TOWN OF AUSTERLITZ
Columbia County
New York

Lee Tilden Planning Board Chairman

Planning Board Meeting
February 3, 2022
7:00 p.m.

************AGENDA************

1.) Call Planning Board Meeting to Order

2.) Moment of Silence, Followed by the Pledge of Allegiance

3.) Roll Call

4.) Minutes

5.) Old Business
A.) PL-2021-13 American Tower
- Modify Ground Based and Tower Mounted Equipment

B.) PL-2021-14 James Strickler / Keith Bogdanovich
- Special Use Permit / Site Plan Review

6.) New Business
A.) PL-2022-01 Austerlitz Holding Co., LLC
- Major subdivision

B.) PL-2022-03 Alex Blumberg
- Site Plan Review – Solar Installation

C.) PL-2022-04 Brittany Tessitore
- Minor Subdivision

D.) PL-2022-05 William Louie
- Site Plan Review – Solar Installation2

7.) Public Comment

8.) Adjournment

Town of Austerlitz
Planning Board Meeting
January 6, 2022

The Planning Board Meeting was held via Zoom in accordance with the Governor's Executive Order. Meeting instructions were on the Town website.

Present: Deborah Lans, Jane Magee and Eric Sieber, Members. Susan Haag, Town Clerk also present. One vacant seat on the Planning Board.

Chair Lee Tilden absent due to vacation.

Joseph Catalano, Attorney for the Town present.

Regular Meeting called to order at 7:06 p.m.

Moment of Silence, followed by Pledge of Allegiance.

Minutes
A motion to accept the November 4, 2021 Regular Planning Board Meeting minutes was made by J. Magee and seconded by E. Sieber.
Lee Tilden: absent
Deborah Lans: yes
Eric Sieber: yes
Jane Magee: yes
Motion carried 3:1

Old Business
Planning Board Application PL-2021-13 American Tower
No word from the applicant. The Planning Board will reach out to the applicant to ascertain the status of this application.

New Business
Planning Board Application PL-2021-14
Property Owner: Joe Beats LLC
Applicant: James Strickler
Representative: Keith Bogdanovich
Project Property: 319 State Route 203 SBL:87.-2-44.11
Zoning: Rural Residential
Project: Site Plan Review/Special Use Permit Reopen Bed and Breakfast

Representative Keith Bogdanovich advised that he and applicant James Strickler are partners who would like to purchase the property located at 319 State Route 203 and reopen the bed and breakfast located on that site. Both partners would like to know they have site plan/special use permit approval before they make the purchase. K. Bagdanovich believes this property is a 5 unit dwelling with a resident occupied apartment. K. Bagdanovich has not worked out who will

be living in this apartment yet. There are no plans at this time to make any changes to the property. This property would be owned by an LLC.

In looking through the paperwork from the original site plan approval, Deputy Chairman Lans does not see a special use permit approval, only the site plan approval. Although the current applicants can use the paperwork from this site plan approval, since there is no special use permit, J. Stickler and K. Bogdanovich will have to go through the process for the special use permit approval.

Attorney Catalano elaborates on the missing special use permit approval explaining that it appears that the original submission was for a site plan review and a variance because there was going to be 6 units at first. Then the applicants decided to drop the application to 5 units and the resident occupant apartment eliminating the need for a variance and in the process, it appears that the special use permit did not get any attention. Therefore, the Planning Board does need to go through the special use permit process.

Deputy Chair Lans feels this situation is unfortunate, but the special use permit process needs to be completed. Attorney Catalano advised that the Planning Board can, by motion, allow the current applicant to use the 2017 site plan review and accept that as satisfactory. The Planning Board will need to know if the site plan that was approved is the same as what the improvements are there existing now so that any construction or alterations comply with the 2017 site plan.

Attorney Catalano continued that the current applicants need a letter from the property owner stating that they authorize and consent to this application. Keith Bogdanovich has already reached out to the seller's attorney for this letter.

Deputy Chair Lans noted that the original site plan review folder can be made available to K. Bogdanovich for review. There is also an electronic version that can be emailed. K. Bogdanovich will look at the site plan and see how that matches up with the current situation, noting that if they did not he would have to look at the costs involved to make this project viable.

Attorney Catalano also advised that this is for the applicant's protection as well in making sure that the approved site plan was complied with in the construction of the building and any improvements to the property. If they are not the same, the property would be non-conforming to the original site plan approval. If this does occur, the applicant can submit a revised site plan that would show the additional improvements or whatever does not match. Both the site plan review and the special use permit could be applied for together under this scenario.

K. Bogdanovich noted for clarification that there should have been a Certificate of Occupancy given when the construction was complete, so the board is talking about any improvement from this point forward. Attorney Catalano confirms that the Certificate of Occupancy would have been an acknowledgement by the Town that whatever was constructed at the time of issuance was consistent with the site plan. There are a number of intervening years since.

Discussed process.

Keith Bogdanovich thanked the Planning Board for their time. Deputy Chair Lans apologized for the confusion.

Attorney Catalano noted that it would be helpful for the Planning Board and the applicant to check with the County Health Department to see if there are any issues with the approval for the septic system and if this approval is still good.

Rochelle Bartolo, realtor, noted that according to the present owner, the site plan is the same as what was originally approved. The Taconic Engineer was there the night the original application was approved. Nothing has been changed.

Subdivision Regulations
Attorney Catalano submitted to the Planning Board updated revisions of the subdivision regulations. These revisions were discussed and explained since the Planning Board has input. The Planning Board did not have any issues with the revisions. Discussed the Planning Board input concerning changes to the subdivision regulations that the Planning Board would like to see that were not incorporated into the revisions by the Comprehensive Plan Oversight Committee.

Public Comment
None

Adjournment
A motion to adjourn was made by E. Sieber and seconded by J. Magee.
Lee Tilden: absent
Deborah Lans: yes
Eric Sieber: yes
Jane Magee: yes
Motion carried 3:1. Meeting adjourned at 7:33 p.m.

Respectfully Submitted,
Susan Haag, Town Clerk

Site Plan Application

2021-13

American Tower

307118

TOWN OF AUSTERLITZ NEW YORK
BUILDING PERMIT APPLICATION

TAX MAP # 94.-1-18.-2

Expiration Date: _____

Permit # _____

Permit fee _____

1. LOCATION:
House No. _____ Road Name 77 Louden Rd Ghent NY 12075

Subdivision Name & Lot No. (if any) _____

2. PROPERTY OWNER American Tower / Estate of Hildegard Louden PHONE _____
CURRENT ADDRESS 10 Presidential Way
CITY & STATE Woburn MA ZIP 01801

3. CONTRACTOR OR BUILDER Pro-Tel PHONE 607-336-1689
CURRENT ADDRESS 5132 State Highway 12
CITY & STATE Norwich NY ZIP 13815

4. ZONING DISTRICT ☐RR -RUAL RESIDENTIAL ☐A- HM AUSTERLITZ HAMLET ☐S – HM SPENCERTOWN HAMLET

5. EXISTING USE & OCCUPANCY: Commercial - communication tower

6. INTENDED USE & OCCUPANCY: Same

7. NATURE OF WORK: ☐NEW BUILDING ☒ADDITION ☒ALTERATION ☐DECK ☐SHED ☐SWIMMING POOL ☐DEMOLITION ☐OTHER

8. ADDITIONAL DESCRIPTION Modifying ground based and tower mounted equipment as per site drawings

9. WILL THIS PROPOSAL: (Please answer yes or no to each question)

a. Involve new, or alterations to, electrical wiring? no

b. Involve new, or alterations to, or additional use of, a sewage disposal system? no

c. Require installation, or changes in location, of a driveway? no

d. Involve a change in use or occupancy? no

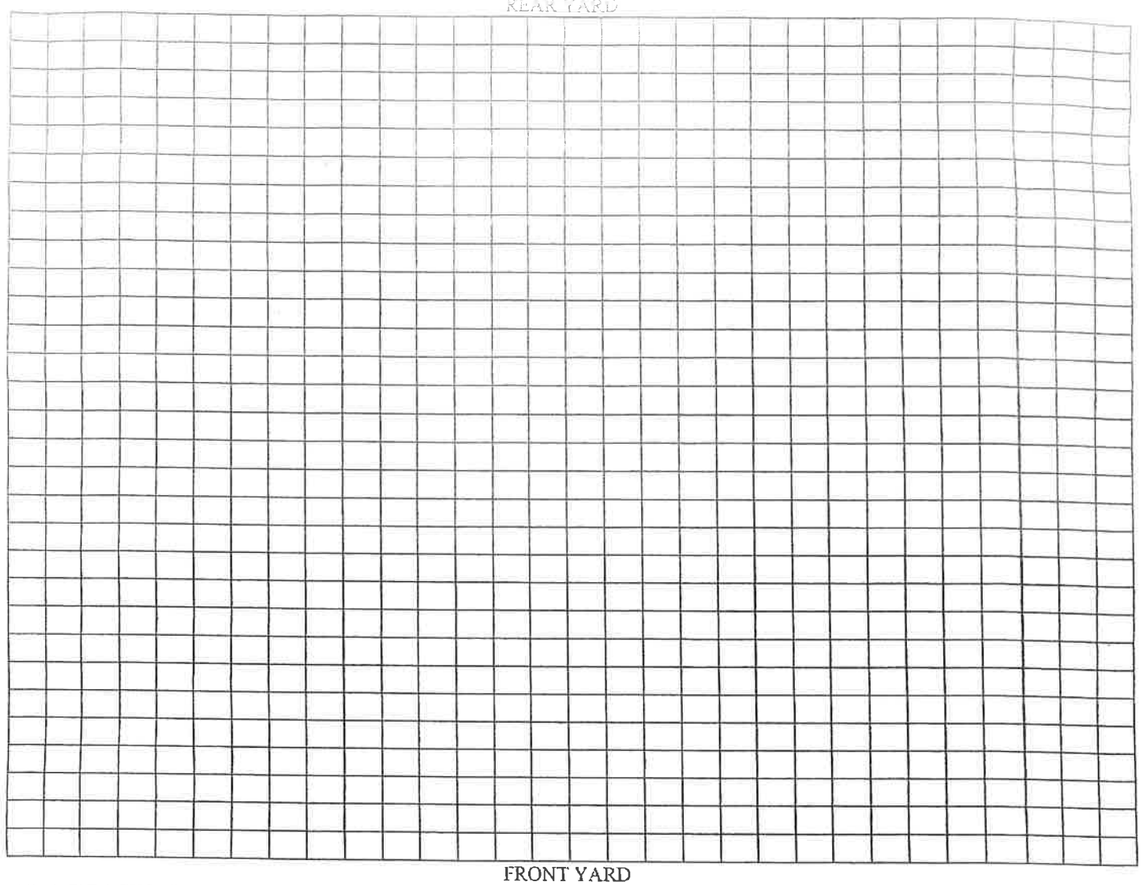
10. SIZE OF BUILDING _____ NUMBER OF STORIES _____ DEPTH _____ WIDTH _____ HEIGHT _____

11. LOT DIMENSIONS _____ WIDTH _____ DEPTH

12. ESTIMATED COST $ _____

over

REAR YARD



FRONT YARD

12. SET BACKS - LEFT YARD_____RIGHT YARD_____REAR YARD_____FRONT YARD_____

13. Please sketch and locate structure or object within grid showing front, back and side setbacks.

14. ***APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code (Title 9 NYCRR) for the construction of buildings, additions or alterations, or for removal or demolition as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations, including New York State Energy Code requirements, and the Town of Austerlitz Zoning Ordinance.***

Signature of Applicant _____ Date 9/15/21

Approved ☐YES ☒NO By _____ Date 11/23/21 Title CEO

Fee Paid $_____ Date Received_____ Check#_____

PERMIT DENIED ☒

REASON 195-21 Telecommunication Tower modification

REFERED TO PLANNING BOARD X

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project: verizon modifications

Project Location (describe, and attach a location map): 77 Louden Rd Ghent NY 12075

Brief Description of Proposed Action: Modify ground based and tower mounted equipment as indicated per project plans

Name of Applicant or Sponsor: Network Building + Consulting agent for Verizon Wireless

Telephone: 215-416-0363

E-Mail: mweber@nbellc.com

Address: 1777 Sentry Park W VEVA17 Suite 400 Blue Bell PA 19422

City/PO: Blue Bell

State: PA

Zip Code: 19422

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	[X]	[ ]
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	[X]	[ ]

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

4. Check all land uses that occur on, adjoining and near the proposed action.
[ ] Urban [ ] Rural (non-agriculture) [ ] Industrial [X] Commercial [ ] Residential (suburban)
[ ] Forest [ ] Agriculture [ ] Aquatic [ ] Other (specify): _____
[ ] Parkland

RESET

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐

	NO	YES
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: N/A	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☒	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☒	☐

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐
b. Is the proposed action located in an archeological sensitive area?	☒	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☒	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☒	☐

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

Applicant/sponsor name: Morgie Weber NBTC Date: 9/15/21

Signature: MW

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?" N/A

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

RESET

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET

AMERICAN TOWER®
CORPORATION

This report was prepared for American Tower Corporation by

Kimley»Horn

Antenna Mount Analysis Report

ATC Site Name	:	**ACKER**
ATC Site Number	:	**307198**
Engineering Number	:	**13668656_C9_04**
Mount Elevation	:	**143 ft**
Carrier	:	**Verizon Wireless**
Carrier Site Name	:	**GHENT**
Carrier Site Number	:	**180544**
Site Location	:	**77 Louden Road** **Ghent, NY 12075** **42.28738056, -73.59192778**
County	:	**Columbia**
Date	:	**June 15, 2021**
Max Usage	:	**70%**
Result	:	**Pass – Pending Mods**

DocuSigned by:
Michael Oglesby
68DD5E1A4B6A0481...

STATE OF NEW YORK
MICHAEL OGLESBY
094118
LICENSED PROFESSIONAL ENGINEER

Prepared By:
Rich Lam
E.I.T.

Reviewed By:
Michael Oglesby
P.E.

6/16/2021

Kimley-Horn Of New York, P.C. COA #80369

AMERICAN TOWER CORPORATION

Table of Contents

Introduction

The purpose of this report is to summarize results of the antenna mount analysis performed for Verizon Wireless at 143 ft.

Supporting Documents

Tower Analysis	AiroSmith Engineering w/ATC Engineering Number 13668656_C3_03, dated 05/04/2021
Mount Mapping	Infinigy Job# 1009-Z0003-H, dated 05/09/2021
Mount Analysis	Kimley-Horn/ATC Engineering #13668656_C8_01, dated 05/17/2021
Mount Modification	Kimley-Horn/ATC Engineering #13668656_C9_04, dated 06/15/2021
RFDS	Verizon Wireless PSLC: 180544, dated 03/30/2021
Photos	Site Photos, dated 08/29/2019

Analysis

This antenna mount was analyzed using RISA-3D v17 analysis software and Kimley-Horn's Mount Analysis Program.

Basic Wind Speed:	112 mph (3-Second Gust)
Basic Wind Speed w/ Ice:	40 mph (3-Second Gust) w/ 1" radial ice concurrent
Codes:	ANSI/TIA-222-H / 2018 IBC/ 2020 New York State Uniform Code
Exposure Category:	C
Risk Category:	II
Topographic Factor Procedure:	Method 2
Feature:	Flat
Crest Height (H):	0 ft
Crest Length (L):	0 ft
Spectral Response:	$S_s = 0.172$, $S_1 = 0.056$
Site Class:	D - Stiff soil.
Live Loads:	Lm = 500 lbs., Lv = 250 lbs.

Conclusion

Based on the analysis results, the mount meets the requirements per the applicable codes listed above. The mount can support the equipment as described in this report. If the pending modifications cited in the Supporting Documents table are not completed, the results of this analysis are no longer valid, and Verizon Wireless should contact American Tower's Site Manager for further direction on how to proceed.

If you have any questions or require additional information, please contact American Tower via email at Engineering@americantower.com. Please include the American Tower site name, site number, and engineering number in the subject line for any questions.

Antenna Loading

Mount Centerline (ft)	Antenna Centerline (ft)	Qty	Antenna Model
143	146.5	3	Samsung MT6407-77A
	144	6	JMA Wireless MX06FIT865-02 (71lbs)
		3	Commscope TD-850B-LTE78-43
		1	Raycap RCMDC-6627-PF-48
		3	Samsung B5/B13 RRH-BR04C
		3	Samsung B2/B66A RRH-BR049

Structure Usages

Structural Component	Controlling Usage	Pass/Fail
Offset Horizontals	17%	Pass
Offset Frame	70%	Pass
Bracing Members	46%	Pass
Face Horizontals	48%	Pass
Mount Pipes	30%	Pass
Stiff Arms	48%	Pass

Standard Conditions

Analysis Method

RISA-3D (version 17.02.00), a commercially available analysis software package, was used to create a three-dimensional model of the antenna mounting system and calculate member stresses for various loading cases.

A proprietary tool internally developed by Kimley-Horn was used to calculate wind loading on all appurtenances, dishes, and mount members for various load cases. Selected output from the analysis is included.

Assumptions

1) The antenna mounting system (including any considered modifications) was properly fabricated, installed and maintained in good condition in accordance with its original design, TIA standards, and manufacturer's specifications.
2) The configuration of antennas, mounts, and other appurtenances are as specified in the Antenna Loading Table and the provided reference information.
3) All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
4) The analysis will be required to be revised if the existing conditions in the field differ from those shown in the above-referenced documents or assumed in this analysis. No allowance was made for any damaged, missing, or rusted members that could not be verified at this time.
5) Steel grades have been assumed as follows, unless noted otherwise:

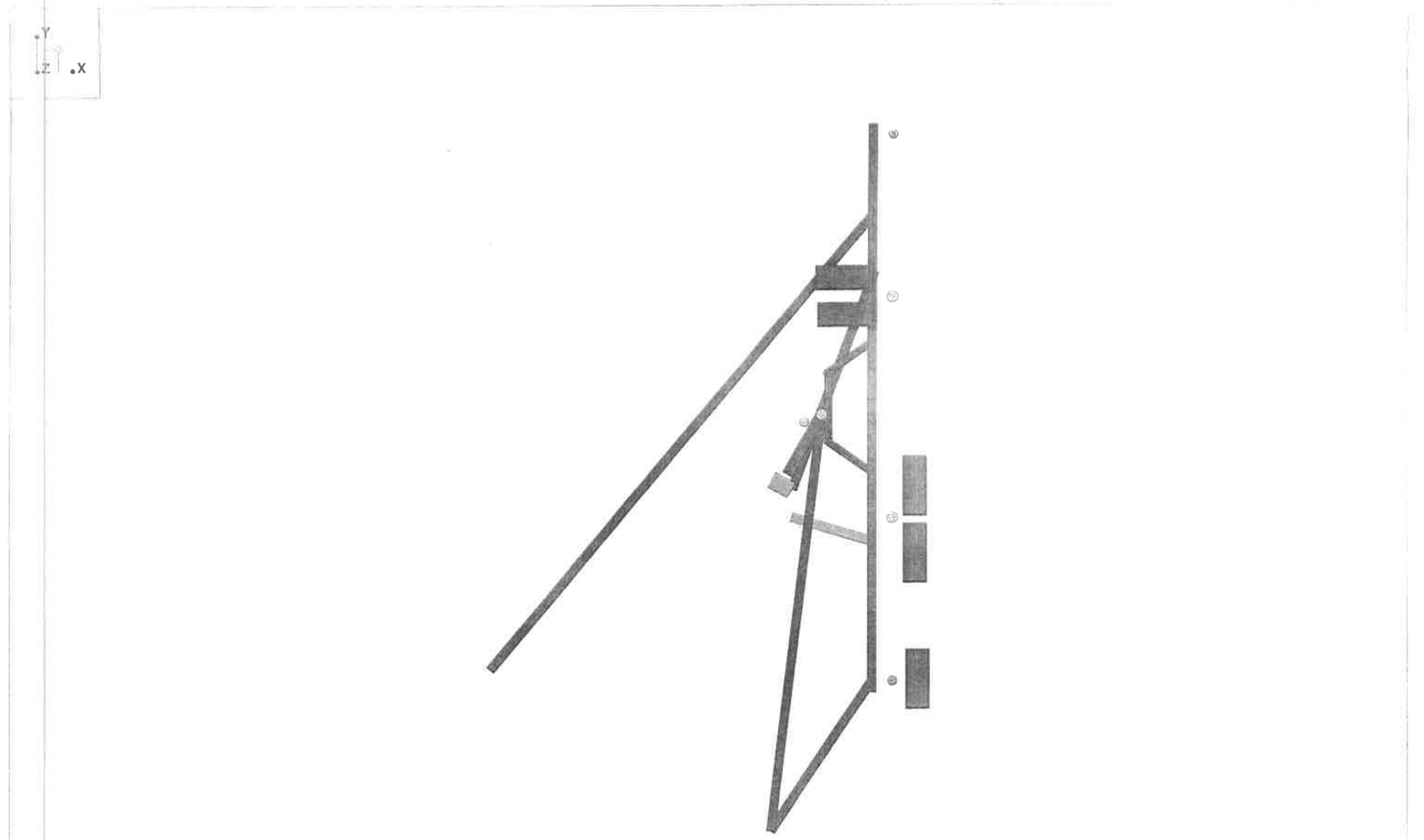
Channel, Solid Round, Angle, Plate	ASTM A36 (Gr. 36)
HSS (Rectangular)	ASTM A36 (Gr. 36)
Pipe	ASTM A53 (Gr. B-35)
Threaded Rods	ASTM A36 (Gr. 36)
Connection Bolts	ASTM A325

This analysis may be affected if any assumptions are not valid or have been made in error. Kimley-Horn should be notified to determine the effect on the structural integrity of the antenna mounting system.

Site Class	D
Seismic Design Category	B
Seismic Risk Category	II

Snow Load Summary	
Ground Snow Load, p_g (psf)	-
Snow Load on Flat Roofs, p_f (psf)	-

Shape	Dimensions (in)			Weight (lb)	Joint Labels								EPA (ft	
	H	W	D		Alpha		Beta		Gamma		Delta		Front	S
Flat	35.1	16.1	5.5	81.6	A4B	A4T							4.69	
Flat	95.9	12.2	10.7	71	A3BL	A3TL							11.61	1
Flat	95.9	12.2	10.7	71	A3BR	A3TR							11.61	1
Flat	15.4	15.3	6.4	53	A2R								1.96	
Flat	29.5	16.5	12.6	32	N107								4.06	
Flat	15	15	8.1	70.3	A2RL								1.01	
Flat	15	15	10	84.4	A2RR								1.25	



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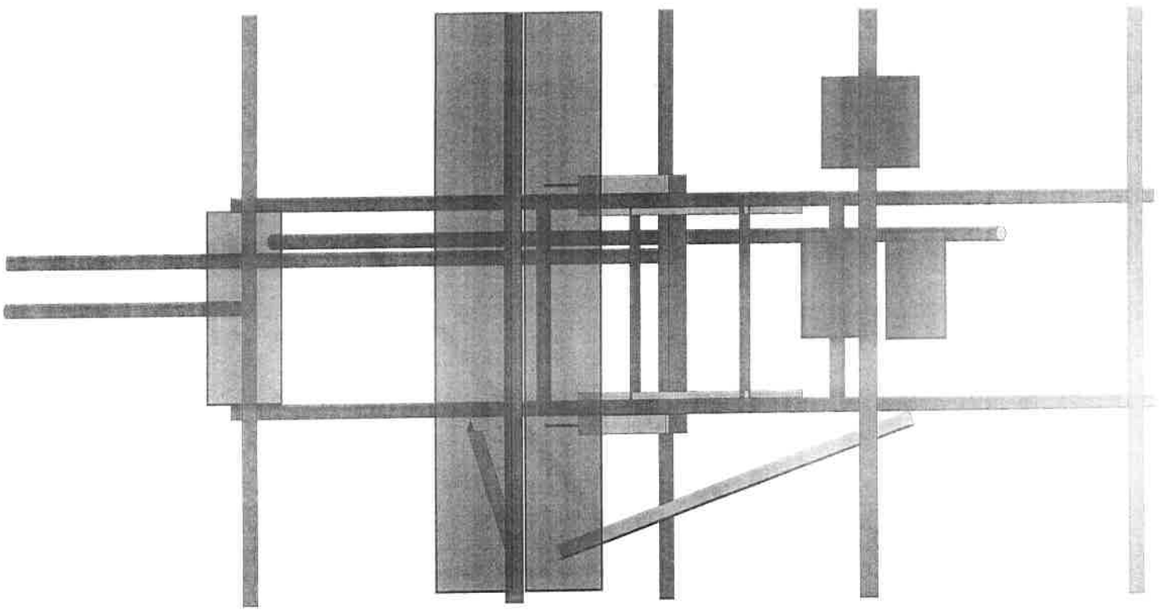

