Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198

Applicant Number	26-26
Date Application Received	9/29/26
Hearing Scheduled Date	10/14/26
Application Fee	450.00
Approved Date_____	Conditions (y/n)_____
Denial Date _____	Withdrawn Date_____
Zoning Chairperson	R. FRENCH

Application for a Variance, Special Permit, and/or Appeal

Zoning Board Fees as per Chapter 197 Section I

General Information

	Applicant:		Property Owner:
Name:	North Greenbush Public Library	**Name:**	JAMIEL MOHAMED
EMAIL:		**EMAIL:**	NA
Company:	kmyer@emmawillard.org	**Company:**	
Address:	141 Main Ave, Wynantskill, NY 12198	**Address:**	11 Mohamed Farm Way 12198
Phone:	(518) 283-0303	**Phone:**	518-360-9569

Applicant is: Owner____ Builder____ Lessee____ Architect/Engineer____ Agent____ Other X
If Other, Explain: Contract Vendee

Lot Information

Street Address of Lot: 9-14 Mohameds Farm Way

Parcel ID Number: 134.-4-5.11 Zoning District: AR
Irregular Shape of Lot (Y or N) N Corner Lot (Y or N) N
Existing: Lot Area 5.43 Frontage _____ Depth _____
Set Backs: Front NA Rear NA Left NA Right NA
Proposed : Lot Area 5.43 Frontage 318FT Depth _____
Setbacks: Front >75 Rear >75 Left >75 Right >75
Type of Water Service: Municipal Type of Sanitary Disposal Municipal

Describe Existing Use:
Vacant

Type of Request:
X Area Variance ____Use Variance
X Special Permit ____Code Interpretation

Briefly describe the proposal:
NGPL") has proposed a new library facility to be located on a portion of the above captioned Project Site. NGPL is proposing a new approximately 6,000 SF library on the Project Site, which will include 34 parking spaces, landscaping, lighting and related infrastructure (the "Project").

Abutters- Adjacent Property Owners

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front	William Allie / Noel Thomas	465 Snyders Lake Rd., Wynantskill	Residential
Rear	North American Islamic Trust	21 Lansing Road, Schenectady NY	Cemetery
Left	Robert Behrens / Nancy Caulfield	462 Snyders Lake Rd.,Wynantskill	Residential
Right	Robery and Kellie Blatt	5 Mohameds Farm Way, Wynantskill	Residential

Required Submittals

X A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
X Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form
X Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

NOTE: Additional submittals may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in the processing or denial of the application.

Have there been any other variances issued for this property? (Y or N) NO
If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: Library
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:	5 acres	5 acres
Width at set back:	400 FT	299 FT
Front Setback:	75 FT	>75 FT
Rear Setback:	75 FT	>75 FT
Left Side Setback:	75 FT	>75 FT
Right Side Setback:	75 FT	>75 FT
Maximum Lot Coverage:	20%	15.5%
Maximum Height:	40 FT	35 FT

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:	30	34
Buffer:	NA	
Units per Acre:	NA	NA

Area Variance Continued

1. Explain how no undesirable change will be produces in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

   See cover letter.

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

   See cover letter.

3. Describe whether the requested Area Variance is substantial.

   See cover letter.

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

   See cover letter.

5. Explain whether difficulty is self- created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.

   See cover letter.

For Use Variance Applications, please complete the following: N/A

Describe the request use:_____

1. Explain why the application cannot realize a reasonable return without the Use Variance, as demonstrated by the content financial evidence.

2. Explain how the alleged hardship relating to the property is unique, and does not apply to a substantial portion of the neighborhood.

3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.

Explain whether the alleged hardships have been self- created.

Describe in Detail your request:

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit,** Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

	Applicant:	Property owner:
Name:	Katie Myer	JAMIEL M MOHAMED
Signature:		
Date:	9/25/2026	9-25-26

FEES as per Town Code Chapter 197:

Special Permits for a residential single parcel: $50.00 *Special Permit for non-residential parcel: $150.00*
Area Variance for a single residential parcel: $100.00 *Area Variance for a non- residential parcel: $300.00*
Use Variance for a single residential parcel: $200.00 *Use Variance for a non-residential parcel: $500.00*
Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications

617.20

WHITEMAN
OSTERMAN
& HANNA LLP

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September 29, 2026

Chairman Richard French and
Members of the Zoning Board of Appeals
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198

Re: North Greenbush Public Library – Area Variance and Special Use Permit
Project Site: 9-14 Mohameds Farm Way (SBL: 134.-4-5.11)

Dear Chairman French and Members of the Zoning Board of Appeals:

Our office has been retained by the North Greenbush Public Library ("NGPL" or "Applicant") related to its proposed library facility to be located on a portion of the above captioned Project Site. NGPL is proposing a new approximately 6,000 SF library on the Project Site, which will include 34 parking spaces, landscaping, lighting and related infrastructure (the "Project"). We submit this letter and related enclosures in furtherance of the required special use permit and area variance (lot width) needed to facilitate the Project. *See* **Exhibit A** [ZBA Application Form].

The Project Site is within the Town's Agriculture Residential "AR" zoning district. The Project is classified as a "cultural facility" in the Town of North Greenbush. In addition to site plan and subdivision approval from the Planning Board, the Project also requires a special use permit and area variance from the Town's Zoning Board of Appeals ("ZBA"). The needed variance relates to lot width at the front setback line, which is proposed to be approximately 299 FT where 400 FT is required by the Town of North Greenbush Zoning Code ("Zoning Code"). However, we highlight that the total frontage is 317.97 feet including the area of the access drive that is proposed.

The owner of the Project Site previously subdivided the Project Site with approval from the Planning Board and created a three (3) acre parcel for the Project. However, upon further investigation during NGPL's due diligence process and review, it was discovered that the AR

zoning district regulations require non-residential developments to have a lot size of 5-acres. Therefore, NGPL has proposed a re-subdivision to create a 5-acre parcel, along with a Town standard access drive serving the Project and any potential future development on the remainder of the Project Site.

The NGPL Board of Trustees, as the lead agency pursuant to the State Environmental Quality Review Act ("SEQRA"), conducted a coordinated environmental review of the Project and issued a SEQRA Negative Declaration on August 27, 2026. *See* **Exhibit B** [SEQRA Negative Declaration and EAF]. Therefore, given that a coordinated SEQRA review was conducted and completed, no other involved agencies shall conduct an independent SEQRA review. We have provided copies of the SEQRA Negative Declaration and all supporting documentation to the Planning Board with this application (e.g. SEQRA Narrative, Phase 1A/1B archeological report, traffic site distance assessment, wetland report, etc.). *See* **Enclosed** [SEQRA Expanded EAF]. The below also provides a summary of the Project, its expected operations and addresses the Town's special use permit standards and area variance standards.

We highlight that, in New York, libraries enjoy "special treatment" with respect to local land use regulations and seeking relief from the same. *See E. Hampton Libr. v. Zoning Bd. of Appeals of Vill. of E. Hampton*, 31 Misc. 3d 1231(A), 932 N.Y.S.2d 760 (Suffolk Co., Sup. Ct. 2011) (holding that libraries are educational institutions and "[t]he deferential treatment accorded to educational institutions is attributable to their inherently beneficial nature."). NGPL is a special district public library chartered by the New York State Board of Regents, and, therefore, the ZBA shall provide deferential treatment to permitting the Project and granting the requested variance and special use permit. *See* **Exhibit C** [NGPL Charter and Legislation].

Project Narrative

As discussed above, the Project includes a new approximately 6,000 SF library on the Project Site, which will include 34 parking spaces, landscaping, lighting and related infrastructure (the "Project"). *See* **Enclosed** [Site Plans, prepared by LaBella Associates, dated September 14, 2026]. Access to the Property will be provided from the proposed access drive that extends from Snyder's Lake Road via a new curb cut, which will provide adequate sight lines and traffic safety. Permitting for the proposed new curb cut will be facilitated by the Rensselaer County Highway Department.

The Project will include a single-story building, the exterior is anticipated to be clad in cementitious clapboard and board-and-batten siding, with an architectural asphalt shingle and standing-seam metal roof, with a design in keeping with the agricultural and rural context of the immediate vicinity. Site walls will be of cultured stone cladding, as may some accent pieces of the building. *See* **Enclosed** [Architectural Elevations, prepared by Bulter Rowland Mays, dated February 16, 2026].

The trash/recycling enclosure will be constructed with the same cultured stone wainscot and cementitious siding façade to match the building. There is an existing water main in Snyder's Lake Road that will be utilized for the Project. It is anticipated that the Project will utilize 325 gallons per day, which can be serviced by the existing public water supply. There is an existing

sanitary sewer line operated by the Rensselaer County Sewer District located in Snyder's Lake Road.

New pole-mounted dark sky compliant LED site lighting fixtures are proposed to illuminate the parking lot and to provide consistent lighting levels for the parking and drive lanes. Bollard-mounted dark sky fixtures will be utilized for paved walkways. The layout will minimize light spill at the property lines. Exterior building lighting will be soffit-mounted and directed downward at exits and entrances. Any accent lighting of the building façade will be directed, and screened to prevent light migration.

Landscaping is proposed to include trees and shrubs, in addition to grasses, groundcovers and perennials as part of the Project. Screening will focus on Mohamed Way, the cemetery entrance road to the west, and restrict views of the parking lot while maintaining the new sight lines for entry/egress to the Project Site.

Proposed signage will consist of a freestanding Library identification sign on Snyder's Lake Road, located to avoid impeding sightlines, but to adequately identify the building for the public. Directional signs and building signage will be located at the driveways to guide patrons. Lettering on the primary building façade will identify the NGPL.

Library Operations

As a public library, subject to Wicks Law and other public bidding requirements, the construction of the new facility will involve at least four separate construction trades to develop the project site. Likely construction employment is anticipated to reach 30-40 jobs, and construction is anticipated to last approximately 12 months. Permanent professional library staff are expected to continue at current levels, with one full time and eight part time employees, including Director, professional staff, and clerks.

The NGPL currently anticipates maintaining existing operating hours, which are 10am – 7pm Monday through Friday, 10am – 2pm Saturday, and closed on Sundays. Evening events may be scheduled in the Meeting Room that may occasionally last after 7pm. During peak hours, the library will have a staff of three people. Current patron usage patterns indicate a peak usage of 55 people between the hours of 10am and 3pm, and an overall average usage of 95 persons per day.

Local waste hauling companies will be utilized for trash removal, and pick-up will be limited to times outside of peak hours. Library system van deliveries are typically provided five times a week or as needed during off peak hours as well.

The NGPL is extremely engaged with local institutions and cultural entities, including Cornell Cooperative Extension of Rensselaer County, the Wynantskill Union Free School District, and the Rensselaer County One Stop Career Center. The design of the building includes a SOHO, or small-office/home office, which may be reserved by community members who work from home or are looking for a remote office setting.

Area Variance Standards

As noted above, the Project requires an area variance for lot width at front setback line. As noted above, the Project (and related subdivision) proposes a new lot that will be 299 FT, where 400 FT is required for a non-residential use in the AR zoning district.

New York State ("NYS") Town Law § 267-B(3)(b) provides the applicable legal standards for review of area variances by the ZBA. This law requires the ZBA, in deciding whether to grant the requested variances to undertake a "balancing test" that considers the "benefits to the applicant if the variance is granted, as weigh against the detriment to the health, safety, and welfare of the neighborhood or community by such grant." As discussed below, we submit that the requested variance is justified under this "balancing test" as required by NYS Town Law.

