

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: Mohawk Harbor Sign at Mohawk Harbor Way			
Project Location (describe, and attach a location map): 220 Harborside Drive adjacent to Erie Boulevard			
Brief Description of Proposed Action: The proposed sign is located north of the intersection of Mohawk Harbor Way, a city street, the intersection with Erie Boulevard having a newly installed traffic signal. This sign will identify the commercial uses within Mohawk Harbor.			
Name of Applicant or Sponsor: Maxon Alco holdings, LLC		Telephone: 518-356-4445	
		E-Mail:	
Address: 695 Rotterdam Industrial Park			
City/PO: Schenectady		State: New York	Zip Code: 12306
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"/>
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: Variance from the City of Schenectady Board of Zoning Appeals			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.05 acres	
b. Total acreage to be physically disturbed?		1.34 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		57 +/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <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: _____ No water use required for this project.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No sewer discharge required for this project.	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <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 checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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: _____	NO <input checked="" type="checkbox"/>	YES <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: _____ Brownfield site undergoing remediation.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Daniel R. Hershberg, P.E. & L.S., Engineer for the Applicant Date: 11/13/2017		
Signature: <u>Daniel R.</u> Digitally signed by Daniel R. Hershberg, P.E. & L.S. DN: cn=Daniel R. Hershberg, P.E. & L.S., o=Hershberg & Hershberg, ou=Managing Partner, email=dan@hershberg.com, c=US Date: 2017.10.13 11:39:45 -04'00'		

Hershberg, P.E. & L.S.

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 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: 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"/>

	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 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"/>

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.

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

PRINT

**City of Schenectady
Application for Area Variance
of Chapter 264; Zoning Code**

TO THE BOARD OF ZONING APPEALS:

I, Paul Fallati on behalf Maxon Alco Holdings, LLC, developer of Mohawk Harbor which includes the property located at 220 Harborside Drive, Tax parcel number, 39.42-1-20, HEREBY petition the Board of Zoning Appeals of the City of Schenectady to grant a variation of the Zoning Code Section(s) 264-59, to allow the following as described below or shown on the accompanying drawings which have been denied by the Zoning Officer/Building Inspector, as specified on the attached Notice of Noncompliance (attach additional sheets as necessary to address any of the following sections).

1. Describe your application as proposed:

The Mohawk Harbor project, located at the former Alco site, is a large scale development project containing a diverse variety of approved uses including a casino gaming facility and related uses, 2 hotels, up to 25 retail outlets, offices, condominiums and apartments. The project and all its uses have received site plan approval from the Schenectady Planning Commission and construction has been completed or nearing completion on a number of buildings within the project site. The proposed sign is to safely direct drivers of vehicles passing the project along Erie Boulevard to hotels, retail users and offices located within Mohawk Harbor. The proposed sign is located north of the intersection of Mohawk Harbor Way, a city street, the intersection with Erie Boulevard having a newly installed traffic signal. People arriving from the North will be inclined to use this entrance rather than the entrance at the roundabout.

2. Explain why you believe that your variance request will not create an undesirable change in the character of the neighborhood or be a detriment to nearby properties if it is granted:

The variance request will not create an undesirable change in the character of the neighborhood or be a detriment to nearby properties. Almost every property along Erie Boulevard is Industrial or Commercial in nature and is identified with signs. This sign identifying the commercial uses within Mohawk Harbor is consistent with the Mixed Use character of Erie Boulevard. Also this sign will direct people arriving from the North to use this entrance rather than the entrance at the roundabout and will reduce the traffic impact. This will be a positive change to the neighborhood rather than an adverse impact which may occur without this sign. There are several billboards along Erie Boulevard, some immediately adjacent to this site, which display large amounts of advertising.

3. Can the benefit you seek by virtue of this variance application be achieved by revising your proposal? If not, explain why there are no other alternatives.

Erie Boulevard is a 4-lane highway (technically known as the Maxon Road Arterial). Vehicle speed is at higher rates than elsewhere in the City. A sign larger and more visible than the permitted sign is necessary for motorists to be able to identify easily and quickly. There are no

mixed-use properties in the neighborhood that contain 25+ retail or commercial users businesses that need to be identified at one common entrance like Mohawk Harbor. The proposal has been revised to eliminate one variance previously requested. Also the overall height and square footage of the sign has been reduced from the previous submission to the minimum necessary to maintain the integrity of the sign while maintaining the ease of visibility

4. Explain why you believe the proposed variance is not substantial.

The variances requested are not substantial. It would be a substantial impact on the corridor if each business had its own individual, freestanding signs as permitted in the zoning code. By consolidating the signs into one larger sign, it provides a more concise message and image. Also by locating the sign in front of a substantial parking level wall, the visual impact of the sign is reduced to a level which should be considered insubstantial.

5. Explain why you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

The variances will not have an adverse effect or impact upon the physical or environmental conditions in the neighborhood. The neighborhood is largely commercial in nature and other businesses in the corridor have signs. Adding this sign will have no measurable adverse impact upon the physical or environmental conditions in the neighborhood.