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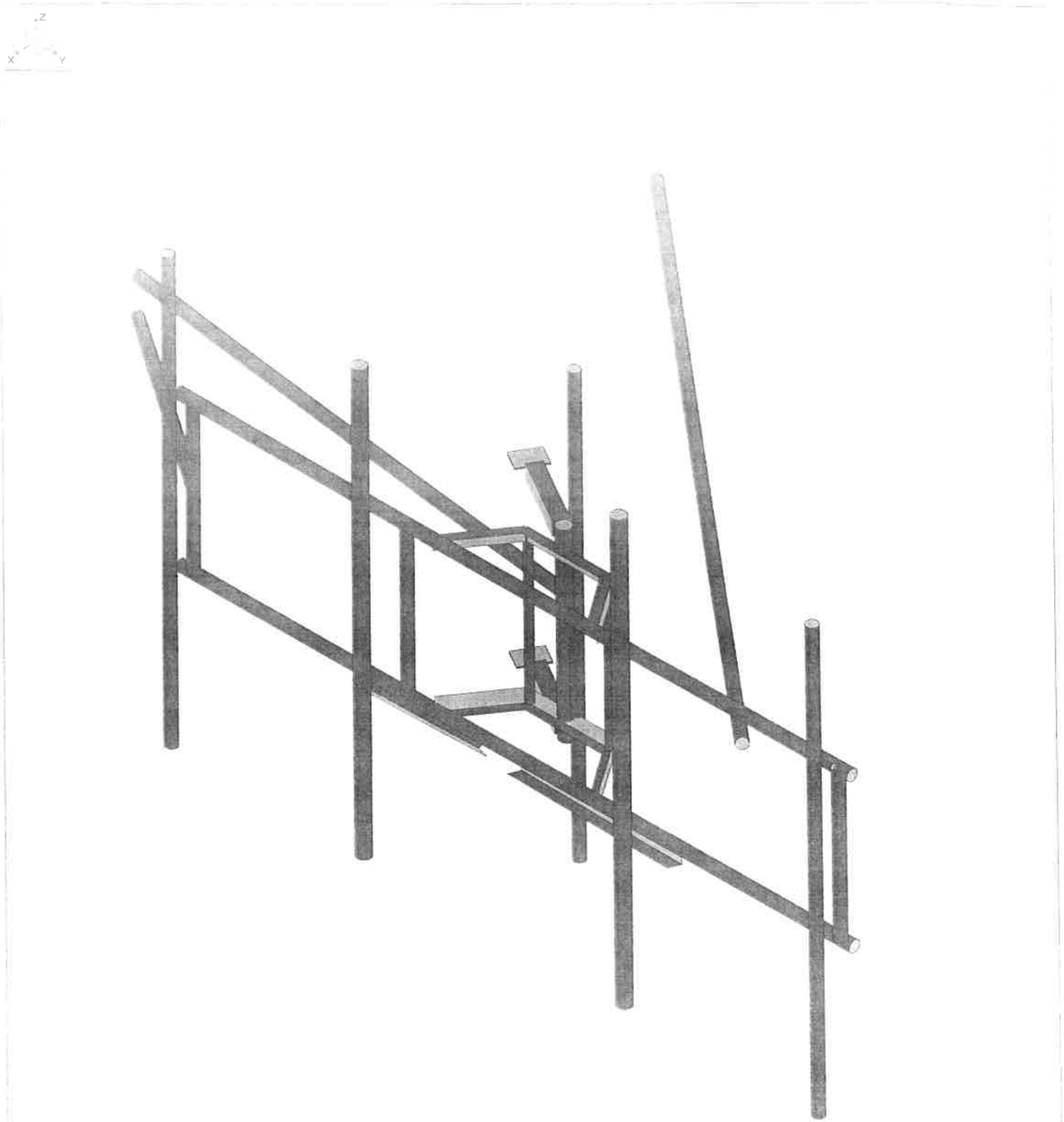

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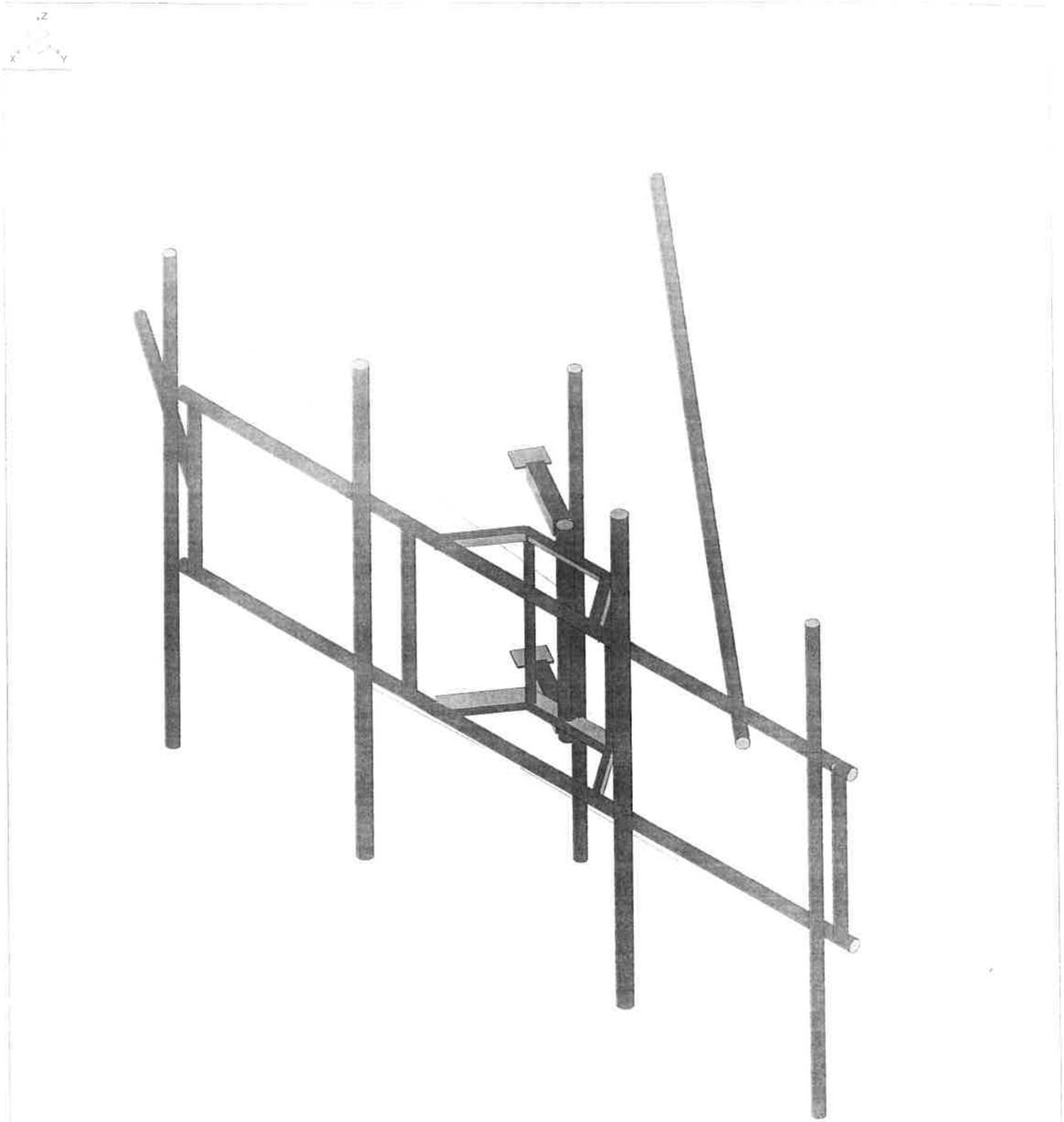

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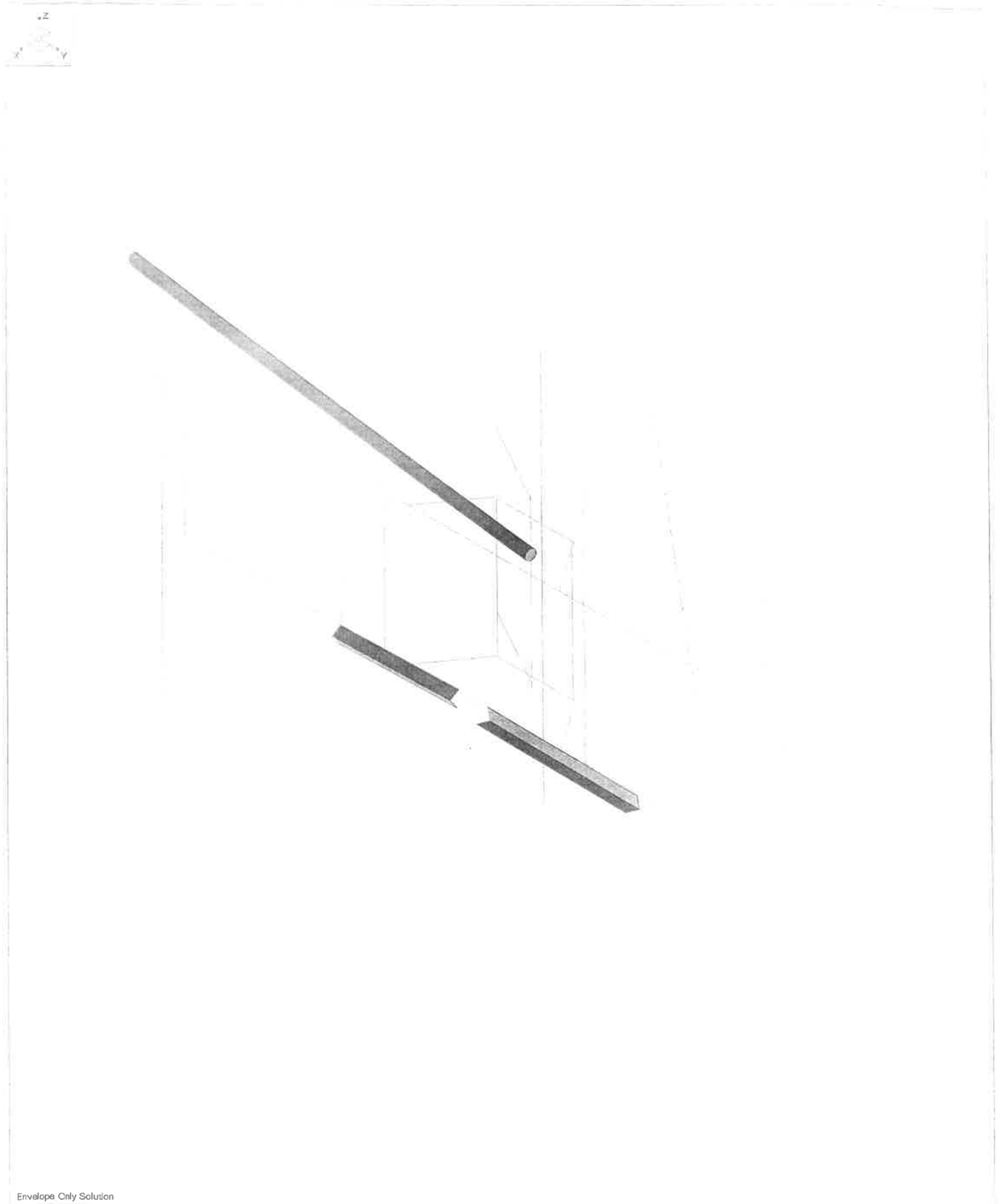

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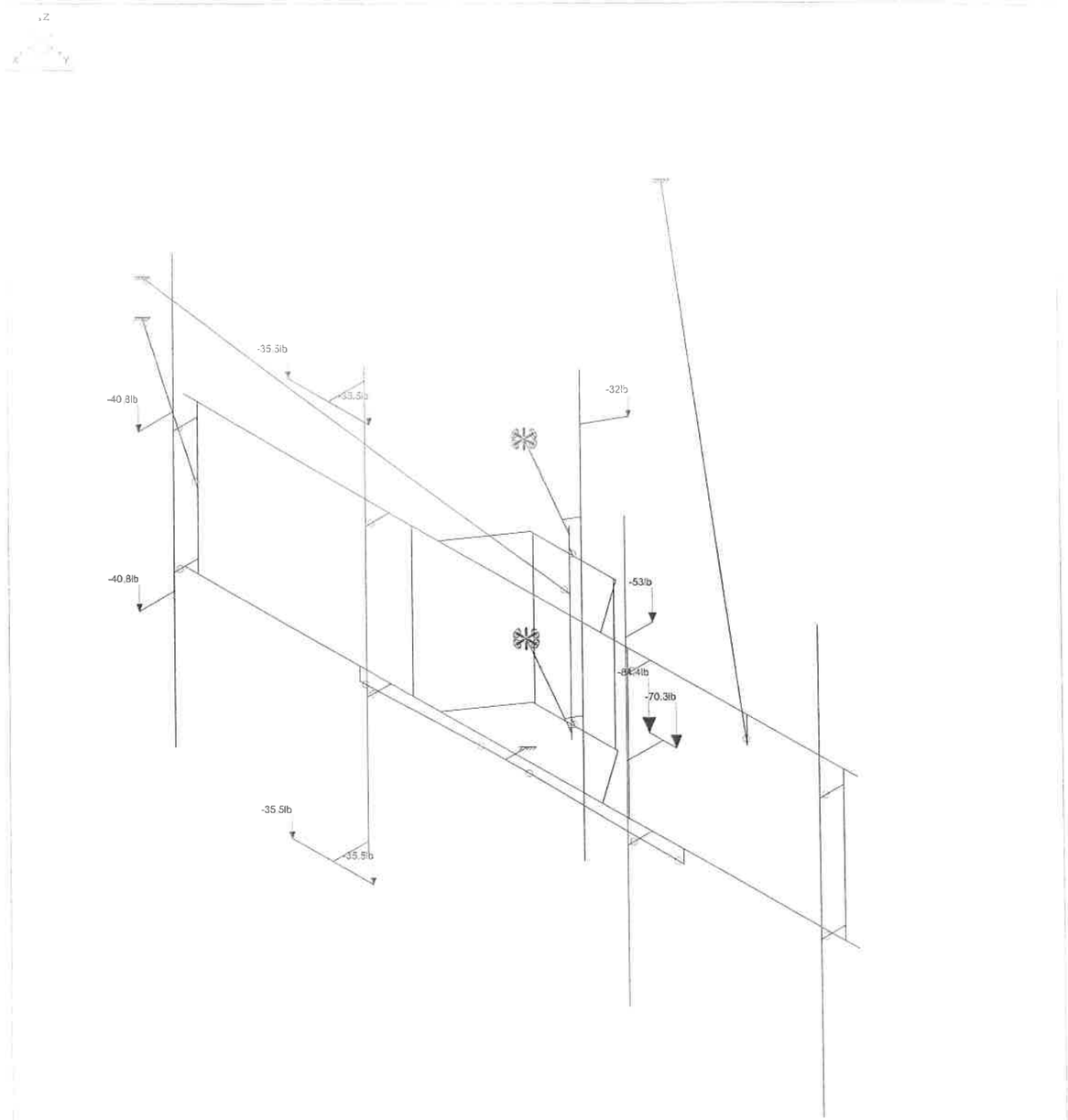

Loads: BLC 1, Dead
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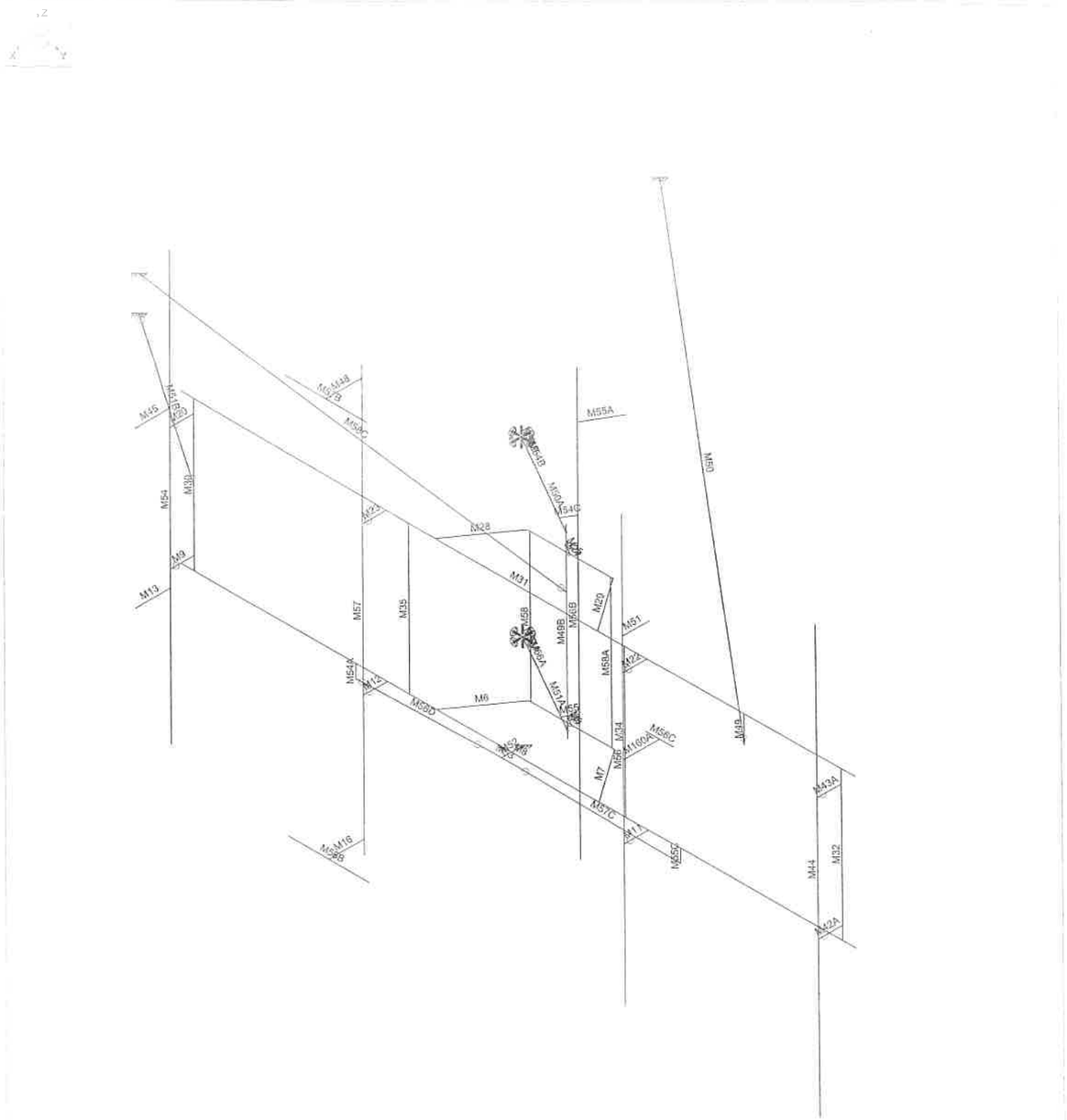

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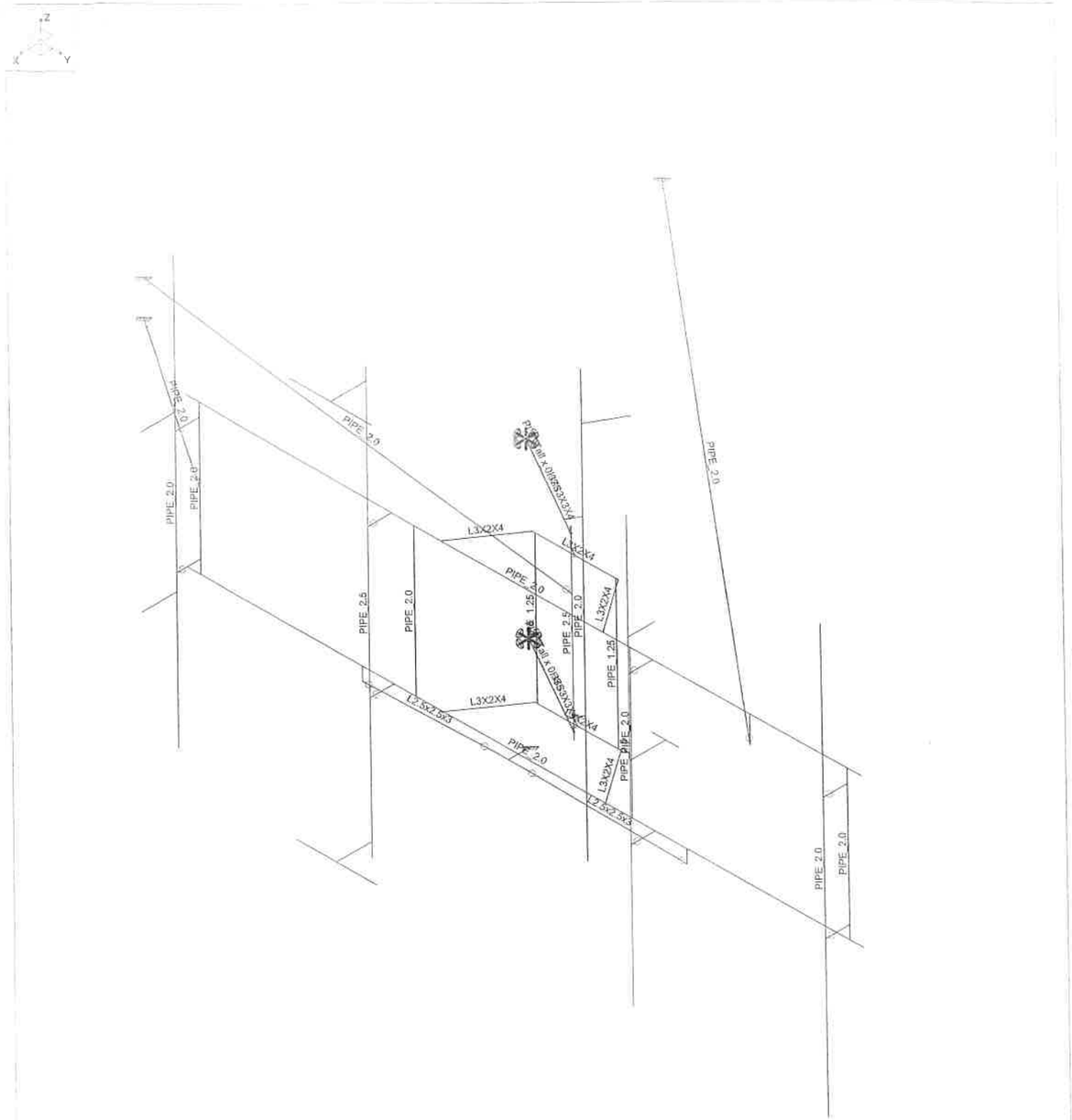

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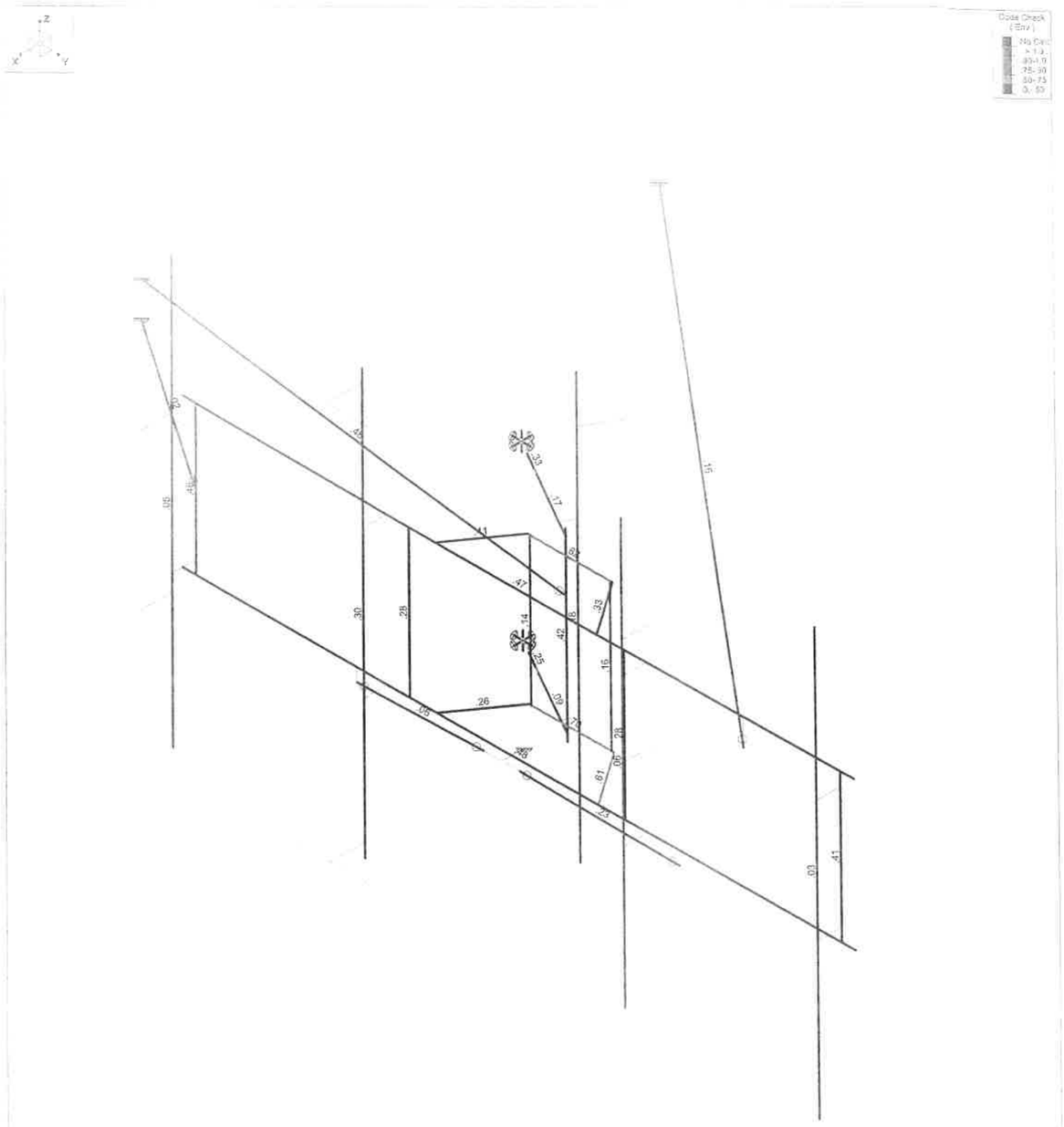
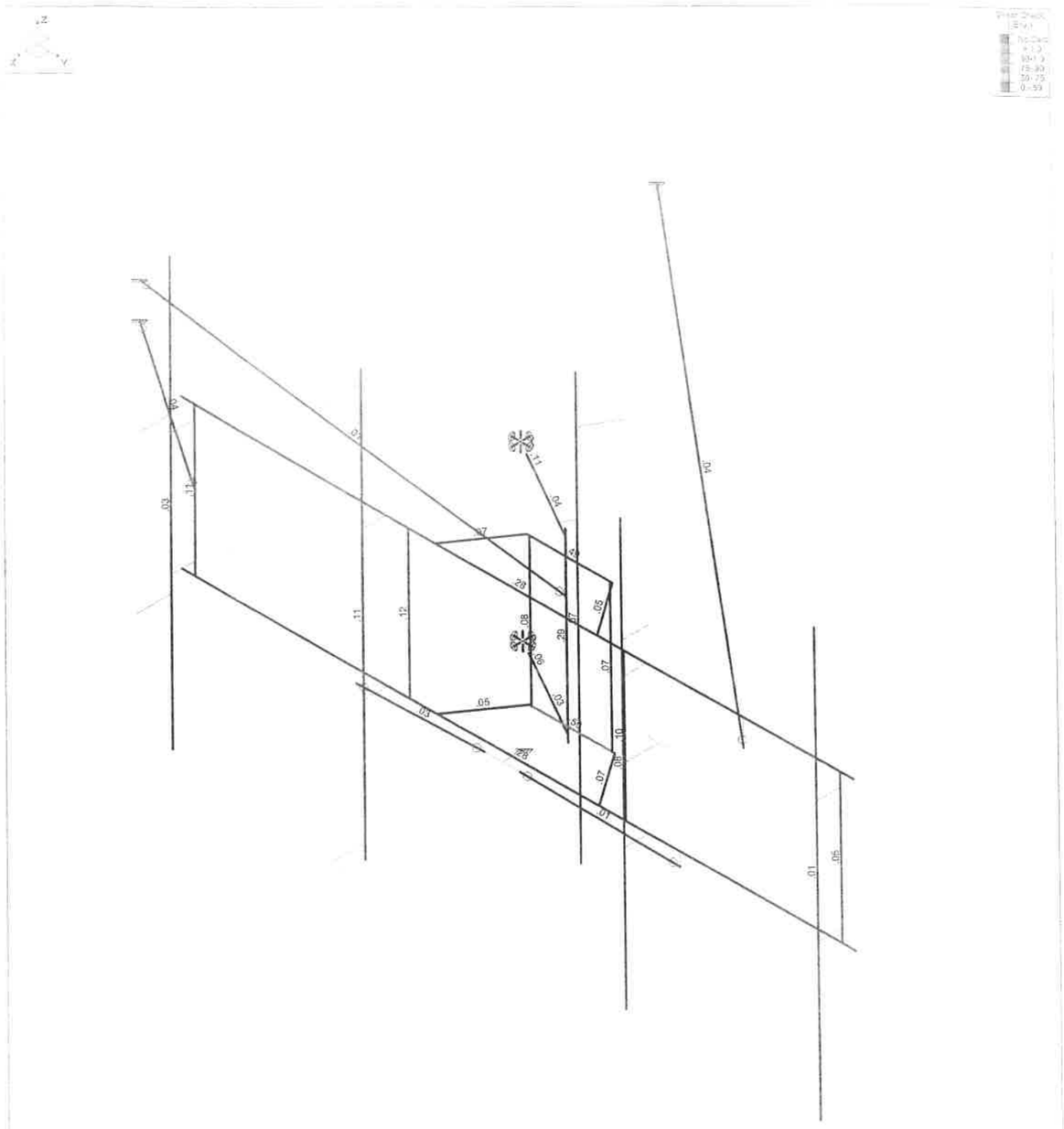