NYS Town Law § 267-B(3)(b)(1) – Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the area variance.

The Project Site is located in a residential and agricultural area within the Town of North Greenbush. *See* **Exhibit D** [Aerial Image]. To the east of the Project Site are lands owned by the current property owner of the Project Site, Jamil Mohammed. To the west of the Project Site is an access drive that leads to the lands of the Islamic Trust and their cemetery. The Project Site is buffered from residences to the west by existing vegetation. Thus, the operations of the public library will not result in any adverse impacts on adjacent owners.

To this end, we highlight that the library's hours of operation are Monday – Friday: 10:00 am – 7:00 pm, Saturday: 10:00 am – 2:00 pm. Thus, the library is not operational later in the evenings and would not disturb any of the nearby residents. In addition, the Library has proposed dark sky compliant and downward facing lighting to ensure that significant lighting is not escaping the Project Site. LaBella has reviewed the Project's access and has evaluated any related sight distance traffic issues. The traffic assessment found that the Project would not result in any impacts to traffic safety and that property sight distances are provided. *See* **Enclosed** [SEQRA Expanded EAF].

We have also enclosed a Stormwater Pollution Prevention Plan ("SWPPP") prepared by LaBella, dated September 2026, which has been prepared in compliance with all local and State regulations to ensure that the development of the Project will not result in any adverse drainage impacts given the increased impervious surface from the Project.

That said, we highlight that the requested variance is required to permit the proposed subdivision to be approved by the Planning Board. Last year, the Planning Board approved a subdivision of the Project Site to facilitate the proposed library, which created a 3-acre lot. After further review, we noticed that the proposed library required a lot area of at least 5-acres and 400 FT of lot width at the front setback line.

Realizing this issue, the Applicant agreed to purchase an additional 2-acres of land to achieve zoning compliance related to lot area. In addition, the Applicant increased the proposed lot width as much as possible without disturbing existing conditions to the east and to allow for a Town standard access drive to be developed. As noted above, the proposed lot width still allows the Project to be developed with an appropriate Town standard access drive with the required sight distances. Therefore, the requested area variance will not result in any detrimental impacts to the neighborhood.

NYS Town Law § 267-B(3)(b)(2) – Whether the benefit sought by the Applicant can be achieved by some method, feasible for the Applicant to pursue, other than an area variance.

In this instance, the benefit to the Applicant cannot be achieved via an alternative method other than the requested area variance. The Applicant has undergone a lengthy due diligence review process, which included various iterations to achieve zoning compliance (5-acres of lot area and 400 FT of lot area). To this end, the Applicant has stretched the lot width to the maximum extent possible and, therefore, the requested lot width variance is the only mechanism to allow the Project to proceed.

To the west of the Project Site is an access drive that leads to the Islamic Trust cemetery and cannot be included in the Project Site to increase lot width. *See* **Exhibit D** [Area Image]. To the east, the Applicant has stretched the lot width as far as possible as to not conflict with existing residences and access to those residences, while still allowing for the Town standard access drive to be constructed and serve any future development in the rear of the property.

NYS Town Law § 267-B(3)(b)(3) – Whether the requested area variance is substantial.

The requested variance is seeking relief for approximately 25% of the Zoning Code's lot width requirements, which is inherently not substantial. Nevertheless, this area variance criteria shall be made considering the totality of the circumstances. *See Friends of Shawangunks, Inc. v. Zoning Bd. of Appeals of Town of Gardiner*, 56 A.D.3d 883, 886, 867 N.Y.S.2d 238, 241 (3d Dep't 2008) (although variances were substantial the ZBA properly determined area variances will not have a substantial impact on the community.). Here, we are requesting that the ZBA permit a lot width of 299 FT where 400 FT is required for "other" uses in the AR zoning district. The Project will be connected to public water and sewer. In the AR zoning district, the lot width requirements vary depending on whether public water and sewer are provided. For residential uses that are connected to public water and sewer a lower lot area is required (1-acre), which also means a lower lot width is required (150 FT). Thus, while a larger lot width is required by the Zoning Code, it is not required to facilitate the Project.

The intent related to larger lot sizes and lot widths to ensure that the Project Site has appropriate room for access (sight distance) and to provide for the appropriate connection to utilities coming from the right-of-way (water and sewer). Here, the LaBella traffic assessment indicates that the appropriate sight distance is provided via the new access drive. Also, the lot width is decreased by the Applicant providing a Town standard access drive to be located on the Project Site to provide future access development that may occur on the remainder of the property

(frontage 317.97 FT including the access drive). In addition, the Site Plans indicate that there is appropriate frontage for service connections to utilities.

In addition, we highlight that the frontage of the Project is located along the new access drive, which has been proposed to be a Town standard road and will be offered for dedication. This, once the proposed Town standard access drive is constructed, the Project will have even more frontage.

Therefore, because no adverse impacts will result, and the Project is a community benefit, the requested variance is not substantial given the totality of the circumstances.

NYS Town Law § 267-B(3)(b)(4) – Whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The Applicant, as the SEQRA lead agency, has conducted an exhaustive environmental review and has adopted a SEQRA Negative Declaration that the Project will not result in any significant adverse environmental impacts. *See* **Enclosed** [SEQRA Negative Declaration and EAF]. In addition, the Applicant has submitted the enclosed a SEQRA Expanded Environmental Assessment, which was the basis of the Negative Declaration and assessed every potential environmental impacts and included the following reports and studies:

1) Geotechnical Investigation Report;
2) Wetland Report;
3) NYSDEC Wetland Correspondence;
4) Phase 1A/1B Historical and Archeological Report;
5) New York State Historic Preservation Office Correspondence; and
6) Site Distance Analysis.

See **Enclosed** [SEQRA Expanded Environmental Assessment].

Based on the SEQRA Expanded Environmental Assessment and the SWPPP, the Project will not result in any adverse effects or impacts on the physical or environmental conditions in the neighborhood or district.

NYS Town Law § 267-B(3)(b)(5) – Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

First, we highlight that this variance consideration does not preclude the granting of the area variance. That said, we highlight that the request for the variance is not self-created because of the constraints of related to frontage along the Property. The Applicant was only able to create approximately 299 FT given the existing residences to the east and the cemetery access drive to the west. That said, the Applicant was able to revise the purchase contract to increase the proposed lot size to 5-acres to achieve zoning compliance related to lot area. The Applicant went to great efforts to achieve zoning compliance, but the existing frontage conditions prohibit zoning compliance.

Special Use Permit Standards

The Project also requires a special use permit from the ZBA. Per Zoning Code § 197-61, a special use permit shall be granted upon a finding that the Project "is consistent with the public health, safety and general welfare and subject to appropriate conditions and safeguards, to include the public or commercial inconvenience of the applicant, and in accordance with standards and criteria delineated in any rules and regulations of the ZBA as shall be promulgated."

Here, the Project will replace the existing NGPL facility to better serve the community and residents within the Town of North Greenbush. The enclosed materials demonstrate that the Project will not have any adverse impacts related to traffic, lighting, stormwater, etc. Therefore, the Project does not pose any threat to the health, safety and general welfare of the community. NGPL is looking forward to providing the community with a larger library with ample open space. It is for these reasons, that we ask the ZBA to approved the requested special use permit for the Project.

In fact, it has been recognized by the Courts in New York that public libraries are inherently beneficial to the community and therefore are afforded "special treatment" with respect to local land use regulations and seeking relief from the same. *See E. Hampton Libr. v. Zoning Bd. of Appeals of Vill. of E. Hampton*, 31 Misc. 3d 1231(A), 932 N.Y.S.2d 760 (Suffolk Co., Sup. Ct. 2011) (holding that libraries are educational institutions and "[t]he deferential treatment accorded to educational institutions is attributable to their inherently beneficial nature."). Thus, the ZBA should grant the requested special use permit to allow for the Project to proceed to the benefit of the community.

Conclusion

Based on the foregoing, granting the requested area variance will not detrimentally affect the health, safety, and welfare of the surrounding commercial properties. It is clear that the benefit to NGPL from granting the variance clearly outweighs any detrimental impacts to the community and the variance should be granted. Similarly, the Project is a community benefit that will be consistent with the health, safety and general welfare of the community and, therefore, the special use permit shall be granted.

In furtherance of the above, we have enclosed seven (7) copies of the instant letter with the following enclosures:

Exhibit A: ZBA Application Form;
Exhibit B: SEQRA Negative Declaration and Environmental Assessment Forms;
Exhibit C: NGPL Charter; and
Exhibit D: Aerial Image of Project Site.

Enclosed: SEQRA Expanded EAF;
Enclosed: Site Plans, prepared by LaBella Associates, dated September 14, 2026;

Enclosed: Architectural Elevations, prepared by Bulter Rowland Mays, dated February 16, 2026; and

Enclosed: Lot Line Adjustment Plan, prepared by LaBella Associates, dated September 10, 206.

We have also enclosed a check in the amount of $450 made out to the Town of North Greenbush representing the area variance and special use permit application fee.

Thank you kindly for your attention to this application and we request to be placed on your October 14, 2026 ZBA meeting for review. To the extent that the ZBA or Town staff have any questions, please do not hesitate to contact me at (518) 487-7612 or cgottlieb@woh.com.

Very Truly Yours,

/s/ *Charles J. Gottlieb*

Charles J. Gottlieb

Enclosures

cc: Paul Mays, RA, Butler Rowland Mays Architects, LLP (via email)
Christian Rohrmeier, EIT, LaBella Associates (via email)
Katie Myer, NGPL (via email)
Jamil Mohamed (via email)

EXHIBIT A

NORTH GREENBUSH PUBLIC LIBRARY
RENSSELAER COUNTY, NEW YORK

RESOLUTION

DESIGNATION OF LEAD AGENCY AND DETERMINATION OF NON-SIGIFNCANCE PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") FOR A PROPOSED LIBRARY ON SYNDERS LAKE ROAD IN THE TOWN OF NORTH GREENBUSH

At a regular meeting of the Board of Trustees of the North Greenbush Public Library, held at the Town of North Greenbush Town Hall, 141 Main Avenue, Wynantskill, New York, on the 27th day of August, 2026, at 7:00 o'clock P.M., Prevailing Time.

