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June 24, 2019

Altamont Village Board of Trustees
C/O Lance Moore, Zoning Officer
115 Main Street - PO Box 643
Altamont, NY 12009

Re: Stewart's Shops – Altamont
Further Review of Zoning Change of 107-109 Helderberg Ave.

Dear Mayor Dineen and Village Trustees:

We are legal counsel to the Stewart's Shops Corp. in connection with its efforts to redevelop its Shop at the corner of Helderberg Avenue and Altamont Boulevard (State Route 156). As the Village Board is well aware, the previous zoning amendment process resulted in a rezoning of 107-109 Helderberg Avenue. However, litigation has since been commenced by one or more Village resident who has criticized technical aspects of the Board's review process. Stewart's does not share these views. However, given the nature of the legal arguments raised, it seems that the most appropriate and effective way to address these concerns is through further review. Therefore, Stewart's encloses the following materials:

Application for Zoning Change
Application Narrative
Short Environmental Assessment Form (EAF)
Additional information concerning the EAF
DOT Roadway Traffic County Hourly Report
Trip Generation Assessment of Creighton Manning
Site Plan Submission Packet Including:
T-1: Title Sheet Including Building Elevation
S-1: Existing Site Plan



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Mayor Dineen and Trustees
Re: Stewart's Shops – Altamont Rezoning
June 24, 2019
Page 2 of 2

S-2: Proposed Site Plan
S-3: Proposed Landscape Plan
S-4: Updated Proposed Photometric Plan

As the parcel at issue has already been rezoned and is part of the CBD zoning district, there is some inherent awkwardness in preparing the enclosures. For example, the Village's zoning change application form requires that the current and proposed zoning districts be identified and, obviously, they are to be different. While the parcel at issue is zoned CBD, the application materials have been filled out as though the property is still contained in the R10 zoning district. This circumstance is reflected in some of the other materials enclosed as well. However, this is merely for purposes of review and Stewart's makes this Application with full reservation of rights. Stewart's does not state, suggest or imply that the previous rezoning process was flawed in any way, but merely seeks to address the criticisms raised through subsequent administrative and legislative review.

Therefore, we respectfully request that the Village Board declare itself Lead Agency and circulate the necessary notification to the Village Planning Board, Zoning Board and New York State DOT. We also request that, simultaneously with providing the Planning Board with such notice, the Village Board also refer the application to the Planning Board for comment. Following either express agreement by these Agencies or expiration of the 30-day period, we ask that the Board conduct a Public Hearing on the proposed rezoning, conduct coordinated SEQRA Review and, if a Negative Declaration is again adopted for this project, that the Board then formally adopt a Local Law repealing and replacing the previous Local Law and, again, rezoning the parcel at issue to CBD. Thank you.

Very truly yours,

MILLER, MANNIX, SCHACHNER & HAFNER, LLC



Leah Everhart

LE/bh
Encls.

cc: Chuck Marshall

N:\Clients\STEWARTS\ALTAMONT\Village Board Ltr.docx



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Zone Change Request Form

Village of Altamont

P.O. Box 643 Altamont, NY 12009
Telephone (518) 861-8554 Fax (518) 861-5379

APPLICATION FOR CHANGE OF ZONE

DATE: June 10, 2019

FEE: \$ _____

APPLICANT INFORMATION

Name: Stewart's Shops Corp.

Address: P.O. Box 435 - Saratoga Springs State: NY ZIP: 12866 Phone: (518) 581-1201

PARCEL INFORMATION

Address and exact location of parcel to be zoned: 107-109 Helderberg Ave

Request zoning change from R-10 to CBD TAX MAP # 48.06-2-2

Total Acreage: 0.17 Parcel Depth: 150 Road Frontage: 50

PROPERTY INFORMATION

Describe any existing structures on the property: Existing Multi-Family Residence

Describe the present use of the property: Multi-Family Rental Property

Describe the proposed use of property if the rezoning is granted: _____
Incorporation into the Site Plan of the redeveloped Stewart's Shop

NEIGHBORHOOD DESCRIPTION

Zoning classification of all adjoining parcels:

North: CBD East: R-10 South: R-10 West: CBD

Zoning classification of all parcels directly on opposite side of street or highway: _____

Character and use of all surrounding parcels:

North: Stewart's Shops South: house

East: house separated by creek West: funeral home

Approximately distance to nearest parcel of different zoning classification indicating exact location, zoning, character and use of last mentioned parcel: Adjacent

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.

Chris M... ..

Signature of Applicant

**Project Narrative and Response to
SEAF Items
(This Includes Equipment Cut Sheets)**

Project Narrative and Response to SEORA

Stewart's Shops opened the current store at 1001 Altamont Ave (SBL: 48.06-2-3) in 1980 and because of the functional and physical obsolescence of the location, the store must be razed and redeveloped to meet the current needs of the market and bringing it closer into compliance with the Village's adopted land-use plans.

This redevelopment seeks to take the existing store which is approximately 2,696 square feet and the new store when developed will be 3,340 square feet. The current number of fueling positions is four and that is the same number of proposed fueling positions although the orientation will change along with the proposed square footage of the canopy. The attached Site Plan application packet provides details into orientation and amenities.

5b: Is the proposed action, consistent with the adopted Comprehensive Plan?

Stewart's seeks to shift the division line between the R10 and CBD zoning districts so that tax map parcel 48.06-2-2 is removed from the R10 zoning district and included in the CBD zoning district. The Village's comprehensive plan is silent on the precise location of the boundary between adjacent zones and any subtle change to a boundary line is not contradictory to or inconsistent with any provision of the comprehensive plan. The same is true for the proposed redevelopment of the Stewart's Shop at the site which is supported by the opinion offered by the Village's Planning Consultant Nan Stolzenurg, AICP during a previous consideration of a similar application. The conclusion reached by Ms. Stolzenurg was that the proposed redevelopment of the Stewart's site "seems to be consistent with the Comprehensive Plan." This correspondence is attached.

8a: Response to "No" for an Increase in Traffic

The attached correspondence from Creighton Manning Engineering indicates that the Net Trip Generation for the AM and PM peak hour will be ten vehicles during each peak. Stewart's as classified by the Institute for Transportation Engineers (ITE) Manual's Land Use Code (LUC) 853 has a pass-by assignment of 60-66% meaning the use does not originate "new trips" and serves vehicles already on the roadway network. Also attached is the most recent car counts from the New York State Department of Transportation (NYSDOT) Annual Average Daily Traffic (AADT) Viewer.

12a and b: Proximity to Places on the Historic Register, within Historic Districts or archaeologically sensitive sites identified by SHPO.

The Short Environmental Assessment Form (SEAF) was completed using the "auto fill" function through the NYSDEC Environmental Assessment Form (EAF) Mapper Application and the revised version indicates the site is not located to the Village's established Historic District. However, a map is included for your convenience.


13b. Lands adjoining the proposed action contain "wetlands or other waterbodies regulated by a federal, state or local agency?"

There is an un-named "Class C" tributary of the Bozen Kill that runs along the southern boundary of the project site. This creek is handled via NYSDEC regulation 863-677. However, there is no anticipated impact on the proposed watercourse because the Village Zoning Officer has determined that §355-22(A) does not apply to previously disturbed areas.

15. Does the site of the proposed action contain any species listed by the State or Federal government as threatened or endangered?

Because of the previous clearing done for the existing store, there is limited cutting proposed for the new store. Guidelines associated with threatened and endangered species do not prohibit clearing just guidelines associated with clearing.