Member Code Checks Displayed (Enveloped)
Envelope Only Solution

Kimley-Horn and Associat...		SK - 11
AVG	307198	June 11, 2021 at 11:01 AM
011916045		307198.r3d



Member Shear Checks Displayed (Envelope)
Envelope Only Solution

Kimley-Horn and Associat...		SK - 12
AVG	307198	June 11, 2021 at 11:01 AM
011916045		307198.r3d

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Z [k/in]	X Rot.[k-ft/rad]	Y Rot.[k-ft/rad]	Z Rot.[k-ft/rad]
1	N100	Reaction	Reaction	Reaction	Reaction	Reaction	
2	N103	Reaction	Reaction	Reaction	Reaction	Reaction	
3	N101	Reaction	Reaction	Reaction	Reaction	Reaction	Reaction
4	N102A	Reaction	Reaction	Reaction	Reaction	Reaction	Reaction
5	N98	Reaction	Reaction	Reaction	Reaction	Reaction	Reaction
6	N108A	Reaction	Reaction	Reaction	Reaction	Reaction	Reaction

Member Primary Data

	Label	I Joint	J Joint	K Joint	Rotate(...	Section/Shape	Type	Design List	Material	Design Rules
1	M4	N9	N10			RIGID	None	None	RIGID	Typical
2	M5	N12	N11			Offset Horiz	Beam	None	A36 Gr.36	Typical
3	M6	N14	N12			Offset Horiz	Beam	None	A36 Gr.36	Typical
4	M7	N11	N13			Offset Horiz	Beam	None	A36 Gr.36	Typical
5	M8	N307	N305		270	Face Horiz	Beam	None	A53 Gr.B	Typical
6	M9	M5	N23			RIGID	None	None	RIGID	Typical
7	M11	M2	N25			RIGID	None	None	RIGID	Typical
8	M12	M4	N27			RIGID	None	None	RIGID	Typical
9	M13	N28	A4B			RIGID	None	None	RIGID	Typical
10	M16	N31	N1000			RIGID	None	None	RIGID	Typical
11	M20	N42	N45			RIGID	None	None	RIGID	Typical
12	M22	N44	N47			RIGID	None	None	RIGID	Typical
13	M23	N48	N49			RIGID	None	None	RIGID	Typical
14	M24	N50	N51			RIGID	None	None	RIGID	Typical
15	M25	N52	N53		180	Offset Horiz	Beam	None	A36 Gr.36	Typical
16	M28	N53	N55		180	Offset Horiz	Beam	None	A36 Gr.36	Typical
17	M29	N54	N52		180	Offset Horiz	Beam	None	A36 Gr.36	Typical
18	M30	N56	N20		300	Face Vert Brace	Column	None	A53 Gr.B	Typical
19	M31	N308	N306		180	Face Horiz	Beam	None	A53 Gr.B	Typical
20	M32	N57	N70A		300	Face Vert Brace	Column	None	A53 Gr.B	Typical
21	M34	N59	N22		300	Face Vert Brace	Column	None	A53 Gr.B	Typical
22	M35	N60	N26		300	Face Vert Brace	Column	None	A53 Gr.B	Typical
23	M54	N88	N1		300	Mount Pipe	Column	None	A53 Gr.B	Typical
24	M56	N90	N3		300	PIPE_2.5	Column	None	A53 Gr.B	Typical
25	M57	N91	N4		300	PIPE_2.5	Column	None	A53 Gr.B	Typical
26	M58	N93	N92		120	Offset Vert Brace	Column	None	A36 Gr.36	Typical
27	M58A	N95	N94		210	Offset Vert Brace	Column	None	A36 Gr.36	Typical
28	M42A	M1	N71			RIGID	None	None	RIGID	Typical
29	M43A	N72	N73			RIGID	None	None	RIGID	Typical
30	M44	N74	N69A		300	Mount Pipe	Column	None	A53 Gr.B	Typical
31	M45	N75	A4T			RIGID	None	None	RIGID	Typical
32	M48	N78	N1001			RIGID	None	None	RIGID	Typical
33	M51	N87	A2R			RIGID	None	None	RIGID	Typical
34	M49B	N90A	N91B		60	Stand-Off Front V...	Beam	None	A53 Gr.B	Typical
35	M50A	N93B	N92A			Stand-Off Horiz	Beam	None	A500 Gr.B R...	Typical
36	M51A	N95B	N94A			Stand-Off Horiz	Beam	None	A500 Gr.B R...	Typical
37	M54B	N99	N93B		90	Stand-Off Rear C...	Beam	None	A36 Gr.36	Typical
38	M55B	N100	N99			RIGID	None	None	RIGID	Typical
39	M56A	N102	N95B		90	Stand-Off Rear C...	Beam	None	A36 Gr.36	Typical
40	M57A	N103	N102			RIGID	None	None	RIGID	Typical
41	M160A	N291A	N293A			RIGID	None	None	RIGID	Typical
42	M49	N295A	N96A		300	RIGID	None	None	RIGID	Typical
43	M50	N101	N96A			Stiff Arm	Beam	None	A53 Gr.B	Typical
44	M51B	N95A	N102A			Stiff Arm	Beam	None	A53 Gr.B	Typical
45	M54C	N104	N106A			RIGID	None	None	RIGID	Typical

Member Primary Data (Continued)

	Label	I Joint	J Joint	K Joint	Rotate(...	Section/Shape	Type	Design List	Material	Design Rules
46	M55	N105	N107A			RIGID	None	None	RIGID	Typical
47	M56B	N108	N109		300	Mount Pipe	Column	None	A53 Gr.B	Typical
48	M55A	N104A	N107			RIGID	None	None	RIGID	Typical
49	M56C	A2RR	A2RL			RIGID	None	None	RIGID	Typical
50	M57B	A3TR	A3TL			RIGID	None	None	RIGID	Typical
51	M58B	A3BR	A3BL			RIGID	None	None	RIGID	Typical
52	M52	N98	N99A			RIGID	None	None	RIGID	Typical
53	M53	N100A	N101A			RIGID	None	None	RIGID	Typical
54	M54A	N105A	N103A			RIGID	None	None	RIGID	Typical
55	M55C	N106	N104B			RIGID	None	None	RIGID	Typical
56	M56D	N100A	N105A		270	MOD - SFS	Beam	None	A36 Gr.36	Typical
57	M57C	N101A	N106			MOD - SFS	Beam	None	A36 Gr.36	Typical
58	M58C	N107B	N108A			MOD - Stiff Arm	Beam	None	A53 Gr.B	Typical

Hot Rolled Steel Design Parameters

	Label	Shape	Length[i...	Lbyy[in]	Lbzz[in]	Lcomp top[...	Lcomp bot[...	L-torq...	Kyy	Kzz	Cb	Functi...
1	M5	Offset Horiz	19			Lbyy						Lateral
2	M6	Offset Horiz	14.807			Lbyy						Lateral
3	M7	Offset Horiz	14.807			Lbyy						Lateral
4	M8	Face Horiz	150	36	54	Lbyy						Lateral
5	M25	Offset Horiz	19			Lbyy						Lateral
6	M28	Offset Horiz	14.807			Lbyy						Lateral
7	M29	Offset Horiz	14.807			Lbyy						Lateral
8	M30	Face Vert Brace	33.54			Lbyy			.65	.65		Lateral
9	M31	Face Horiz	150	54	36	Lbyy						Lateral
10	M32	Face Vert Brace	33.54			Lbyy			.65	.65		Lateral
11	M34	Face Vert Brace	33.54			Lbyy			.65	.65		Lateral
12	M35	Face Vert Brace	33.54			Lbyy			.65	.65		Lateral
13	M54	Mount Pipe	96			Lbyy						Lateral
14	M56	PIPE_2.5	96			Lbyy						Lateral
15	M57	PIPE_2.5	96			Lbyy						Lateral
16	M58	Offset Vert Brace	33.54			Lbyy			.65	.65		Lateral
17	M58A	Offset Vert Brace	33.54			Lbyy			.65	.65		Lateral
18	M44	Mount Pipe	96			Lbyy						Lateral
19	M49B	Stand-Off Front Vert	42			Lbyy						Lateral
20	M50A	Stand-Off Horiz	19			Lbyy						Lateral
21	M51A	Stand-Off Horiz	19			Lbyy						Lateral
22	M54B	Stand-Off Rear Con...	4.5			Lbyy						Lateral
23	M56A	Stand-Off Rear Con...	4.5			Lbyy						Lateral
24	M50	Stiff Arm	155.915			Lbyy						Lateral
25	M51B	Stiff Arm	47.41			Lbyy						Lateral
26	M56B	Mount Pipe	96									Lateral
27	M56D	MOD - SFS	30.97			Lbyy						Lateral
28	M57C	MOD - SFS	64.873			Lbyy						Lateral
29	M58C	MOD - Stiff Arm	109.951			Lbyy						Lateral

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm (\...	Density[k/ft^3]	Yield[ksi]	Ry	Fu[ksi]	Rt
1	A992	29000	11154	.3	.65	.49	50	1.1	65	1.1
2	A36 Gr.36	29000	11154	.3	.65	.49	36	1.5	58	1.2
3	A572 Gr.50	29000	11154	.3	.65	.49	50	1.1	65	1.1
4	A500 Gr.B RND	29000	11154	.3	.65	.527	42	1.4	58	1.3
5	A500 Gr.B Rect	29000	11154	.3	.65	.527	46	1.4	58	1.3
6	A53 Gr.B	29000	11154	.3	.65	.49	35	1.6	60	1.2

Hot Rolled Steel Properties (Continued)

	Label	E [ksi]	G [ksi]	Nu	Therm (\...	Density[k/ft^3]	Yield[ksi]	Ry	Fu[ksi]	Rt
7	A1085	29000	11154	.3	.65	.49	50	1.4	65	1.3
8	A500 GR.C RND	29000	11154	.3	.65	.49	46	1.5	58	1.3
9	A500 GR.C RECT	29000	11154	.3	.65	.49	50	1.5	58	1.3

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distribu...	Area(M...	Surface...
1	Dead	DL			-1	10				
2	Dead of Ice	RL				10		29		
4	Structure Wind (0)	None						58		
5	Structure Wind (30)	None						58		
6	Structure Wind (45)	None						58		
7	Structure Wind (60)	None						58		
8	Structure Wind (90)	None						58		
9	Structure Wind (120)	None						58		
10	Structure Wind (135)	None						58		
11	Structure Wind (150)	None						58		
12	Structure Wind w/ Ice (0)	None						58		
13	Structure Wind w/ Ice (30)	None						58		
14	Structure Wind w/ Ice (45)	None						58		
15	Structure Wind w/ Ice (60)	None						58		
16	Structure Wind w/ Ice (90)	None						58		
17	Structure Wind w/ Ice (120)	None						58		
18	Structure Wind w/ Ice (135)	None						58		
19	Structure Wind w/ Ice (150)	None						58		
20	Antenna Wind (0)	None				20				
21	Antenna Wind (30)	None				20				
22	Antenna Wind (45)	None				20				
23	Antenna Wind (60)	None				20				
24	Antenna Wind (90)	None				20				
25	Antenna Wind (120)	None				20				
26	Antenna Wind (135)	None				20				
27	Antenna Wind (150)	None				20				
28	Antenna Wind w/ Ice (0)	None				20				
29	Antenna Wind w/ Ice (30)	None				20				
30	Antenna Wind w/ Ice (45)	None				20				
31	Antenna Wind w/ Ice (60)	None				20				
32	Antenna Wind w/ Ice (90)	None				20				
33	Antenna Wind w/ Ice (120)	None				20				
34	Antenna Wind w/ Ice (135)	None				20				
35	Antenna Wind w/ Ice (150)	None				20				
36	Seismic X	ELX				10		29		
37	Seismic Y	ELY				10		29		
38	Maintenance Live Lm (1)	OL1				1				
39	Maintenance Live Lm (2)	OL2				1				
40	Maintenance Live Lm (3)	OL3				1				
41	Maintenance Live Lm (4)	OL4				1				
43	Maintenance Live Lv (1)	OL6					1			
44	Maintenance Live Lv (2)	OL7					1			

Load Combinations

	Description	So..	PDe..	S...	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac...
1	Summary: 1.0D + 1....	Yes	Y		DL 1	20 1								
2	1.4D	Yes	Y		DL 1.4									
3	1.2D + 1.0W(0)	Yes	Y		DL 1.2	4 1	20 1							

Load Combinations (Continued)

	Description	So..	PDe..	S..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..
4	1.2D + 1.0W(30)	Yes	Y		DL	1.2	5	1	21	1						
5	1.2D + 1.0W(45)	Yes	Y		DL	1.2	6	1	22	1						
6	1.2D + 1.0W(60)	Yes	Y		DL	1.2	7	1	23	1						
7	1.2D + 1.0W(90)	Yes	Y		DL	1.2	8	1	24	1						
8	1.2D + 1.0W(120)	Yes	Y		DL	1.2	9	1	25	1						
9	1.2D + 1.0W(135)	Yes	Y		DL	1.2	10	1	26	1						
10	1.2D + 1.0W(150)	Yes	Y		DL	1.2	11	1	27	1						
11	1.2D + 1.0W(180)	Yes	Y		DL	1.2	4	-1	20	-1						
12	1.2D + 1.0W(210)	Yes	Y		DL	1.2	5	-1	21	-1						
13	1.2D + 1.0W(225)	Yes	Y		DL	1.2	6	-1	22	-1						
14	1.2D + 1.0W(240)	Yes	Y		DL	1.2	7	-1	23	-1						
15	1.2D + 1.0W(270)	Yes	Y		DL	1.2	8	-1	24	-1						
16	1.2D + 1.0W(300)	Yes	Y		DL	1.2	9	-1	25	-1						
17	1.2D + 1.0W(315)	Yes	Y		DL	1.2	10	-1	26	-1						
18	1.2D + 1.0W(330)	Yes	Y		DL	1.2	11	-1	27	-1						
19	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	12	1	28	1				
20	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	13	1	29	1				
21	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	14	1	30	1				
22	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	15	1	31	1				
23	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	16	1	32	1				
24	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	17	1	33	1				
25	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	18	1	34	1				
26	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	19	1	35	1				
27	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	12	-1	28	-1				
28	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	13	-1	39	-1				
29	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	14	-1	30	-1				
30	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	15	-1	31	-1				
31	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	16	-1	32	-1				
32	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	17	-1	33	-1				
33	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	18	-1	34	-1				
34	1.2D + 1.0Di + 1.0W...	Yes	Y		DL	1.2	RL	1	19	-1	35	-1				
35	1.2D + 1.0E(0)	Yes	Y		DL	1.2	ELX	-1	ELY							
36	1.2D + 1.0E(30)	Yes	Y		DL	1.2	ELX	-.866	ELY	.5						
37	1.2D + 1.0E(45)	Yes	Y		DL	1.2	ELX	-.707	ELY	.707						
38	1.2D + 1.0E(60)	Yes	Y		DL	1.2	ELX	-.5	ELY	.866						
39	1.2D + 1.0E(90)	Yes	Y		DL	1.2	ELX	-2.2...	ELY	1						
40	1.2D + 1.0E(120)	Yes	Y		DL	1.2	ELX	.5	ELY	.866						
41	1.2D + 1.0E(135)	Yes	Y		DL	1.2	ELX	.707	ELY	.707						
42	1.2D + 1.0E(150)	Yes	Y		DL	1.2	ELX	.866	ELY	.5						
43	1.2D + 1.0E(180)	Yes	Y		DL	1.2	ELX	1	ELY	4.5...						
44	1.2D + 1.0E(210)	Yes	Y		DL	1.2	ELX	.866	ELY	-.5						
45	1.2D + 1.0E(225)	Yes	Y		DL	1.2	ELX	.707	ELY	-.707						
46	1.2D + 1.0E(240)	Yes	Y		DL	1.2	ELX	.5	ELY	-.866						
47	1.2D + 1.0E(270)	Yes	Y		DL	1.2	ELX	6.8...	ELY	-1						
48	1.2D + 1.0E(300)	Yes	Y		DL	1.2	ELX	-.5	ELY	-.866						
49	1.2D + 1.0E(315)	Yes	Y		DL	1.2	ELX	-.707	ELY	-.707						
50	1.2D + 1.0E(330)	Yes	Y		DL	1.2	ELX	-.866	ELY	-.5						
51	0.9D + 1.0E(0)	Yes	Y		DL	1.2	ELX	-1	ELY							
52	0.9D + 1.0E(30)	Yes	Y		DL	1.2	ELX	-.866	ELY	.5						
53	0.9D + 1.0E(45)	Yes	Y		DL	1.2	ELX	-.707	ELY	.707						
54	0.9D + 1.0E(60)	Yes	Y		DL	1.2	ELX	-.5	ELY	.866						
55	0.9D + 1.0E(90)	Yes	Y		DL	1.2	ELX	-2.2...	ELY	1						
56	0.9D + 1.0E(120)	Yes	Y		DL	1.2	ELX	.5	ELY	.866						
57	0.9D + 1.0E(135)	Yes	Y		DL	1.2	ELX	.707	ELY	.707						
58	0.9D + 1.0E(150)	Yes	Y		DL	1.2	ELX	.866	ELY	.5						
59	0.9D + 1.0E(180)	Yes	Y		DL	1.2	ELX	1	ELY	4.5...						
60	0.9D + 1.0E(210)	Yes	Y		DL	1.2	ELX	.866	ELY	-.5						

Load Combinations (Continued)

	Description	So..	PDe..	S..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..
61	0.9D + 1.0E(225)	Yes	Y		DL	1.2	ELX	.707	ELY	-.707				
62	0.9D + 1.0E(240)	Yes	Y		DL	1.2	ELX	.5	ELY	-.866				
63	0.9D + 1.0E(270)	Yes	Y		DL	1.2	ELX	6.8...	ELY	-1				
64	0.9D + 1.0E(300)	Yes	Y		DL	1.2	ELX	-.5	ELY	-.866				
65	0.9D + 1.0E(315)	Yes	Y		DL	1.2	ELX	-.707	ELY	-.707				
66	0.9D + 1.0E(330)	Yes	Y		DL	1.2	ELX	-.866	ELY	-.5				
67	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	4	.072	20	.072	OL1	1.5		
68	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	5	.072	21	.072	OL1	1.5		
69	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	6	.072	22	.072	OL1	1.5		
70	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	7	.072	23	.072	OL1	1.5		
71	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	8	.072	24	.072	OL1	1.5		
72	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	9	.072	25	.072	OL1	1.5		
73	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	10	.072	26	.072	OL1	1.5		
74	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	11	.072	27	.072	OL1	1.5		
75	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	4	-.072	20	-.072	OL1	1.5		
76	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	5	-.072	21	-.072	OL1	1.5		
77	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	6	-.072	22	-.072	OL1	1.5		
78	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	7	-.072	23	-.072	OL1	1.5		
79	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	8	-.072	24	-.072	OL1	1.5		
80	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	9	-.072	25	-.072	OL1	1.5		
81	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	10	-.072	26	-.072	OL1	1.5		
82	1.2D + 1.5Lm(1) + 1...	Yes	Y		DL	1.2	11	-.072	27	-.072	OL1	1.5		
83	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	4	.072	20	.072	OL2	1.5		
84	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	5	.072	21	.072	OL2	1.5		
85	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	6	.072	22	.072	OL2	1.5		
86	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	7	.072	23	.072	OL2	1.5		
87	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	8	.072	24	.072	OL2	1.5		
88	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	9	.072	25	.072	OL2	1.5		
89	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	10	.072	26	.072	OL2	1.5		
90	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	11	.072	27	.072	OL2	1.5		
91	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	4	-.072	20	-.072	OL2	1.5		
92	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	5	-.072	21	-.072	OL2	1.5		
93	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	6	-.072	22	-.072	OL2	1.5		
94	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	7	-.072	23	-.072	OL2	1.5		
95	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	8	-.072	24	-.072	OL2	1.5		
96	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	9	-.072	25	-.072	OL2	1.5		
97	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	10	-.072	26	-.072	OL2	1.5		
98	1.2D + 1.5Lm(2) + 1...	Yes	Y		DL	1.2	11	-.072	27	-.072	OL2	1.5		
99	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	4	.072	20	.072	OL3	1.5		
100	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	5	.072	21	.072	OL3	1.5		
101	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	6	.072	22	.072	OL3	1.5		
102	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	7	.072	23	.072	OL3	1.5		
103	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	8	.072	24	.072	OL3	1.5		
104	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	9	.072	25	.072	OL3	1.5		
105	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	10	.072	26	.072	OL3	1.5		
106	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	11	.072	27	.072	OL3	1.5		
107	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	4	-.072	20	-.072	OL3	1.5		
108	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	5	-.072	21	-.072	OL3	1.5		
109	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	6	-.072	22	-.072	OL3	1.5		
110	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	7	-.072	23	-.072	OL3	1.5		
111	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	8	-.072	24	-.072	OL3	1.5		
112	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	9	-.072	25	-.072	OL3	1.5		
113	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	10	-.072	26	-.072	OL3	1.5		
114	1.2D + 1.5Lm(3) + 1...	Yes	Y		DL	1.2	11	-.072	27	-.072	OL3	1.5		
115	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL	1.2	4	.072	20	.072	OL4	1.5		
116	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL	1.2	5	.072	21	.072	OL4	1.5		
117	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL	1.2	6	.072	22	.072	OL4	1.5		

Load Combinations (Continued)

	Description	So..	PDe..	S..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..	BLCFac..
118	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	7	.072	23	.072	OL4	1.5			
119	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	8	.072	24	.072	OL4	1.5			
120	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	9	.072	25	.072	OL4	1.5			
121	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	10	.072	26	.072	OL4	1.5			
122	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	11	.072	27	.072	OL4	1.5			
123	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	4	-.072	20	-.072	OL4	1.5			
124	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	5	-.072	21	-.072	OL4	1.5			
125	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	6	-.072	22	-.072	OL4	1.5			
126	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	7	-.072	23	-.072	OL4	1.5			
127	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	8	-.072	24	-.072	OL4	1.5			
128	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	9	-.072	25	-.072	OL4	1.5			
129	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	10	-.072	26	-.072	OL4	1.5			
130	1.2D + 1.5Lm(4) + 1...	Yes	Y		DL 1.2	11	-.072	27	-.072	OL4	1.5			
131	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	4	.072	20	.072	OL6	1.5			
132	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	5	.072	21	.072	OL6	1.5			
133	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	6	.072	22	.072	OL6	1.5			
134	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	7	.072	23	.072	OL6	1.5			
135	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	8	.072	24	.072	OL6	1.5			
136	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	9	.072	25	.072	OL6	1.5			
137	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	10	.072	26	.072	OL6	1.5			
138	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	11	.072	27	.072	OL6	1.5			
139	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	4	-.072	20	-.072	OL6	1.5			
140	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	5	-.072	21	-.072	OL6	1.5			
141	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	6	-.072	22	-.072	OL6	1.5			
142	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	7	-.072	23	-.072	OL6	1.5			
143	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	8	-.072	24	-.072	OL6	1.5			
144	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	9	-.072	25	-.072	OL6	1.5			
145	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	10	-.072	26	-.072	OL6	1.5			
146	1.2D + 1.5Lv(1) + 1....	Yes	Y		DL 1.2	11	-.072	27	-.072	OL6	1.5			
147	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	4	.072	20	.072	OL7	1.5			
148	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	5	.072	21	.072	OL7	1.5			
149	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	6	.072	22	.072	OL7	1.5			
150	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	7	.072	23	.072	OL7	1.5			
151	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	8	.072	24	.072	OL7	1.5			
152	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	9	.072	25	.072	OL7	1.5			
153	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	10	.072	26	.072	OL7	1.5			
154	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	11	.072	27	.072	OL7	1.5			
155	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	4	-.072	20	-.072	OL7	1.5			
156	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	5	-.072	21	-.072	OL7	1.5			
157	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	6	-.072	22	-.072	OL7	1.5			
158	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	7	-.072	23	-.072	OL7	1.5			
159	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	8	-.072	24	-.072	OL7	1.5			
160	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	9	-.072	25	-.072	OL7	1.5			
161	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	10	-.072	26	-.072	OL7	1.5			
162	1.2D + 1.5Lv(2) + 1....	Yes	Y		DL 1.2	11	-.072	27	-.072	OL7	1.5			