The following resolution was offered by Katie Myer, seconded by Ali Mariano, to wit;

WHEREAS, the North Greenbush Public Library (the "Library") is a duly chartered special district library, organized and existing under the laws of the State of New York and the Board of Trustees ("Library Board") is its publicly elected governing body; and

WHEREAS, the "Proposed Action" is the financing and construction of a new ±6,000 SF library building, along with outdoor program areas (some lawn, some hardscape), as well as new asphalt parking, concrete curbing\sidewalk, utilities, stormwater treatment, building and parking lighting, landscaping, signage, and a trash/recycling fenced enclosure (the "Project"); and

WHERERAS, the Project will be constructed on lands identified as at 9-14 Mohameds Farm Way, in the Town of North Greenbush (SBL: 134.-4-5.11) (the "Project Site") and will be ±5.43 acre parcel on the northwest corner of Mohamed Way in the Town of North Greenbush, where it intersects with Snyders Lake Road, which parcel will be created via subdivision from the Town of North Greenbush Planning Board; and

WHEREAS, the Project Site is within the Town of North Greenbush's Agriculture Residential "AR" zoning district; and

WHEREAS, the Project is classified as a "cultural facility" in the Town of North Greenbush and permitted with site plan and subdivision approval from the Town of North Greenbush Planning Board ("Planning Board") and a special use permit from the Town of North Greenbush Zoning Board of Appeals ("ZBA"); and

WHEREAS, the Project will also require an area variance from the ZBA for lot width at front setback line, which is proposed to be approximately 299 feet where 400 is required by the Town of North Greenbush Zoning Code ("Zoning Code"); and

WHEREAS, before taking action on the Proposed Action, the Library Board must comply with SEQRA, Environmental Conservation Law Article 8 and its implementing regulations at 6 NYCRR Part 617 (collectively, "SEQRA"); and

WHEREAS, on September 25, 2025, the Library Board classified the Proposed Action as "unlisted" and designated its intent to be the Lead Agency for the Proposed Action and conduct a coordinated review; and

WHEREAS, on September 29, 2025, the Library Board sent notice of its intent to designate itself as the Proposed Action's Lead Agency all interested and involved agencies; and

WHEREAS, on January 20, 2026, the Library Board re-circulated its intent to be the SEQRA Lead Agency to the Town of North Greenbush Planning Board and Zoning Board of Appeals, noting the subdivision and related area variance needed to facilitate the Project; and

WHEREAS, to date, the Library Board has not received any objections to it serving as the SEQRA Lead Agency for the Proposed Action; and

WHEREAS, the Library Board desires to designate itself as the SEQRA Lead Agency for the Proposed Action; and

WHEREAS, the Library Board has diligently reviewed all materials related to the Proposed Action, including but not limited to the "State Environmental Quality Review Act Expanded Environmental Assessment North Greenbush Public Library" and related exhibits; and

WHEREAS, the Library Board set forth its evaluation of the 6 NYCRR 617.7 environmental impact criteria in the enclosed Full Environmental Assessment Form Part 2 and Part 3 and elaborated its SEQRA determination in the enclosed written Negative Declaration, which sets forth the Library Board's SEQRA determination that the Proposed Action will not result in any significant adverse impacts on the environment.

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to 6 NYCRR 617.6, the Library Board designates itself the lead agency for the Proposed Action's SEQRA review.

BE IT FURTHER RESOLVED, that, after a comprehensive review of the Proposed Action and related materials, the Library Board, as SEQRA Lead Agency and pursuant to 6 NYCRR Part 617, determines that the Proposed Action will not result in any significant adverse environmental impacts and, therefore, adopts the enclosed Full Environmental Assessment Form Part 2, Part 3, and written Negative Declaration with reasoned elaboration of its determination (collectively the "Determination of Significance").

BE IT FURTHER RESOLVED, that, pursuant to the SEQRA regulations, the Library Director shall circulate the Determination of Significance to all interested and involved agencies.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

This question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Trustee	Vote
Katie Myer, President	Yes
Delores Celeste, Vice President	Yes
Deborah Bernnard, Secretary	yes
Jim Greenfield, Treasurer	Yes
Joan Behan	Yes
Amy Hale	Absent
Jean Holmes	Absent
Ali Mariano	yes
Kimberly Margosian	yes
Mike Martinez	yes
Karen Ziegler	Absent

Motion passes; the resolution is approved.

STATE OF NEW YORK)
)ss:
COUNTY OF RENSSELAER)

I, the Secretary of the North Greenbush Public Library, located in the Town of North Greenbush and County of Rensselaer, New York, DO HEREBY CERTIFY:

That I have compared the annexed copy of the resolution adopted at a regular meeting of the Board of Trustees of the North Greenbush Public Library on August 27, 2026, with the original thereof on file at the Library, and that the same is a true and correct copy of the resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Board of Trustees of the Library had due notice of said meeting, (ii) said meeting was in all respects duly held and (iii) pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and public notice of the time and place of said meeting was duly given in accordance with such Article.

I FURTHER CERTIFY that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my signature this 28th day of August, 2026.

Deborah Bernnard
Secretary

(SEAL)

Donna Riley
Notary Public, State of New York
Reg. No. 01RI0010841
Qualified in Albany County
Commission Expires 07/10/2027

4932-6964-7466

EXHIBIT B

STATE ENVIRONMENTAL QUALITY REVIEW ACT
NEGATIVE DECLARATION

NOTICE OF FULL ENVIRONMENTAL ASSESSMENT FORM PART 3
EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS AND DETERMINATION OF NON-SIGNIFICANCE

This notice is issued pursuant to and in accordance with Article 8 of the New York State Environmental Conservation Law and the regulations promulgated there under and set forth at Title 6, Part 617 of the New York Code of Rules and Regulations (collectively, the State Environmental Quality Review Act, or "SEQRA"). The North Greenbush Public Library ("NGPL") Board of Trustees (the "Board of Trustees"), acting as Lead Agency in a Coordinated Review, has determined that the proposed action described below will not have any significant adverse environmental impacts, that a Negative Declaration of Environmental Significance should be issued, and that a Draft Environmental Impact Statement need not be prepared.

Reasons supporting this determination are fully explained below.

Project Name: North Greenbush Public Library

SEQRA Status: Unlisted
Conditioned Negative Declaration: **NO**

Project Site Location: 9-14 Mohameds Farm Way, Wynantskill, New York 12198

Description of Action: The NGPL is under contract to purchase a portion of land, approximately 5.43 acres, at 9-14 Mohameds Farm Way, in the Town of North Greenbush (SBL: 134.-4-5.11) (the "Project Site"). NGPL is proposing a new approximately 6,000 SF library on the Project Site, which will include 34 parking spaces, landscaping, lighting and related infrastructure (the "Project"). The Project will replace the existing North Greenbush Public Library, which is aging and does not serve the needs of the community properly.

The Project Site is within the Town's Agriculture Residential "AR" zoning district. The Project is classified as a "cultural facility" in the Town of North Greenbush and permitted with site plan approval from the Town of North Greenbush Planning Board ("Planning Board") and a special use permit from the Town of North Greenbush Zoning Board of Appeals ("ZBA"). The Project will also require a re-subdivision from the Planning Board to ensure that the Project is located on its own zoning complaint lot. The Project will also require an area variance from the ZBA for lot width at front setback line, which is proposed to be approximately 299 feet where 400 is required by the Town of North Greenbush Zoning Code ("Zoning Code").

The Project will require the following approvals from the Town of North Greenbush: (1) site plan review from the Planning Board, (2) re-subdivision from the Planning Board, (3) special use permit from the Town's ZBA, and (4) an area variance for lot width from the Town's ZBA (the "Local Approvals"). In addition to the Local Approvals, the NGPL will receive financing for the development of the Project, which will require a public referendum. Thus, the proposed "Action" that is being studied herein under SEQRA includes the development of the Project and related financing that may be available for the Project.

Access to the Property will be provided from the proposed private access drive that extends from Snyder's Lake Road via a new curb cut, which will provide adequate sight lines and traffic safety. Permitting for the proposed new curb cut will be facilitated by the Rensselaer County Highway Department. If the Town of North Greenbush desires to take the access drive as a public road, it will be dedicated to them.

The Project will include a single-story building, the exterior is anticipated to be clad in cementitious clapboard and board-and-batten siding, with an architectural asphalt shingle and standing-seam metal roof, with a design in keeping with the agricultural and rural context of the immediate vicinity. Site walls will be of cultured stone cladding, as may some accent pieces of the building.

As a public library, subject to Wicks Law and other public bidding requirements, the construction of the new facility will involve at least four separate construction trades to develop the project site. Likely construction employment is anticipated to reach 30-40 jobs, and construction is anticipated to last approximately 12 months. Permanent professional library staff is expected to continue at current levels, with one full-time and eight part-time employees, including Director, professional staff, and clerks.

The NGPL currently anticipates maintaining existing operating hours, which are 10am – 7pm Monday through Friday, 10am – 2pm Saturday, and closed on Sundays. Evening events may be scheduled in the Meeting Room that may occasionally last after 7pm. During peak hours, the library will have a staff of three people. Current patron usage patterns indicate a peak usage of 55 people between the hours of 10am and 3pm, and an overall average usage of 95 people per day.

Reasons Supporting This Determination: See the attached Environmental Assessment Form (EAF) Part 3, Reasons Supporting SEQRA Negative Declaration, which details the North Greenbush Public Library Board of Trustees' ("Library Board") analysis, reasoning, and conclusions in making its determination of environmental significance. The Library Board has carefully considered the criteria for determining significance as set forth in SEQRA regulations at 6 NYCRR 617.7, and has thoroughly evaluated the Project's potential environmental impacts as identified in Full EAF Parts 2 and 3.

Lead Agency:

North Greenbush Public Library, Board of Trustees
141 Main Ave
Wynantskill, NY 12198

For Further Information:

Contact Person: Katie Myer
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Copies of this Notice have been sent to:

1) North Greenbush Public Library;
2) Town of North Greenbush Planning Board;
3) Town of North Greenbush Zoning Board of Appeals;
4) Town of North Greenbush;
5) Town of North Greenbush Department of Public Works;
6) Town of North Greenbush Stormwater Department;
7) Rensselaer County Highway Department;

8) Rensselaer County Department of Economic Development and Planning;
9) New York State Department of Environmental Conservation;
10) New York State Office of Parks, Recreation, and Historical Preservation;
11) United States Army Corps of Engineers; and
12) United States Fish & Wildlife Service.

Agency Use Only [If applicable]

Project: North Greenbush Public Library

Date: 8/27/26

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts:		☑	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts:		☑	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts:		☑	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☑	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts:		☑	☐

6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - i. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action mayalso have the potential to emit one or more regulated air contaminants at or above the following levels:			
i. More than 100 short tons/year of carbon monoxide (CO)	D2g	☐	☐
ii. More than 100 short tons/year of oxides of nitrogen (NO_x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5)	D2g	☐	☐
iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
v. More than 100 short tons/year of sulfur dioxide (SO_2)	D2g	☐	☐
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO2 equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. **Impact on Plants and Animals** The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES *If "Yes", answer questions a - j. If "No", move on to Section 8.*			
	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts:		☑	☐

8. Impact on Agricultural Resources
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☑ YES
If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☑	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☑	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☑	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☑	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☑	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☑	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☑	☐
h. Other impacts: _____		☑	☐

9. Impact on Aesthetic Resources

The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts:		☑	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☑	☐

d. Other impacts:		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

■ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ■ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts:		☑	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ■ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts:		☑	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ■ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts:		☑	☐

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ■ NO ☐ YES
If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is in an area characterized by low density developmentthat will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other:		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts:		☑	☐

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community. (See Part 1. E.4) ☑ NO ☐ YES

If "Yes", answer questions a - g . If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b. E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks. ☑ NO ☐ YES

(See Part 1. E.5)

If "Yes", answer questions a - e. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following:	E5d	☐	☐
i. drought		☐	☐
ii. temperature extremes (hot or cold)		☐	☐
iii. extreme storms, including high winds		☐	☐
iv. landslides		☐	☐
v. coastal erosion		☐	☐
vi. stormwater flooding		☐	☐
vii. other climate or weather hazards? If yes, describe: _____		☐	☐
e. Other impacts:		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See enclosed Negative Declaration and written determination of significance.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All documentation in the administrative record before the North Greenbush Public Library Board of Trustees

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and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
North Greenbush Public Library, Board of Trustees as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: North Greenbush Public Library	
Name of Lead Agency: North Greenbush Public Library, Board of Trustees	
Name of Responsible Officer in Lead Agency: Katie Myer	
Title of Responsible Officer: President	
Signature of Responsible Officer in Lead Agency: Katie Myer	Date: 8/27/26
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person: Katie Myer
Address: 141 Main Ave., Wynantskill, NY 12198
Telephone Number: (518)283-0303
E-mail: kmyer@emmawillard.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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FULL ENVIRONMENTAL ASSESSMENT FORM PART 3
EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS
AND DETERMINATION OF SIGNIFICANCE
REASONS SUPPORTING SEQRA NEGATIVE DECLARATION

Introduction

The North Greenbush Public Library ("NGPL") Board of Trustees, acting as SEQRA Lead Agency, undertook a coordinated review of the Project, an Unlisted action, consisting of the development of a new library on approximately 5.43 acres, at 9-14 Mohameds Farm Way, in the Town of North Greenbush (SBL: 134.-4-5.11) (the "Project Site"). NGPL is proposing a new approximately 6,000 SF library on the Project Site, which will include 34 parking spaces, landscaping, lighting and related infrastructure (the "Project"). The Project will replace the existing North Greenbush Public Library, which is aging and does not serve the needs of the community properly.