Cooler Condensing Unit

	NATIONAL REFRIGERATION AND AIR-CONDITIONING CANADA CORP. 159 ROY BLVD, PO BOX 2020 BRANTFORD, ON CANADA N3T 5Y6	TOZA040H8-HT3A QUIET LINE - SCROLL CONDENSING UNITS-AIR
PURCHASER: _____		SUBMITTED BY: Norman S. Haines
PROJECT: STEWARTS ICE CREAM		DATE: 11 Jun 2015
ORDER #: 03812.37775.00065-A00		ITEM #: 4
QUOTE #: Q10FNNSHA-A		ID #: _____
PURCHASER'S PO #: STEW-06112015		TAGGING: Suffix: "STEW"

- MODEL FEATURES**
- | | | |
|--|--|--|
| <ul style="list-style-type: none"> • Copper tubing secured with cushion clamps • Discharge line thermostat • Pre-formed piping • Receiver with fusible plug and liquid shut off valve • Space saving, compact design • Sturdy electrical control box with compressor contactor and fused control circuit | <ul style="list-style-type: none"> • Suction and discharge service valves. • Weatherproof electrical control box with compressor contactor and fused control circuit • Welded hermetic Scroll compressor • Heavy gauge galvanized steel cabinet construction | <ul style="list-style-type: none"> • Ultra efficient Electronically Commutated Motor (ECM) • Unit shipped with Nitrogen Holding Charge • Powder Coat Painted Cabinet • Gold Coat Fins • High efficiency enhanced copper tube and aluminium fin coil design • EC Motor Speed Controller |
|--|--|--|

<p>PRE-ENGINEERED OPTION PACKAGE</p> <p><input type="checkbox"/> A - STD</p> <p><input type="checkbox"/> B</p> <p><input type="checkbox"/> C</p> <p><input type="checkbox"/> D</p> <p><input type="checkbox"/> E</p> <p><input type="checkbox"/> F</p> <p><input checked="" type="checkbox"/> H</p> <p><input type="checkbox"/> J</p> <p><input type="checkbox"/> K</p> <p>DEFROST FUSING - SHOW SET QTY.</p> <p><input type="checkbox"/> Up to 30 Amps</p> <p><input type="checkbox"/> 35 Amps to 60 Amps</p> <p><input type="checkbox"/> 115V Control Circuit</p> <p><input type="checkbox"/> 30A Contactor</p>	<p>MODEL OPTIONS (* = Shipped Loose)</p> <p><input type="checkbox"/> 40A Contactor</p> <p><input checked="" type="checkbox"/> Compressor Sound Insulation</p> <p><input type="checkbox"/> Discharge Line Check Valve</p> <p>DISCONNECT SWITCH</p> <p><input type="checkbox"/> Non-Fused</p> <p><input type="checkbox"/> Export Crating</p> <p>COIL COATING</p> <p><input type="checkbox"/> ElectroFin Coating</p> <p><input type="checkbox"/> Heresite Coating</p> <p>FIN AND MATERIAL</p> <p><input type="checkbox"/> Copper Fins</p> <p><input checked="" type="checkbox"/> Heated and Insulated Receiver</p> <p>LIQUID LINE FILTER + SIGHT GLASS</p> <p><input checked="" type="checkbox"/> Sealed</p> <p><input type="checkbox"/> Pump Down Toggle Switch</p>	<p>SUCTION ACCUMULATOR</p> <p><input checked="" type="checkbox"/> Without Heat Exchanger</p> <p>SUCTION FILTER</p> <p><input type="checkbox"/> Sealed Type</p> <p>TIME CLOCK</p> <p><input type="checkbox"/> Paragon 8145 Style</p> <p><input type="checkbox"/> *230V Paragon 8145 Style</p> <p><input type="checkbox"/> *115V Paragon 8145 Style</p> <p><input type="checkbox"/> Wall Mount Kit</p> <p><input type="checkbox"/> Wind Guard</p> <p><input checked="" type="checkbox"/> TQuickVac Valves</p> <p>MANUAL OPTIONS</p> <p><input checked="" type="checkbox"/> Penn Johnson Adj LP Control</p> <p><input checked="" type="checkbox"/> 6" Leg Kit</p>
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VOLTAGE	SYSTEM REFRIGERANT	RATING	SUCTION TEMP	AMBIENT TEMP	CAPACITY
208-230/3/60	R404A	4Hp	25 °F	95 °F	37560 BTUH

FANS			COMPRESSOR			CIRCUIT TOTAL				
QTY	POWER	FLA/FAN	TYPE	QTY	RLA	LRA	AMPS	WATTS	MCA†	MOP‡
2	330W	1.7	ZB30KCE-TF5-265		15.7	115	19.1		23	35

LIQUID	1/2 in.	SOUND	58dBA@10'	REC CAPACITY	22 lb.		
SUCTION	1 1/8 in.	WEIGHT	515 lb	REF CHARGE			

NOTES:

† MCA.. Minimum Circuit Ampacity, ‡ MOP.. Maximum Overcurrent Protection



MCA & MOP are for the condensing unit ONLY. Single point connections WILL show different on dataplate.

19DBA @ 30'

APPROVED BY: _____	DATE: _____
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Approval of this drawing signifies that the equipment is acceptable under the provision of the job specifications. Any change made hereon by any person whomsoever subject to acceptance by NATIONAL REFRIGERATION at its home office.

Freezer Condensing Unit

	NATIONAL REFRIGERATION AND AIR CONDITIONING CANADA CORP. <small>1159 ROY BLVD, PO. BOX 2020 BRANTFORD, ON CANADA N3T 5Y6</small>	TQZA020L8-HT3A QUIET LINE - SCROLL CONDENSING UNITS-AIR									
PURCHASER :		SUBMITTED BY : Norman S Haimes									
PROJECT : STEWARTS ICE CREAM		DATE : 11 Jun 2015									
ORDER # : 03812.37775.00065-A00		ITEM # : 6									
QUOTE # : Q10FNNSHA-A		ID # :									
PURCHASER'S PO # : STEW-06112015		TAGGING : Suffix "-STEW"									
MODEL FEATURES:											
<ul style="list-style-type: none"> • Copper tubing secured with cushion clamps • Discharge line thermostat • Pre-formed piping • Receiver with fusible plug and liquid shut off valve • Space saving, compact design • Sturdy electrical control box with compressor contactor and fused control circuit 	<ul style="list-style-type: none"> • Suction and discharge service valves • Weatherproof electrical control box with compressor contactor and fused control circuit • Welded hermetic Scroll compressor • Heavy gauge galvanized steel cabinet construction 	<ul style="list-style-type: none"> • Ultra efficient Electronically Commutated Motor (ECM) • Unit shipped with Nitrogen Holding Charge • Powder Coat Painted Cabinet • Gold Coat Fins • Liquid injection (low temp models) • High efficiency enhanced copper tube and aluminium fin coil design • EC Motor Speed Controller 									
MODEL OPTIONS (* = Shipped Loose)											
PRE-ENGINEERED OPTION PACKAGE <input type="checkbox"/> A - STD <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> H <input type="checkbox"/> J <input type="checkbox"/> K DEFROST FUSING - SHOW SET QTY <input type="checkbox"/> 35 Amps to 60 Amps <input type="checkbox"/> 115V Control Circuit <input checked="" type="checkbox"/> Compressor Sound Insulation	<input type="checkbox"/> Discharge Line Check Valve DISCONNECT SWITCH <input type="checkbox"/> Non-Fused <input type="checkbox"/> Export Crating COIL COATING <input type="checkbox"/> ElectroFin Coating <input type="checkbox"/> Heresite Coating FIN AND MATERIAL <input type="checkbox"/> Copper Fins <input checked="" type="checkbox"/> Heated and Insulated Receiver LIQUID LINE FILTER + SIGHT GLASS <input checked="" type="checkbox"/> Sealed <input type="checkbox"/> Pump Down Toggle Switch SUCTION ACCUMULATOR <input checked="" type="checkbox"/> Without Heat Exchanger	SUCTION FILTER <input type="checkbox"/> Sealed Type TIME CLOCK <input type="checkbox"/> Paragon 8145 Style <input type="checkbox"/> *230V Paragon 8145 Style <input type="checkbox"/> *115V Paragon 8145 Style Wall Mount Kit <input type="checkbox"/> Wind Guard <input checked="" type="checkbox"/> QuickVac Valves MANUAL OPTIONS <input checked="" type="checkbox"/> Penh Johnson Adj LP Control <input checked="" type="checkbox"/> 6" Leg Kit									
VOLTAGE	SYSTEM REFRIGERANT	RATING	SUCTION TEMP	AMBIENT TEMP	CAPACITY						
208-230/3/60	R404A	2Hp	-30 °F	95 °F	6140 BTUH						
FANS		COMPRESSOR			CIRCUIT TOTAL						
QTY	POWER	FLA/FAN	TYPE	QTY	RLA	LRA	AMPS	WATTS	MCA†	MOP‡	
1	165W	1.7	ZF06K4E-TF5-241	9.3	55	11	13.3	20			
LIQUID	3/8 in	SOUND	53dBA@10'	REC CAPACITY	11 lb		APPROVALS				
SUCTION	7/8 in	WEIGHT	320 lb	REF CHARGE							
NOTES: † MCA - Minimum Circuit Ampacity, ‡ MOP - Maximum Overcurrent Protection MCA & MOP are for the condensing unit ONLY. Single point connections WILL show different on dataplate. 17DBA @ 30'											
APPROVED BY :							DATE :				
Approval of this drawing signifies that the equipment is acceptable under the provision of the job specifications. Any change made hereon by any person whomsoever subject to acceptance by NATIONAL REFRIGERATION at its home office.											

