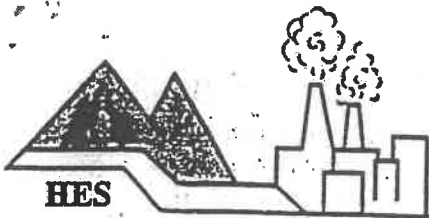
LOCATION: George Baker Prop., Saratoga Rd., SGF

TYPE SAMPLE: Composite

H.E.S.#: 0200503B02

SAMPLER: M. Craft/MC Env.

<u>PARAMETER</u>	<u>METHOD</u>	<u>RESULT</u>	<u>UNITS</u>	<u>TEST DATE</u>
MTBE	SW846-8021B	<5.4	ug/kg	05/14/02
Benzene	SW846-8021B	<5.4	ug/kg	05/14/02
Toluene	SW846-8021B	<5.4	ug/kg	05/14/02
Ethylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
m-Xylene\p-Xylene	SW846-8021B	<5.4	ug/kg	05/14/02
o-Xylene	SW846-8021B	<5.4	ug/kg	05/14/02
Isopropylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
n-Propylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
1,3,5-Trimethylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
tert, Butylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
1,2,4-Trimethylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
sec-Butylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
p-Isopropyltoluene	SW846-8021B	<5.4	ug/kg	05/14/02
n-Butylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
Non-Target Peaks		Negative		
Total Solids	EPA 160.3	93	%	05/06/02



HUDSON ENVIRONMENTAL SERVICES, INC.

Mail: 22 Hudson Falls Rd., So. Glens Falls, NY 12803
 Delivery: 211 Ferry Blvd., So. Glens Falls, NY 12803
 Phone: 518/747-1060 Fax: 518/747-1062

CLIENT: MC Environmental Services, Inc.

DATE SAMPLED: 05/02/02

SAMPLE DESCRIPTION: Excavation 2B - Sidewalls

TIME SAMPLED: 12:00 am

MATRIX: Soil

DATE SAMPLE RECD: 05/03/02

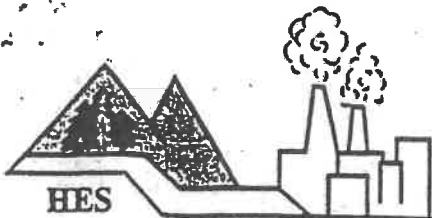
LOCATION: George Baker Prop., Saratoga Rd., SGF

TYPE SAMPLE: Composite

H.E.S.#: 0200503B04

SAMPLER: M. Craft/MC Env.

<u>PARAMETER</u>	<u>METHOD</u>	<u>RESULT</u>	<u>UNITS</u>	<u>TEST DATE</u>
MTBE	SW846-8021B	<5.6	ug/kg	05/14/02
Benzene	SW846-8021B	<5.6	ug/kg	05/14/02
Toluene	SW846-8021B	<5.6	ug/kg	05/14/02
Ethylbenzene	SW846-8021B	<5.6	ug/kg	05/14/02
m-Xylene\p-Xylene	SW846-8021B	<5.6	ug/kg	05/14/02
o-Xylene	SW846-8021B	<5.6	ug/kg	05/14/02
Isopropylbenzene	SW846-8021B	<5.6	ug/kg	05/14/02
n-Propylbenzene	SW846-8021B	<5.6	ug/kg	05/14/02
1,3,5-Trimethylbenzene	SW846-8021B	<5.6	ug/kg	05/14/02
tert,Butylbenzene	SW846-8021B	<5.6	ug/kg	05/14/02
1,2,4-Trimethylbenzene	SW846-8021B	<5.6	ug/kg	05/14/02
sec-Butylbenzene	SW846-8021B	<5.6	ug/kg	05/14/02
p-Isopropyltoluene	SW846-8021B	<5.6	ug/kg	05/14/02
n-Butylbenzene	SW846-8021B	<5.6	ug/kg	05/14/02
Non-Target Peaks		Negative		
Total Solids	EPA 160.3	89	%	05/06/02



HUDSON ENVIRONMENTAL SERVICES, INC.

Mail: 22 Hudson Falls Rd., So. Glens Falls, NY 12803
 Delivery: 211 Ferry Blvd., So. Glens Falls, NY 12803
 Phone: 518/747-1060 Fax: 518/747-1062

CLIENT: MC Environmental Services, Inc.

DATE SAMPLED: 05/02/02

SAMPLE DESCRIPTION: Excavation 3B - Sidewalls

TIME SAMPLED: 1:00 pm

MATRIX: Soil

DATE SAMPLE RECD: 05/03/02

LOCATION: George Baker Prop., Saratoga Rd., SGF

TYPE SAMPLE: Composite

H.E.S.#: 0200503B06

SAMPLER: M. Craft/MC Env.