The Project Site is within the Town's Agriculture Residential "AR" zoning district. The Project is classified as a "cultural facility" in the Town of North Greenbush and permitted with site plan approval from the Town of North Greenbush Planning Board ("Planning Board") and a special use permit from the Town of North Greenbush Zoning Board of Appeals ("ZBA"). The Project will also require a subdivision from the Planning Board to ensure that the Project is located on its own zoning complaint lot. The Project will also require an area variance from the ZBA for lot width at front setback line, which is proposed to be approximately 299 feet where 400 is required by the Town of North Greenbush Zoning Code ("Zoning Code").

The Project will require the following approvals from the Town of North Greenbush: (1) site plan review from the Planning Board, (2) re-subdivision from the Planning Board, (3) special use permit from the Town's ZBA, and (4) an area variance for lot width from the Town's ZBA (the "Local Approvals"). In addition to the Local Approvals, the NGPL will receive public funding for the development of the Project, which will require a referendum. Thus, the proposed "Action" that is being studied herein under SEQRA includes the development of the Project and related financing that may be available for the Project.

Access to the Property will be provided from the proposed private access drive that extends from Snyder's Lake Road via a new curb cut, which will provide adequate sight lines and traffic safety. Permitting for the proposed new curb cut will be facilitated by the Rensselaer County Highway Department.

The Project will include a single-story building, the exterior is anticipated to be clad in cementitious clapboard and board-and-batten siding, with an architectural asphalt shingle and standing-seam metal roof, with a design in keeping with the agricultural and rural context of the immediate vicinity. Site walls will be of cultured stone cladding, as may some accent pieces of the building.

As a public library, subject to Wicks Law and other public bidding requirements, the construction of the new facility will involve at least four separate construction trades to develop the project site. Likely construction employment is anticipated to reach 30-40 jobs, and construction is anticipated to last approximately 12-months. Permanent professional library staff is expected to continue at current levels, with one full-time and eight part-time employees, including Director, professional staff, and clerks.

The NGPL currently anticipates maintaining existing operating hours, which are 10am – 7pm Monday through Friday, 10am – 2pm Saturday, and closed on Sundays. Evening events may be scheduled in the Meeting Room that may occasionally last after 7pm. During peak hours, the library will have a staff of three people. Current patron usage patterns indicate a peak usage of 55 people between the hours of 10am and 3pm, and an overall average usage of 95 people per day.

Application History

On September 25, 2025, the Board of Trustees of the North Greenbush Public Library ("Library Board") designated its intent to be the lead agency for the proposed Action and conduct the environmental review. In addition, on September 25, 2025, the Library Board classified the proposed Action as "unlisted" pursuant to SEQRA and will conduct a coordinated SEQRA review.

On September 29, 2025, NGPL sent notice of its intent to designate itself as the Action's lead agency to the following interested and involved agencies. Then, again, on January 20, 2026, NGPL re-circulated its intent to be the SEQRA lead agency to the Town's Planning Board and ZBA noting the subdivision and related area variance needed to created the NGPL Parcel. Thus, to date, the following interested and involved agencies have received notice the NGPL's intent to serve as the SEQRA lead agency for the proposed Action.

Involved Agencies:

1) North Greenbush Public Library;
2) Town of North Greenbush Planning Board;
3) Town of North Greenbush Zoning Board of Appeals;

Interested Agencies:

1) Town of North Greenbush;
2) Town of North Greenbush Department of Public Works;
3) Town of North Greenbush Stormwater Department;
4) Rensselaer County Highway Department;
5) Rensselaer County Department of Economic Development and Planning;
6) New York State Department of Environmental Conservation;
7) New York State Office of Parks, Recreation, and Historical Preservation;
8) United States Army Corps of Engineers; and,
9) United States Fish & Wildlife Service.

Discussion of Potential Environmental Impacts

The Board of Trustees has carefully considered all potential environmental impacts associated with the Project. Below is a discussion of those potential impacts, set forth in the order in which they appear in the NYSDEC SEQRA FEAF Part 2.

The Project is a SEQRA Unlisted action. The NYSDEC SEQR Handbook specifically addresses whether coordinated review is required for an Unlisted action. According to the NYSDEC, "[c]oordinated review procedures can be used for the review of an Unlisted action at any time, at the discretion of the lead agency." Due to the identification of several agencies and approvals required per the FEAF Part 1 for

the Project, the Board of Trustees conducted a coordinated environmental review, which review included the proposed real estate transactions and the development of the Project.

The materials submitted in support of the Action were generated by licensed engineers and qualified consultants. The conclusions and suggested impact avoidance measures proffered by these professionals were based on established engineering principles, industry standards, and NYSDEC and technical data, which have been thoroughly reviewed by the Library Board. The members of the Library Board carefully and thoroughly reviewed the environmental reports, studies, site plans, etc., that comprise the administrative record for the Project.

The Library Board has assessed each of the potential SEQRA-related impacts, identified the magnitude of each potential impact, and determined the potential impact's importance.

Lastly, the Library Board has reviewed the criteria for determining significance contained in 6 NYCRR Part 617. This evaluation, which is based on the same information supporting its conclusions regarding Part 2 of the Full EAF, confirms the Board of Trustees' conclusion that a Negative Declaration of Significance should be issued for the Project.

Discussion of 6 NYCRR Part 617 Criteria For Determining Significance

The Library Board has evaluated the Project using the criteria for determining significance identified in 6 NYCRR 617.7(c)(1) and in accordance with 6 NYCRR 617.7(c)(2) and (3). The NYSDEC SEQR Handbook provides "that not every conceivable impact needs to be considered—speculative impacts may be ignored."

As indicated below in the discussion of each criterion specified in 6 NYCRR 617.7(c)(1), the Project will not have a significant adverse impact on the environment.

6 NYCRR 617.7(c)(1) Criteria

(i) A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The Library Board finds that the Project is not likely to cause significant adverse changes to existing air quality (*see* Section 6 below), ground or surface water quality/quantity (*see* Sections 3 and 4 below), noise levels (*see* Section 15 below), and potential for erosion, flooding, leaching or drainage problems (*see* Sections 1, 3, 4, and 5 below). Further, the traffic assessment for the Project demonstrates that the Project will not result in any significant adverse environmental impacts (*see* Section 13 below).

As noted below, the NGPL sought a wetland jurisdictional determination, which found that the Project will not disturb any regulated wetlands. In addition, the Project will include stormwater management facilities and drainage and erosion control measures that will ensure that the stormwater resulting from the Project will be managed in accordance with all local and NYSDEC regulations, which demonstrate that no substantial impacts will result from flooding or stormwater. The Property is not within any recognized floodplain.

The Project will be connected to municipal water service in the Town of North Greenbush. There is an existing water main in Snyder's Lake Road that can be used for the Project. The Project is anticipated to use approximately 325 gallons of water per day, which will be obtained from the Town of North Greenbush. The Town of North Greenbush Department of Public Works has been identified as an involved agency and has been included in this coordinated SEQRA review.

Further, the Project will be connected to the County's sewer infrastructure and serviced by the Rensselaer County Sewer District. As such, no wastewater will be discharged into the ground. The Project is expected to result in approximately ±325 gallons of wastewater per day. The Rensselaer County Sewer District has been identified as an involved agency and has been included in this coordinated SEQRA review.

Solid waste produced from the Project will be taken off the Project Site in accordance with local procures and/or privately hauled off-site in accordance with all local, State, and federal regulations.

As such, the Project will not cause a substantial adverse change.

(ii) The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.

The Project Site is in a mixed agricultural and residential area of the Town of North Greenbush and is in close proximity to nearby farms and forest lands. The Project will enhance the Project Site with the trees, shrubs, and grass as part of the landscaping plan. The net impact on vegetation is therefore minimal. The FEAF notes the potential for the Northern Long-Eared Bat (Endangered) and the Monarch Butterfly (Proposed Threatened) to be nearby the Project Site utilizing the United States Fish and Wildlife Service's Information for Planning and Consultation ("USFWS IPaC") system. To ensure that no impacts result to the Northern Long-Eared Bat, any tree clearing will be conducted only between November 1 and March 31st to protect the Northern Long-Eared Bat. In addition, with the proposed new landscaping plan, no negative impacts to the Monarch Butterfly will result from the Project.

Due to the existing nature of the Project Site, the Action will not have a significant impact on the environment: (a) by removing or causing the destruction of large quantities of vegetation or fauna; (b) by creating substantial interference with the movement of any resident or migratory fish or wildlife species; (c) by creating impacts on a significant habitat area; (d) by creating substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such a species; or (e) by causing other significant adverse impacts to natural resources. *See* Section 7 below.

(iii) The impairment of the environmental characteristics of a Critical Environmental Area.

The Project will not cause impairment to the characteristics of a Critical Environmental Area as designated under 6 NYCRR 617.14(g) because none exist on the Property. *See* Section 12 below.

(iv) The creation of a material conflict with a community's current plans or goals as officially approved or adopted.

The Project as proposed is permitted in the subject AR zoning district with site plan review and a special use permit approved by the Town of North Greenbush. As the Project is a specially permitted use,

it is implied that the local legislature views it as consistent with community plans. Had the local legislature viewed a public library as inconsistent with community plans, such use would have been prohibited in the AR zoning district.

In addition, the Town of North Greenbush Comprehensive Plan, dated 2009, recommends that, with respect to agricultural, open space, and low-density residential areas, the Town "encourage these areas to remain available for open space conservation, farming, agricultural support businesses, large lot single-family homes or small conservation subdivisions, outdoor recreation, appropriate home-based businesses and recreation." Comprehensive Plan at 82. Further, the Comprehensive Plan states that "[f]urther development should carefully consider how a development will impact slopes, soils, water quality, ecologically sensitive areas, and views." Comprehensive Plan at 82. As this project has progressed through its due diligence stage, careful attention has been paid to each of the considerations highlighted above in the comprehensive plan. Each step of planning has included plans that aim to minimally impact areas of concern, such as those outlined above. *See* Section 17 below.