Cree Edge™ Series

LED Area/Flood Luminaire

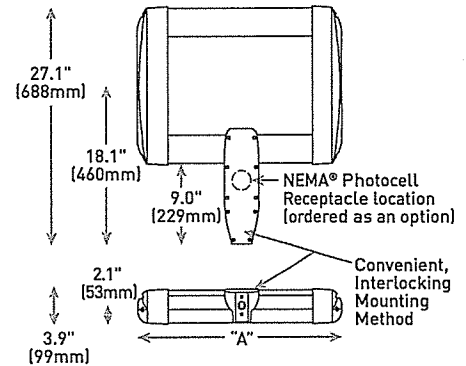
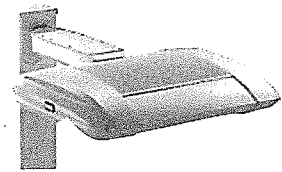
ARE-EDG-3MB-DA-06-E-UL-B

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount



Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	Backlight Control Shields XA-20BLS-4 - Four-pack - Unpainted stainless steel
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

LED Count [x10]	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

AA/DL/SA Mount - see page 22 for weight & dimensions

Product	Optic	Mounting*	LED Count [x10]	Series	Voltage	Color Options	Drive Current	Options	
ARE-EDG	2M Type II Medium	AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only	
	3MB Type III Medium w/BLS		04						PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
	4MP Type IV Medium w/Partial BLS		06						
	5M Type V Medium		08						
	5S Type V Short		10						
	4M Type IV Medium		12						
	4MB Type IV Medium w/BLS		14						
	3M Type III Medium		16						
	2MP Type II Medium w/Partial BLS								
	3MP Type III Medium								
	4M Type IV Medium								
	5M Type V Medium								
FLD-EDG	25 25° Flood 40 40° Flood 70 70° Flood N6 NEMA® 6	AA Adjustable Arm SA Side Arm - Available with 20-60 LEDs							

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration



Rev. Date: V6 12/07/2017



US: lighting.cree.com

T [800] 236-6800 F [262] 504-5415

Canada: www.cree.com/canada

T [800] 473-1234 F [800] 890-7507

Cree Edge™ LED Area/Flood Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to <https://www.designlights.org/search/> for most current information
- Meets Buy American requirements within ARRA

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current [A]					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
14	158	1.32	0.77	0.68	0.62	0.47	0.35
16	179	1.49	0.87	0.77	0.68	0.53	0.39
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
14	232	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF) ¹					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

¹ Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times
 [6X] the IESNA LM-80-08 total test duration [in hours] for the device under testing (DUT) i.e. the packaged LED chip
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times [6X] the IESNA LM-80-08 total test duration [in hours] for the device under testing (DUT) i.e. the packaged LED chip



Cree Edge™ Series

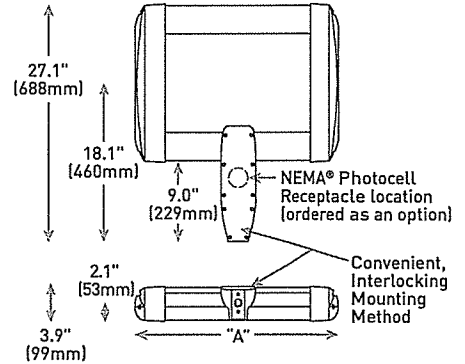
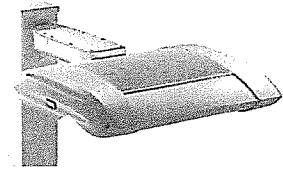
LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount



Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	Backlight Control Shields XA-20BLS-4 - Four-pack - Unpainted stainless steel
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

LED Count (x10)	Dim. "A"	Weight
02	12.1" [306mm]	21 lbs. [10kg]
04	12.1" [306mm]	24 lbs. [11kg]
06	14.1" [357mm]	27 lbs. [12kg]
08	16.1" [408mm]	28 lbs. [13kg]
10	18.1" [459mm]	32 lbs. [15kg]
12	20.1" [510mm]	34 lbs. [15kg]
14	22.1" [560mm]	37 lbs. [17kg]
16	24.1" [611mm]	41 lbs. [19kg]

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

AA/DL/SA Mount - see page 22 for weight & dimensions

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type II Medium	AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
	3MB Type III Medium w/BLS		04					
	4MP Type IV Medium w/Partial BLS		06					
	3MP Type III Medium w/Partial BLS		08					
	5M Type V Medium		10					
	5S Type V Medium		12					
4M Type IV Medium	14							
3M Type III Medium w/BLS	16						PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML2 spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire	
FLD-EDG	25 25° Flood 40 40° Flood	70 70° Flood SN Sign	N6 NEMA® 6	AA Adjustable Arm SA Side Arm - Available with 20-60 LEDs				

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration



US: lighting.cree.com/lighting

T [800] 236-6800 F [262] 504-5415

Rev. Date: V4 09/20/2016

Canada: www.cree.com/canada



T [800] 473-1234 F [800] 890-7507

Cree Edge™ LED Area/Flood Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" [76-152mm] square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" [51mm] centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" [51mm] IP, 2.375" [60mm] O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic with 20 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
14	158	1.32	0.77	0.68	0.62	0.47	0.35
16	179	1.49	0.87	0.77	0.68	0.53	0.39
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
14	232	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF) ¹					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

¹Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

²In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times

[6X] the IESNA LM-80-08 total test duration [in hours] for the device under testing [(DUT) i.e. the packaged LED chip]

³In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times [6X] the IESNA LM-80-08 total test duration [in hours] for the device under testing [(DUT) i.e. the packaged LED chip]



**Analysis/Comments on the Proposed Rezoning of Parcel 48.06-2-2 from R10 to CBD
Submitted to the Village of Altamont Board by Nan Stolzenburg, AICP CEP**

1. Note that the Village Board must follow additional procedures to amend the zoning map (355-53) in addition to the normal procedures for amending a zoning law (hearing, SEQR, County Planning Board review). This includes referral to the Village Planning Board for an advisory opinion. I have included those procedures below with highlights on items of special emphasis that must be included in the process:

C. Application for an amendment to the Zoning Map. A property owner(s) or his agent(s) may initiate a request for an amendment to the Zoning Map by filing an application with the Building Inspector using forms provided for such requests by the Village. Such application shall be accompanied by a legal description of the property or properties affected, a map showing the property or properties affected and all properties within a radius of 500 feet of the exterior boundaries thereof, a statement of the proposed use of the property if the zoning change is granted and a filing fee as required in the Village's fee schedule established by Village Board resolution.

D. Public hearing on amendment. A public hearing shall be held by the Village Board before an amendment is permitted to the text of this chapter or the Zoning Map. Notice of said hearing shall be provided as required in § 355-42 of this chapter.