Envelope Joint Reactions

	Joint		X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [lb-ft]	LC	MY [lb-ft]	LC	MZ [lb-ft]	LC
1	N100	max	1002.742	3	1582.879	3	779.519	27	341.501	27	31.614	3	0	162
2		min	-1719.7	11	-2782.909	11	-15.935	4	26.779	4	-216.876	27	0	1
3	N103	max	501.511	4	943.471	4	576.984	21	264.616	20	-23.457	14	0	162
4		min	-757.494	12	-1357.607	12	59.701	13	29.408	13	-159.56	22	0	1
5	N101	max	477.612	4	480.158	4	59.621	29	42.576	82	50.044	82	0	162
6		min	-485.284	12	-487.022	12	22.568	1	-19.625	122	-23.067	122	0	1
7	N102A	max	352.018	18	512.391	18	21.566	26	35.72	115	52.181	115	0	162

Envelope Joint Reactions (Continued)

	Joint		X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [lb-ft]	LC	MY [lb-ft]	LC	MZ [lb-ft]	LC
8		min	-561.918	10	-817.931	10	6.839	1	-25.623	11	-37.431	11	0	1
9	N98	max	1184.828	19	2076.792	78	1168.592	19	180.601	76	-126.003	11	680.801	80
10		min	254.976	11	-70.634	1...	302.829	11	-263.037	115	-486.894	19	131.773	8
11	N108A	max	603.861	12	5082.518	12	41.63	20	1.64	1	13.254	1	0	162
12		min	-458.008	4	-3986.807	4	16.335	1	-1.55	11	-12.531	11	0	1
13	Totals:	max	2475.035	3	1785.572	14	2513.449	30						
14		min	-2475.031	11	-1785.564	6	969.37	1						

Envelope AISC 15th(360-16): LRFD Steel Code Checks

	Member	Shape	Code Check	Loc...	LC	Shear Check	Loc[in]	Dir	LC	phi*...	phi*P...	phi*M...	phi*...	Cb	Eqn
1	M5	L3X2X4	.699	9.5	12	.501	.5	y	123	3509...	38880	826.322	248...	1.438	H2-1
2	M25	L3X2X4	.620	9.5	11	.488	18.5	y	123	3509...	38880	826.322	248...	1.432	H2-1
3	M7	L3X2X4	.607	14....	74	.073	14.807	z	75	3653...	38880	826.322	248...	2.184	H2-1
4	M8	PIPE_2.0	.480	11...	117	.279	93.158		123	2520...	32130	1871....	187...	2.025	H1-1b
5	M58C	PIPE_2.0	.475	55....	12	.012	109.951		11	1171...	32130	1871....	187...	1.136	H1-1a
6	M31	PIPE_2.0	.467	14...	123	.275	93.158		124	2520...	32130	1871....	187...	2.693	H1-1b
7	M30	PIPE_2.0	.464	0	123	.113	0		124	3088...	32130	1871....	187...	2.082	H1-1b
8	M49B	PIPE_2.5	.422	37....	12	.286	28.958		12	4587...	50715	3596.25	359...	1.854	H1-1b
9	M28	L3X2X4	.414	14....	12	.073	14.807	z	124	3653...	38880	826.322	248...	2.199	H2-1
10	M32	PIPE_2.0	.409	33....	76	.055	33.54		78	3088...	32130	1871....	187...	2.206	H1-1b
11	M29	L3X2X4	.334	0	7	.055	14.807	z	70	3653...	38880	826.322	248...	2.154	H2-1
12	M54B	PL6" T...	.325	0	27	.110	0	y	11	6656...	72900	569.531	911...	1.283	H1-1b
13	M57	PIPE_2.5	.302	64....	3	.107	30.821		15	3003...	50715	3596.25	359...	1.542	H1-1b
14	M34	PIPE_2.0	.285	0	70	.105	33.54		76	3088...	32130	1871....	187...	2.199	H1-1b
15	M35	PIPE_2.0	.280	0	124	.120	0		127	3088...	32130	1871....	187...	2.267	H1-1b
16	M6	L3X2X4	.257	0	108	.054	14.807	y	123	3653...	38880	826.322	248...	2.143	H2-1
17	M56A	PL6" T...	.249	0	21	.055	4.5	y	10	6656...	72900	569.531	911...	1.191	H1-1b
18	M57C	L2.5x2....	.232	32....	80	.011	0	y	80	1123...	2919...	872.574	158...	1.136	H2-1
19	M56B	PIPE_2.0	.178	67.2	21	.066	28.295		9	1491...	32130	1871....	187...	2.313	H1-1b
20	M50A	HSS3X...	.167	16.5	11	.043	14.068	y	27	9953...	1010...	8556	8556	1.606	H1-1b
21	M58A	PIPE_1...	.161	33....	84	.073	33.54		117	1860...	20250	823.5	823.5	2.27	H1-1b
22	M50	PIPE_2.0	.161	77....	4	.042	155.915		82	5826...	32130	1871....	187...	1.136	H1-1b
23	M58	PIPE_1...	.139	0	124	.084	33.54		130	1860...	20250	823.5	823.5	2.273	H1-1b
24	M51A	HSS3X...	.093	13....	23	.026	16.5	y	12	9953...	1010...	8556	8556	1.38	H1-1b
25	M56	PIPE_2.5	.065	64....	67	.082	48.505		77	3003...	50715	3596.25	359...	3.65	H1-1b
26	M56D	L2.5x2....	.057	14....	115	.026	0	z	124	2348...	2919...	872.574	187...	1.136	H2-1
27	M54	PIPE_2.0	.051	33....	11	.026	61.642		9	1491...	32130	1871....	187...	3.129	H1-1b
28	M44	PIPE_2.0	.031	34....	12	.007	34.358		12	1491...	32130	1871....	187...	2.419	H1-1b
29	M51B	PIPE_2.0	.023	47....	18	.039	47.41		115	2664...	32130	1871....	187...	1.136	H1-1b*

TREET, SUITE 600
C 27601
677-2000
HORN.COM

AMERICAN TOWEI

MOUNT MODIFICATION DRAWINGS

verizon

ACKER

ATC SITE #: 307198
ATC PROJECT #: 13668656_C9_04

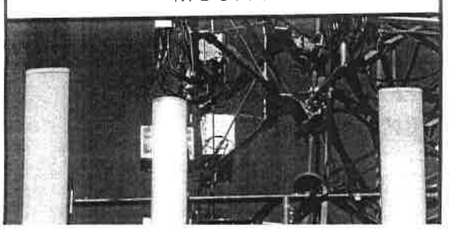
STRUCTURE INFORMATION

TOWER TYPE: SELF SUPPORT
MOUNT TYPE: SECTOR FRAME

SITE ADDRESS

77 LOUDEN ROAD
GHENT, NY 12075
COLUMBIA COUNTY
LATITUDE: N 42.28738056°±
LONGITUDE: W -73.59192778 °±

MOUNT



INDEX OF SHEETS

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
N-1	PROJECT NOTES	0
S-1	MOUNT MODIFICATION SCHEDULE	0
S-2	SAFETY CLIMB CONFIGURATION	0
R-1	SUPPLEMENTAL DETAILS	0
R-2	SUPPLEMENTAL DETAILS	0

Æ TO EXISTING CONDITIONS IS GIVEN AS
ANTEE OF ACCURACY. WHERE ACTUAL
ALL BE REPORTED TO THE PROJECT
ROPER REVISIONS MAY BE MADE.
NOT BE MADE WITHOUT WRITTEN
NEER OF RECORD.
SITE CONDITIONS AS SHOWN ON THE

TOILET FACILITY DURING CONSTRUCTION.
R BURIED AND MUST BE TAKEN TO AN

L TIMES.

WING SPECIFICATIONS UNLESS NOTED

325
M A307B

GRADE 5

READING TO

;

'AILABLE).
ALL BOLT HOLES SHALL BE STANDARD
NOTED. ALL HOLES SHALL BE SHOP
OF HOLES IS NOT PERMITTED, WHERE
E DRAWINGS, EXTRA-THICK ASTM F436
CKNESS) WITH A DIAMETER SUITABLE TO
SHALL BE HEAVY-HEX WHERE AVAILABLE

EDDED ANCHOR BOLTS AND THEIR
CCORDANCE WITH ASTM A153 (EXCEPT
AS PER ASTM F1941 WHERE HOT-DIP
IR DAMAGE TO GALVANIZED COATINGS
PAINT (SUCH AS ZRC GALVILITE) FOR
, CUTTING, WELDING, OR BOLTING. DO
EEN APPLIED. CALL OUT HOLES
WINGS.
"STRUCTURAL WELDING CODE - STEEL".
MISE NOTED PROVIDE CONTINUOUS FILLET
UAL TO THE THICKNESS OF THE THINNER
O MAINTAIN THE EFFECTIVE THROAT OF A
HOWN IN INCHES.
CERTIFICATION FOR EACH WELDER
LIFIED FOR, THE CODE AND PROCEDURE
AND INDIVIDUAL CERTIFYING THE
SUBMIT TO THE MODIFICATION INSPECTOR
ERTIFIED WELD INSPECTOR (CWI).
) TO THE EXTENT PRACTICABLE IN ORDER

ORDANCE WITH: THE GOVERNING
D AISC. MATERIALS AND SERVICES
THE ABOVE MENTIONED CODES AND

E NEW AND FREE OF ANY DEFECTS.
ED BY THE CONTRACTOR SHALL BE
. CONTRACTOR SHALL PROVIDE
NE IF THE SUBSTITUTE IS ACCEPTABLE
. DIFFERENCES FROM THE ORIGINAL
LACEMENT, SHALL BE NOTED. ESTIMATES
TION (INCLUDING RE-DESIGN COSTS AND
TO THE ENGINEER. CONTRACTOR SHALL
FICATION TO THE ENGINEER AS

THE ENGINEER OF RECORD FOR

GENERAL CONTRACTOR TO PROVIDE THE DOCUMENTATION FOR STRUCTURE OWNER ON COMPANY LETTERHEAD AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN THIS DOCUMENTATION FROM ANY SUBCONTRACTORS (ON SUBCONTRACTOR LETTERHEAD) AND DELIVER IT TO THE STRUCTURE OWNER.

4.02 IF THE CONTRACTOR DISCOVERS ANY EXISTING CONDITIONS THAT ARE NOT REPRESENTED ON THESE DRAWINGS, OR ANY CONDITIONS THAT WOULD INTERFERE WITH THE INSTALLATION OF THE MODIFICATIONS, THE ENGINEER OF RECORD SHALL BE CONTACTED IMMEDIATELY TO EVALUATE THE SIGNIFICANCE OF THE DEVIATION.

4.03 THE CONTRACTOR SHALL SOLICIT AND HIRE THE SERVICES OF A QUALIFIED MODIFICATIONS INSPECTOR PRIOR TO BEGINNING CONSTRUCTION. THE MODIFICATION INSPECTOR MAY BE AN EMPLOYEE OF THE CONTRACTORS FIRM; HOWEVER, THE INSPECTOR'S ONLY DUTIES SHALL BE INSPECTION, TESTING, AND REPORT CREATION AS REQUIRED ON THE "MODIFICATION INSPECTION NOTES" SHEET. IT IS ALSO ACCEPTABLE FOR THE CONTRACTOR TO SUBCONTRACT THE MODIFICATION INSPECTOR DUTIES TO A THIRD PARTY FIRM MEETING THE ABOVE REQUIREMENTS.

4.04 THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND TOWER OWNER OF THE PLANNED CONSTRUCTION & INSPECTION SCHEDULE, AS WELL AS ANY CHANGES TO THE SCHEDULE, WITHIN TWO BUSINESS DAYS OF COMPLETION OF THE SCHEDULE REVISION BOTH PRIOR TO BEGINNING CONSTRUCTION AND DURING CONSTRUCTION AS THE SCHEDULE CHANGES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD WHEN PHASES OF CONSTRUCTION HAVE BEEN MOVED UP AND SHALL GIVE THE ENGINEER ADEQUATE NOTICE SO THE ENGINEER OF RECORD MAY, AT THEIR DISCRETION, INSPECT PORTIONS OF THE WORK DEEMED CRITICAL TO THE INTEGRITY OF THE STRUCTURE. FAILURE TO PROVIDE THIS NOTICE MAY RESULT IN REJECTION OF THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF RECORD AND THE STRUCTURE OWNER WHEN THE WORK HAS BEEN COMPLETED WITHIN 2 BUSINESS DAYS OF THE COMPLETION OF THE WORK AND ASSOCIATED MODIFICATION INSPECTIONS & TESTING.

4.05 IT IS ASSUMED THAT ANY STRUCTURAL MODIFICATION WORK SPECIFIED IN THESE PLANS WILL BE ACCOMPLISHED BY KNOWLEDGEABLE WORKMEN WITH TOWER/BUILDING CONSTRUCTION EXPERIENCE. THIS INCLUDES PROVIDING THE NECESSARY CERTIFICATIONS TO THE STRUCTURE OWNER AND ENGINEER INCLUDING BUT NOT LIMITED TO QUALIFIED WELDER CERTIFICATES, CERTIFIED WELDING INSPECTOR CREDENTIALS, ET CETERA.

4.06 THESE DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES.

4.07 CONTRACTOR SHALL WORK WITHIN THE LIMITS OF THE STRUCTURE OWNER'S PROPERTY OF LEASE AREA AND APPROVED EASEMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WORK IS WITHIN THESE BOUNDARIES. CONTRACTOR SHALL EMPLOY A SURVEYOR AS REQUIRED. ANY WORK OUTSIDE THESE BOUNDARIES SHALL BE APPROVED IN WRITING BY THE LAND OWNER PRIOR TO MOBILIZATION. CONSTRUCTION STAKING AND BOUNDARY MARKING IS THE RESPONSIBILITY OF THE CONTRACTOR.

4.08 DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

6.00 MODIFICATION INSPECTION NOTES

6.01 THE MOUNT MODIFICATION INSPECTION (MMI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES, AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

6.02 TO ENSURE THAT THE REQUIREMENTS OF THE MMI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR SUBMIT ALL REQUIRED PHOTOGRAPHS AND DRAWINGS TO AMERICAN TOWER COPORATION (ATC).

6.03 THE CONTRACTOR IS REQUIRED TO:

A. REVIEW THE REQUIREMENTS OF THE MMI CHECKLIST (BELOW)
B. UNDERSTAND ALL INSPECTION REQUIREMENTS.

6.04 THE CONTRACTOR SHALL PERFORM AND RECORD THE INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MMI CHECKLIST.

MOUNT MODIFICATION INSPECTION CHECKLIST

INSPECTION DOCUMENT	DESCRIPTION	INSPECTION TESTING REQUIRED?	RESPONSIBILITY
ON-SITE COLD GALVANIZING VERIFICATION	PHOTOGRAPHIC EVIDENCE OF COLD GALVANIZATION TYPE AND APPLICATION IN ALL APPLICABLE LOCATIONS TO BE INCLUDED WITHIN THE MMI REPORT.	YES	GC
GC AS-BUILT DRAWINGS WITH CONSTRUCTION REDLINES	"AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO MMI FOR APPROVAL/REVIEW AND INCLUSION IN MMI REPORT.	YES	GC
PHOTOGRAPHS	PHOTOGRAPHIC EVIDENCE OF MOUNT MODIFICATION INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING A FOLLOW UP TO BE INCLUDED WITHIN THE MMI REPORT.	YES	GC

1"	BOLTS UP TO & INCLUDING 4" LENGTH	+1/3 TURN BEYOND SNUG TIGHT
1⅛"	BOLTS UP TO & INCLUDING 4½" LENGTH	+1/3 TURN BEYOND SNUG TIGHT
1¼"	BOLTS UP TO & INCLUDING 5" LENGTH	+1/3 TURN BEYOND SNUG TIGHT
1½"	BOLTS UP TO & INCLUDING 6" LENGTH	+1/3 TURN BEYOND SNUG TIGHT
BOLT LENGTH OVER 4 ø BUT NOT EXCEEDING 8 ø		
¾"	BOLTS 4.25" TO 6.0" LENGTH	+1/2 TURN BEYOND SNUG TIGHT
⅞"	BOLTS 3.75" TO 7.0" LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1"	BOLTS 4.25" TO 8.0" LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1⅛"	BOLTS 4.75" TO 9.0" LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1¼"	BOLTS 5.25" TO 10.0" LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1½"	BOLTS 6.25" TO 12.0" LENGTH	+1/2 TURN BEYOND SNUG TIGHT

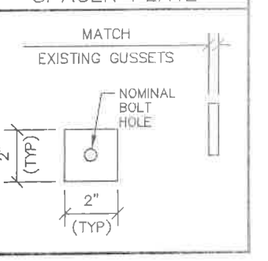
AFTER 1/3

5.02 SPLICE BOLTS SUBJECT TO DIRECT TENSION SHALL BE INSTALLED AND TIGHTENED AS PER SECTION
THE AISC MANUAL OF STEEL CONSTRUCTION. THE INSTALLATION PROCEDURE IS PARAPHRASED AS FO

"FASTENERS SHALL BE INSTALLED IN PROPERY ALIGHNED HOLES AND BE TIGHTENED BY ONE OF THE
DESCRIBED IN SUBSECTION 8(d)(1) THROUGH 8(d)(4).

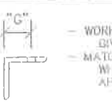
8(d)(1) TURN-OF-THE-NUT TIGHTENING
BOLTS SHALL BE INSTALLED IN ALL HOLES OF THE CONNECTION AND BROUGHT TO A SNUG TIGHT CO
SNUG TIGHT IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN THE PLIES OF A JOINT ARE IN FIRM
THIS MAY BE OBTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MA
ORDINARY SPUD WRENCH. SNUG TIGHTENING SHALL PROGRESS SYSTEMATICALLY UNTIL ALL THE BOLT
SIMULTANEOUSLY SNUG TIGHT AND THE CONNECTION IS FULLY COMPACTED. FOLLOW THIS INITIAL OPE
BOLTS IN THE CONNECTION SHALL BE TIGHTENED FURTHER BY THE APPLICABLE AMOUNT OF ROTATIO
PART NOT TURNED BY THE WRENCH. TIGHTENING SHALL PROGRESS SYSTEMATICALLY

SPACER PLATE



WORKABLE GAG

LEG	4	3½	3	½
GAGE	2½	2	1¾	1⅜

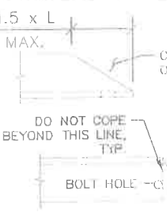


- WORKABLE GA
GIVEN IN IN
- MATCH EXISTI
WHEN
APPLICABLE

NOMINAL HOLE DIM'S

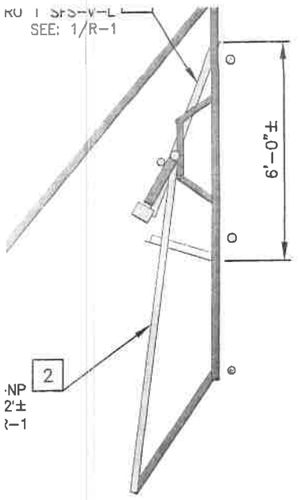
BOLT ø	STANDARD HOLE ø	SHORT SLOT
½"ø	9/16"ø	9/16" X 1 1/16"
⅝"ø	11/16"ø	11/16" x 7/8"
¾"ø	1 3/16"ø	1 3/16" x 1"
⅞"ø	1 5/16"ø	1 5/16" x 1⅛"
1"ø	1 1/16"ø	1 1/16" x 9/16"

ALLOWABLE ANGLE



BOLT EDGE & SPAC

BOLT ø	MIN. EDGE	SPACIN
½"ø	⅞"ø	1½"
⅝"ø	1⅛"ø	1⅞"
¾"ø	1¼"ø	2¼"
⅞"ø	1½"ø	2⅝"
1"ø	1¾"ø	3"



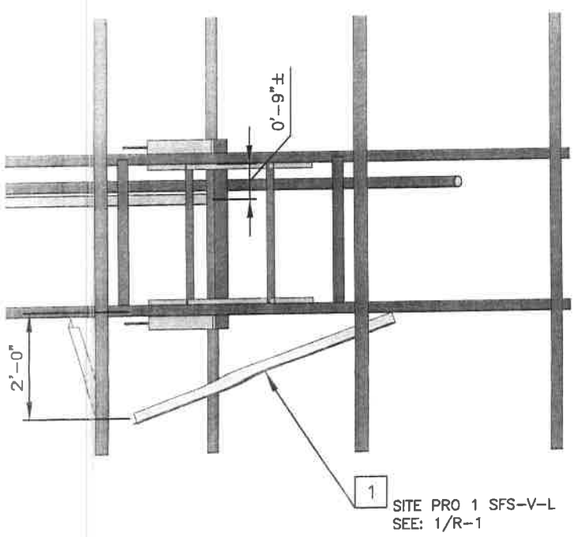
		CUT ANGLES TO LENGTH AS THEY WILL BE SKEWED TO ACCOUNT FOR MOUNT ORIENTATION.	
2	143±	INSTALL NEW STIFF ARM TO CENTER PIVOT PIPE WITHIN 0'-9" OF CONNECTION TO ANGLE FRAME. CONNECT HORIZONTALLY BACK TO ADJACENT TOWER LEG. FIELD CUT PIPE TO LENGTH AS NEEDED.	(3) SITE PRO 1 SPTB-NP (3) P2.0 STD X 12'±

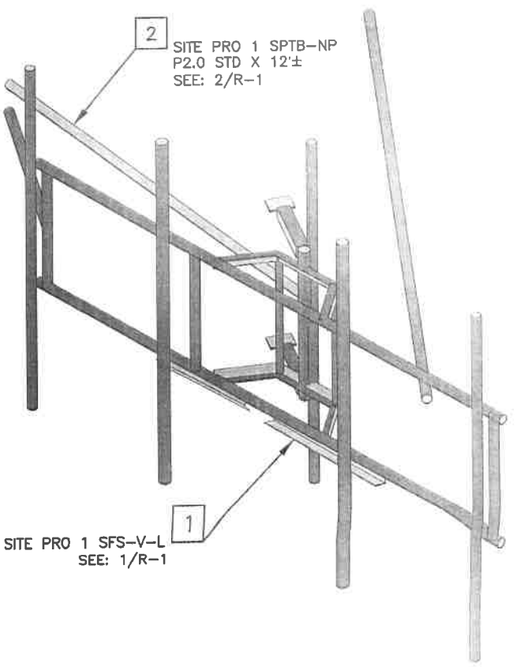
DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

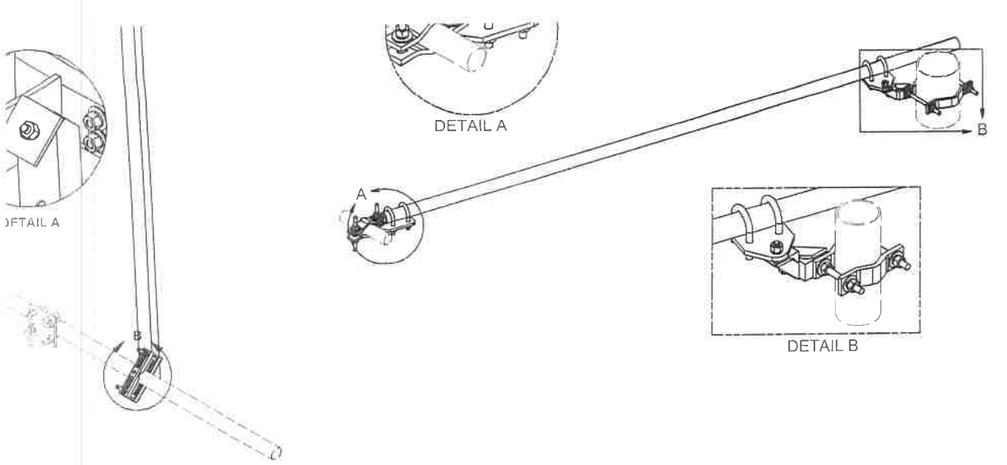
CONSTRUCTION NOTES

1. SCOPE OF WORK MUST BE COMPLETED AT WIND SPEE MPH.
2. ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR SH VERIFY ALL DIMENSIONS BEFORE FABRICATION OF STE COMMENCEMENT OF WORK. FIELD CUT MEMBERS AS R
3. INSTALL MODIFICATIONS PER MANUFACTURERS INSTRU





TRUE NORTH
EXISTING TOWER
SAFETY CLIMB CABLE
WITH CLIMBING FACILITIES
EXISTING MOUNT WITH
MODIFICATIONS (SEE S-1)



2
R-1

SITE PRO 1 SPTB-NP

SCALE: N.T.S.

Option 1 - Modify

ımeters
Acker
307198
Ghent
NY
Columbia
38656_C8_01
38656_C9_04
3I/TIA-222-H
2018 IBC
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ızon Wireless
1
3

Dates and Designers	
Mount Analysis Date	5/17/2021
Failing Analysis %	127%
Controlling Member	Offset Frame
Performed By	Kimley-Horn

Mount Mod. Date	6/15/2021
Post Mod Analysis %	70%
Controlling Member	Offset Frame
Performed By	Kimley-Horn

Usage Limit %	1.05
Software	RISA3D

assumptions?

N/A

Modification Summary		
ent Kits (Typical for all sectors)	Quantity	Total Cost
	1	$ 6,000.00
r	1	$ 6,000.00

Total Estimate	$ 12,000.00

Option 2 - Replace

Tower Info	
Tower Name	Acker
Tower Number	307198
City	Ghent
State	NY
County	Columbia

Jurisdictional Codes	
Current TIA Code	ANSI/TIA-222-H
IBC	2018 IBC
Local	2020 NYSUC

Project Information	
Carrier	Verizon Wireless
Tower Type	Self-Support
Post Mod Analysis %	70%
New Mount FW [in]	150
# of Sectors	3

Recommended Mount Replacement
Site Pro 1 VFA12-HD

***or approved equivalent**

Estimated Replacement Cost
$ 35,000.00

Introduction

The purpose of this report is to summarize results of the antenna mount analysis performed for Verizon Wireless at 143 ft.

Supporting Documents

Tower Analysis	AeroSmith Engineering w/ATC Engineering Number 13668656_C1_03, dated 05/04/2021
Mount Mapping	Infinite Job# 1009-70003-H, dated 05/09/2021
Mount Analysis	Kimley-Horn/ATC Engineering #13668656_C9_01, dated 05/17/2021
Mount Modification	Kimley-Horn/ATC Engineering #13668656_C9_04, dated 06/15/2021
RFDS	Verizon Wireless PSLC: 180544, dated 03/30/2021
Photos	Site Photos, dated 08/29/2019

Analysis

This antenna mount was analyzed using RISA-3D v17 analysis software and Kimley-Horn's Mount Analysis Program.