In addition to being consistent with community plans, the Project will also provide great benefit to local public and non-public schools. As a duly chartered school district public library, the NGPL system serves to support the school library programs of member public school districts and nonpublic schools.

(v) The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The Project will not impair the character or quality of historical, archeological, architectural, or aesthetic resources. *See* Sections 9 and 10 below.

(vi) A major change in the use of either the quantity or type of energy.

The Project will not create a major change in the quantity of electricity or natural gas to be used in the region and will not affect the community's sources of fuel or energy supply. *See* Section 14 below.

(vii) The creation of a hazard to human health.

The Project will not create a hazard to human health. *See* Section 16 below.

(viii) A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

The Project will result in a minor change of use and/or intensity with the largely suburban and agricultural area surrounding the Project Site.

The Project Site is located in a New York State Agricultural District and the Project will not cause significant adverse impacts to agricultural resources. The NGPL Parcel is not actively farmed and is not intended for future agriculture use by the Project Site owner. The Project Site consists of some Nassau-Manilus complex, undulating soils and does not meet the criteria to be considered prime farmland or prime farmland if drained. The Project will balance the Project Site during construction and not require any fill or removal of soil. The remaining 3.78 acres of the Project Site will remain undisturbed. It is not anticipated that this will cause significant interruption to any existing farm operations (*see* Section 8

below). The Project will not have an effect on open space or recreational resources since the land is not designated in a governmental open space plan and is not used for public recreation (*see* Section 11 below).

(ix) The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.

It is expected that the Project, a new library, will attract staff, volunteers, and residents consistent with the current volumes at the existing library facility. The NGPL caused a traffic assessment to be prepared that included findings and mitigation that is noted below (*see* Section 13 below).

Therefore, no substantial adverse impact is expected related to attraction of people to the area.

(x) The creation of a material demand for other actions that would result in one of the above consequences.

The Project is not expected to create any significant increased demand for other actions that would result in significant adverse consequences as described by the above criteria. In evaluating the proposed Project, the Board of Trustees determined that a development, such as the Project, is appropriate for the area in which it is being proposed, and that the uses will not result in a material demand for other actions that might result in adverse environmental impacts.

(xi) Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

The Library Board finds that the Project does not create impacts on two or more elements of the environment that, collectively, would result in substantial adverse impact on the environment. The Library Board has conducted a full review of all Project elements and the potential impacts from the Project. The Library Board has, for example, evaluated the combined effects of: (i) traffic in relation to noise, odors, air quality, and community character; (ii) parking lot area in relation to storm water management, lighting, and safety; and (iii) community character in relation to noise, air quality, traffic, architecture, and aesthetics. While by no means an exhaustive list of potential impacts/changes considered in tandem with other impacts/changes, this list provides a few examples of the hard look taken by the Library Board to ensure the potential effects of the Project would not result in a substantial adverse impact.

In addition, future projects within the Town resulting from the Project, if any at all, will be required to undergo review pursuant to SEQRA and therefore will have their environmental impacts reviewed.

(xii) Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The review of the Project did not show the potential for cumulative effects. The financing for the Project is part of the "Action" but will not result in any environmental impacts given that they are transactional in nature; rather, the funding will facilitate the development of the new library that is needed to enhance community services. As such, considering the funding as part of the Project, the Library Board has conducted a comprehensive review of the entirety of the Project, and no environmental

impacts from the leases will result that would amount to a cumulative effect meeting one or more of the criteria discussed herein. Lastly, the Project Site is not within a disadvantaged community as the same is defined by the State of New York. Nevertheless, the Project is not of the nature that any adverse impacts from climate change and or pollution would result from the Project.

Discussion of Part 2 of the Full EAF, Potential Project Impacts

The Library Board has evaluated the Project's potential impacts as identified in Part 1 and Part 2 of the FEAF, and has determined that the Project will not result in any significant adverse environmental impacts and that a Negative Declaration is warranted. The following information evaluates each section of the FEAF Part 2.

1. Impact on Land. The Project Site currently consists of low grasslands with some trees present on the west edge of the parcel. The anticipated area of disturbance is approximately 2.46-acres. Most earthwork to facilitate the Project will involve the excavation for subsurface features including building foundations, stormwater management systems, and placement of fill to achieve the required grades for the building, parking areas and access points. Following excavation for these features, backfilling and fill operations will bring the development area to the desired grade. The Project will require excavation and grading for subsurface features and but it is not anticipated that any cut or fill will be required to facilitate the Project.

To review the potential impacts to land, Labella Associates conducted geotechnical investigations and prepared a Geotechnical Report, dated August 6, 2025, which includes the areas of proposed disturbance for the Project. The Geotechnical made the following findings:

A. Topographically, the project site has a small level rise located in the northwest quadrant, with a crest elevation of (El. 538-ft). Grades decrease radially outward with the lowest elevation to the southwest (El 526-ft). Grades towards the east (planned structure locations) generally decrease from El. 538-ft to El. 533-ft.

B. Subsurface explorations indicate at least two distinct strata are present within the depth of the explorations at the project site. The observed stratum across the project site were generally Loamy Till and Bedrock. Each stratum is described in greater detail below using the percentage descriptions per ASTM D 2488.

    1. Loamy Till: a stratum of Loamy Till was encountered within all test explorations. This stratum was generally classified as Silty Sand with Gravel (SM) and Silty Gravel with Sand (GM). This stratum consisted of brown and grey, dry, dense sand or gravel with some to a little percentage of silt.

    2. Bedrock (Stuyvesant Falls Formation): bedrock was encountered underlying the Loamy Till within all test explorations at depths of 6.5-feet (B1), 11-feet (B2), 20-feet (B3), 6-feet (B4) and 13.5-feet (B5). According to a review of the Geologic Map of New York, bedrock at the project site is mapped as Stuyvesant Falls Formation comprised of siltstone and shale. No bedrock cores were obtained to observe the bedrock. However, based on recovered rock fragments within the spilt spoons, the bedrock appears to be shale.

C. No groundwater was observed during advancements of the test explorations. Groundwater readings taken at termination of the explorations are typically considered un-stabilized readings. Groundwater levels recorded on the exploration logs are based on field observations and visual soil classification of soil samples. Groundwater will fluctuate with season, precipitation, nearby construction activity, and other factors.

Based the findings of the Geotechnical Report, the following mitigation has been included within the Project:

Shallow Foundation

- Based on the observed subsurface conditions across the project site, shallow reinforced concrete foundations consisting of continuous strip footings are a suitable foundation system to support the public library. Where necessary, spread footing foundations are recommended to support column loads.

- LaBella recommends an allowable bearing capacity of 3.0 kips per square foot (ksf) when bearing foundations on lightly disturbed, proof-rolled in-situ soils or Granular Fill. We recommend that continuous strip footing foundations and spread footing foundations have minimum lateral dimensions of at least 2-feet. Foundation elements must be constructed in accordance with 2020 BCNYS Sections 1807-1809.

- To provide adequate frost protection, the bottom of all exterior foundations should be located a minimum of 4-feet below the lowest adjacent ground surface exposed to freezing. Additionally, the subgrade must be protected from freezing during construction. Foundations not exposed to freezing temperatures during construction (temporary condition) and located beneath continuously heated interior spaces should bear at least 18-inches below the top of the soil supported slab (final condition).

- Care should be taken not to disturb soils at the bearing surface or within the zone of influence of the foundations. The "zone of influence" is defined as a line drawn outward and downward from the lower edge of the footing at a 1H:1V slope. Exposed soil subgrades, that were lightly disturbed, should be compacted (proof rolled) prior to placement of foundation elements using appropriate construction equipment in large, accessible excavations and hand-guided compaction equipment in smaller excavations where access is limited.

- Unsuitable soils (i.e. soil that is observed to pump or weave during proof-rolling or soil containing material such as organics, cobbles/boulders, elongated or irregularly shaped particles, frozen material, etc.) and disturbed soils should be over excavated and replaced with Granular Fill.

- Total settlements for statically loaded footings found on proof rolled, lightly disturbed, in-situ soils and designed using the recommended allowable bearing capacity are expected to be less than

  0.5-inches and differential settlements (non-uniform settlement) are anticipated to be less than

  0.25-inches.

Building Ground Floor Slab

- While designing the slab subgrade, we recommend utilizing a modulus of subgrade reaction (k) of 300 pci for the soil supported slab. LaBella recommends at least 4-inches of well graded gravel or crushed stone (Stone Fill) be placed over the prepared subgrade for the slab to bear on. For a moisture sensitive slab, and in accordance with 2020 BCNYS Section 1805, a damp proofing material (vapor barrier) should be installed.

- In accordance with 2020 BCNYS, Section 1907 and to account for ACI allowable construction tolerances, the minimum slab on grade thickness should be 4-inches. Additionally, the design and construction of the slab should consider potential differential shrinkage between the top and bottom surfaces of the slab that could result in curling. A coefficient of friction of 0.20 is recommended for use between the slab and vapor barrier and 0.40 may be used for concrete cast directly against the Stone Fill.

Site Preparation

- After general regrading activities, the area should be restored to an acceptable baseline condition. We recommend proof rolling lightly disturbed natural soils left in place after excavation activities are complete. If during foundation preparation, subgrade materials are determined to be unsatisfactory (i.e. pumping, weaving, frozen, becoming saturated, organics or cobbles/boulders present) by the Special Inspector, the following steps are recommended:

    - The area should be over excavated by up to 12-inches within the zone of influence.
    - The new surface (-12 inches below planned subgrade) should be observed for unsatisfactory material and then proof rolled.
    - If this material is again determined unsatisfactory by the Special inspector, up to an additional 12-inches should be removed with the zone of influence.
    - We recommend contacting LaBella if additional unsuitable material is encountered beyond the 24-inches outlined above.
    - The over excavation area should be backfilled with placed and compacted Granular Fill to achieve the specified allowable bearing capacity for this project site. Note a geotextile with separation and stabilization properties may be required prior to placement of Granular Fill.

Pavement Recommendations

- It is recommended that that the Project use of a flexible pavement system incorporating an asphalt surface, binder, and subbase course for the planned parking lot founded on in-situ soils after removal of all loose, disturbed or unsuitable soils. For a typical commercial parking lot, with a design life of 15-years and founded on subgrade soils with a California Bearing Ratio (CBR) value of 20.

- The pavement subgrade should be prepared to slope towards the pavement edges to prevent water from ponding below the pavement.

Fill Recommendations

- In general, fill materials shall be free of unsuitable material such as organics, construction debris, cobbles/boulders, frozen material, elongated or irregularly shaped particle, etc. Fill areas shall be cleared of all vegetation, roots, and other organic materials prior to placement of fill. The Project will include compaction consisting of at least four (4) systematic passes using a vibratory roller with a minimum operating weight of eight (8) tons. In confined areas, hand guided vibratory equipment should be used to compact the soil to the specified criteria. If soil weaving or other disturbance is noticed during compaction, vibratory compaction should be discontinued. Heavy compaction equipment shall not be used within 3-feet of foundation elements. Compaction should meet the requirements stated below or as approved by a qualified engineer. Additional fill mitigation in the Geotechnical Report shall be followed.