E. Referral to Planning Board. The Village Board shall refer all applications for a zoning amendment to the Planning Board, when such was not initiated by such Board, for review and recommendation. The Village Board may also specify the time limit on the review by the Planning Board.

F. Hearing before Village Board. In no case shall any amendment or change be finally considered by the Village Board until all provisions of this chapter have been met. If the Village Board proposes to adopt an amendment that is substantially altered from the recommendation of the Planning Board, the Village Board may refer said proposed amendment back to the Planning Board for report and recommendation before adoption.

G. Time of and notification of decision. The Village Board shall render a decision on the application for amendment to the Zoning Map within 60 days after the public hearing required herein has concluded. The Village Board shall notify the applicant for amendment to the Zoning Map, in writing, of the Village Board's decision within five days after the decision has been rendered.

H. Records of amendments. The Village Clerk shall maintain separate files and records of each amendment to the Zoning Map or this chapter which shall be open to public inspection upon request.

2. According to 355 -6 any new structure, alteration or enlargement of a structure must be in conformity with the regulations for the district. There is no specific provision in the zoning that says an alteration must also be approved with site plan review, but convenience stores is an allowed use in the CBD requiring both special use permit and site plan review

approvals. Further the zoning is clear that all new structures, as per 355-36 require site plan review and approval. It is my opinion that reconstruction of a new building on the site after a zoning change is made will require a site plan approval.

3. Approval of a new convenience store structure may also need a special use permit. I would discuss the following question with your attorney:
If the original Stewarts was approved previously via a special use permit from the Village, then that runs with the land and as such, a new special use permit may not be needed. Please confirm that only site plan review would be required for a new structure in this case with the attorney. However, if the original Stewarts was NOT approved via a special use permit, then it is my opinion that it needs BOTH special use permit AND site plan review approvals are needed.
4. As noted by Attorney Shaw, the Village needs to be careful when rezoning a single parcel so as not to run into a spot zoning issue. As he notes, a zoning consistent with a comprehensive plan and with the purposes of the community may not be considered spot zoning. To that end, I offer the following to show that this particular rezoning request may be consistent with plans and community objectives:
 - a. Consistency of this zoning change with the Comprehensive Plan. The Comprehensive Plan discusses the goal to maintain the Central Business District as the major location for retail and services in the Village. It also discusses the overall desire to have properly and uses scaled and designed to be consistent with the village character, uniqueness and charm of Altamont. It discusses the direction for commercial enterprises to be established provided they are consistent with adjacent residential areas. Page 30 adds that it is a desire of the Village to have commercial buildings compatible 'with adjacent buildings using similar setbacks and scale of buildings and sizes.' And, Page 33 specifically seeks to strengthen the main street area along "Main Street, Maple, Prospect and Altamont Boulevard as business and mixed use area." This location is immediately adjacent to the CBD district and is at an intersection that is all business use. Finally, Page 38 of the Plan specifically says that new and reconstruction of structures should be consistent with the historic character of adjoining properties.

Although the Plan does not map or specifically discuss extension of the CBD in this exact location, doing so on this adjacent parcel could be consistent with the Plan provided the new structure built on that location meets all zoning requirements and has an architecturally cohesive design, setbacks, lighting, landscaping, buffering, and signage that are consistent with the district and community character goals established in the Plan. If it were an isolated parcel surrounded by residential parcels, I would say it might not be consistent. The Village Board could make a strong case that given the location and existing use, and the stated desire to concentrate business in that location, the rezoning to commercial use is consistent with the Plan.

- b. Consistency of the rezoning with the Zoning Law. Article 355-11 (C) discusses the purpose of the CBD. It states with emphasis added for your review "The purpose of this district is to promote the maintenance, preservation, restoration, and economic use of the existing buildings and other historic structures in the center of the Village and to ensure that any infill or extension of

the Village center is done in the same pattern, maintaining a pleasant and safe pedestrian environment, preserving structures with historic or architectural significance, and harmoniously integrating residential and nonresidential uses while minimizing vehicular traffic congestion. The historic structures in the downtown are vital to the siting, scale, and character of the Village and provide a model for any future development in and around this district.” Thus, the CBD is established with the potential that the village may extend the district provided it is done in a manner that enhances the main street experience. It is my opinion therefore, that the zoning change makes sense provided the site planning creates a new structure that meets all the other zoning requirements for design, lot layout, etc.

5. The use of this parcel once the two lots are combined would need to meet the zoning. I offer the following list as a summary of some of the main items they would need to meet:
 - a. 355-16 (B) (2) In the case of corner lots, a front yard of the required depth shall be provided along each road frontage.
 - b. 355-16 (C) Lot grades. I note this since there appears to be a slope that will need to be graded here.
 - c. 355-17 (B) There shall be no more than two access points into any commercial lot or major subdivision.
 - d. 355-19 (B) Buffers. And 355-24 (C) and (D) provides for establishment of a fence and/or buffer between the new commercial structure and the adjacent residential use will need to be established as per the zoning.
 - e. 355-22 Parking – Specifically, the parking lot standards discuss enlargements and new structures so the parking would need to provide for 1 space per 100 sf of gross floor area, with no parking in front yard area.
 - f. As per 355-23 (B) – alteration of the sign means a new sign permit is needed and requirements of this section need to be met. Note that Stewarts use of LED signs may be an issue since the sign regulations do not address LED’s.
 - g. Stormwater and drainage requirements of 355-26.
 - h. Article 355-38 (F) and (E) will need to be met (Convenience store and gasoline service station). Discuss with attorney if a Stewarts use would include a gasoline service station and if these new standards would need to be followed in a reconstruction.
6. 355-34 (Demolition) states that if an applicant is proposing a new use that requires demolition of an existing building in part or whole, then demolition shall require a site plan review and approval by the Planning Board.
7. Stream. Is that stream a tributary of the Bozenkill or Black Creek? If so, Article 355-25 does require a 100’ setback and maintenance of streamside vegetation. I do not think there is room there for a 100’ buffer, and one does not exist now in that location. But there are significant trees and streamside vegetation that are important to the health of that creek that should be maintained. This should be discussed.
8. SEQRA for rezoning. One question to discuss is how SEQR should be conducted. The rezoning requires SEQR, but so does the site plan review. SEQR processes can’t be segmented. I think it is an important question to discuss whether doing a SEQR on the rezoning without the details of the project and its design can be separated out from the

analysis of the actual proposal on that corner. The close tie between acceptable commercial use, compatibility with the district and residential uses, and the need to ensure community character is maintained means that the rezoning should not take place unless the Board can show that the proposal does meet those consistency and compatibility requirements of the Plan and zoning. It is my opinion that a full proposal for reconstruction of that corner should be submitted so that the Village Board and everyone else knows what the actual project is so that the Village Board in its SEQR for the rezoning can ensure that the project will be compatible.