6. Explain why you believe the difficulty that requires the variance was not "self-created."

The difficulty resolved by proposed variance may be considered self-created although when the Applicant acquired the site they could not envision that the site would develop into a project with the large number of different uses requiring identification. However, even if the Board determines that this difficulty was self-created, that determination does not bar the granting of an area variance. The publication by the New York State Department of State for Boards of Zoning Appeals states "perhaps the most important point we can make here is that self-created difficulty, as it relates to an area variance application, is not the same as self-created *hardship*, as set forth above with respect to the use variance. Even if present, it constitutes only one factor to be considered by the board of appeals; it does not, in and of itself, act as a bar to the grant of an area variance."

Date: November 13, 2017

Signed:



695 Rotterdam Industrial Park

Address:

Schenectady, NY

City:

12306

Zip Code:

518.356.4445

Phone:



Mohawk Harbor

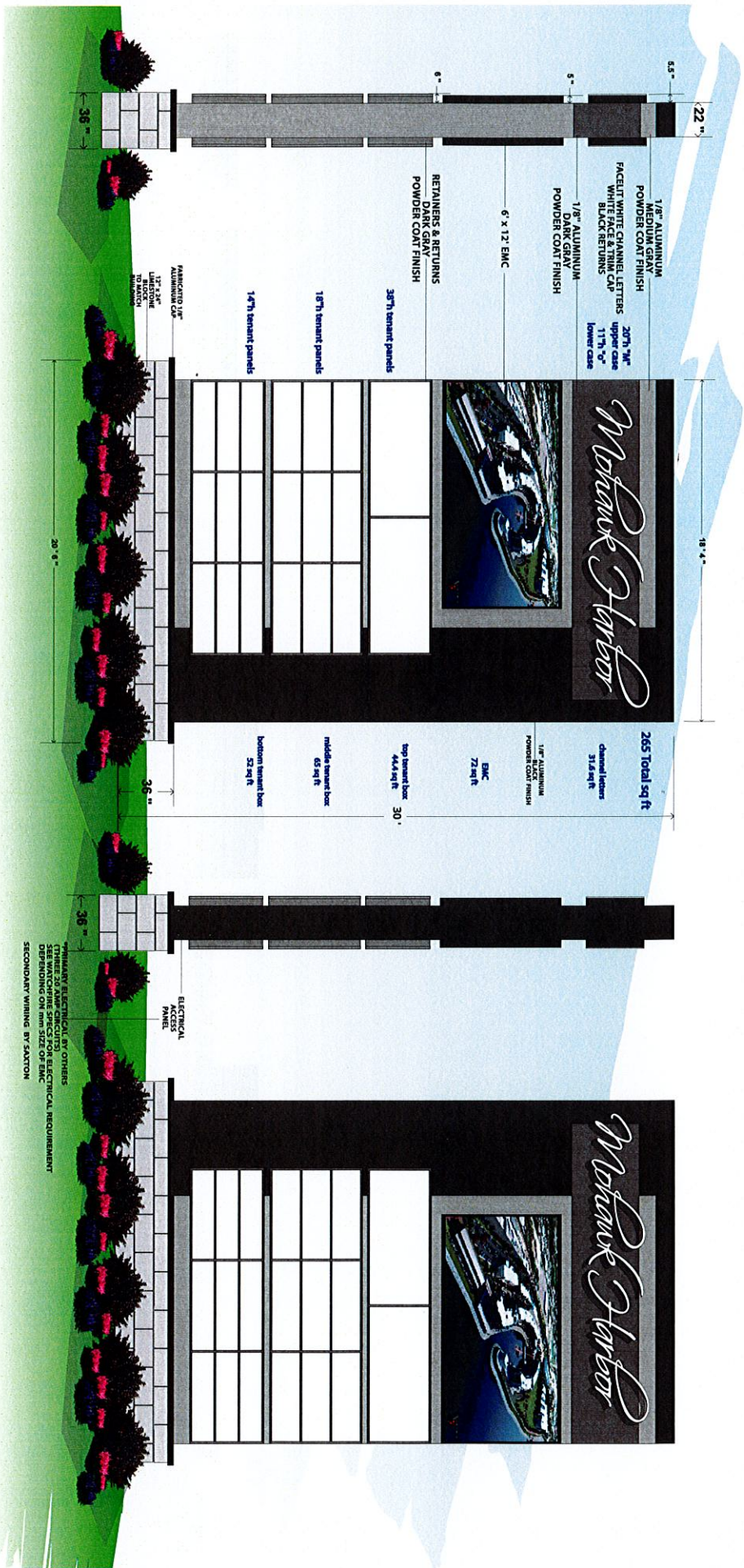
Schenectady, NY

DATE _____

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DRAWN BY: SP

SALESPERSON: PJB





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

ALL WORK SHALL BE DONE
IN ACCORDANCE WITH THE
LATEST EDITION OF THE
NYS ENGINEERING AND
LAND SURVEYING LAW.
SIGNATURE IS REQUIRED.



REVISIONS
DATE
REMARKS

PROJECT: Pylon Sign
LOCATION: MOHAWK HARBOR
Schenectady, New York
DATE: 11-13-2017
SCALE: 1"=10'
DWG. NO.: 17-001
BY: JAC

17-001-01