In addition to the above, because the Project will disturb more than one (1) acre of land, the Project will require the preparation of a Stormwater Pollution Prevention Plan ("SWPPP"). The Project will result in ± .78-acres of new impervious surface on the Project Site. The impacts of creating these new impervious surfaces will be negligible given the stormwater control measures proposed, see Section V(3) in relation to Impact on Surface Waters. Any erosion of land as a result of construction activities will be controlled and minimized through the implementation and maintenance of the sediment and erosion control measures required for the Project. As noted on the Concept Plan, proposed stormwater controls in the form of a bio retention basin will be located on the western portion of the Project Site. Any erosion of land due to construction activities will be controlled and minimized through the implementation and maintenance of the sediment and erosion control measures required for the Project.

The Project will have minimal impacts on land and construction will be completed within approximately 12-months from the receipt of all approvals.

In addition, NGPL retained LaBella Engineering to review potential wetlands on the NGPL Parcel. LaBella has prepared a Wetland and Stream Delineation Report, dated September 2025, which reviewed the area of the proposed Project. The Wetland Report concluded that:

- Wetland 1 is potentially federally non-jurisdictional due to no observed surface water connection to any offsite wetlands or streams that connect to a Traditional Navigable Water (TNW). The wetland appears to be hydrologically isolated and there are no culverts or inlets/outlets from the wetland.

- The wetland onsite may still come under State jurisdiction. NYSDEC regulations were revised effective January 1, 2025, and the wetlands within the Study Area may come under the jurisdiction of NYSDEC. Under the regulations, a NYSDEC JD is warranted and will be required to determine if any of the wetlands within the Study Area will be State regulated under Article 24. Any State regulated wetlands will have a 100-foot NYSDEC regulated Adjacent Area. A NYSDEC JD can be submitted to NYSDEC Central Office for review and a determination on State regulated wetland resources.

  However, we highlight that since the time of the Wetland Report, the NYSDEC regulations related to wetlands have been repealed and are no longer in existence, reverting back to the prior regulations. Regardless, there are still no jurisdictional wetlands on the Project Site.

In accordance with the recommendations within the Wetland Report, NGPL sought a jurisdiction determination from the New York State Department of Environmental Conservation ("NYSDEC"). On September 24, 2025, the NYSDEC determined via letter that the wetlands on the NGPL Parcel within the development area are not regulated by Article 24 of the Environmental Conservation Law and related NYSDEC regulations. Therefore, the Project will not disturb any regulated wetlands.

The Project will take approximately 12 months to construction, which will not result in any long term unmitigated impacts to the distribution of land.

Accordingly, the Action is not anticipated to have any significant adverse impacts on land.

2. Impact on Geological Features. There are no unique landforms on the Project Site that will be impacted by the Project. Accordingly, the Action, in totality, is not anticipated to have any significant adverse impact on geological features.

3. Impact on Surface Water.

a. Stormwater. There are currently no stormwater management practices on the Project Site and any stormwater runoff of the Project Site leaves the site untreated. General areas of stormwater control have been proposed and are featured on the enclosed Concept Plan. The Project will significantly improve the existing conditions on the NGPL Parcel related to stormwater runoff given that there are no stormwater facilities on the NGPL Parcel, which would result in an environmental benefit by installing stormwater management practices. In accordance with Town of North Greenbush and NYSDEC regulations, given that approximately 2.46-acres of land will be disturbed, the Project will obtain coverage under the New York State Department of Environmental Conservation's SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) prior to the start of construction. A Stormwater Pollution Prevention Plan ("SWPPP") setting forth all stormwater management practices will be prepared and approved prior to any earthwork, ensuring that no significant adverse environmental impacts will result from the Project.

To this end, during and after construction of the Project, stormwater will be managed, treated and discharged in accordance with the requirements set forth in NYSDEC General Stormwater Permit and the Project's approved SWPPP.

During Project construction, erosion and sediment control, soil stabilization, dewatering and pollution prevention measures will be installed, implemented, and maintained on the Project Site to minimize the discharge of erosion of sediment and prevent a violation of the State's water quality standards. These measures are designed to limit erosion of land by controlling the flow of water until permanent stormwater control measures are installed and pervious surfaces are stabilized with vegetation and/or buildings and parking areas. Measures will include, but not be limited to, installation of silt-fencing to control disturbed area; stockpiling soils and vegetative soil stabilization; seeding and mulching of all disturbed surfaces; dust control (as necessary); and ongoing inspection and maintenance of erosion control measures to ensure their effectiveness until all disturbed surfaces are stabilized. All erosion and sediment measures are designed to comply with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

Post-construction stormwater management practices for the Project will conform to applicable requirements in the NYSDEC general stormwater permit and the standards provided by the New York State Stormwater Management Design Manual ("Design Manual"). The Project is designed to provide for the installation, implementation, and maintenance of permanent stormwater management practices to meet the standards in the Design Manual so that discharges comply with the State's water quality and quantity standards.

Specifically, post-construction, the Project's stormwater management system will use on-site storm sewers draining to on-site stormwater retention facilities. Stormwater runoff from the new impervious and rooftop areas will be directed to new on-site catch basins which will discharge to the on-site stormwater system referenced above. As required by the NYSDEC stormwater regulations, the post development peak rate of run-off from the Project Site will be the same or less than peak rate of run-off under the existing conditions.

Accordingly, the Project will not result in any significant adverse impacts related to stormwater.

b. <u>Wetlands.</u> NGPL retained LaBella Engineering to review potential wetlands on the NGPL Parcel. LaBella has prepared a Wetland and Stream Delineation Report, dated September 2025, which reviewed the area of the proposed Project. The Wetland Report concluded that:

- Wetland 1 is potentially federally non-jurisdictional due to no observed surface water connection to any offsite wetlands or streams that connect to a Traditional Navigable Water (TNW). The wetland appears to be hydrologically isolated and there are no culverts or inlets/outlets from the wetland.

- The wetland onsite may still come under State jurisdiction. NYSDEC regulations were revised effective January 1, 2025, and the wetlands within the Study Area may come under the jurisdiction of NYSDEC. Under the regulations, a NYSDEC JD is warranted and will be required to determine if any of the wetlands within the Study Area will be State regulated under Article 24. Any State regulated wetlands will have a 100-foot NYSDEC regulated Adjacent Area. A NYSDEC JD can be submitted to NYSDEC Central Office for review and a determination on State regulated wetland resources.

  However, we highlight that since the time of the Wetland Report, the NYSDEC regulations related to wetlands have been repealed and are no longer in existence, reverting back to the prior regulations. Regardless, there are still no jurisdictional wetlands on the Project Site.

In accordance with the recommendations within the Wetland Report, NGPL sought a jurisdiction determination from the New York State Department of Environmental Conservation ("NYSDEC"). On September 24, 2025, the NYSDEC determined via letter that the wetlands on the NGPL Parcel within the development area are not regulated by Article 24 of the Environmental Conservation Law and related NYSDEC regulations. Therefore, the Project will not disturb any regulated wetlands.

The above clearly demonstrates that the Project Site does not include any regulated wetlands.

Accordingly, the Action will not create any significant adverse environmental impacts to surface water resources.

4. **Impact on Groundwater.** The Project will be connected to municipal water service in the Town of North Greenbush. There is an existing water main in Snyder's Lake Road that can be used for the Project. The Project is anticipated to use approximately 325 gallons of water per day, which will be obtained from the Town of North Greenbush. The Town of North Greenbush Department of Public Works has been identified as an involved agency and has been included in this coordinated SEQRA review.

Further, the Project will be connected to the County's sewer infrastructure and serviced by the Rensselaer County Sewer District. As such, no wastewater will be discharged into the ground. The Project is expected to result in approximately ±325 gallons of wastewater per day. The Rensselaer County Sewer District has been identified as an involved agency and has been included in this coordinated SEQRA review.

Accordingly, the Project will not create any significant adverse impacts to groundwater.

5. **Impact on Flooding.** The Project will not have any adverse impacts on flooding. As discussed in detail above, all stormwater will be managed in accordance with NYSDEC standards to ensure that the peak rate of run-off from the Project Site will be the same or less than peak rate of run-off under the existing conditions.

Furthermore, the Project Site is not located within any floodplains and therefore the proposed development will not result in any adverse impacts to floodplains or flooding.

Accordingly, the Project will not create any significant adverse impacts to flooding.

6. **Impact on Air.** The Project will not result in any significant adverse impacts on air quality. The Project does not include a State regulated air emission source or involve any activity that will have more than a minimal impact on air quality. As noted in the Impact on Transportation discussion below (Section 13), the Project will not result in any traffic impacts and therefore all intersections will continue to operate at overall acceptable levels of service and efficiency so there will not be unnecessary idling due to traffic delays while exiting the Project Site.

Accordingly, the Project will not create any significant adverse impacts to air quality.

7. **Impact on Plants and Animals.** The Project Site is in a mixed agricultural and residential area of the Town of North Greenbush and is in close proximity to nearby farms and forest lands. The FEAF notes the potential for the Northern Long-Eared Bat (Endangered) and the Monarch Butterfly (Proposed Threatened) to be nearby the Project Site utilizing the United States Fish and Wildlife Service's Information for Planning and Consultation ("USFWS IPaC") system. The Project will enhance the Project Site with the installation of new trees, shrubs, plans and lawn area. To ensure that no impacts result to the Northern Long-Eared Bat, any tree clearing will be conducted only between November 1 and March 31st to protect the Northern Long-Eared Bat. In addition, with the proposed new landscaping plan, no negative impacts to the Monarch Butterfly will result from the Project.

Accordingly, the Project will not have any significant adverse impacts on plants and animals.

8. **Impact on Agricultural Resources.** The Project Site is located in a New York State Agricultural District and the Project will not cause significant adverse impacts to agricultural resources. The NGPL Parcel is not actively farmed and is not intended for future agriculture use by the Project Site owner. The Project Site consists of some Nassau-Manilus complex, undulating soils and does not meet the criteria to

be considered prime farmland or prime farmland if drained. The Project is not anticipated to remove any soil from the Project Site. Approximately 3.78-acres of land will remain undisturbed. It is not anticipated that this will cause significant interruption to any existing farm operations.

Accordingly, the Project will not have any significant adverse environmental impacts to agricultural resources.

9. **Impact on Aesthetic Resources**. The Project will not be visible from any officially designated federal, state, or local scenic or aesthetic resource, nor will it impact any officially designated scenic views. The Project is located in an agricultural and residential area of the Town of North Greenbush and fronts along Snyders Lake Road in the Town of North Greenbush. The Project Site is not improved with any structures that are listed or eligible on the National Register. Related to the proposed access drive and New York State Fire Code compliant truck turn around, we note that that area is previously disturbed as an access drive and being improved as a part of the Project.

The Project's architectural design will include a single-story building, the exterior is anticipated to be clad in cementitious clapboard and board-and-batten siding, with an architectural asphalt shingle and standing-seam metal roof, with a design in keeping with the agricultural and rural context of the immediate vicinity. Site walls will be of cultured stone cladding, as may some accent pieces of the building. Thus, the Project's design will blend with the existing neighborhood character, which is agricultural and residential. Natural landscaping will be utilized for screening to ensure that the Project is consistent with the character of the neighborhood.

Accordingly, the Project will not result in any significant adverse impacts to federal, State, or local scenic or aesthetic resources, nor will it impact any officially designated scenic views.