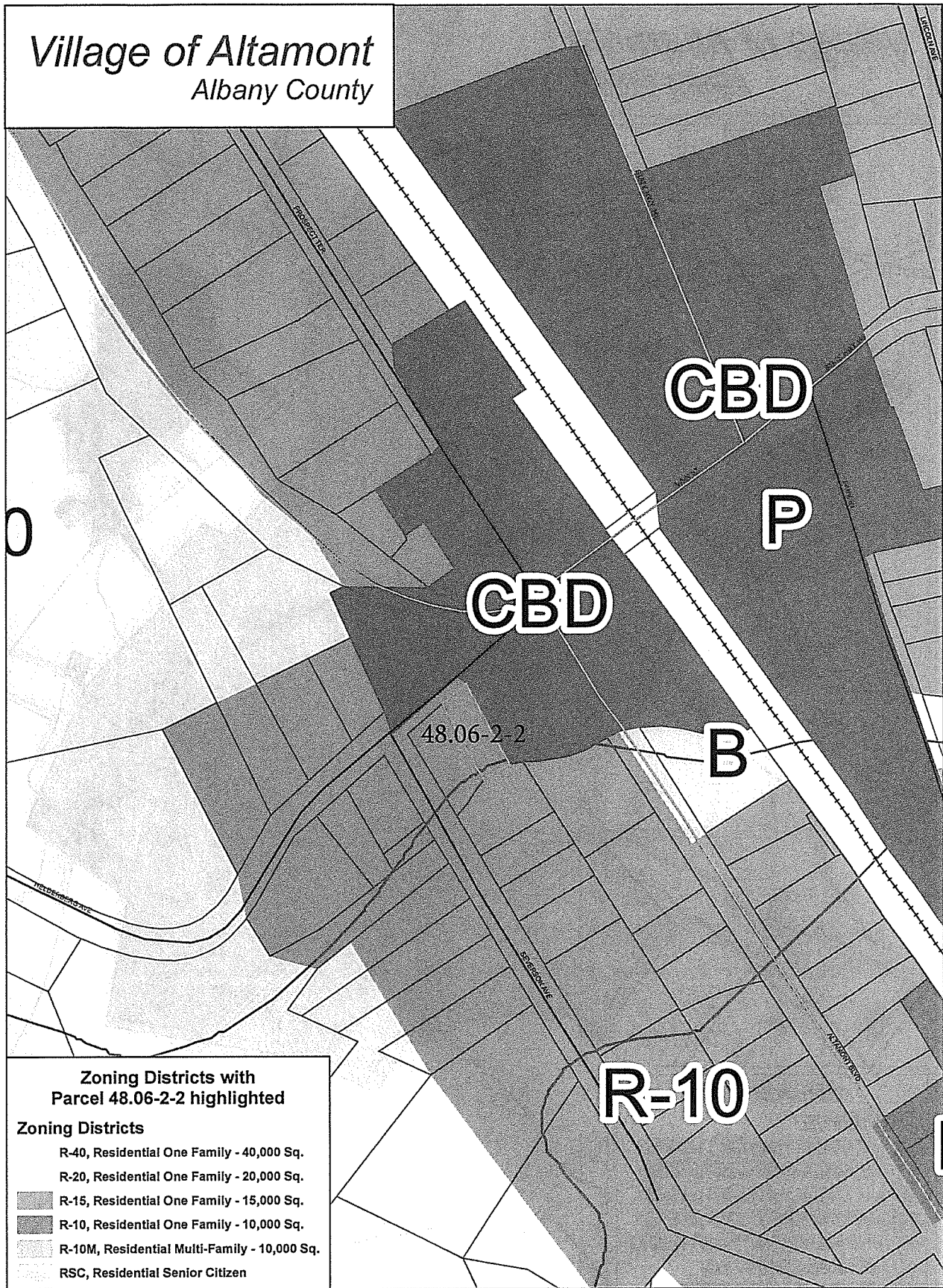
9. Removal of that residential parcel will leave a single remaining residential use on that block. I'm not sure how that would affect the community character of that street corner, or if that's a concern mentioned in the comp plan, or otherwise.

I have attached two maps showing the parcel in relation to the zoning districts for your information.

Conclusion:

The parcel in question adjoins the existing Central Business District, and is adjacent to and across from existing business uses. It seems to be consistent with the Comprehensive Plan provided the design and layout of the reconstruction meets all zoning criteria. There doesn't appear to be any environmental constraints on the property that would preclude it from being changed to a business use except maintenance of the streambank vegetation and trees. The mapped flood zone is very narrow there, and doesn't extend significantly onto the parcel. The Village Board should follow the zoning amendment process for conducting a rezoning, discuss the status of whether a special use permit is required for a reconstruction of the same use, confirm a site plan review is required prior to issuance of a building permit, and obtain full information on the use and design of the parcel so that SEQR can be done without segmenting the analysis.

Village of Altamont
Albany County

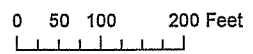


Zoning Districts with Parcel 48.06-2-2 highlighted

Zoning Districts

- R-40, Residential One Family - 40,000 Sq.
- R-20, Residential One Family - 20,000 Sq.
- R-15, Residential One Family - 15,000 Sq.
- R-10, Residential One Family - 10,000 Sq.
- R-10M, Residential Multi-Family - 10,000 Sq.
- RSC, Residential Senior Citizen
- RPO, Residential/Professional Office
- CBD, Central Business District
- B, Business
- LI, Light Industrial
- PUD, Planned Unit Development
- P, Park
- BA, Bozenkill Annexation

Map Date:
04-28-2015

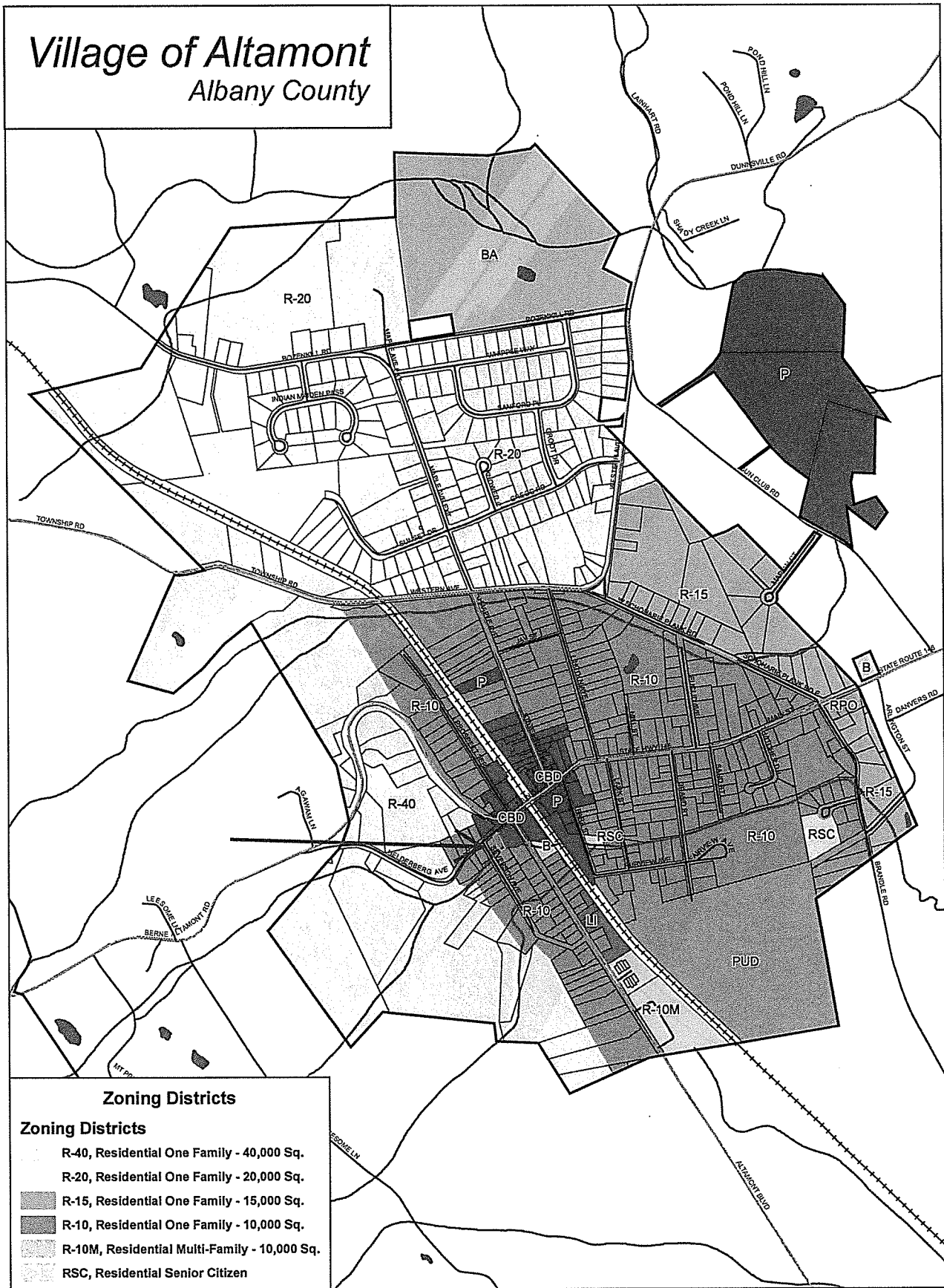


**Community Planning &
Environmental Associates**

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Village of Altamont

Albany County



Zoning Districts

Zoning District	Description
R-40	Residential One Family - 40,000 Sq.
R-20	Residential One Family - 20,000 Sq.
R-15	Residential One Family - 15,000 Sq.
R-10	Residential One Family - 10,000 Sq.
R-10M	Residential Multi-Family - 10,000 Sq.
RSC	Residential Senior Citizen
RPO	Residential/Professional Office
CBD	Central Business District
B	Business
LI	Light Industrial
PUD	Planned Unit Development
P	Park
BA	Bozenkill Annexation