Basic Wind Speed:	112 mph (3-Second Gust)
Basic Wind Speed w/ Ice:	40 mph (3-Second Gust) w/ 1" radial ice concurrent
Codes:	ANSI/TIA-222-H / 2018 IBC/ 2020 New York State Uniform Code
Exposure Category:	C
Risk Category:	II
Topographic Factor Procedure:	Method 2
Feature:	Flat
Crest Height (H):	0 ft
Crest Length (L):	0 ft
Spectral Response:	$S_s = 0.172$, $S_1 = 0.056$
Site Class:	D - Stiff soil
Live Loads:	Lm = 500 lb., Lv = 250 lb.

Conclusion

Based on the analysis results, the mount meets the requirements per the applicable codes listed above. The mount can support the equipment as described in this report. If the pending modifications cited in the Supporting Documents table are not completed, the results of this analysis are no longer valid, and Verizon Wireless should contact American Tower's Site Manager for further direction on how to proceed.

If you have any questions or require additional information, please contact American Tower via email at Engineering@americantower.com. Please include the American Tower site name, site number, and engineering number in the subject line for any questions.

Antenna Mounts

Mount Centerline (ft)	Antenna Centerline (ft)	Qty	Antenna Model
143	144	3	Samsung MT6407-77A
		6	RFS APXVTM14-ALU-I20
		3	CommScope SBNHH-1D65B
		3	RFS/Andrew RCMUC-6627 w/ 46
		3	Samsung RF4439d-13A
		3	CommScope SBNHH-1D65B

Structure Usages

Structural Component	Controlling Usage	Pass/Fail
Other Components	77%	Pass
Other Flange	76%	Pass
Bracing Members	96%	Pass
Face Horizontals	85%	Pass
Mount Pipes	45%	Pass
Diff Arms	85%	Pass

3668656_C9_04
June 15, 2021
Page 3

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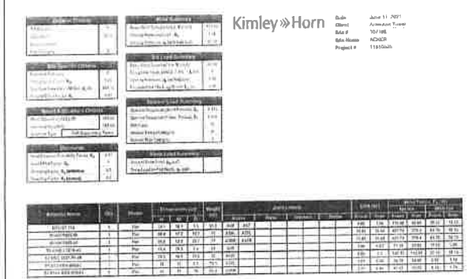
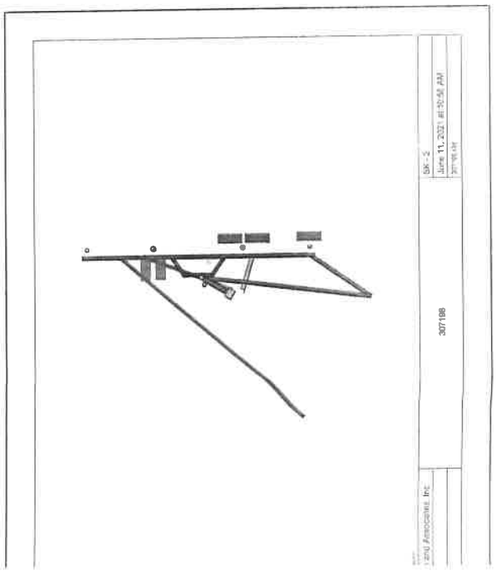
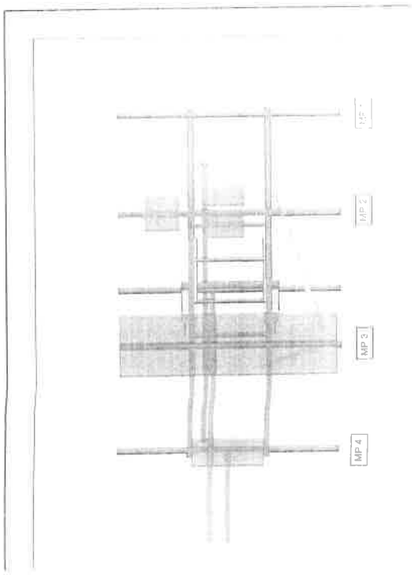






Kimley-Horn and Associat
AVG
011918045

307100

Sht - 6
June 11, 2021
2021 Revit

Kimley-Horn and Associat
AVG
011918045

307188

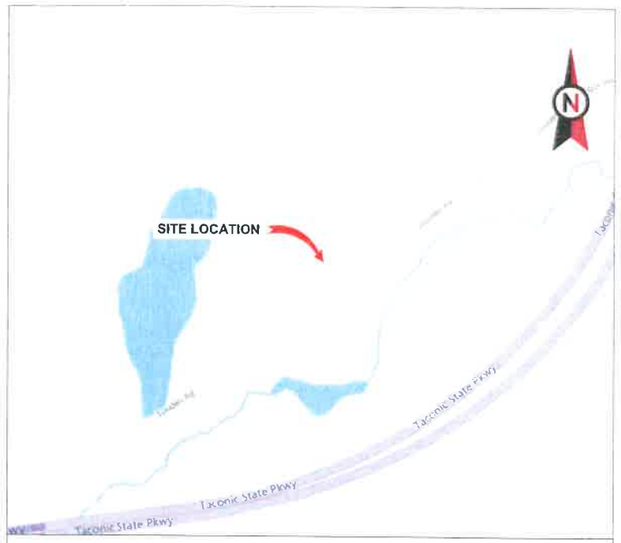
Sht - 7
June 11, 2021 at 11:00 AM
2021 Revit

Kimley-Horn and Associat
AVG
011918045

307188

Sht - 8
June 11, 2021 at 11:00 AM
2021 Revit

11, 2021 at 10:59 AM



VICINITY MAP

AMERICAN TOWER®

ATC SITE NAME: ACKER
ATC SITE NUMBER: 307198
VERIZON SITE NAME: GHENT
VERIZON SITE NUMBER:180544
SITE ADDRESS: 77 LOUDEN ROAD
GHENT, NY 12075

LOCATION MAP

VERIZON
ANTENNA AMENDMENT DRAWINGS

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2020 INTERNATIONAL BUILDING CODE (IBC)
2. 2017 NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

UTILITY COMPANIES

POWER COMPANY: NEW YORK STATE
ELECTRIC AND GAS
PHONE: (800) 572-1121

TELEPHONE COMPANY: TACONIC TELEPHONE
PHONE: (800) 392-5200

811
Know what's **below.**
Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:

77 LOUDEN ROAD

GHENT, NY 12075

COUNTY: COLUMBIA

GEOGRAPHIC COORDINATES:

LATITUDE: 42.28738056

LONGITUDE: -73.59192778

GROUND ELEVATION: 851' AMSL

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPLICANT:

VERIZON WIRELESS

ENGINEER:

COLLIERS
ENGINEERING & DESIGN
18 COMPUTER DR E, STE 203
ALBANY, NY 12205

PROJECT #:
21904093A

PROPERTY OWNER:

ESTATE OF
HILDEGARD OLEYNEK LOUDEN
77 LOUDEN ROAD
GHENT, NY 12075

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES MODIFYING GROUND BASED AND TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW:

TOWER WORK:

REMOVE (12) ANTENNA(s), (6) RRH(s), (1) OVP(s), (12) COAX CABLE(s) AND (1) HYBRID CABLE(s)

INSTALL (9) ANTENNA(s), (6) RRH(s), (3) COMBINER(s), (1) OVP(s), (1) HYBRID CABLE(s), (3) DUAL MOUNT ANTENNA BRACKETS AND MOUNT MODIFICATIONS

EXISTING (6) COAX CABLE(s) AND (1) EXISTING HYBRID CABLE(s) TO REMAIN

GROUND WORK:

INSTALL (2) LCC4 CARDS IN SHELTER

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.
6. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).

PROJECT LOCATION DIRECTIONS

HEAD NORTHEAST ON EAGLE ST TOWARD WASHINGTON AVE308 FT2 TURN RIGHT AT PINE ST0.2 MI1 MIN3 TURN LEFT AT N PEARL ST/RT-3209.2 MI1 MIN4 TURN RIGHT AT ORANGE ST (SIGNS FOR RENSSELAER/TROY/US-9 S/NEW YORK THRUWAY/I-787)433 FT5 MERGE ONTO I-787 N VIA THE RAMP TO TROY0.8 MI1 MIN8 TAKE EXIT 5 TO MERGE ONTO I-90 E TOWARD BOSTON PARTIAL TOLL ROAD14.3 MI14 MINS7 TAKE THE EXIT TOWARD I-87/NY CITY0.6 MI1 MIN8 MERGE ONTO I-90 E/NEW YORK STATE THRUWAY E TOLL ROAD8.3 MI8 MINS9 TAKE EXIT B2 FOR TACONIC STATE PKWY/TACONIC PKWY TOWARD RT-2550.3 MI10 MERGE ONTO TACONIC STATE PKWY S PARTIAL TOLL ROAD9.6 MI11 MINS11 TURN RIGHT AT RIGOR HILL RD0.1 MI12 TURN LEFT AT LOUDEN RD0.4 MI

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	0	07/23/21	JV
G-002	GENERAL NOTES	0	07/23/21	JV
C-101	DETAILED SITE PLAN	0	07/23/21	JV
C-201	TOWER ELEVATION	0	07/23/21	JV
C-401	ANTENNA INFORMATION & SCHEDULE	0	07/23/21	JV
C-501	CONSTRUCTION DETAILS	0	07/23/21	JV
E-501	GROUNDING DETAILS	0	07/23/21	JV
R-601	SUPPLEMENTAL			
R-602	SUPPLEMENTAL			
R-603	SUPPLEMENTAL			
R-604	SUPPLEMENTAL			
R-605	SUPPLEMENTAL			
R-606	SUPPLEMENTAL			

AMERICAN TOWER®

Colliers Engineering & Design
www.colliersengineering.com
Doing Business as MASER
ALBANY
18 Computer Drive East,
Suite 203
Albany, NY 12205
Phone: 518.459.3252
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

REV.	DESCRIPTION	BY	DATE
A	PRELIM	JV	07/07/21
0	FOR CONSTRUCTION	AMN	07/23/21

ATC SITE NUMBER:
307198

ATC SITE NAME:
ACKER

VERIZON SITE NAME:
GHENT

SITE ADDRESS:
77 LOUDEN ROAD
GHENT, NY 12075

SEAL:

verizon

DATE DRAWN:	07/07/21
ATC JOB NO:	13668656_D1
CUSTOMER ID:	GHENT
CUSTOMER #:	180544

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	0

GENERAL CONSTRUCTION NOTES:

1. OWNER FURNISHED MATERIALS. VERIZON "THE COMPANY" WILL PROVIDE AND THE CONTRACTOR WILL INSTALL.
   - A. BTS EQUIPMENT FRAME (PLATFORM) AND ICEBRIDGE SHELTER (GROUND BUILD/CO-LOCATE ONLY)
   - B. AC/TELCO INTERFACE BOX (PPC)
   - C. ICE BRIDGE (CABLE TRAY WITH COVER) (GROUND BUILD/CO-LOCATE ONLY. GC TO FURNISH AND INSTALL FOR ROOFTOP INSTALLATION)
   - D. TOWERS, MONOPOLES
   - E. TOWER LIGHTING
   - F. GENERATORS & LIQUID PROPANE TANK
   - G. ANTENNA STANDARD BRACKETS, FRAMES AND PIPES FOR MOUNTING
   - H. ANTENNAS (INSTALLED BY OTHERS)
   - I. TRANSMISSION LINE
   - J. TRANSMISSION LINE JUMPERS
   - K. TRANSMISSION LINE CONNECTORS WITH WEATHERPROOFING KITS
   - L. TRANSMISSION LINE GROUND KITS
   - M. HANGERS
   - N. HOISTING GRIPS
   - O. BTS EQUIPMENT
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL OTHER MATERIALS FOR THE COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH MATERIALS AS FENCING, STRUCTURAL STEEL SUPPORTING SUB-FRAME FOR PLATFORM, ROOFING LABOR AND MATERIALS, GROUNDING RINGS, GROUNDING WIRES, COPPER-CLAD OR XIT CHEMICAL GROUND ROD(S), BUSS BARS, TRANSFORMERS AND DISCONNECT SWITCHES WHERE APPLICABLE, TEMPORARY ELECTRICAL POWER, CONDUIT, LANDSCAPING COMPOUND STONE, CRANES, CORE DRILLING, SLEEPERS AND RUBBER MATTING, REBAR, CONCRETE CAISSONS, PADS AND/OR AUGER MOUNTS, MISCELLANEOUS FASTENERS, CABLE TRAYS, NON-STANDARD ANTENNA FRAMES AND ALL OTHER MATERIAL AND LABOR REQUIRED TO COMPLETE THE JOB ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. IT IS THE POSITION OF VERIZON TO APPLY FOR PERMITTING AND CONTRACTOR RESPONSIBLE FOR PICKUP AND PAYMENT OF REQUIRED PERMITS.
3. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
6. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
7. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
8. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
11. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
12. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE VERIZON REP PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE VERIZON REP PRIOR TO PROCEEDING.
13. EACH CONTRACTOR SHALL COOPERATE WITH THE VERIZON REP, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
14. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE VERIZON CONSTRUCTION MANAGER.
15. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
16. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE VERIZON REP AND ENGINEER OF RECORD IMMEDIATELY.
17. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
18. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
19. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH AMERICAN TOWER CORPORATION (ATC) AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
20. CONTRACTOR SHALL FURNISH VERIZON AND AMERICAN TOWER CORPORATION (ATC) WITH A PDF MARKED UP AS-BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON REP TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
22. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON REP TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY CONTRACTOR. ALL REQUIRED PERMITS NOT OBTAINED BY VERIZON MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH VERIZON SPECIFICATIONS AND REQUIREMENTS.
24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO VERIZON FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
25. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO VERIZON SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
26. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
27. CONTRACTOR SHALL NOTIFY VERIZON REP A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
29. THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS DUE TO NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.
30. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE VERIZON REP. ANY WORK FOUND BY THE VERIZON REP TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
31. IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.
32. VERIZON FURNISHED EQUIPMENT SHALL BE PICKED-UP AT THE VERIZON WAREHOUSE, NO LATER THAN 48HR AFTER BEING NOTIFIED INSURED, STORED, UNCRATE, PROTECTED AND INSTALLED BY THE CONTRACTOR WITH ALL APPURTENANCES REQUIRED TO PLACE THE EQUIPMENT IN OPERATION, READY FOR USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT AFTER PICKING IT UP.
33. VERIZON OR HIS ARCHITECT/ENGINEER RESERVES THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH, IN HIS OWN OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO VERIZON OR THEIR ARCHITECT/ENGINEER.

SPECIAL CONSTRUCTION ANTENNA INSTALLATION NOTES:

1. WORK INCLUDED:
   - A. ANTENNA AND COAXIAL CABLES ARE FURNISHED BY VERIZON UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OD COORDINATION AND SITE ACCESS. ERECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND
   - B. INSTALL ANTENNA AS INDICATE ON DRAWINGS AND VERIZON SPECIFICATIONS.
   - C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS
   - D. INSTALL FURNISHED GALVANIZED STEEL OR ALUMINUM WAVEGUIDE.
   - E. CONTRACTOR SHALL PROVIDE FOUR (4) SETS OF SWEEP TESTS USING ANRITZU-PACKARD 8713B RF SCALAR NETWORK ANALYZER. SUBMIT FREQUENCY DOMAIN REFLECTOMETER(FDR) TESTS RESULTS TO THE PROJECT MANAGER. SWEEP TESTS SHALL BE AS PER ATTACHED RFS "MINIMUM FIELD TESTING RECOMMENDED FOR ANTENNA AND HELIAX COAXIAL CABLE SYSTEMS" DATED 10/5/93. TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING SERVICE AND BE BOUND AND SUBMITTED WITHIN ONE WEEK OF WORK COMPLETION.
   - F. INSTALL COAXIAL CABLES AND TERMINATING BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
   - G. ANTENNA AND COAXIAL CABLE GROUNDING:
2. ALL EXTERIOR #6 GREED GROUND WIRE "DAISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH RFS CONNECTORS/SPLICE WEATHERPROOFING KIT #221213 OR EQUAL.
3. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

ALL DISCREPANCIES FROM WHAT IS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE COMMUNICATED TO ATC ENGINEERING IMMEDIATELY FOR CORRECTION OR RE-DESIGN. FAILURE TO COMMUNICATE DIRECTLY WITH ATC ENGINEERING OR ANY CHANGES FROM THE DESIGN CONDUCTED WITHOUT PRIOR APPROVAL FROM ATC ENGINEERING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

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ENGINEERING & LAND SURVEYING

REV.	DESCRIPTION	BY	DATE
A	PRELIM	JV	07/07/21
0	FOR CONSTRUCTION	AMN	07/23/21

ATC SITE NUMBER:
307198

ATC SITE NAME:
ACKER

VERIZON SITE NAME:
GHENT

SITE ADDRESS:
77 LOUDEN ROAD
GHENT, NY 12075

SEAL:

STATE OF NEW YORK
ALEXANDER SCOTT NORRIS
LICENSED PROFESSIONAL ENGINEER

Alexander Scott Norris
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 099683
COLLIERS ENGINEERING & DESIGN CT, P.C.
No. 099683

verizon

DATE DRAWN:	07/07/21
ATC JOB NO:	13668656_D1
CUSTOMER ID:	GHENT
CUSTOMER #:	180544

GENERAL NOTES

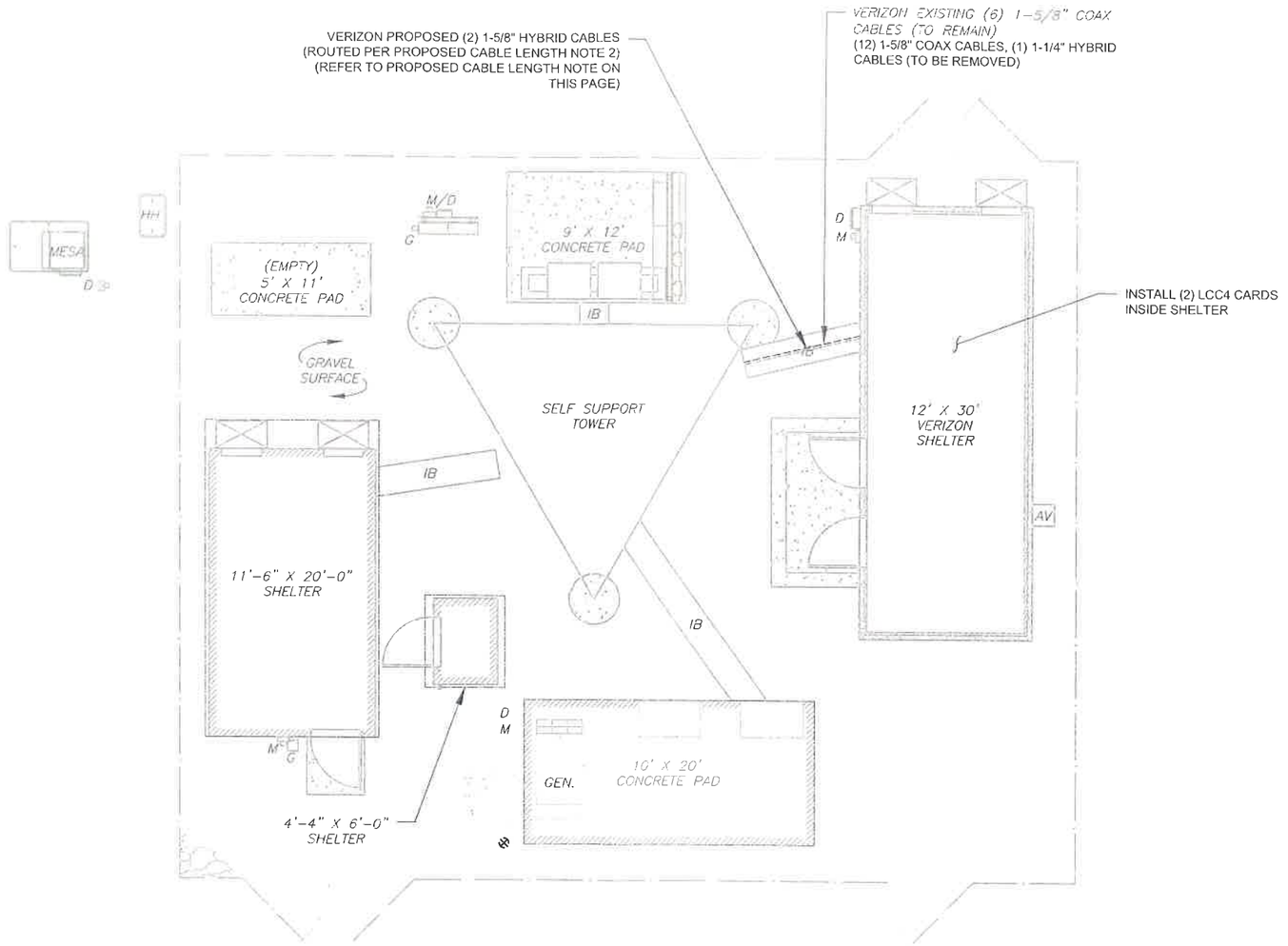
SHEET NUMBER:	REVISION:
G-002	0

SITE PLAN NOTES:

1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
3. THIS PROJECT INCLUDES NO INSTALL OR MODIFICATION AT GRADE.

LEGEND

⊗	GROUNDING TEST WELL
ATS	AUTOMATIC TRANSFER SWITCH
B	BOLLARD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
F	FIBER
GEN	GENERATOR
G	GENERATOR RECEPTACAL
HH, V	HAND HOLE, VAULT
IB	ICE BRIDGE
K	KENTROX BOX
LC	LIGHTING CONTROL
M	METER
PB	PULL BOX
PP	POWER POLE
T	TELCO
TRN	TRANSFORMER
———	CHAINLINK FENCE



PROPOSED CABLE LENGTH:

1. ESTIMATED LENGTH OF PROPOSED CABLE IS **175'**. ESTIMATED LENGTH OF CABLE WAS PROVIDED BY CUSTOMER OR CALCULATED BY ADDING THE RAD CENTER AND THE DISTANCE FROM THE SHELTER ENTRY PLATE TO THE TOWER (ALONG THE ICE BRIDGE) AND A SAFETY FACTOR MEASUREMENT OF 15% (OF THE TWO PREVIOUS VALUES), CDS DEFER TO GREATEST CABLE LENGTH.
2. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. WHERE POSSIBLE UTILIZE EXISTING CABLE SUPPORT STRUCTURES AS PROVIDED FOR CARRIER TO ADEQUATELY SECURE CABLES, USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER. OTHERWISE, ATTACH CABLES TO HORIZONTAL OR DIAGONAL TOWER MEMBERS USING PROPOSED STAINLESS STEEL ADAPTERS (DO NOT ATTACH TO TOWER LEG).

1 DETAILED SITE PLAN

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 UNIT = 10 FEET

N

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ATC SITE NUMBER:
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ATC SITE NAME:
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VERIZON SITE NAME:
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SITE ADDRESS:
77 LOUDEN ROAD
GHENT, NY 12075

SEAL:

STATE OF NEW YORK
ALEX SCOTT NORRIS
LICENSED PROFESSIONAL ENGINEER
No. 096837

Alex Scott Norris
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER 096837
COLLIERS ENGINEERING & DESIGN CT, P.C.
No. C-0000976

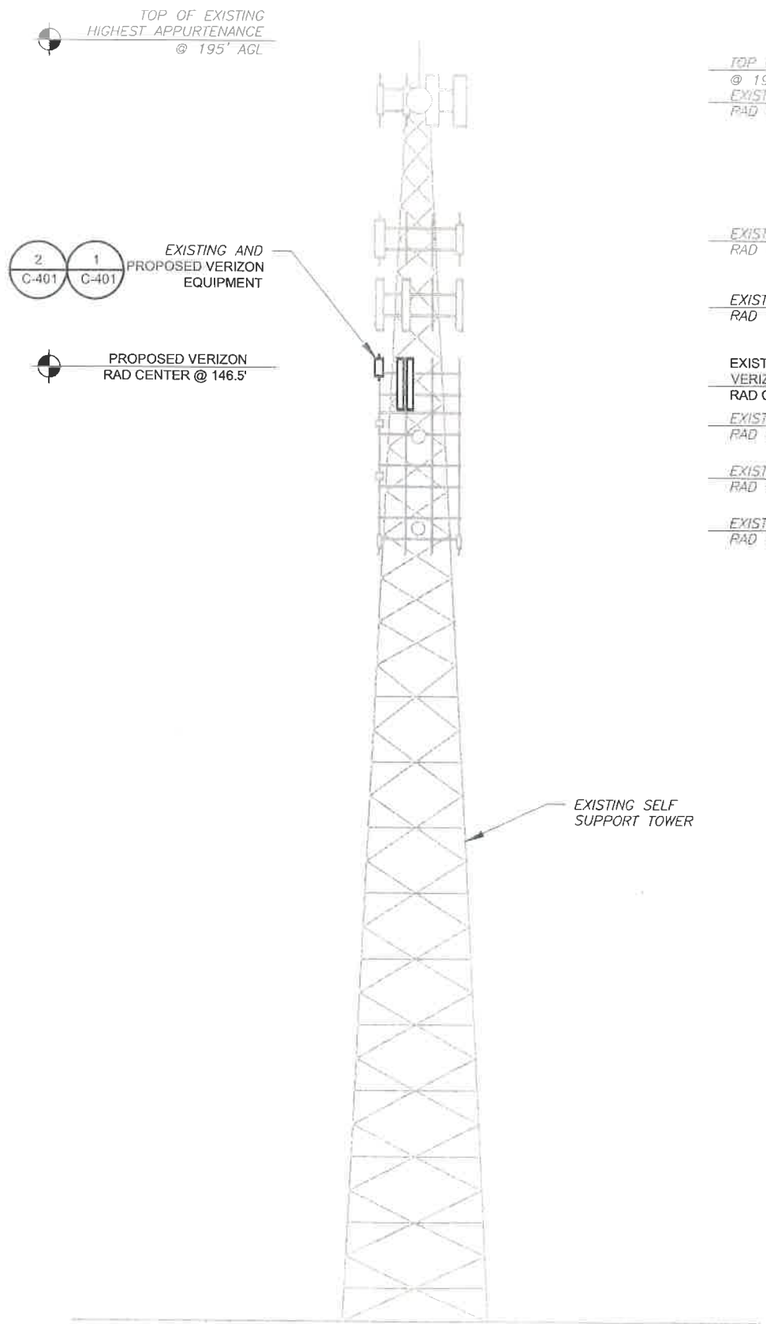
verizon

DATE DRAWN:	07/07/21
ATC JOB NO:	13668656_D1
CUSTOMER ID:	GHENT
CUSTOMER #:	180544

DETAILED SITE PLAN

SHEET NUMBER: C-101

REVISION: 0



1 TOWER ELEVATION
SCALE: N.T.S.

PER MOUNT ANALYSIS COMPLETED BY KIMLEY HORN, DATED 6/15/21, THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS, INCLUDED AT THE END OF THIS PLAN SET, MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.