10. **Impact on Historic and Archaeological Resources.** The NGPL has consulted with the New York State Preservation Office ("SHPO") given that a SWPPP is required for the Project. By correspondence dated October 17, 2025, SHPO required additional ahistorical and archeological review of the NGPL Parcel. Thus, NGPL hired Hudson Cultural Services to prepared the enclosed Phase 1A Literature Search and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Survey, prepared by Hudson Cultural Services, dated January 2026 (the "Phase 1A/1B"), which is the result of a historical review as well as on site shovel tests. The Phase 1A/1B concluded that the NGPL Parcel does not include any historical or archaeological elements of significance. The Phase 1A/1B was submitted to SHPO, who then determined on February 5, 2026 that the Project would not result in any impacts to historical or archeological resources.

Accordingly, the Project will not create any significant adverse impacts to historic or archaeological resources.

11. **Impact on Open Space and Recreation.** The Project will not result in any loss of recreational opportunities, or any reduction of an open space resource designated in a governmental open space plan. The Project Site is not used for public recreation and will not result in the need for additional open space for recreation. The Project itself will create more public recreation opportunities via programing and events taking place on-site. It should be noted that the Muslim Cemetery is located to the south of the NGPL Parcel. The Project will not disrupt the cemetery or access to the cemetery in any manner.

Accordingly, the Project will not have any significant adverse impact on open space and recreational resources.

12. **Impact on Critical Environmental Areas**. The Project Site does not contain any Critical Environmental Areas ("CEAs") designated by the NYSDEC and therefore no significant adverse impacts will occur to any CEAs.

13. **Impact on Transportation.** A Site Distance Analysis was prepared by LaBella Associates, PC, dated August 25, 2025 ("Site Distance Analysis"), to assess potential traffic impacts associated with the new access point on Synder's Lake Road. The Sight Distance Analysis reviewed the area of County Route 68 where the Project Site is located and also provided an assessment of the Project's access point. The Sight Distance Analysis demonstrates that the Project will not result in any significant adverse environmental impacts and found that:

- The sight distance evaluation conducted at the existing driveway and Mohamed Way indicated that recommended sight distances and stopping sight distances for the area were insufficient for average operating speeds, calculated at 44-mph.

- The sight distance assessment conducted at the existing driveway and Snyders Lake Road, another access point, indicates that the available sight line looking right to turn left from the site is insufficient, as is the eastbound stopping sight distance.

- It is recommended that the proposed driveway location, approximately 190-feet west of Mohamed Way, is utilized as it exceeds recommended sight and stopping sight distances.

Accordingly, the Project will not have any significant adverse impact on transportation.

14. **Impact on Energy**. The Project will require the use of energy—specifically electricity and natural gas—for heating, cooling, lighting, other purpose, which will be supplied by National Grid. This energy usage will be similar in amount to the energy used for other similar commercial buildings in the Town and across the State. It is not expected that any electrical grid upgrades will be required to facilitate the Project. Overall, the Project will not result in a significant increase in the use of energy. Accordingly, no significant adverse impact on energy will occur.

15. **Impact on Noise, Light, and Odor.** No significant adverse noise or odor impacts are expected from the Project. Any noise or odor impact from construction equipment will be temporary and only during the construction hours stated in the Town Code. After construction, during Project operations, no odor impacts are anticipated. The Project is not a manufacturing or industrial facility and will not produce any odors.

Related to odor, the Project does not include a State regulated air emission source or involve any activity that will have more than a minimal impact on air quality.

Related to noise, the Project Site is located along the Snyders Lake Road, neighbored by low density agricultural and residential uses at a distance. The Project will be a publicly accessible facility accessible by patrons during all operating hours, and on occasion outside of operating hours as special events may be from time to time scheduled. That said, given that the facilities will be located within the

library building, it is not expected that guests will be outside except during scheduled outdoor programs during day time hours.

The Project will only include new, modern and energy-efficient lighting throughout the Project Site. The lighting has been designed so no spillage is to exceed the property boundaries of the Project Site. Exterior site lighting will be the minimum lighting necessary while ensuring a safe facility. All proposed lighting will be downward facing and will minimize sky glow and light pollution from the Project Site. Where appropriate, lighting fixtures will be of a full cutoff type or provided with shields to reduce glare and light pollution. These measures have been incorporated to minimize otherwise potential adverse impacts from site lighting of the new building and parking facilities.

Accordingly, the Project will not cause any significant adverse impacts involving noise, odor, or light.

16. Impact on Human Health. No significant impacts to human health are anticipated from the Project because all construction and operational activities will be undertaken in accordance and compliance with all pertinent environmental and land development regulations as well as related permit and approval procedures and requirements. The Project will be serviced by municipal water and sewer and no septic system will be used. The Project provides a benefit to the community and will be available for cultural, recreational, and educational use by those so inclined.

The proposed library will operate Monday through Saturday and will be closed on Sundays. Monday through Friday, the hours will be 10:00 AM to 7:00 PM. On Saturdays, hours will be 10:00 AM to 2:00 PM. Evening events may be scheduled that occasionally last beyond 7:00 PM. During peak hours, the library will be staffed by a team of three. Current usage patterns show a peak of 55 people between the hours of 10:00 AM and 3:00 PM, with a daily average of 95 people.

Local companies will be utilized for trash removal. Pick-up times will be limited to times outside of peak operating hours. Inter-library system deliveries will occur by van and are typically provided five times per week and as needed during off peak hours.

Trash and recycling receptacles will be kept in an enclosure that will be constructed to match the building, creating minimal visual impact and reducing the potential for odors. The Project is not a use that will utilize or store any hazardous substances. To the extent that any contamination is found during excavation, the same will be reported and remediated in accordance with all local, State and federal regulations.

Accordingly, the Project will not result in any significant adverse environmental impacts related to human health.

17. Consistency with Community Plans. The Project as proposed is permitted in the subject AR zoning district with site plan review and a special use permit approved by the Town of North Greenbush. As the Project is a specially permitted use, it is implied that the local legislature views it as consistent with community plans. Had the local legislature viewed a public library as inconsistent with community plans, such use would have been prohibited in the AR zoning district.

In addition, the Town of North Greenbush Comprehensive Plan, dated 2009, recommends that, with respect to agricultural, open space, and low-density residential areas, the Town "encourage these

areas to remain available for open space conservation, farming, agricultural support businesses, large lot single-family homes or small conservation subdivisions, outdoor recreation, appropriate home-based businesses and recreation." Comprehensive Plan at 82. Further, the Comprehensive Plan states that "[f]urther development should carefully consider how a development will impact slopes, soils, water quality, ecologically sensitive areas, and views." Comprehensive Plan at 82. As this project has progressed through its due diligence stage, careful attention has been paid to each of the considerations highlighted above in the comprehensive plan. Each step of planning has included plans that aim to minimally impact areas of concern, such as those outlined above.

In addition to being consistent with community plans, the Project will also provide great benefit to local public and non-public schools. As a duly chartered school district public library, the NGPL system serves to support the school library programs of member public school districts and nonpublic schools.

Based on the foregoing, the Project will support and further local community plans and will not have a significant adverse impact on them.

18. **Consistency with Community Character.** As described above, although the Project is permitted on the NGPL Parcel by site plan and special use permit. Therefore, because of the permitted nature of the Project, the Project is consistent with the character of the surrounding community.

In addition, the Project Site has frontage along Snyders Lake Road, which is in an agricultural and residential area of the Town. The architectural design of the building will blend with such character by including a single-story building, the exterior is anticipated to be clad in cementitious clapboard and board-and-batten siding, with an architectural asphalt shingle and standing-seam metal roof, with a design in keeping with the agricultural and rural context of the immediate vicinity. Site walls will be of cultured stone cladding, as may some accent pieces of the building. Thus, the Project's design will blend with the existing neighborhood character, which is agricultural and residential. Natural landscaping will be utilized for screening to ensure that the Project is consistent with the character of the neighborhood.

Lastly, we highlight the community benefit to the Project and the significant need for a new library in the Town of North Greenbush.

Accordingly, the Project will not have a significant adverse impact on the community character of this urban area of the City.

Conclusion

The Library Board, acting as Lead Agency in a Coordinated Review under SEQRA, has thoroughly evaluated all aspects of the Project and the Action and carefully reviewed all relevant materials. For the reasons set forth above, the Library Board has determined that the Project will not have any significant adverse impacts on the environment. As a result, a Negative Declaration will be filed and distributed pursuant to SEQRA regulations, and a Draft Environmental Impact Statement need not be prepared.

CERTIFICATION

This SEQRA Negative Declaration and Reasons Supporting SEQRA Negative Declaration were approved at a duly called meeting of the North Greenbush Public Library Board of Trustees on August 27, 2026. The requirements of Article 8 of the New York State Environmental Conservation Law and 6 NYCRR Part 617 have been met.

Katie Myers, President
North Greenbush Public Library Board of Trustees

Date: 8/27/26

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EXHIBIT C

THE STATE EDUCATION DEPARTMENT/THE UNIVERSITY OF THE STATE OF NEW YORK

SECRETARY, BOARD OF REGENTS
Rm. 110, State Education Building
Albany, New York 12234
Tel. (518)474-5889
Fax (518)486-2405
E-mail:RegentsOffice@nysed.gov

Tim Burke, Director
Upper Hudson Library System
28 Essex Street
Albany, NY 12206

Dear Mr. Burke:

This is to certify that the attached copies of the charter actions, and if applicable, any amendments for the **North Greenbush Public Library** are true copies of the original and of the whole thereof, and is not dissolved, the latest action being document number 21,590.

IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of The University and of the State Education Department, at the city of Albany, New York, this the 20th day of April, 2017.

Anthony Lofrumento

Anthony Lofrumento

The University of the State of New York

Education Department

NORTH GREENBUSH PUBLIC LIBRARY

ABSOLUTE CHARTER

This Instrument Witnesseth That the Board of Regents for and on behalf of the Education Department of the State of New York at their meeting of February 18, 1994,

Voted, that

1. An absolute charter in the first instance is granted incorporating Luciana Owens, Joan Behan, Barbara Elliott, Kenneth Bogdan, Susan Costello, Sheila Beam, William Dedrick, Robert Hebler, Sheila Peach, Francis X. Conron, Jr., Bruce Walsh and their associates and successors as a special district public library, in accordance with the vote establishing the same, under the corporate name of North Greenbush Public Library, to be located in the town of North Greenbush, county of Rensselaer, state of New York.

2. The purpose for which such corporation is formed is to provide public library service to the residents of the North Greenbush Public Library District as established by Chapter 305 of the Laws of 1993.

3. The library shall be administered by a board of eleven trustees, to be at first the persons who are named herein as incorporators, said trustees to serve in the order in which they are named hereinabove, for terms that shall expire as follows: Luciana Owens, Joan Behan and Barbara Elliott on January 1, 1995; Kenneth Bogdan and Susan Costello on January 1, 1996; Sheila Beam and William Dedrick on January 1, 1997; Robert Hebler and Sheila Peach on January 1, 1998; and Francis X. Conron, Jr. on January 1, 1999. As vacancies occur, trustees shall be elected at the annual election as specified in the enabling legislation to serve for five-year terms by the voters of the library district. Only qualified voters of the district shall be eligible for election to the board of trustees.

4. The corporation hereby created shall be a nonstock corporation organized and operated exclusively for educational purposes, and no part of its earnings or net income shall inure to the benefit of any individual, and no officer, member, or employee of the corporation shall receive or be entitled to receive any pecuniary profit from the operations thereof, except reasonable compensation for services.