Map Date:
10-2-2014



0 500 1,000 2,000 Feet



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**Short Environmental Assessment Form
(SEAF)**

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

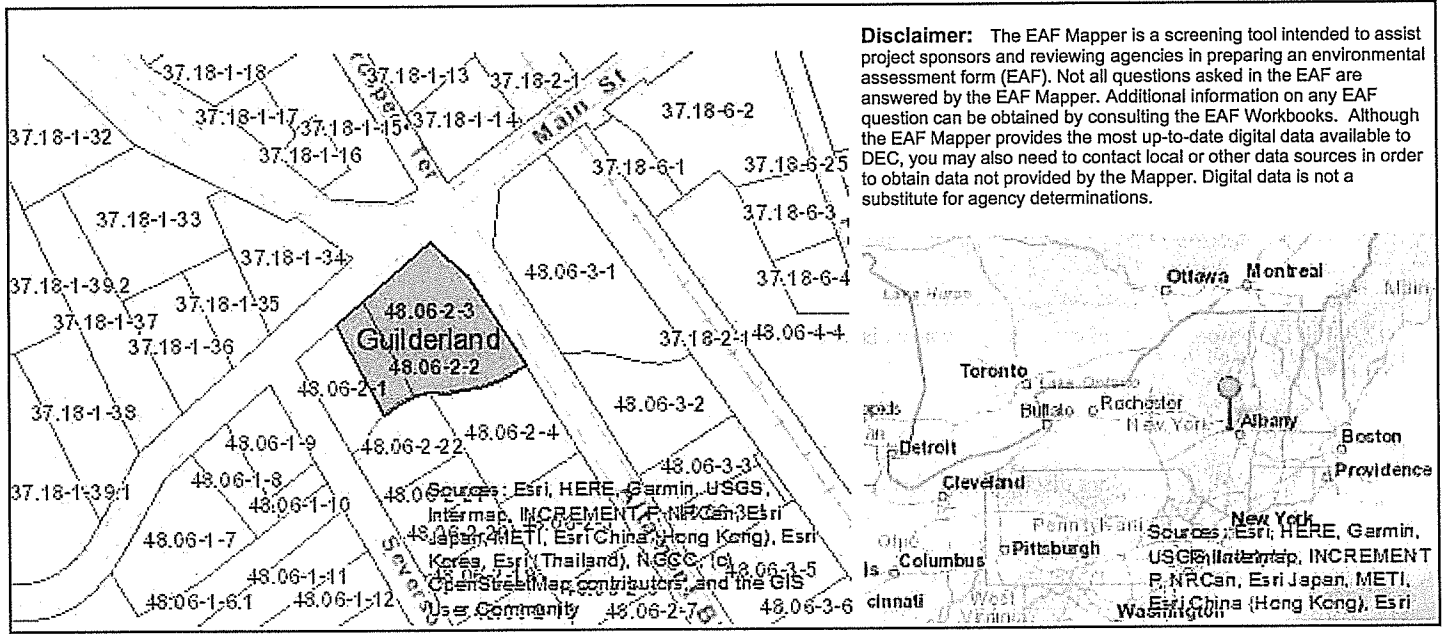
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Stewart's Shops Corp.			
Name of Action or Project: Stewart's Shops Redevelopment			
Project Location (describe, and attach a location map): 107-109 Helderberg Ave and 1001 Altamont Boulevard			
Brief Description of Proposed Action: Stewart's Shops is seeking a Zone Change request for 107-109 Helderberg Avenue (SBL: 48.06-2-2) from R-10 to CBD. Upon receiving the compliant zoning, Stewart's will submit to the Planning and Zoning Boards for the Village of Altamont for the necessary approvals to construct a new facility of approximately 3,400 square feet. The number of fueling positions will remain constant at 4, through 2 pumps and an expanded fuel canopy.			
Name of Applicant or Sponsor: Stewart's Shops Corp.		Telephone: (518) 581-1201 ext 4435	
		E-Mail: cmarshall@stewartsshops.com	
Address: P.O. Box 435			
City/PO: Saratoga Springs		State: New York	Zip Code: 12866
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Altamont Zoning Board of Appeals - Area Variance, Village of Altamont Planning Board- Site Plan, NYSDOT - Highway Work Per		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.77 acres	
b. Total acreage to be physically disturbed?		0.67 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.77 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? An un-named creek which is a tributary of the Bozen Kill b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Northern Long-...	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater will be handled through an internal series of pipe with overflow connection to the system in New York State roadway network.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
V00478 - Niagara Mohawk coal-based manufactured gas plant: according to NYSDEC database no further action is necessary		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Stewart's Shops Corp</u> Date: <u>6/24/19</u>		
Signature: <u>Charles Marshall (Charles Marshall)</u> Title: <u>Real Estate Rep</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

**Trip Generation Assessment from
Creighton Manning Engineering
(CME)**

ENGINEERS
PLANNERS
SURVEYORS



June 7, 2019

Mr. Chuck Marshall
Stewart's Shops
P.O. Box 435
Saratoga Springs, NY 12866

RE: Trip Generation Assessment, Stewart's Shops, 1001 Altamont Boulevard, Village of Altamont, Albany County, New York; CM Project No. 119-157

Dear Mr. Marshall:

Creighton Manning Engineering, LLP has completed a trip generation assessment for the proposed re-development of the existing *Stewart's Shop* located in the southwest quadrant of the NY Route 146 (Main Street)/NY Route 156/Helderberg Avenue/Prospect Terrace/Altamont Boulevard intersection in the Village of Altamont. This evaluation is based on information provided in the "Proposed Site Plan," prepared by *Stewart's Shops* dated September 14, 2018 included under Attachment A.

1.0 Project Description

The proposed project includes construction of a 3,340 square foot (SF) *Stewart's Shop* convenience market with two fueling positions at 1001 Altamont Boulevard. The project site will combine two parcels and remove the existing 2,700 SF *Stewart's Shop* which also has two fueling positions. The existing residential home located at 109 Helderberg Avenue will be removed to accommodate the proposed reconstruction of the *Stewart's Shop*. Access to the site is currently provided via two full access driveways on Altamont Boulevard and one full access driveway on Helderberg Avenue. The existing driveway on Helderberg Avenue will remain; however, the two existing driveways on Altamont Boulevard will be consolidated into a single driveway. The removal of a curb cut on Altamont Boulevard promotes positive access management. The study area is shown on Figure 1.

2.0 Trip Generation Assessment

Trip generation determines the quantity of traffic expected to travel to/from a given site. The Institute of Transportation Engineers (ITE) *Trip Generation*, 10th edition, is the industry standard used for estimating trip generation for proposed land uses based on data collected at similar uses. The trip generation of the existing *Stewart's* was estimated using land use code (LUC) 853 for a Convenience Market with Gasoline Pumps. In addition, the trip generation for the proposed re-development was estimated using the same LUC to determine how much additional traffic the site will generate during the weekday morning and afternoon peak hours.