TOWER NOTE:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
2. WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT, MOUNTS, CABLING, ETC. SHALL BE PAINTED/SOCKED TO MATCH EXISTING EQUIPMENT IN ACCORDANCE WITH FAA, JURISDICTION, AND/OR OTHER LOCAL REQUIREMENTS.
3. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. WHERE POSSIBLE UTILIZE EXISTING CABLE SUPPORT STRUCTURES AS PROVIDED FOR CARRIER TO ADEQUATELY SECURE CABLES, USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER. OTHERWISE, ATTACH CABLES TO HORIZONTAL OR DIAGONAL TOWER MEMBERS USING PROPOSED STAINLESS STEEL ADAPTERS (DO NOT ATTACH TO TOWER LEG).
4. TOWER ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE TO MATCH STRUCTURAL ANALYSIS. ELEVATIONS DO NOT REFLECT TRUE ABOVE GROUND LEVEL (A.G.L.)
5. TOWER ELEVATION DEPICTION MAY NOT REFLECT ALL EQUIPMENT INCLUDED IN STRUCTURAL ANALYSIS. REFER TO STRUCTURAL ANALYSIS FOR FULL TOWER LOADING.

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307198

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VERIZON SITE NAME:
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SITE ADDRESS:
77 LOUDEN ROAD
GHENT, NY 12075

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verizon

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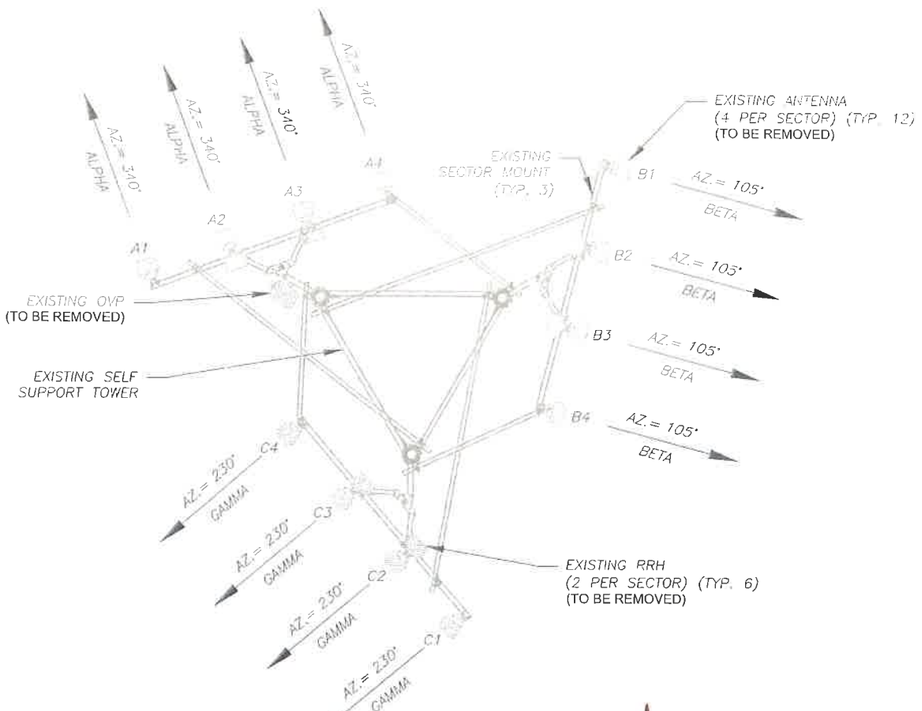
ATC JOB NO:	13668656_D1
CUSTOMER ID:	GHENT
CUSTOMER #:	180544

TOWER ELEVATION

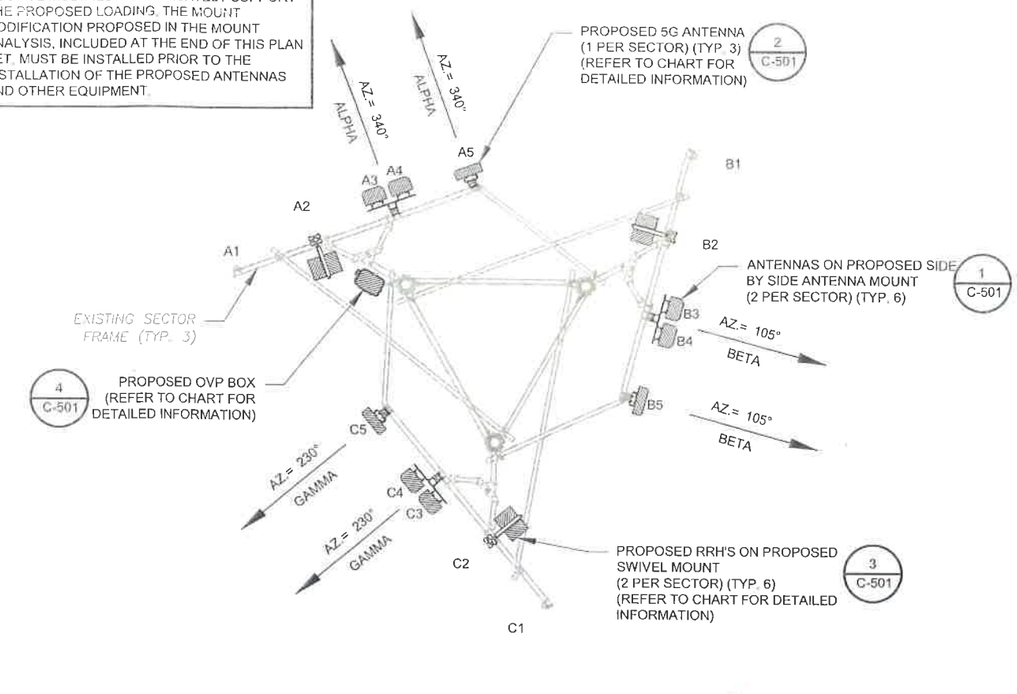
SHEET NUMBER:	REVISION:
C-201	0



1 EXISTING ANTENNA PLAN

SCALE: N.T.S.

PER MOUNT ANALYSIS COMPLETED BY KIMLEY HORN, DATED 6/15/21, THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS, INCLUDED AT THE END OF THIS PLAN SET, MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.



2 FINAL ANTENNA PLAN

SCALE: N.T.S.

EXISTING ANTENNA SCHEDULE

LOCATION			ANTENNA SUMMARY					NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	BAND	MECH/ELEC D-TILT	STATUS	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
ALPHA	144'	340°	A1	X7C-865-VR0	LTE	0/0	RMV	–	–
			A2	X7CQAP-86-865-VR0	LTE	0/0	RMV	UHBA B13 RRH 4X30	RMV
			A3	X7CQAP-86-865-VR0	LTE	0/0	RMV	UHIE B66A RRH 4X45	RMV
			A4	X7C-865-VR0	LTE	0/0	RMV	–	–
BETA	144'	105°	B1	X7C-880-VR0	LTE	0/0	RMV	–	–
			B2	X7CQAP-86-865-VR0	LTE	0/0	RMV	UHBA B13 RRH 4X30	RMV
			B3	X7CQAP-86-865-VR0	LTE	0/0	RMV	UHIE B66A RRH 4X45	RMV
			B4	X7C-880-VR0	LTE	0/0	RMV	–	–
GAMMA	144'	230°	C1	X7C-865-VR0	LTE	0/0	RMV	–	–
			C2	X7CQAP-86-865-VR0	LTE	0/0	RMV	UHBA B13 RRH 4X30	RMV
			C3	X7CQAP-86-865-VR0	LTE	0/0	RMV	UHIE B66A RRH 4X45	RMV
			C4	X7C-865-VR0	LTE	0/0	RMV	–	–

NOTES

1. CONFIRM WITH VERIZON REP FOR APPLICABLE UPDATES/REVISIONS AND MOST RECENT RFDS FOR NSN CONFIGURATION (CONFIG). GC TO CAP ALL UNUSED PORTS.
2. CONFIRM SPACING OF PROPOSED EQUIP DOES NOT CAUSE TOWER CONFLICTS NOR IMPEDE TOWER CLIMBING PEGS.

STATUS ABBREVIATIONS

RMV: TO BE REMOVED
RMN: TO REMAIN
REL: TO BE RELOCATED
ADD: TO BE ADDED

CABLE LENGTHS FOR JUMPERS

JUNCTION BOX TO RRU: 15'
RRU TO ANTENNA: 10'

FINAL ANTENNA SCHEDULE

LOCATION			ANTENNA SUMMARY					NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	BAND	MECH/ELEC D-TILT	STATUS	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
ALPHA	144'	340°	A1	-	-	-	-	-	-
			A2	-	-	-	-	B2/B66A RRH-BR049 B5/B13 RRH-BR04C	ADD
			A3	MX06FIT865-02	LTE 700/850/1900/AWS	2 / 4	ADD	-	-
			A4	MX06FIT865-02	LTE 700/850/1900/AWS	2 / 2	ADD	-	-
	146.5'		A5	MT6407-77A	5G	0 / 6	ADD	-	-
BETA	144'	105°	B1	-	-	-	-	-	-
			B2	-	-	-	-	B2/B66A RRH-BR049 B5/B13 RRH-BR04C	ADD
			B3	MX06FIT865-02	LTE 700/850/1900/AWS	2 / 2	ADD	-	-
			B4	MX06FIT865-02	LTE 700/850/1900/AWS	2 / 2	ADD	-	-
	146.5'		B5	MT6407-77A	5G	0 / 6	ADD	-	-
GAMMA	144'	230°	C1	-	-	-	-	-	-
			C2	-	-	-	-	B2/B66A RRH-BR049 B5/B13 RRH-BR04C	ADD
			C3	MX06FIT865-02	LTE 700/850/1900/AWS	2 / 8	ADD	-	-
			C4	MX06FIT865-02	LTE 700/850/1900/AWS	2 / 4	ADD	-	-
	146.5'		C5	MT6407-77A	5G	0 / 6	ADD	-	-

EXISTING FIBER DISTRIBUTION/OVP BOX		EXISTING CABLING SUMMARY		
MODEL NUMBER	STATUS	COAX	HYBRID	STATUS
–	–	(6) 1-5/8"	(1) 1-5/8"	*RMN*
RRFDC-3315-PF-48	RMV	(12) 1-5/8"	–	RMV

FINAL FIBER DISTRIBUTION / OVP BOX		FINAL CABLING SUMMARY		
MODEL NUMBER	STATUS	COAX	HYBRID	STATUS
-	-	(6) 1-5/8"	(1) 1-5/8"	*RMN*
RCMDC-6627-PF-48	ADD	-	(1) 1-5/8"	ADD

3 EQUIPMENT SCHEDULES

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VERIZON SITE NAME:
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SITE ADDRESS:
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GHENT, NY 12075

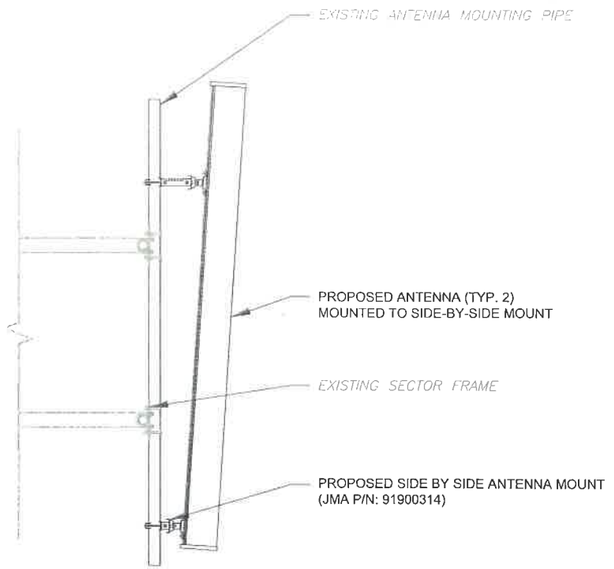
SEAL:

verizon

DATE DRAWN:	07/07/21
ATC JOB NO:	13668656_D1
CUSTOMER ID:	GHENT
CUSTOMER #:	180544

ANTENNA INFORMATION & SCHEDULE

SHEET NUMBER:	REVISION:
C-401	0

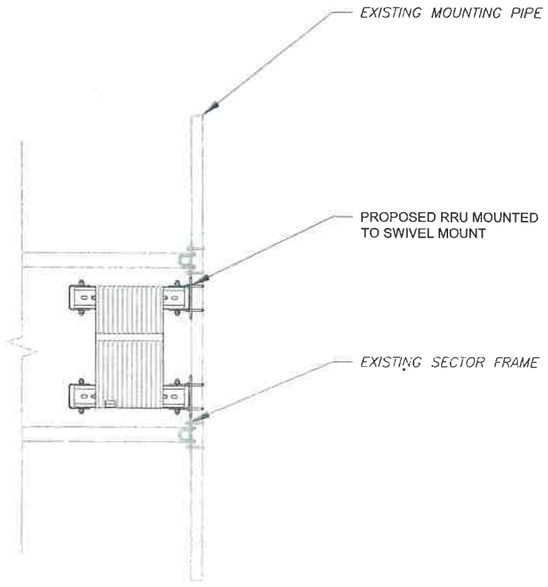


PROFILE VIEW

ISOMETRIC VIEW (BY MANUFACTURER)

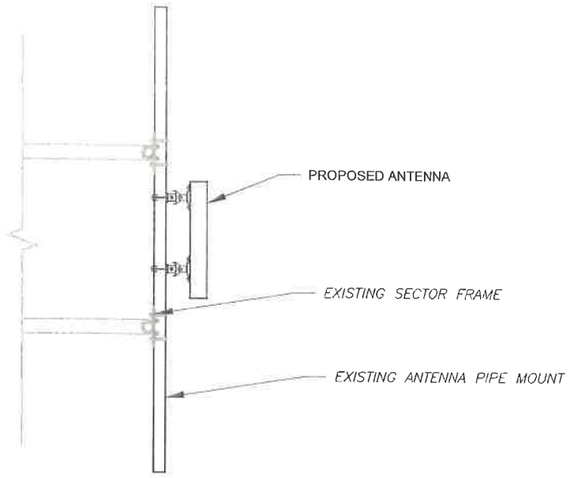
1 PROPOSED SIDE-BY-SIDE MOUNT

SCALE: NOT TO SCALE



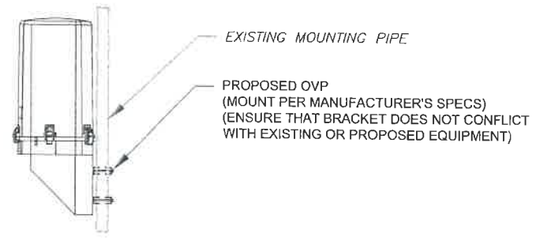
3 PROPOSED RRU MOUNTING DETAIL - TYPICAL

SCALE: N.T.S.



2 PROPOSED 5G ANTENNA MOUNTING DETAIL - TYPICAL

SCALE: N.T.S.



4 PROPOSED OVP MOUNTING

SCALE: N.T.S

AMERICAN TOWER®

Colliers Engineering & Design
www.colliersengineering.com
Doing Business as MASER
ALBANY
18 Computer Drive East,
Suite 203
Albany, NY 12205
Phone: 518.459.3252
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

REV.	DESCRIPTION	BY	DATE
A	PRELIM	JV	07/07/21
0	FOR CONSTRUCTION	AMN	07/23/21

ATC SITE NUMBER:
307198

ATC SITE NAME:
ACKER

VERIZON SITE NAME:
GHENT

SITE ADDRESS:
77 LOUDEN ROAD
GHENT, NY 12075

SEAL:

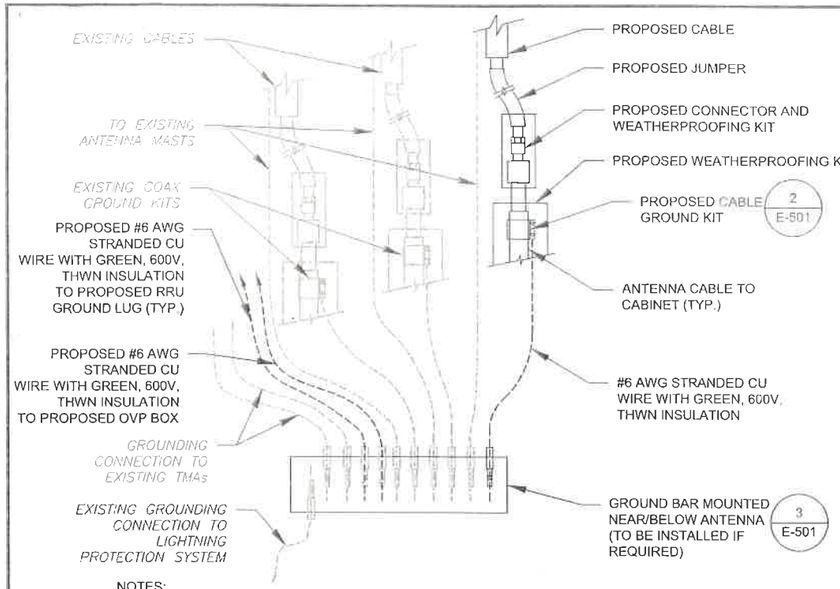
Alexander Scott Norris
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 095857
COLLIERS ENGINEERING & DESIGN CT, P.C.
No. 095857

verizon

DATE DRAWN:	07/07/21
ATC JOB NO:	13668656_D1
CUSTOMER ID:	GHENT
CUSTOMER #:	180544

CONSTRUCTION DETAILS

SHEET NUMBER:	REVISION:
C-501	0

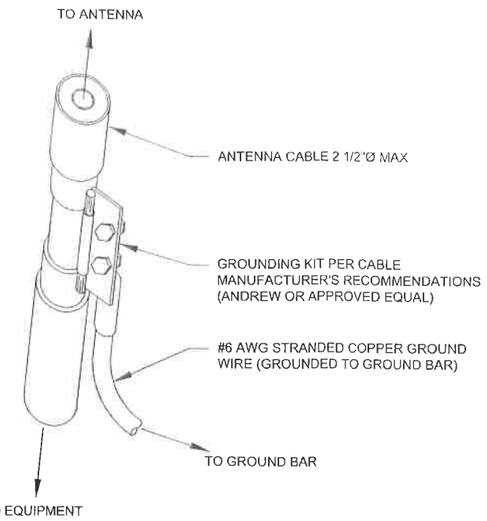


NOTES:

1. THIS DETAIL IS INTENDED TO SHOW THE GENERAL GROUNDING REQUIREMENTS. SLIGHT ADJUSTMENTS MAY BE REQUIRED BASED ON EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED AND INFORM THE CONSTRUCTION MANAGER OF ANY CONFLICTS.
2. SITE GROUNDING SHALL COMPLY WITH VERIZON GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH VERIZON GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.

1 TYPICAL ANTENNA GROUNDING DIAGRAM

SCALE: N.T.S.

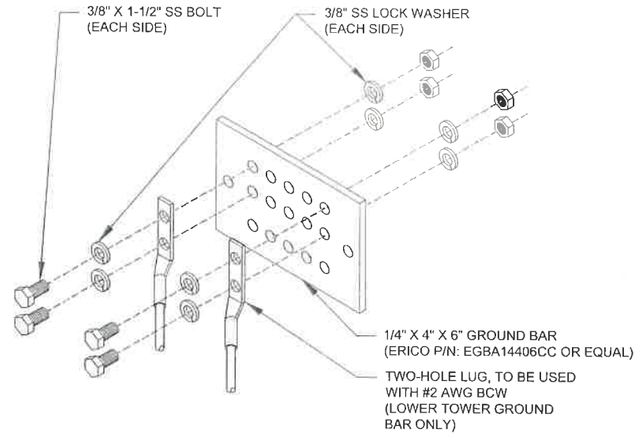


GROUND KIT NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. CONTRACTOR SHALL PROVIDE WEATHERPROOFING KIT (ANDREW PART NUMBER 221213) AND INSTALL/TAPE PER MANUFACTURER'S SPECIFICATIONS.

2 CABLE GROUND KIT CONNECTION DETAIL

SCALE: N.T.S.



GROUND BAR NOTES:

1. GROUND BAR KITS COME WITH ALL HARDWARE, NUTS, BOLTS, WASHERS, ETC. EXCEPT THE STRUCTURAL MOUNTING MEMBER(S).
2. GROUND BAR TO BE BONDED DIRECTLY TO TOWER.

3 TOWER GROUND BAR DETAIL

SCALE: N.T.S.

AMERICAN TOWER®

Colliers Engineering & Design
www.colliersengineering.com
Doing Business as MASER CONSULTING
ALBANY
18 Computer Drive East, Suite 203
Albany, NY 12205
Phone: 518.459.3252
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

REV.	DESCRIPTION	BY	DATE
A	PRELIM	JV	07/07/21
0	FOR CONSTRUCTION	AMN	07/23/21

ATC SITE NUMBER:
307198

ATC SITE NAME:
ACKER

VERIZON SITE NAME:
GHENT

SITE ADDRESS:
77 LOUDEN ROAD
GHENT, NY 12075

SEAL:

Alec Scott Norris
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 095835
COLLIERS ENGINEERING & DESIGN CT, P.C.
DATE: 07/23/21

verizon

DATE DRAWN:	07/07/21
ATC JOB NO:	13668656_D1
CUSTOMER ID:	GHENT
CUSTOMER #:	180544

GROUNDING DETAILS

SHEET NUMBER:	REVISION:
E-501	0

AMERICAN TOWER®
CORPORATION

This report was prepared for American Tower Corporation by

Kimley»Horn

Antenna Mount Analysis Report

ATC Site Name : **ACKER**

ATC Site Number : **307198**

Engineering Number : **13668656_C9_04**

Mount Elevation : **143 ft**

Carrier : **Verizon Wireless**

Carrier Site Name : **GHENT**

Carrier Site Number : **180544**

Site Location : **77 Louden Road**
Ghent, NY 12075
42.28738056, -73.59192778

County : **Columbia**

Date : **June 15, 2021**

Max Usage : **70%**

Result : **Pass – Pending Mods**

DocuSigned by: Michael Oglesby
6/16/2021

Prepared By:
Rich Lam
E.I.T.

Reviewed By:
Michael Oglesby
P.E.

Kimley-Horn Of New York, P.C. COA #80369

Antenna Loading

Mount Centerline (ft)	Antenna Centerline (ft)	Qty	Antenna Model
143	146.5	3	Samsung MT6407-77A
	144	6	JMA Wireless MX06FIT865-02 (71lbs)
		3	Commscope TD-850B-LTE78-43
		1	Raycap RCMDC-6627-PF-48
		3	Samsung B5/B13 RRH-BR04C
		3	Samsung B2/B66A RRH-BR049

Structure Usages

Structural Component	Controlling Usage	Pass/Fail
Offset Horizontals	17%	Pass
Offset Frame	70%	Pass
Bracing Members	46%	Pass
Face Horizontals	48%	Pass
Mount Pipes	30%	Pass
Stiff Arms	48%	Pass

Kimley-Horn and Associates, Inc. – 421 Fayetteville St., Suite 600 – Raleigh, NC 27601 – 919.677.2000 Office - www.kimley-horn.com

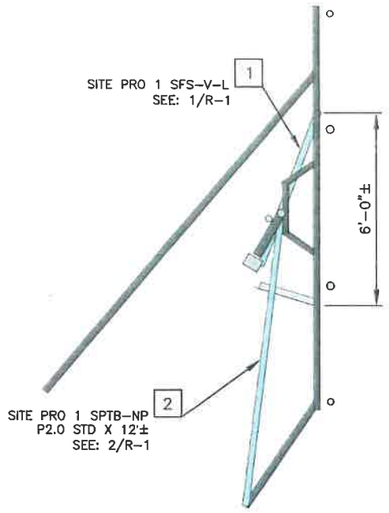
1 MOUNT ANALYSIS

NOTE: THIS SHEET WAS CREATED BY OTHERS AND PROVIDED AT THE REQUEST OF THE CUSTOMER WITHOUT EDIT. PLEASE REFERENCE THE MOUNT ANALYSIS REPORT FOR COMPLETE MOUNT ANALYSIS CALCULATIONS AND DETAILS. SUPPLEMENTAL PAGES INCLUDED IN THE CONSTRUCTION DRAWINGS ARE FOR REFERENCE ONLY. GENERAL CONTRACTOR IS TO VERIFY THEY HAVE THE MOST RECENT MOUNT ANALYSIS PRIOR TO CONSTRUCTION.

SUPPLEMENTAL

SHEET NUMBER: R-601

REVISION: -



1 S-1 **MOUNT PLAN VIEW**

SCALE: N.T.S.