5. Notwithstanding any other provision of these articles the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

6. No substantial part of the activities of the corporation shall be devoted to carrying on propaganda, or otherwise attempting to influence legislation, (except to the extent authorized by Internal Revenue Code section 501(h) as amended, or the corresponding provision of any future United States Internal Revenue Law, during any fiscal year or years in which the corporation has chosen to utilize the benefits authorized by the statutory provision) and the corporation shall not participate in or intervene (including the publishing or distribution of statements) in any political campaign on behalf of any candidate for public office.

7. Upon dissolution of the corporation, the board of trustees shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of the remaining assets of the corporation exclusively for one or more exempt purposes, within the meaning of section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future Federal tax code), or shall distribute the same to the Federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by order of the Supreme Court of the State of New York in the judicial district where the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, organized and operated exclusively for such purposes, as said Court shall determine.

8. The principal office of the corporation shall be located at P.O. Box 249, Main Avenue, Wynantskill, New York 12198.

9. The Commissioner of Education is designated as the representative of the corporation upon whom process in any action or proceeding against it may be served.

Granted, February 18, 1994, by the Board of Regents of The University of the State of New York, for and on behalf of the State Education Department, and executed under the seal of said University and recorded as Number 21,598.

Chancellor

President of The University and
Commissioner of Education

NORTH GREENBUSH, TOWN OF—LIBRARY DISTRICT ESTABLISHED

CHAPTER 305

S. 3281–A, A. 5732–A

Approved and effective July 21, 1993

AN ACT to establish a library district in the town of North Greenbush, Rensselaer county

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

§ 1. Notwithstanding the provisions of any general, special or local law to the contrary there is hereby created and established in the county of Rensselaer a public library district which shall include all of the town of North Greenbush.

§ 2. Election. 1. The public library district herein described shall not come into existence unless and until it is approved and the initial proposed budget is approved by a majority of the qualified voters voting in an election held pursuant to the following provisions. Upon receipt of a petition signed by not less than twenty-five voters qualified to vote at a general town election from the public library district hereby created requesting such election, the board of trustees of the North Greenbush community library shall give notice of an election to be conducted on the second Thursday in September of nineteen hundred ninety-three. At said election the issues shall be:

a. whether the public library district herein described shall be created or not;

b. whether the budget therefor proposed by the board of trustees of the North Greenbush community library shall be approved or disapproved; and

Additions are indicated by underline; deletions by strikeout

c. the election of three trustees as hereinafter provided. The trustees of the North Greenbush community library shall give notice of said election by the publication of a notice in one or more newspapers having a general circulation in the district to be served. The first publication of such notice shall be not less than thirteen days and not more than twenty days prior to the date of such election. In addition, the board of trustees of the North Greenbush community library shall cause copies of such notice to be posted conspicuously in five public places in the district at least thirteen days prior to the date of such election. Such notice shall specify the time when and the place where such election will be held, the issues to be decided at said election and the hours during which the polls will be open for receipt of ballots. The board of trustees of the North Greenbush community library shall prepare the ballots for such election and the polls shall remain open for the receipt thereof at all such elections from ten o'clock a.m. until eight o'clock p.m., and such additional consecutive hours prior thereto as the board of trustees of the North Greenbush community library may have determined and specified in the notice thereof. The board of trustees shall designate a resident taxpayer of such district to act as chairman of any election of such district and shall designate not less than two nor more than four resident taxpayers to act as election inspectors and ballot clerks at such elections. No trustee shall serve as such chairman or as an election inspector or ballot clerk. The board of trustees may adopt a resolution providing that such chairman, election inspectors and ballot clerks shall be paid for their respective services at the initial election or at any annual election or at any subsequent special election. Such resolution, if adopted, may fix reasonable compensation for the services of each such official. Every voter of the town of North Greenbush otherwise qualified to vote at a general town election shall be qualified to vote at said election. After the polls have been closed at said election, the election inspectors and ballot clerks shall immediately canvas publicly the ballots cast and the chairman of the election shall publicly announce the result. Within seventy-two hours thereafter, the chairman, election inspectors and ballot clerks shall execute and file a certificate of the results of canvas with the board of trustees and with the town clerk of the town of North Greenbush.

2. In the event that the district is created, then there shall be an annual election conducted by the board in accordance with subdivision one of this section at a time to be set by the board, at which election vacancies on the board of trustees shall be filled and at which any proposed budget which the board shall determine to submit to the voters pursuant to section four of this act shall be submitted to the voters.

3. Candidates for the office of member of the board of trustees shall be nominated by petition. No vacancy upon the board of trustees to be filled shall be considered a separate specific office. A separate petition shall be required to nominate each candidate for a vacancy on the board. Each petition shall be directed to the secretary of the district, shall be signed by at least twenty-five qualified voters of the district, or two percent of the voters who voted in the previous annual election of the members of the board of trustees, whichever is greater, (such number to be determined by the number of persons recorded on the poll list as having voted at such election) shall state the residence of each signer, and shall state the name and residence of the candidate. In the event that any such nominee shall withdraw his candidacy prior to the election, such person shall not be considered a candidate unless a new petition nominating such person in the same manner and within the same time limitations applicable to other candidates is filed with the secretary of the district. Each petition shall be filed in the office of the secretary of the district between the hours of one o'clock p.m. and seven o'clock p.m. not later than the thirtieth day preceding the meeting or election at which the candidates nominated are to be elected.

4. At any election in such district, the voters may adopt a proposition providing that, in all subsequent elections, vacancies upon the board of trustees shall be considered separate specific offices and that the nominating petitions shall describe the specific vacancy upon the board of trustees for which the candidate is nominated, which description shall include at least the length of the term of office and the name of the last incumbent, if any. No person shall be nominated for more than one specific office. Such procedure shall be followed with respect to all nominations and elections in subsequent years until and unless such proposition is repealed by the electors of the district at a regular election by the adoption of a proposition to repeal the same.

§ 3. Organization and structure. The North Greenbush public library district shall be managed, operated and controlled by a board of trustees consisting of eleven members; the members of the board of trustees of the North Greenbush community library in office on the date the district comes into existence, except for seven such members to be determined by ~~that board, shall, together with the three trustees elected at the initial election, constitute the~~ board of trustees of the library district herein established. These trustees shall at the first regular meeting of the board determine by lot the year in which each of their terms of office expire, and the terms shall expire as follows: after one year, three trustees; after two years, two trustees; after three years, two trustees; after four years, two trustees; after five years, two trustees. As vacancies occur trustees shall be elected at the annual election herein provided for to serve for five year terms by the voters of the library district hereby created, said terms to commence on the first day of January next following the election. Only qualified voters of the district shall be eligible for election to the board of trustees. The board of trustees at its first meeting each year shall elect or appoint a president and vice-president who shall be members of the board and a secretary, treasurer and other such officers as they deem necessary. If the board so determines, the offices of secretary and treasurer may be held by individuals who are not members of the board of trustees and, in that event, such officers may, if the board so determines, receive compensation as fixed by resolution of the board.

§ 4. Finances. 1. The initial budget for the North Greenbush public library district shall be determined by a vote of the voters of the district in the initial election as hereinafter provided for. All future budgets that increase or decrease the appropriation last approved by the voters shall be submitted to the residents of the library district for approval by a majority of those residents voting at the annual election of trustees held pursuant to this section. Funds voted for library purposes at the initial election and at all future budget elections shall, unless otherwise directed by such vote, be considered as annual appropriations therefor until changed by further vote and shall be levied and collected yearly in the same manner and at the same time as other town charges.

2. The board of trustees shall annually file with the clerk of the town of North Greenbush in the time and for the purposes specified in section 104 of the town law an estimate of the proposed budget including costs of library services to be raised by levy for the library district in the year beginning with the succeeding first day of January. The town board shall not make any change in the estimate of revenues or expenditures submitted by the board of the library district in preparation of its preliminary budget as required by section 106 of the town law.

3. The town board of North Greenbush shall, in accordance with section six of this act, levy against the real property lying within its boundaries for the total expenditures as approved by the voters as hereinbefore provided. The town board may issue tax anticipation notes, anticipation revenue notes and budget notes pursuant to article 2 of the local finance law[1] to obtain the necessary moneys therefor.

4. The town board of the town of North Greenbush, shall have the power to authorize, sell and issue bonds, notes or other evidences of indebtedness pursuant to the local finance law in order to permit the library district to provide facilities or improve facilities for library purposes. Upon written request from the board of trustees of the library district, the town board shall authorize, sell and issue such bonds, notes or other evidences of indebtedness as are necessary to accomplish the improvements specified in the notice. The proceeds of such bonds, notes or other evidences of indebtedness shall be paid to the treasurer of the library district and maintained in a segregated fund in accordance with section 165.00 of the local finance law and expended by the treasurer only on specific authorization by the board of trustees.

5. The board of trustees of the library district may accept on behalf of the district any absolute gift, devise or bequest of real or personal property and such conditional gifts, devises or bequests as it shall by resolution approve.

6. The treasurer of the library district shall be the custodian of all funds of the library district including gifts and trust funds paid over to the trustees. The board of trustees may authorize the investment of funds in custody of the treasurer in the same manner in which town funds may be invested. Proceeds of obligations received from the town may be invested

in accordance with section 165.00 of the local finance law. The presiding supervisor of the town of North Greenbush shall pay over to the library district all moneys which belong to or are raised for the library district. No moneys shall be disbursed by the treasurer except after audit by the board of trustees. The board of trustees shall audit all claims and shall order the payment thereof, except as otherwise provided by this section. No such claims shall be audited or ordered paid by the trustees unless an itemized voucher therefor, certified or verified on behalf of the claimant in such form as the board of trustees shall prescribe, shall be presented to the board of trustees for audit and allowance. The provisions of this section shall not be applicable to payment of claims of fixed salaries and amounts which the library district may be required to pay on account of retirement contributions for past and current services to officers and employees of the library district. The treasurer shall keep such records and in such manner as the board of trustees may require.

[1] Loc. Fin. Law § 10.00 et seq.

§ 5. Charter, commencement of operations and transfer of property and employees. The initial trustees shall, within thirty days from the date of approval of the library district by the voters of the district, apply to the board of regents for a charter as a public library.

Upon the granting of such a charter by the board of regents, title to all personal property, tangible and intangible, now held by the North Greenbush community library shall be transferred to, vested in, and be acquired by the library district hereby established. Upon the granting of such a charter by the board of regents, all employees of the North Greenbush community library shall become employees of the library district upon the same terms and conditions of employment and at the same rate of pay as their previous employment by the North Greenbush community library.

§ 6. Ad valorem levy. The several lots and parcels of land within the area of said public library district are hereby determined to be benefited by the library facilities and services existing as of the effective date of this act and the town board of North Greenbush is hereby authorized to assess, levy and collect the necessary expenses of operation, maintenance and repair of such facilities and services and such capital improvements including debt service on bonds, notes or other evidences of indebtedness of the town issued for the purpose of such library district as may be hereafter authorized pursuant to the manner and at the same time as other town charges.

§ 7. Education law. Except as otherwise provided by this act, the provisions of the education law relating to public libraries shall be applicable to the public library district herein established.

§ 8. Town law. Except as herein provided, said library district shall constitute an improvement district within the meaning of the town law and shall be subject to all of the provisions thereof relating to improvement districts except such as are inconsistent with the provisions of this act.

§ 9. This act shall take effect immediately.

EXHIBIT D

Project Site