It can be expected that some trips to the gas station/convenience market originate from traffic that is already passing the site on Helderberg Avenue and Altamont Boulevard. Pass-by trips are vehicles that will stop at the site before continuing on to their primary destination. For example, a driver traveling eastbound on Helderberg Avenue leaving work may stop at the convenience store and then continue eastbound towards home. This type of trip is considered a pass-by trip. Based on a review of data published by ITE, a pass-by trip percentage (60% to 65%) was applied to trips generated by the site as shown on Table 1.

The proposed re-development of the site essentially consists of an expansion of the existing land use; therefore, the proposed total external trip generation of the site was reduced by the amount of external trips currently generated by the site in order to determine how many new trips the development will generate. The peak hour trip generation estimate is summarized in Table 1.

Table 1 – Trip Generation Summary and Comparison

Land Use	Size (SF)	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Existing Stewart's Shop	2,700	55	55	110	67	66	133
Pass By Trips (60% AM Peak/65% PM peak)		-33	-33	-66	-43	-43	-86
Existing Primary Trips		22	22	44	24	23	47
Proposed Stewart's Shop	3,340	68	68	136	83	82	165
Pass By Trips (60% AM Peak/65% PM peak)		-41	-41	-82	-54	-54	-108
Proposed Primary Trips		27	27	54	29	28	57
New Stewart's Shop (Primary Trips)		+5	+5	+10	+5	+5	+10

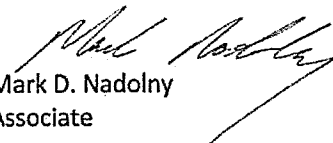
Accounting for pass-by trips, the proposed development will generate a total of 10 new vehicle trips during the AM and PM peak hours. The total number of trips expected at the Site Driveways is the sum of the new trips and the pass-by trips. The magnitude of the new vehicle trips generated at the site is less than the NYSDOT and ITE threshold of 100 site generated vehicles on any one intersection approach for needing off-site intersection analysis. This guidance was developed as a tool to identify locations where the magnitude of traffic generated has the potential to impact operations at off site intersections and screen out locations from requiring detailed analysis that do not reach the 100 vehicle threshold indicating that additional detailed intersection analysis is not needed and that the site generated traffic will be accommodated by the existing roadway network.

3.0 Trip Generation Conclusions

Based on a review of site generated traffic, it is not anticipated that the proposed re-development will have an adverse impact to adjacent intersections. The trip generation estimate indicates that this project will generate a total of 10 new vehicle trips during the AM and PM peak hours. The anticipated overall trips distributed to the surrounding roadways are well below the ITE and NYSDOT 100-vehicle threshold indicating that the site generated traffic will be accommodated by the existing roadway network.

If you have any questions regarding the above trip generation assessment, please feel free to contact our office.

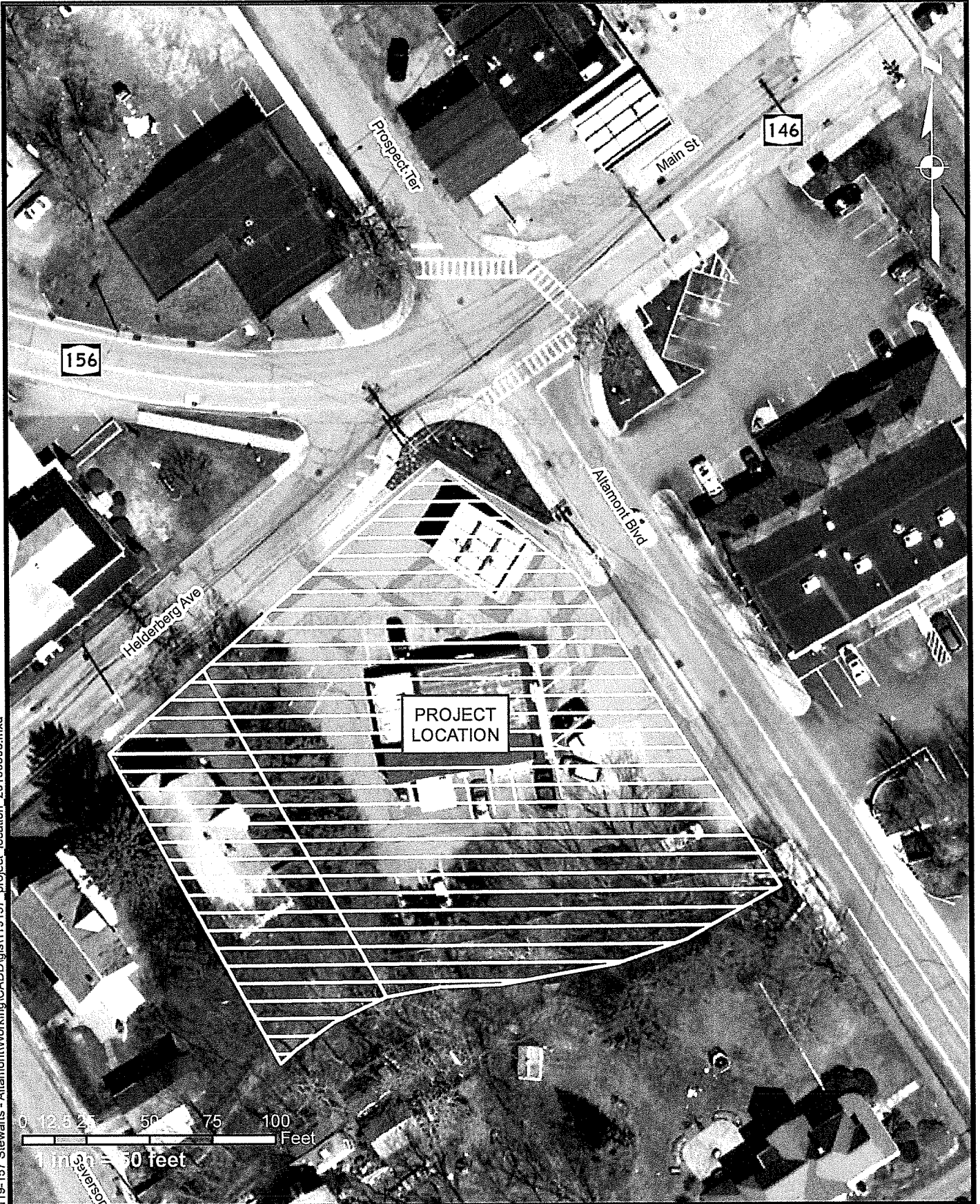
Respectfully submitted,
Creighton Manning Engineering, LLP


 Mark D. Nadolny
 Associate

Attachments

Attachment A
Proposed Site Plan

Stewart's Shop
Village of Altamont, New York



Path: N:\Projects\2019\119-157 Stewarts - Altamont\Working\CADD\gis\119157_project_location_20190606.mxd



PROJECT LOCATION

STEWARTS SHOP
VILLAGE OF ALTAMONT, NEW YORK



PROJECT: 119-157

DATE: 06/2018

FIGURE: 1

NYSDOT Traffic Count Hourly Report

**New York State Department of Transportation
Roadway Traffic Count Hourly Report**

STATION: 110231

ROUTE/ROAD: NY146 FROM: RT 912C MAIN ST ALTAMONT TO: RT 158 OSBORNE CORNERS REGION-COUNTY: 1-ALBANY
 FED DIR CODE: 3, 7 REF. MARKER: 146 11021074 FUNC. CLASS: 7 - R Major Collector MUNI: Guilderland-Town-0355
 ST DIR CODE: 6 END MILEPOST: 9.82 FACTOR GROUP: 30 CC STN: HPMS SAMPLE: 100081 LINES BY DIR: 1 East 1 West ADDL DATA: CLS SPD RR CROSSING:
 BEGIN DATE: 5/27/2014 WEEK OF YEAR: 21 JURISDICTION: 01-NYSDOT 1 WAY CODE: COUNT TYPE: Vehicle
 NOTES 1: EB travel lane PLACEMENT: 150' W of Brandle Rd 1 BATCH ID: DOT-RI WW22A SPEED LIMIT: 45
 NOTES 2: WB travel lane PROCESSED BY: DOT-JLB DOT-RI WW22A
 TAKEN BY: TST-BEK