MODIFICATION SCHEDULE

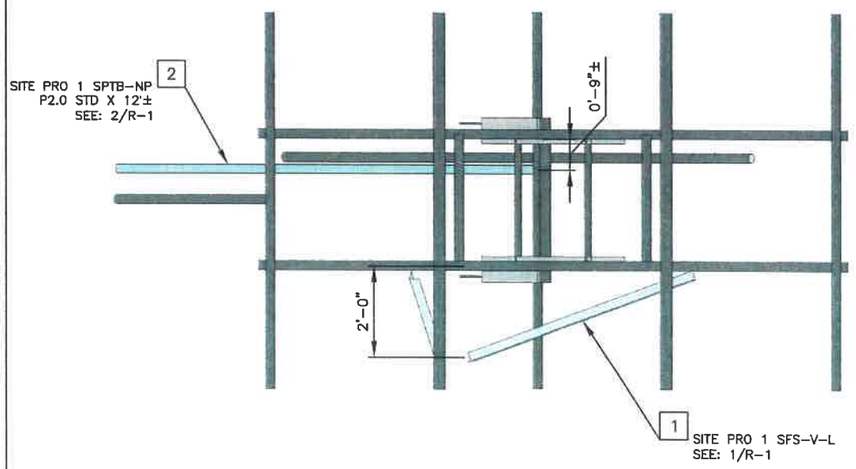
NO.	ELEVATION	SCOPE	MATERIAL	NOTES
1	143±	INSTALL STABILIZER REINFORCEMENT TO EXISTING BOTTOM HORIZONTAL WITH 6'-0"± BETWEEN ANGLE CONNECTORS. ATTACH BACK TO TOWER LEG 2'-0" BELOW BOTTOM HORIZONTAL. FIELD CUT ANGLES TO LENGTH AS THEY WILL BE SKEWED TO ACCOUNT FOR MOUNT ORIENTATION.	(3) SITE PRO 1 SFS-V-L	R-1
2	143±	INSTALL NEW STIFF ARM TO CENTER PIVOT PIPE WITHIN 0'-9" OF CONNECTION TO ANGLE FRAME. CONNECT HORIZONTALLY BACK TO ADJACENT TOWER LEG. FIELD CUT PIPE TO LENGTH AS NEEDED.	(3) SITE PRO 1 SPTB-NP (3) P2.0 STD X 12'±	R-1

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

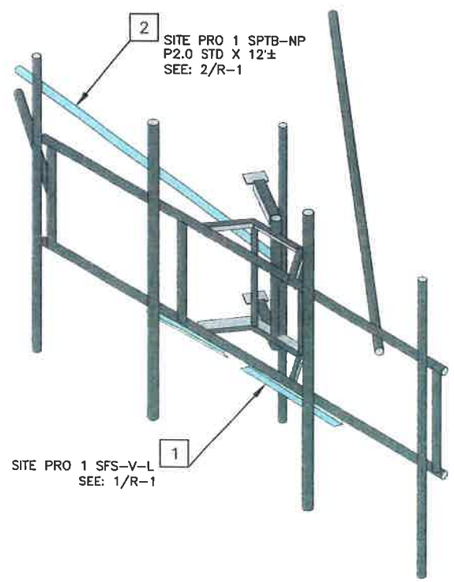
CONSTRUCTION NOTES

1. SCOPE OF WORK MUST BE COMPLETED AT WIND SPEEDS < 20 MPH.
2. ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF STEEL AND COMMENCEMENT OF WORK. FIELD CUT MEMBERS AS REQUIRED.
3. INSTALL MODIFICATIONS PER MANUFACTURERS INSTRUCTIONS.



2 S-1 **MOUNT ELEVATION VIEW**

SCALE: N.T.S.



3 S-1 **MOUNT ISOMETRIC VIEW**

SCALE: N.T.S.

NOTE: THIS SHEET WAS CREATED BY OTHERS AND PROVIDED AT THE REQUEST OF THE CUSTOMER WITHOUT EDIT. PLEASE REFERENCE THE MOUNT ANALYSIS REPORT FOR COMPLETE MOUNT ANALYSIS CALCULATIONS AND DETAILS. SUPPLEMENTAL PAGES INCLUDED IN THE CONSTRUCTION DRAWINGS ARE FOR REFERENCE ONLY. GENERAL CONTRACTOR IS TO VERIFY THEY HAVE THE MOST RECENT MOUNT ANALYSIS PRIOR TO CONSTRUCTION.

2 MOUNT MODIFICATION

SUPPLEMENTAL

SHEET NUMBER: R-602

REVISION: -

ALPHA(D1)

(looking out from tower)

Left

Right

JMA MX06FIT865-02

700/850 PCS CDMA

JMA MX06FIT865-02

700/850 AWS

MT6407-77

2" Spacing

TD-850B-10LTE78

700/850 RRH 4T4R

AWS/PCS RRH 4T4R

1 PWR 1 CPRI

1 PWR 2 CPRI

1 PWR 4 CPRI

BETA(D2)

(looking out from tower)

Left

Right

JMA MX06FIT865-02

700/850 PCS CDMA

JMA MX06FIT865-02

700/850 AWS

MT6407-77

2" Spacing

TD-850B-10LTE78

700/850 RRH 4T4R

AWS/PCS RRH 4T4R

1 PWR 1 CPRI

1 PWR 2 CPRI

1 PWR 4 CPRI

GAMMA(D3)

(looking out from tower)

Left

Right

JMA MX06FIT865-02

700/850 PCS CDMA

JMA MX06FIT865-02

700/850 AWS

MT6407-77

2" Spacing

TD-850B-10LTE78

700/850 RRH 4T4R

AWS/PCS RRH 4T4R

1 PWR 1 CPRI

1 PWR 2 CPRI

1 PWR 4 CPRI

12 Circuit OVP (new)

6x12 Hybrid Cable (new)

6x12 Hybrid Cable (Existing)

OVP

CDU30

duplex filter

850-ModCell

TD-850B-LTE78-43 | E14Z00P06

Twin In-band Diplexer 850 MHz, DC Sense

- Enables LTE carrier to share the RF path with other CDMA/EvDO services
- LTE port supports the use of dual band 700/850 radios or diplexed radio ports
- CDMA port supports carriers F1(384), F2(425), F3(466) and F8(770/777)
- S(MARKETINGTEXT)
- Narrow guard band to maximize utilization of licensed spectrum

GHENT – C-BAND UPGRADE - PROPOSED ANTENNA LAYOUT

NOTE: THIS SHEET WAS CREATED BY OTHERS AND PROVIDED AT THE REQUEST OF THE CUSTOMER WITHOUT EDIT.

3 ANTENNA CONFIGURATION

SUPPLEMENTAL

SHEET NUMBER: R-603

REVISION: -

Product Specifications

MX06FIT665-02

NWAV™ X-Pol Antenna | Hex-Port | 6 ft | 65°

JMA WIRELESS

X-Pol, Hex-Port 6 ft 65º Form In Tighter with Smart Bias T
(2) 698–894 MHz & (4) 1695–2180 MHz

- Excellent Passive Intermodulation (PIM) performance reduces harmful interference
- Fully integrated (iRETs) with *independent* RET control for low and high bands for ease of network optimization
- *SON-Ready* array spacing supports beamforming capabilities
- Suitable for LTE/CDMA/PCS/UMTS/GSM Air interface technologies
- Integrated Smart BIAS-Ts reduces leasing costs
- Optimized width for reduced wind loading

nWAV

Electrical Specification (Minimum/ Maximum)	Ports 1,2		Ports 3,4,5,6		
Frequency bands, MHz	698–798	824–894	1695–1880	1850–1990	1920–2180
Polarization	± 45º		± 45º		
Average gain over all tilts, dBi	14.4	14.8	17.8	18.1	18.2
Horizontal beamwidth (HBW), degrees[1]	66.0	57.0	63.0	63.0	58.0
Front-to-back ratio, co-polar power @180º± 30º, dB	>22	>22.0	>25.0	>25.0	>25.0
X-Pol discrimination (CPR) at boresight, dB	>17.0	>15.6	>23	>18	>18
Sector power ratio, percent[1]	<5.0	<3.0	<4.6	<3.8	<5.0
Vertical beamwidth, (VBW), degrees[1]	13.5	12.0	6.0	5.5	5.4
Electrical downtilt (EDT) range, degrees	2-14	2-14	0-9		
First upper side lobe (USLS) suppression, dB[1]	≤ -17.0	≤ -16.0	≤ -17.0	≤ -16.0	≤ -16.0
Minimum cross-polar isolation, port-to-port, dB	25	25	25	25	25
Maximum VSWR/ return loss, dB	1.5/ -14.0	1.5/ -14.0	1.5/ -14.0	1.5/ -14.0	1.5/ -14.0
Maximum passive Intermodulation (PIM), 2x 20W carrier, dBc	-153	-153	-153		
Maximum input power per any port, watts	300		250		
Total composite power all ports, watts	1500				

[1] Typical value over frequency and tilt

Product Specifications

COMMSCOPE®

RCMDC-6627-PF-48

Raycap OVP box for 12 RRUs, 12 strikesorb modules, voltage indicator, large box, UL

Product Classification

Portfolio	CommScope®
Product Type	Outdoor junction box
Regional Availability	North America

Construction Materials

Material Type	High-impact polycarbonate, UV resistant

Dimensions

Depth	320.04 mm | 12.60 in
Height	749.30 mm | 29.50 in
Width	419.10 mm | 16.50 in
Weight	14.51 kg | 32.00 lb

Environmental Specifications

Environmental Space	Indoor | Outdoor
Qualification Standards	IEC 60529:2001, IP67

General Specifications

Application	Used as a fiber/power junction box
Color	Gray
Includes	Mounting kit
Mount Type	Pipe, 44–114 mm (1.75–4.5 in) OD | Wall

Mechanical Specifications

Cable Entry, quantity, maximum, bottom 6

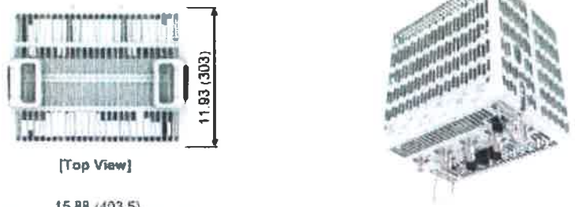
Regulatory Compliance/Certifications

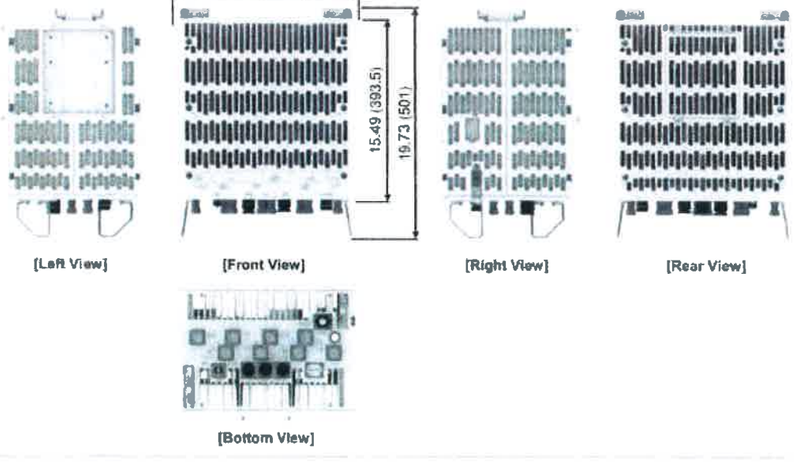
Agency	Classification
UL/ETL Certification	
RoHS 2011/65/EU	Compliant
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system

SUPPLEMENTAL

SHEET NUMBER:	REVISION:
R-604	-

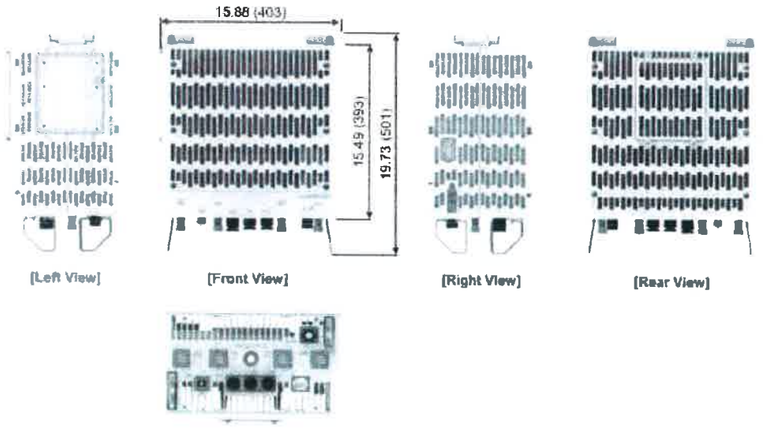
Unit: in. (mm)





RFV01U-D1A

Unit: in. (mm)



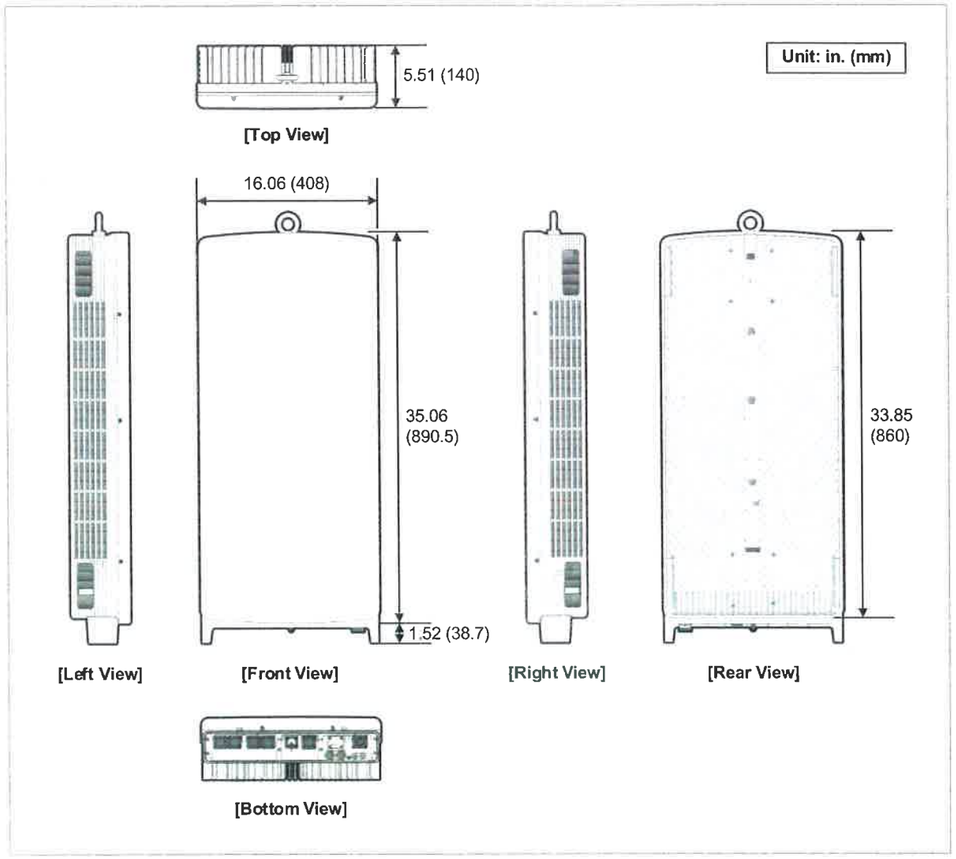
RFV01U-D2A

SUPPLEMENTAL

SHEET NUMBER:	REVISION:
R-605	-

The following figures depict the physical views of the MT6407-77A.

Figure 1. Appearance



Specifications

The following table displays the main specifications of the MT6407-77A.

Table 2. Specifications

Item	Description
Air Technology	NR
Frequency	3700~3980 MHz
IBW	280 MHz
OBW	200 MHz
Carrier Bandwidth	20/40/60/80/100 MHz
Number of Carriers	2 carriers (Contiguous, Non-Contiguous) • NR 1C: 20/40/60/80/100M • NR 1CC+1CC 20/40/60/80/100M + 20/40/60/80/100M
Layer	• DL: 16 Layers • UL: 16 RX (8 Layers)
RF Chain	64T64R
Antenna Configuration	4 V16H with 192 AE
EIRP	78.5 dBm (53 dBm + 25.5 dBi)
Conductive Power	200 W
Spectrum Analyzer	TX/RX support
Modulation	DL 256QAM support, (DL 1024QAM with 1~2 dB power back-off)
Function Split	DL/UL Option 7-2x
Fronthaul Interface	CPRI, eCPRI
Optic Interface	4 ports (25 Gbps × 4), SFP28, single mode, Bi-di (Option: Duplex), 15 km
External Alarm	4 RX
Input Power	-48 VDC (-38 to -57 VDC)
Power Consumption[Note]	• 1,395 W @ 100 % RF load, room temperature • 1,428 W @ 100 % RF load, all temperature • 1,003 W @ 40% RF load, room temperature
Size (WHD)	408 × 890.5 × 140 mm (16.06 × 35.06 × 5.51 inch)
Volume	50.9 L
Weight	37 kg or less
Operating Temperature	-40-55 °C (w/o solar load)
Operating Humidity	5~100 % RH RH, non-condensing, not to exceed 30 g/m3 absolute humidity.
Waterproof/Dustproof	IEC 60529 IP65
Earthquake	Telcordia GR-63-Core, Zone4
Cooling	Natural convection
Mounting Options	Pole, wall

SUPPLEMENTAL

SHEET NUMBER: R-606

REVISION: -

Bed & Breakfast

2021-14

Keith Bogdanovich

James Strickler

Tiffeny Cantu

From: SHaag
Sent: Thursday, January 27, 2022 4:16 PM
To: Tiffeny Cantu
Subject: FW: Please see attached correspondence re 319 Rte 203
Attachments: archive (13).zip

From: Lans, Deborah E. [redacted]
Sent: Thursday, January 27, 2022 4:11 PM
To: keith bogdanovich [redacted]
Cc: catalano_jm [redacted]; SHaag <SHaag@austerlitzny.com>; Lee Tilden <LTilden@austerlitzny.com>
Subject: Re: Please see attached correspondence re 319 Rte 203

Keith,
As I wrote in my earlier letter to you, the difficulty is that although Mary Davis stated that a Special Use Permit was issued, the Board's resolution — the governing document— does not state that. As to the lapse in use issue, which is irrelevant in the absence of a Permit, I'll let Joe answer as he has seen the documents concerning the most recent use. I believe we have everything we need but have asked Joe to confirm that for you, as we, too, would like to move this forward to a public hearing.

Debbie

Sent from my iPad

On Jan 27, 2022, at 3:35 PM, keith bogdanovich <[redacted]> wrote:

Debbie / Joe

Thanks you for your help in this matter . I just wanted to follow up on a few things before the next meeting.
In your letter dated January 7, 2020 I'd like to clear up a couple items.
The Site Plan Review and Special Use Permit were approved
by the Town of Austerlitz Panning Board on July 6 , 2017 stated in a letter to Joe Beats LLC on July 26, 2017 by Mary Davis the Planning Board Clerk for County Suites Bed and Breakfast .
A copy of the letter is in the town file and I have attached it here also. In response to the permit lapsing , under section 195-35C (A special use permit will expire if the special use or uses shall cease for any reason for more than 24 consecutive months) .
I've attached a letter from the Columbia County Attorney showing that Country Suites Bed and Breakfast did have use during that 24 month period.

Under 195-35 F (All special use permits shall run with the land and will be transferred to successive property owners, provided the permit has not expired and it is not revoked for failure to meet the permit conditions.)

What are the conditions that the permit failed to meet which made unable to transfer over ?

I have reviewed the site plan with Erin Reis in two visits to the property recently.
Are you aware with any items the site plan that needs to be taken care of before the meeting
next Thursday ?
I want to make sure I'm prepared and have everything in place for the permit approval.

Thanks for your efforts and time.

All the best,
Keith Bogdanovich

On Tuesday, January 11, 2022, 07:20:44 PM EST, Lans, Deborah E. <[redacted]> wrote:

<Doc 1.pdf>
<Doc 2.pdf>
<Doc 3.pdf>

OFFICE OF THE
COLUMBIA COUNTY ATTORNEY
401 STATE STREET, SUITE 2B
HUDSON, NEW YORK 12534

TELEPHONE (518) 828 – 3303
FACSIMILE (518) 828 – 9535

COUNTY ATTORNEY
ROBERT J. FITZSIMMONS

DEPUTY COUNTY ATTORNEY
CHRISTOPHER J. MUELLER

ASSISTANT COUNTY ATTORNEYS
CHRISTOPHER J. WATZ
LYNELLE BILINSKI

December 6, 2021

Via Email. Bakucando@aol.com

Country Suites Bed & Breakfast
319 NY 203
Austerlitz, NY 12017

Re: Columbia County Rental of Country Suites Bed and Breakfast

Dear Mr. Bakunas:

This letter is to serve as confirmation that the County of Columbia rented units in your facility on a month-to-month basis to assist in the County's response to COVID 19. The County was required to secure living accommodations for persons exposed to COVID 19 when those persons were unable to properly distance and quarantine away from others in their household. The County's Emergency Management Division supervised and coordinated the housing. All units were cleaned and sanitized for each person or persons subject to quarantine.

The term of the rental commenced on March 24, 2020 and continued through November 30, 2021. Initially, the County rented all available units at a cost of $6,000 per month. On or about August of 2020 the County rented three units at a monthly cost of $2,500.

The Columbia County Board of Supervisors thanks you. Your cooperation in this regard and your assistance to members of the community is greatly appreciated.

Sincerely,

Robert J. Fitzsimmons, Esq.

CC: Matt B. Murell, Chairman,
Board of Supervisors

Town of Austerlitz Planning Board
PO Box 238, 812 Route 203
Austerlitz, NY 12165

July 26, 2017

Joe Beats LLC
PO Box 327
Chatham, NY 12037

Re: Site Plan Review/Special Use Permit for Bed and Breakfast

Dear Mr. Bakunas:

This letter is to inform you that your application for Site Plan Review/Special Use Permit for a five room Bed and Breakfast was approved on July 6, 2017.

Sincerely,

Mary Davis
Planning Board Clerk

cc: Columbia County Planning Board

COPY

TOWN OF AUSTERLITZ
RECEIVED
JAN 28 2022
PLANNING
BOARD
COLUMBIA COUNTY

Consent

From: steve bakunas (bakucando@aol.com)

To: dlans@cohenclairlans.com

Cc: keithbogdanovich@yahoo.com

Date: Wednesday, January 12, 2022, 05:40 PM EST

I Steve Bakunas owner of The Country Suites B&B in Spencertown NY, give permission to Keith Bogdanovich to apply for special use permit in order to purchase the property.
Thank you for your consideration.

Sent from my iPhone

Tiffeny Cantu

From: EReis
Sent: Tuesday, January 25, 2022 12:35 PM
To: catalano_jm[redacted]
Cc: SHaag; Tiffeny Cantu
Subject: Re: Country Suite
Attachments: thumbnail_IMG_5411.jpg; thumbnail_IMG_5410.jpg; thumbnail_IMG_5409.jpg; thumbnail_IMG_5408.jpg; thumbnail_IMG_5415.jpg; thumbnail_IMG_5414.jpg; thumbnail_IMG_5413.jpg; thumbnail_IMG_5412.jpg

Joe/Tiffany, to pass onto the Board. I did a walk around the building today with the potential buyer/applicant. There are discrepancies between the approved site plan and what is existing. I have attached the photos from today.
There is a path along the front of the building that is not on the plans
The evergreen screening/trees are not along the front and side of the roads
There is a generator that is screened with fencing that is not on the plans and is in the front of building near the road
There is a lean-to roof on the back side of the building that was not on the plans
There is a shed in the side yard that is not on the plans
There is lighting detail on the plans for the parking lot and the path going to the side door that is not existing
There are also some small plantings on the parking lot side of the building that were added (if those should be added as well)

Erin Reis
Code Enforcement Officer
Town of Austerlitz
PO Box 238
Spencertown, NY 12165
518.392.5007 ext.303 (P)
518.3929350 (F)

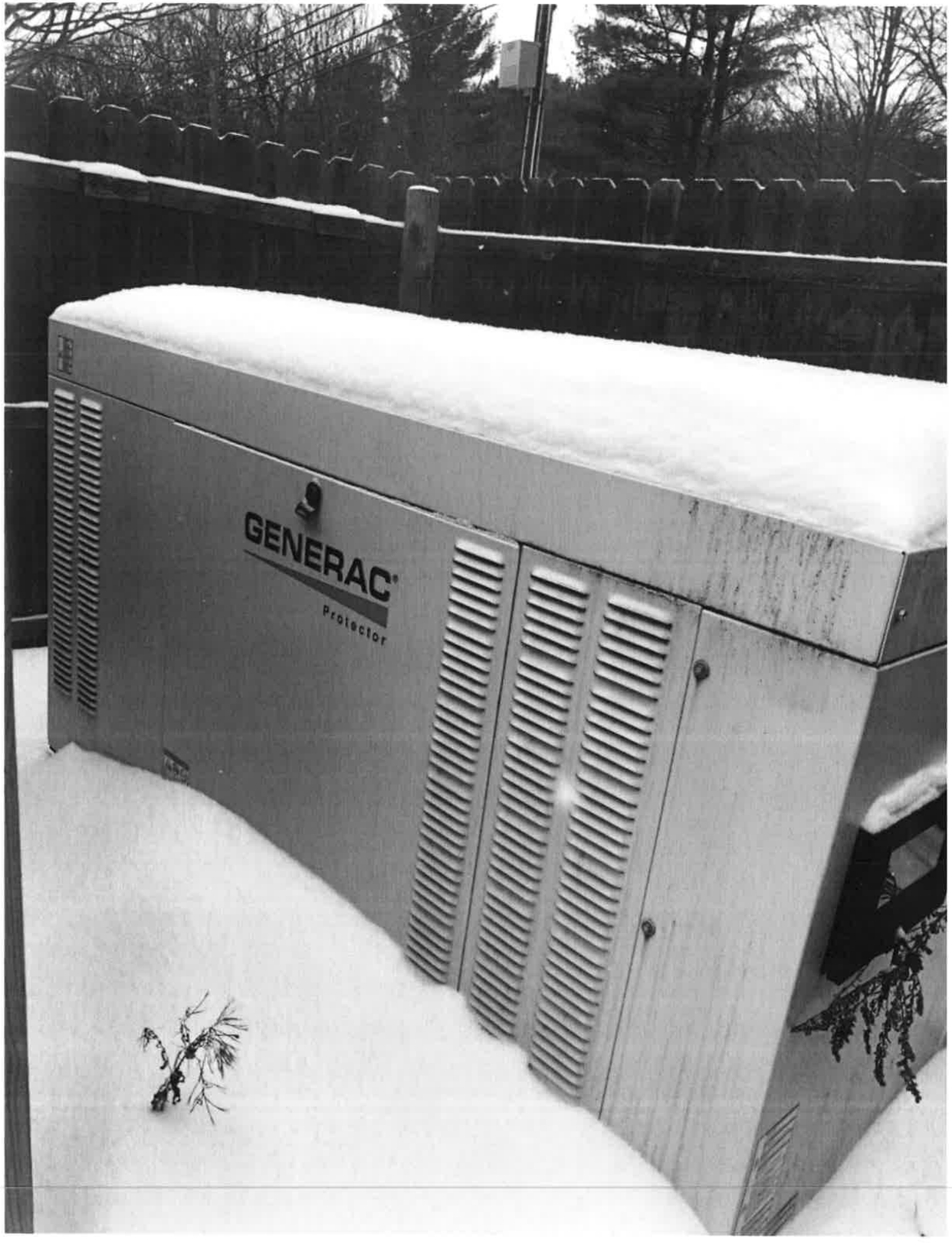
From: Joe Catalano <catalano_jm[redacted]>
Sent: Tuesday, January 18, 2022 11:47 AM
To: EReis <EReis@austerlitzny.com>
Cc: SHaag <SHaag@austerlitzny.com>; Tiffeny Cantu <tcantu@austerlitzny.com>
Subject: Re: Country Suite

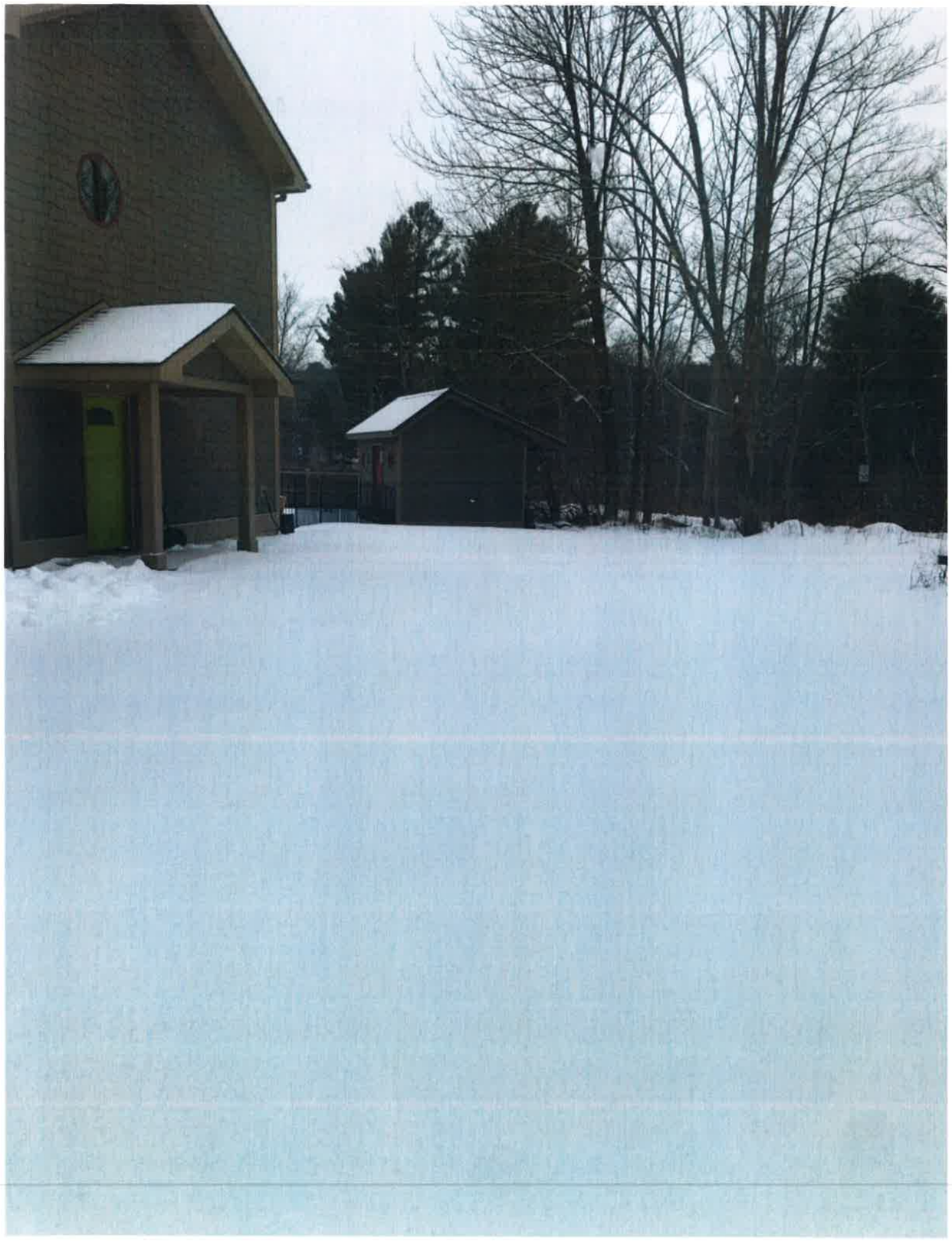
Thank you Erin.

