TOWN OF NORTH GREENBUSH
BUILDING DEPARTMENT
2 DOUGLAS STREET, WYNANTSKILL, NY 12198-7561
TELEPHONE (518) 283-2714
FAX (518) 286-2261

APPLICATION FOR SITE PLAN REVIEW

☐ **The North Greenbush Planning Board Cover Page must be attached & submitted with this application. The Application documentation packet distribution list cover sheet is on the website with the applications.**

☑ Modification to existing plan
☐ New Site Plan

Name of proposed development: ACE Hardware Propane Filling Station

Applicant:
Name: Angelo Grasso - Hatchet Hardware
Address:
Brooklyn, NY
Telephone:
E-Mail: angelo.grasso@agdscorp.com
Fax#:
SIGNATURE:

Plans Prepared by:
Name: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP
Address: 411 Union Street
Schenectady, NY 12305
Telephone: 518-377-0315
E-Mail: luigi@abdeng.com
Fax#: 518-377-0379

Owner (if different)
Name:
Address:
Telephone:
E-Mail:
Fax#:
SIGNATURE:

Person Authorized to Represent:
Name: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP
Address: 411 Union Street
Schenectady, NY 12305
Telephone: 518-377-0315
E-Mail: luigi@abdeng.com
Fax#: 518-0379

Ownership intentions (i.e., purchase options):

Location of site: 115 Main Avenue, North Greenbush, NY 12198

Tax map description:
Section: 124.05 Block: 3 Lot: 20

Current zoning classification: Hamlet

Water District: #2 **Sewer District:** County #1

State and federal permits needed (list type and appropriate department): N/A

Current use(s) of site: Hardware Store

kc: \forms/Ap For Site Plan Review
Updated: 2/2024

Proposed use(s) of site: Hardware Store

Total site area (square feet or acres): 25,513 square feet (0.59± acres)
Anticipated construction time: Summer

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.): Commercial

Current condition of site (buildings, brush, etc.): Building & Parking lot

Character of surrounding lands (suburban, agriculture, wetlands, etc.): Suburban

Estimated cost of proposed improvement: $ 5,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): Similar

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

___ for residential buildings include number of dwellings units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

X for non-residential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

___ other proposal structures

(Use separate sheet if needed)
Building square footage is 10,801 square feet, single story with 36± parking spaces.

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:
ACE Hardware Propoane Filling Station

Project Location (describe, and attach a location map):
115 Main Avenue, North Greenbush, NY 12198

Brief Description of Proposed Action:
The Applicant is proposing to install a propane filling station per Town requirements.

Name of Applicant or Sponsor:	Telephone:
Angelo Grasso - Hatchet Hardware	E-Mail: angelo.grasso@agdscorp.com

Address:

City/PO:	State:	Zip Code:
Brooklyn	NY	

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board, Building Department	☐	☑

3. a. Total acreage of the site of the proposed action? 0.59 acres
   b. Total acreage to be physically disturbed? 0.10 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.59 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✓	☐
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	✓
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	✓
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: _____	☐	✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	✓	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	✓	☐
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	✓	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	✓	☐
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
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: _____	☑	☐
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: _____ DEC ID#'s: 442024, V00069	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

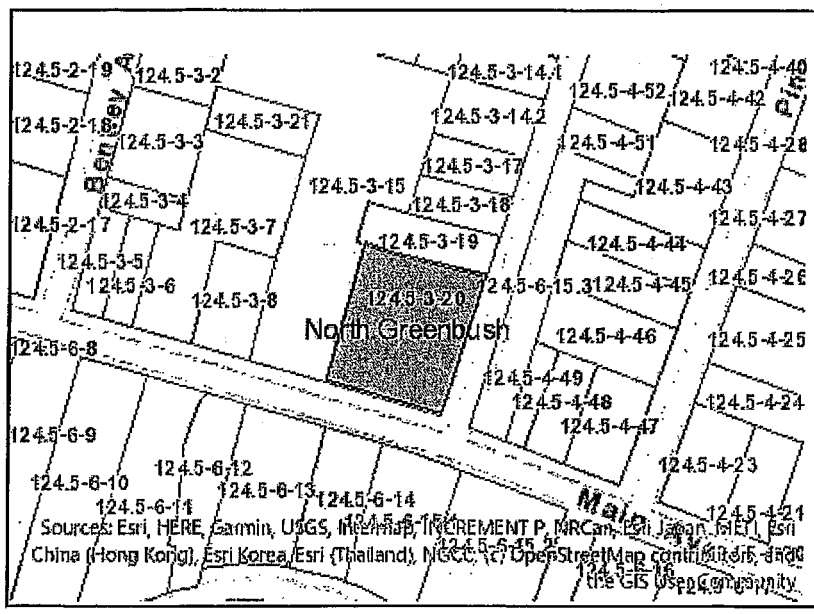
Applicant/sponsor/name: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP Date: March 18, 2026

Signature: _____ Title: Professional Engineer

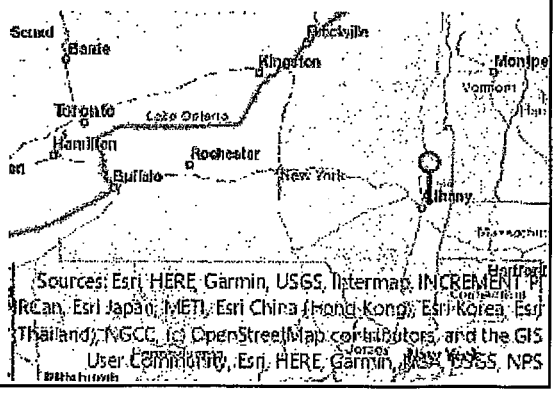
PRINT FORM

EAF Mapper Summary Report

Wednesday, March 18, 2026 12:36 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

Project Update Narrative Statement

Propane Filling Station
Ace (Hatchet) Hardware
115 Main Street
Town of North Greenbush, Rensselaer County

Town of North Greenbush Planning Board approved the site plan for a hardware store in 2021. The Hardware Store is operational and would like to install a 500 gallon propane filling station behind the building. This proposal will not affect greenspace or parking spaces. All codes will be met for installation of this propane station. Site plan/special use permit is requested by the Planning Board.