DATE	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	DAILY HIGH	HIGH	HIGH
5/27, Tue	28	9	13	8	26	132	333	639	438	354	417	402	409	428	478	539	550	599	469	301	244	153	90	62	4322	639	07-08
5/28, Wed	22	14	6	15	39	131	358	664	459	413	386	383	409	468	470	533	603	608	464	366	334	192	105	62	7504	664	07-08
5/29, Thu	26	14	6	14	26	126	317	619	467	425	428	420	461	540	547	609	562	608	518	361	298	228	150	128	7898	619	07-08
5/30, Fri	61	14	13	13	23	43	120	225	331	454	482	486	531	519	511	489	435	395	360	285	235	197	185	121	6528	531	12-13
5/31, Sat	51	37	17	14	22	27	84	107	215	353	372	436	444	407	452	439	375	344	318	260	220	136	64	52	5246	452	14-15
6/01, Sun	12	11	15	13	36	140	323	621	424	392	375	364	389	436	445	563	602	567	457	308	280	172	91	42	7078	621	07-08
6/02, Mon	25	8	14	18	46	116	328	629	468	438	415														2505		
6/03, Tue																											

AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)

25	11	10	14	34	126	332	634	451	404	404	392	404	438	465	536	577	588	456	317	276	174	96	56	AWDT	7219
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DAYS	HOURS	WEEKDAYS	WEEKDAY	AVERAGE WEEKDAY				ESTIMATED							
				Counted	Hours	Roadway	High Hour	% of day	East	West					
7	167	4	101	634	8.8	465	12.8	396	11	Roadway	6646	East	3215	West	3166

FACTOR

Month	Seasonal	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Axl
5	1.08	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	1.11	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

**New York State Department of Transportation
EB Traffic Count Hourly Report**

STATION: 110231

ROUTE/ROAD: NY146 **FROM:** RT 912C MAIN ST ALTAMONT **TO:** RT 158 OSBORNE CORNERS
FED DIR CODE: 3 **REF. MARKER:** 146 11021074 **FUNC. CLASS:** 7 - R Major Collector
ST DIR CODE: 6 **END MILEPOST:** 9.82 **FACTOR GROUP:** 30
DOT ID: 100081 **LANES BY DIR:** 1 East **CC STN:**
BEGIN DATE: 5/27/2014 **WEEK OF YEAR:** 21 **ADDL DATA:** CLS SPD
NOTES 1: EB travel lane **PLACEMENT:** 150' W of Brandle Rd i **JURISDICTION:** 01-NYSDOT
NOTES 2: WB travel lane **PROCESSED BY:** DOT-JLB **BATCH ID:** DOT-RI WW22A
TAKEN BY: TSTBEK

REGION-COUNTY: 1-ALBANY
MUNI: Guiderland-Town-0355
BIN: 1038290

RR CROSSING:
HPMS SAMPLE:
1 WAY CODE:
COUNT TYPE: Vehicle
SPEED LIMIT: 45

DATE	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	DAILY TOTAL	HIGH	HIGH
5/27, Tue	9	3	8	6	23	118	279	460	320	219	266	207	192	196	233	207	182	180	147	95	78	50	30	15	3523	460	07-08
5/28, Wed	4	3	5	8	31	118	293	476	350	242	218	193	194	215	251	225	223	209	165	128	96	62	41	13	3763	476	07-08
5/29, Thu	6	3	5	8	22	111	271	460	330	259	257	223	215	245	269	249	218	208	193	141	112	77	53	53	3988	460	07-08
5/30, Fri	18	2	6	8	13	33	86	152	221	284	279	261	259	247	241	187	191	165	123	112	71	83	44	3333	284	09-10	
5/31, Sat	16	15	9	10	14	22	53	72	133	224	216	236	207	202	195	209	175	177	154	123	97	61	33	20	2673	236	11-12
6/01, Sun	4	4	6	8	27	122	282	465	305	230	213	176	206	213	206	237	199	192	134	113	95	59	32	15	3543	465	07-08
6/02, Mon	6	0	9	13	39	103	279	462	331	282	234														1758		
6/03, Tue	6	2	7	9	29	113	281	465	327	246	238	200	196	211	226	222	197	192	150	108	92	57	34	15	3620		

AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)

AWDT	6	7	9	29	113	281	465	327	246	238	200	196	211	226	222	197	192	150	108	92	57	34	15	3620
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DAYS Counted	HOURS Counted	WEEKDAYS Counted	WEEKDAY Hours	AVERAGE WEEKDAY			ESTIMATED AADT	
				Roadway High Hour	East High Hour	West High Hour	Roadway	West
7	167	4	101	634	465	396	6646	3166
8	167	4	101	634	465	396	6646	3166

FACTOR

Month	Seasonal	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Axl
5	1.08		1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	1.11	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

New York State Department of Transportation WB Traffic Count Hourly Report

STATION: 110231

ROUTE/ROAD: NY146
FED DIR CODE: 7
ST DIR CODE: 6
DOT ID: 100081
BEGIN DATE: 5/27/2014
NOTES 1: EB travel lane
NOTES 2: WB travel lane
TAKEN BY: TST-BEK
FROM: RT 912C MAIN ST ALTAMONT
REF. MARKER: 146 11021074
END MILEPOST: 9.82
LANES BY DIR: 1 West
WEEK OF YEAR: 21
PLACEMENT: 150' W of Brandtle Rd 1
PROCESSED BY: DOT-JLB
TO: RT 158 OSBORNE CORNERS
FUNC. CLASS: 7 - R Major Collector
FACTOR GROUP: 30
CC STN:
ADDL DATA: CLS SPD
JURISDICTION: 01-NYS DOT
BATCH ID: DOTFR1 WW22A
REGION-COUNTY: 1-ALBANY
MUNI: Guilderland-Town-0355
BIN: 1038290
RR CROSSING:
HPMS SAMPLE:
1 WAY CODE:
COUNT TYPE: Vehicle
SPEED LIMIT: 45

DATE	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	DAILY HIGH	HIGH	TOTAL	
5/27, Tue												219	208	263	322	367	412	317	204	146	96	57	44	2655				
5/28, Wed	19	6	5	2	3	14	54	179	118	135	151	195	217	222	233	302	371	398	286	197	166	128	66	42	3509	398	17-18	
5/29, Thu	18	11	1	7	8	13	65	188	109	171	168	190	215	253	219	308	380	399	299	238	130	64	49	3741	399	17-18		
5/30, Fri	20	11	1	6	4	15	46	159	137	166	171	197	246	295	278	360	344	400	325	220	186	151	97	75	3910	400	17-18	
5/31, Sat	43	12	7	5	10	10	34	73	110	170	203	225	272	272	264	248	204	195	162	123	126	102	77	3195	272	13-14		
6/01, Sun	35	22	8	4	8	5	31	35	82	129	156	200	237	205	257	230	200	167	164	137	123	75	31	32	2573	257	14-15	
6/02, Mon	8	7	9	5	9	18	41	156	119	162	162	188	183	223	239	326	403	375	323	195	185	113	59	27	3535	403	16-17	
6/03, Tue	19	8	5	5	7	13	49	167	137	156	181																	

AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)

19	9	3	5	6	14	51	170	124	158	167	193	209	227	239	315	380	396	306	209	184	117	62	41	3599
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AWDT

19	9	3	5	6	14	51	170	124	158	167	193	209	227	239	315	380	396	306	209	184	117	62	41	3599
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DAYS	HOURS	WEEKDAYS	WEEKDAY	AVERAGE WEEKDAY			ESTIMATED		
				Counted	Hours	High Hour % of day	High Hour % of day	East	West
7	167	4	101	634	8.8	465	12.8	6646	3166

FACTOR

Month	Seasonal	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Axl
5	1.08		1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	1.11	1.00	1.00	1.00					