<u>PARAMETER</u>	<u>METHOD</u>	<u>RESULT</u>	<u>UNITS</u>	<u>TEST DATE</u>
MTBE	SW846-8021B	<5.4	ug/kg	05/14/02
Benzene	SW846-8021B	<5.4	ug/kg	05/14/02
Toluene	SW846-8021B	<5.4	ug/kg	05/14/02
Ethylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
m-Xylene\p-Xylene	SW846-8021B	<5.4	ug/kg	05/14/02
o-Xylene	SW846-8021B	<5.4	ug/kg	05/14/02
Isopropylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
n-Propylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
1,3,5-Trimethylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
tert,Butylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
1,2,4-Trimethylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
sec-Butylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02
p-Isopropyltoluene	SW846-8021B	<5.4	ug/kg	05/14/02
n-Butylbenzene	SW846-8021B	<5.4	ug/kg	05/14/02

Non-Target Peaks

Negative

Total Solids	EPA 160.3	92	%	05/06/02
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All results on a dry weight.

Approval By: *M. Craft*

Date: 5/16/02

Hudson Environmental Services, Inc. certifies that the services provided were performed in accordance with the New York State Department of Health, Environmental Laboratory Approval Program certification manual. In the event of an error, HES's sole responsibility will be to perform reanalysis at its own expense. HES, Inc. assumes no other liability for damages incurred from the interpretation or use of the analysis provided.

This Shipping Order must be legibly filled in, in Ink, in Indelible Pencil, or in Carbon, and retained by the Agent.

Shipper No. _____

Page 1 of 1

MC Environmental Service

Carrier No. SA-175

(Name of Shipper)

(SCAC)

Date 05-02-02

On Collect on Delivery shipments, the letters "COD" must appear before consignee's name or so on the provided in Item 430, Sec. 1.

TO: Exxon/Mobil ANYT
 Consignee
 Street 50 Church St
 City Albany State N.Y. Zip Code _____

FROM: CLEAR Construction
 Shipper
 Street Rte. 9
 City South Glens Falls State N.Y. Zip Code _____
 24 hr. Emergency Contact Tel. No. 1-800-451-8996

Route BEST WAY

Vehicle Number 057

No. of Units & Container Type	HM	BASIC DESCRIPTION Proper Shipping Name, Hazard Class, Identification Number (UN or NA), Packing Group, per 172.101, 172.202, 172.203	TOTAL QUANTITY (Weight, Volume, Gallons, etc.)	WEIGHT (Subject to Correction)	RATE	CHARGES (For Carrier Use Only)
<u>1 TI</u>		<u>GASOLINE & WATER MIXTURE</u> <u>UN 1203</u>	<u>700 GALLONS</u>			

PLACARDS TENDERED: YES NO

Note - (1) Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property, as follows: "The agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding _____ per _____"
 (2) Where the applicable tariff provisions specify a limitation of the carrier's liability based on release or a value declaration by the shipper and the shipper does not release to carrier's liability or declare a value, the carrier's liability shall be limited to the extent provided by such provisions. See NMFC item 172.
 (3) Commodities requiring special or additional care or attention in handling or stowing must be so marked and packaged as to ensure safe transportation. See section 2(e) of Item 360, Bills of Lading, Freight Bills and Statements of Charges and Section 1(a) of the Contract Terms and Conditions for a list of such articles.

I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name and are classified, packed, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Signature _____

REMIT C.O.D. TO: ADDRESS

COD

Amount: \$

Subject to Section 7 of the conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement:
 The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

(Signature of Consignor)

G.O.D. FEE: PREPAID COLLECT

TOTAL CHARGES: \$

FREIGHT CHARGES: FREIGHT PREPAID Check box if charges are to be collect

RECEIVED, subject to classifications and tariffs in effect on the date of the issue of this Bill of Lading, the property described above in apparent good order, except as noted (contents and condition of contents of packages unknown), marked consigned, and destined as indicated above which said carrier (the word carrier being understood throughout this contract as meaning any person or corporation in possession of the property under contract) agrees to carry to its usual place of delivery at said destination, if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed as to each carrier of all or any of, said property over all or any portion of said route to destination and as to each party at any time interested in all or any said property, that every service to be performed hereunder shall be subject to all the bill of lading terms and conditions in the governing classification on the date of shipment.

Shipper hereby certifies that he is familiar with all the bill of lading terms and conditions in the governing classification and the said terms and conditions are hereby agreed to by the shipper and accepted for himself and his assigns.

SHIPPER CLEAR Construction

CARRIER MCES

BY [Signature]
05-02-02

PER [Signature]
 DATE 05-02-02

2

Permanent post-office address of shipper