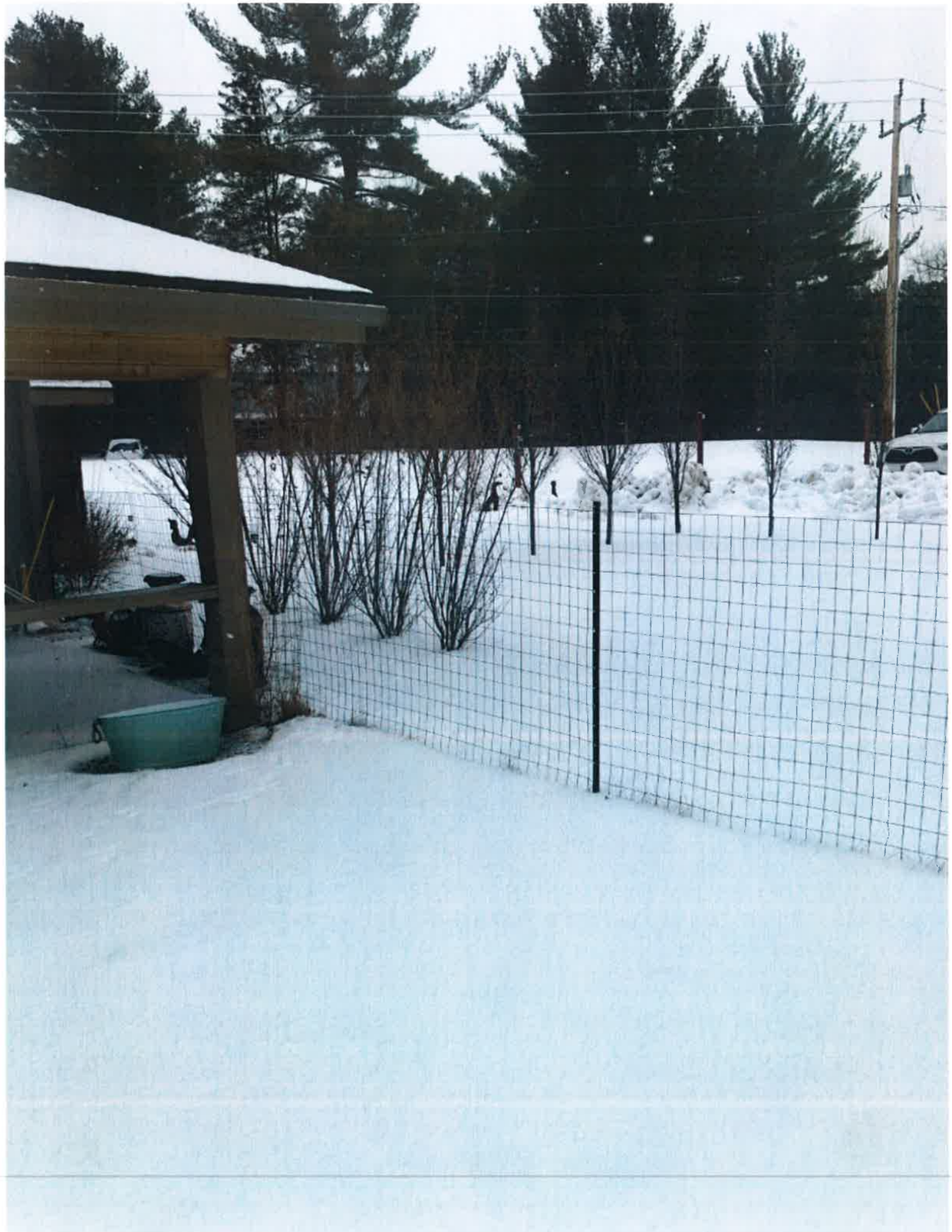
What about the exterior? With the snow, I am sure that was impossible today. But it would be good to know if the exterior improvements match the site plan.

Joe

> On Jan 18, 2022, at 10:20 AM, EReis <EReis@austerlitzny.com> wrote:
>
> <20220118095410.pdf>


GENERAC
Protector





NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE

FILING RECEIPT

ENTITY NAME :	ROARING TWENTIES VENTURE LLC
DOCUMENT TYPE :	ARTICLES OF ORGANIZATION
ENTITY TYPE :	DOMESTIC LIMITED LIABILITY COMPANY
DOS ID :	6342100
FILE DATE :	12/06/2021
FILE NUMBER :	211206000017
TRANSACTION NUMBER :	202112060000017-418152
EXISTENCE DATE :	12/06/2021
DURATION/DISSOLUTION :	PERPETUAL
COUNTY :	COLUMBIA
SERVICE OF PROCESS ADDRESS :	THE LIMITED LIABILITY COMPANY 438 WARREN STREET, HUDSON, NY, 12534, USA
REGISTERED AGENT :	JOHN VANNESS PHILIP 260 WEST 91ST STREET, NEW YORK CITY, NY, 10024, USA
FILER :	CHEYENNE MOSELEY 9900 SPECTRUM DRIVE, AUSTIN, TX, 78717, USA
SERVICE COMPANY :	LEGALZOOM.COM, INC.
SERVICE COMPANY ACCOUNT :	AF
CUSTOMER REFERENCE :	552551446

You may verfiy this document online at : *http://ecorp.dos.ny.gov*
AUTHENTICATION NUMBER : 100000724172

TOTAL FEES:	$210.00	TOTAL PAYMENTS RECEIVED:	$210.00
FILING FEE:	$200.00	CASH:	$0.00
CERTIFICATE OF STATUS:	$0.00	CHECK/MONEY ORDER:	$0.00
CERTIFIED COPY:	$10.00	CREDIT CARD:	$0.00
COPY REQUEST:	$0.00	DRAWDOWN ACCOUNT:	$210.00
EXPEDITED HANDLING:	$0.00	REFUND DUE:	$0.00

COPY

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy for ROARING TWENTIES VENTURE LLC, File Number 211206000017 has been compared with the original document in the custody of the Acting Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on December 06, 2021.

Brendan C. Hughes
Executive Deputy Secretary of State

Authentication Number: 100000724173 To Verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at http://ecorp.dos.ny.gov

ARTICLES OF ORGANIZATION
OF
ROARING TWENTIES VENTURE LLC
Under Section 203 of the Limited Liability Company Law

FIRST: The Name of the limited liability company is: **ROARING TWENTIES VENTURE LLC**

SECOND: The county, within this state, in which the office of the limited liability company is to be located is **COLUMBIA**

THIRD: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is:

THE LIMITED LIABILITY COMPANY
438 WARREN STREET
HUDSON, NY 12534

FOURTH: The limited liability company designates the following as its registered agent upon whom process against it may be served within the State of New York is:

JOHN VANNESS PHILIP
260 WEST 91ST STREET
NEW YORK CITY, NY 10024

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

CHEYENNE MOSELEY, ASST. SECRETARY OF LEGALZOOM.COM, INC. (Signature)

LEGALZOOM.COM, INC., ORGANIZER
9900 SPECTRUM DRIVE
AUSTIN, TX 78717

Filed by:

CHEYENNE MOSELEY
9900 SPECTRUM DRIVE
AUSTIN, TX 78717

COLUMBIA COUNTY NEW YORK

Becker, Tara [redacted]

Re: Route 203 B&B - water supply → Re: Country Suites B&B Austerlitz

2 messages

DeRuzzio, Michael <[redacted]> Tue, Oct 10, 2017 at 8:00 AM
To: Andy Didio [redacted]
Cc: Tara Becker [redacted], Amy Schober <[redacted]>

Hi Andy,

Agreed.

Mike D

COPY

On Mon, Oct 9, 2017 at 3:07 PM, Andy Didio [redacted] wrote:

Mike,

We had discussed the potential for the need of a PWS for the proposed 7 bedroom B&B on Route 203 in Austerlitz.

Upon you recommendation, I reviewed the Part 7 regulations for Temporary Housing. I have except a portion of the Application section below:

7-1.2 Application

- (a) The requirements of this Subpart shall apply to a temporary residence occupied by or maintained for occupancy by 11 people or more, except:
  - (1) temporary residences or portions of any such establishment which are occupied by the same persons in excess of 180 consecutive days in a calendar year as their domicile, while those portions of the temporary residence are so occupied. This exclusion of portions of a temporary residence occupied by the same persons in excess of 180 consecutive days shall not apply to worker housing.
  - (2) a hotel or motel located in a city with a population of 125,000 or more for which all water is derived from a public water supply system and from which all sewage is discharged to a public sewer system;
  - (3) a temporary residence consisting of a single occupancy unit rented in its entirety for common use by a group, provided it is not part or otherwise affiliated with a temporary residence as described in Section 7-1.1(j);
  - (4) a temporary residence or portion thereof, occupied by the owner or operator thereof, or his family;

As outlined above, the subpart 7-1.2.a.4, excludes the necessity of a PWS for the B&B, as 5 bedrooms will be for patrons and two (2) bedrooms will be a portion of the Operator apartment within the same building.

Please let me know if you concur with this assessment.

Thanks!

Andy

Andrew Didio

TACONIC ENGINEERING, DPC

Structural & Civil Engineering

P(518) 392-6660 x102

C(518) 522-2639

Becker, Tara [redacted] Tue, Oct 10, 2017 at 9:15 AM
To: "DeRuzzio, Michael" [redacted]

Music to my ears!

[Quoted text hidden]

--
Tara D. Becker
Public Health Sanitarian
Columbia County Department of Health
325 Columbia Street
Hudson, NY 12534
(518) 828-3358 ext. 1261
(518) 828-2666 fax

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2460
www.dec.ny.gov

January 16, 2018

Mr. Stephen Bakunas, Owner
Joe Beats, LLC
PO Box 327
Chatham, NY 12037

RE: P/C/I SPDES NY 0123773 (Surface Discharge), Article 24 Freshwater Wetlands, and 401 Water Quality Certification
Bakunas B&B - 317 NYS Route 203
Town of Austerlitz, Columbia County

Dear Mr. Bakunas:

The above-referenced permit that you applied for is enclosed. This permit authorizes the construction of a 3,632-square foot 7-bedroom bed and breakfast (B&B) and associated site improvements within the regulated adjacent area of NYS Freshwater Wetland CH-8. Please read it carefully and note the conditions that are included. The permit becomes **effective on January 12, 2018** and will **expire on January 31, 2020**. The associated SPDES permit becomes **effective on January 12, 2018** and will **expire on December 31, 2022**. The permit is valid for only those activities authorized. Work beyond the scope of the permit and the approved project plans may be considered a violation of the law and subject to appropriate enforcement action.

Please be advised that the Uniform Procedures Regulations (6 NYCRR Part 621) provide that an applicant may request a public hearing if a permit is denied or contains conditions which are unacceptable to them. Any such request must be made in writing within 30 calendar days of the date of permit issuance and must be addressed to the Regional Permit Administrator at the letterhead address. A copy should also be sent to the Chief Administrative Law Judge at NYSDEC, 625 Broadway, 1st Floor, Albany, NY 12233-1550.

Please note that this permit does not eliminate the need to obtain any other federal, state or local permits or approvals that may be required for this project. If you need additional time to complete the project, you may request a permit extension. Please reference the above DEC number, include an explanation why additional time is required and indicate the anticipated completion date.

Please feel free to contact me at (518) 357-2454 or by email at Evan.Hogan@dec.ny.gov should you have any questions regarding the extent of the work authorized, or your obligations under the permit.

Sincerely,

Evan H. Hogan
Environmental Analyst

Enclosures: Article 24 Freshwater Wetlands Permit (DEC #4-1022-00003/00002-3
SPDES Permit - NY 0123773 (DEC #4-1022-00003/00001)

cc (by email): Theresa Swenson, NYSDEC R4 BOH

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

State Pollutant Discharge Elimination System (SPDES)
DISCHARGE PERMIT

Industrial Code:	7011	SPDES Number:	NY 0123773
Discharge Class (CL):	09	DEC Number:	4-1022-00003/00001
Toxic Class (TX):	N	Effective Date (EDP):	January 12, 2018
Major Drainage Basin:	13	Expiration Date (ExDP):	December 31, 2022
Sub Drainage Basin:	10	Modification Dates: (EDPM)	
Water Index Number:	H-204-2-9-4-4-1C		
Compact Area:			

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act, as amended, (33 U.S.C. ' 1251 et.seq.) (hereinafter referred to as "the Act").

PERMITTEE NAME AND ADDRESS					
Name:	**Joe Beats, LLC**	Attention:	**Stephen Bakunas (Owner) (Taxpayer ID: 815477106)**		
Street:	**PO Box 327**				
City:	**Chatham**	State:	NY	Zip Code:	12037

is authorized to discharge from the facility described below:

FACILITY NAME AND ADDRESS										
Name:	**Joe Beats, LLC – 317 Route 203 Bed & Breakfast**									
Location (C,T,V):	**Austerlitz (T)**					County:	**Columbia**			
Facility Address:	**317 New York State Route 203**									
City:	**Austerlitz**				State:	**NY**	Zip Code:	**12017**		
From Outfall No.:	**001**	at Latitude:	**42 °**	**19 '**	**05.6 "**	& Longitude:	**73 °**	**29 '**	**59.5 "**	
into receiving waters known as:	**Unnamed tributary to Punsit Creek within FWW CH-8**					Class:	C			

in accordance with: effluent limitations; monitoring and reporting requirements; other provisions and conditions set forth in this permit; and 6 NYCRR Part 750-1and 750-2.

DISCHARGE MONITORING REPORT (DMR) MAILING ADDRESS					
Mailing Name:	Joe Beats, LLC				
Street:	**P.O. Box 327**		**E-mail:** bakucando@aol.com		
City:	**Chatham**	State:	**NY**	Zip Code:	**12037**
Responsible Official or Agent:	**Andrew Didio, Taconic Engineering DPC**		Phone:		(518) 392-6660 (102)

This permit and the authorization to discharge shall expire on midnight of the expiration date shown above and the permittee shall not discharge after the expiration date unless this permit has been renewed, or extended pursuant to law. To be authorized to discharge beyond the expiration date, the permittee shall apply for permit renewal not less than 180 days prior to the expiration date shown above.

DISTRIBUTION:

James Malcolm, Region 4 Div. of Water
Cheri Jamison, Bureau of Water Permits, Albany
Michael DeRuzzio, Columbia Co. Dept. of Health

Deputy Permit Administrator: Nancy Baker	
Address: 1130 North Westcott Road Schenectady, New York 12306 - 2014	
Signature: Nancy M Baker	Date: 1 / 12 / 2018

PERMIT LIMITS, LEVELS AND MONITORING DEFINITIONS

OUTFALL	WASTEWATER TYPE	RECEIVING WATER	EFFECTIVE	EXPIRING
	This cell describes the type of wastewater authorized for discharge. Examples include process or sanitary wastewater, storm water, non-contact cooling water.	This cell lists classified waters of the state to which the listed outfall discharges.	The date this page starts in effect. (e.g. EDP or EDPM)	The date this page is no longer in effect. (e.g. ExDP)

PARAMETER	MINIMUM	MAXIMUM	UNITS	SAMPLE FREQ.	SAMPLE TYPE
e.g. pH, TRC, Temperature, D.O.	The minimum level that must be maintained at all instants in time.	The maximum level that may not be exceeded at any instant in time.	SU, °F, mg/l, etc.	See below	See below

PARAMETER	EFFLUENT LIMIT or CALCULATED LEVEL	COMPLIANCE LEVEL/ ML	ACTION LEVEL	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE
	Limit types are defined below in Note 1. The effluent limit is developed based on the more stringent of technology-based limits, required under the Clean Water Act, or New York State water quality standards. The limit has been derived based on existing assumptions and rules. These assumptions include receiving water hardness, pH and temperature; rates of this and other discharges to the receiving stream; etc. If assumptions or rules change the limit may, after due process and modification of this permit, change.	For the purposes of compliance assessment, the permittee shall use the approved EPA analytical method with the lowest possible detection limit as promulgated under 40CFR Part 136 for the determination of the concentrations of parameters present in the sample unless otherwise specified. If a sample result is below the detection limit of the most sensitive method, compliance with the permit limit for that parameter was achieved. Monitoring results that are lower than this level must be reported, but shall not be used to determine compliance with the calculated limit. This PQL can be neither lowered nor raised without a modification of this permit.	Action Levels are monitoring requirements, as defined below in Note 2, which trigger additional monitoring and permit review when exceeded.	This can include units of flow, pH, mass, temperature, or concentration. Examples include µg/l, lbs/d, etc.	Examples include Daily, 3/week, weekly, 2/month, monthly, quarterly, 2/yr and yearly. All monitoring periods (quarterly, semiannual, annual, etc) are based upon the calendar year unless otherwise specified in this Permit.	Examples include grab, 24 hour composite and 3 grab samples collected over a 6 hour period.

Notes:

1. EFFLUENT LIMIT TYPES:
   a. DAILY DISCHARGE: The discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for the purposes of sampling. For pollutants expressed in units of mass, the 'daily discharge' is calculated as the total mass of the pollutant discharged over the day. For pollutants with limitations expressed in other units of measurement, the 'daily discharge' is calculated as the average measurement of the pollutant over the day.
   b. DAILY MAX.: The highest allowable daily discharge. DAILY MIN.: The lowest allowable daily discharge.
   c. MONTHLY AVG: The highest allowable average of daily discharges over a calendar month, calculated as the sum of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.
   d. 7 DAY ARITHMETIC MEAN (7 day average): The highest allowable average of daily discharges over a calendar week.
   e. 30 DAY GEOMETRIC MEAN: The highest allowable geometric mean of daily discharges over a calendar month, calculated as the antilog of: the sum of the log of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.
   f. 7 DAY GEOMETRIC MEAN: The highest allowable geometric mean of daily discharges over a calendar week.
   g. RANGE: The minimum and maximum instantaneous measurements for the reporting period must remain between the two values shown.

2. ACTION LEVELS: Routine Action Level monitoring results, if not provided for on the Discharge Monitoring Report (DMR) form, shall be appended to the DMR for the period during which the sampling was conducted. If the additional monitoring requirement is triggered as noted below, the permittee shall undertake a short-term, high-intensity monitoring program for the parameter(s). Samples identical to those required for routine monitoring purposes shall be taken on each of at least three consecutive operating and discharging days and analyzed. Results shall be expressed in terms of both concentration and mass, and shall be submitted no later than the end of the third month following the month when the additional monitoring requirement was triggered. Results may be appended to the DMR or transmitted under separate cover to the same address. If levels higher than the Action Levels are confirmed, the permit may be reopened by the Department for consideration of revised Action Levels or effluent limits. The permittee is not authorized to discharge any of the listed parameters at levels which may cause or contribute to a violation of water quality standards.

PERMIT LIMITS, LEVELS AND MONITORING

OUTFALL(S)	WASTEWATER TYPE	RECEIVING WATER	EFFECTIVE	EXPIRING
001	Effluent (After grease trap, septic tank, & sand filter)	Unnamed tributary of Punsit Creek	EDP	EDP + 5 Years

PARAMETER	EFFLUENT LIMIT					MONITORING REQUIREMENTS				FN
	Type	Daily Maximum	UNITS	Daily Average	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE	Location		
								Influent	Effluent	
LIMITATIONS APPLY: [X] All Year [ ] Seasonal										
Flow		Not Applicable		770	gpd	Continuous	Flow Meter		X	1
pH	Range	6.0 - 9.0	s.u.	Not Applicable		Quarterly	Grab		X	1
Solids, Settleable		0.3	mL/L	Not Applicable		Quarterly	Grab		X	1
Temperature		Monitor	Deg. F	Not Applicable		Quarterly	Grab		X	
Dissolved Oxygen	Daily Minimum	7.0	mg/L	Not Applicable		Quarterly	Grab		X	1
BOD		30	mg/L	Not Applicable		Quarterly	Composite		X	1
Solids, Total Suspended		45	mg/L	Not Applicable		Quarterly	Composite		X	1
Visual Observation						Daily			X	

Page 3 Footnotes:

1. See Special Condition No. 1 and 2 on page 10.

DISCHARGE NOTIFICATION REQUIREMENTS

(a) Except as provided in (c) and (g) of these Discharge Notification Act requirements, the permittee shall install and maintain identification signs at all outfalls to surface waters listed in this permit. Such signs shall be installed before initiation of any discharge.

(b) Subsequent modifications to or renewal of this permit does not reset or revise the deadline set forth in (a) above, unless a new deadline is set explicitly by such permit modification or renewal.

(c) The Discharge Notification Requirements described herein do not apply to outfalls from which the discharge is composed exclusively of storm water, or discharges to ground water.

(d) The sign(s) shall be conspicuous, legible and in as close proximity to the point of discharge as is reasonably possible while ensuring the maximum visibility from the surface water and shore. The signs shall be installed in such a manner to pose minimal hazard to navigation, bathing or other water related activities. If the public has access to the water from the land in the vicinity of the outfall, an identical sign shall be posted to be visible from the direction approaching the surface water.

The signs shall have **minimum** dimensions of eighteen inches by twenty four inches (18" x 24") and shall have white letters on a green background and contain the following information:

N.Y.S. PERMITTED DISCHARGE POINT

SPDES PERMIT No.: NY_____

OUTFALL No.:____

For information about this permitted discharge contact:

Permittee Name: _____

Permittee Contact: _____

Permittee Phone: ( ) - ### - ####

OR:

NYSDEC Division of Water Regional Office Address:

NYSDEC Division of Water Regional Phone: ( ) - ### -####

(e) For each discharge required to have a sign in accordance with a), the permittee shall, concurrent with the installation of the sign, provide a repository of copies of the Discharge Monitoring Reports (DMRs), as required by the **RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS** page of this permit. This repository shall be open to the public, at a minimum, during normal daytime business hours. The repository may be at the business office repository of the permittee or at an off-premises location of its choice (such location shall be the village, town, city or county clerk's office, the local library or other location as approved by the Department). In accordance with the **RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS** page of your permit, each DMR shall be maintained on record for a period of five years

(f) The permittee shall periodically inspect the outfall identification sign(s) in order to ensure they are maintained, are still visible, and contain information that is current and factually correct. Signs that are damaged or incorrect shall be replaced within 3 months of inspection.

DISCHARGE NOTIFICATION REQUIREMENTS (continued)

(g) All requirements of the Discharge Notification Act, including public repository requirements, are waived for any outfall meeting any of the following circumstances, provided Department notification is made in accordance with (h) below:

(i) such sign would be inconsistent with any other state or federal statute;

(ii) the Discharge Notification Requirements contained herein would require that such sign could only be located in an area that is damaged by ice or flooding due to a one-year storm or storms of less severity;

(iii) instances in which the outfall to the receiving water is located on private or government property which is restricted to the public through fencing, patrolling, or other control mechanisms. Property which is posted only, without additional control mechanisms, does not qualify for this provision;

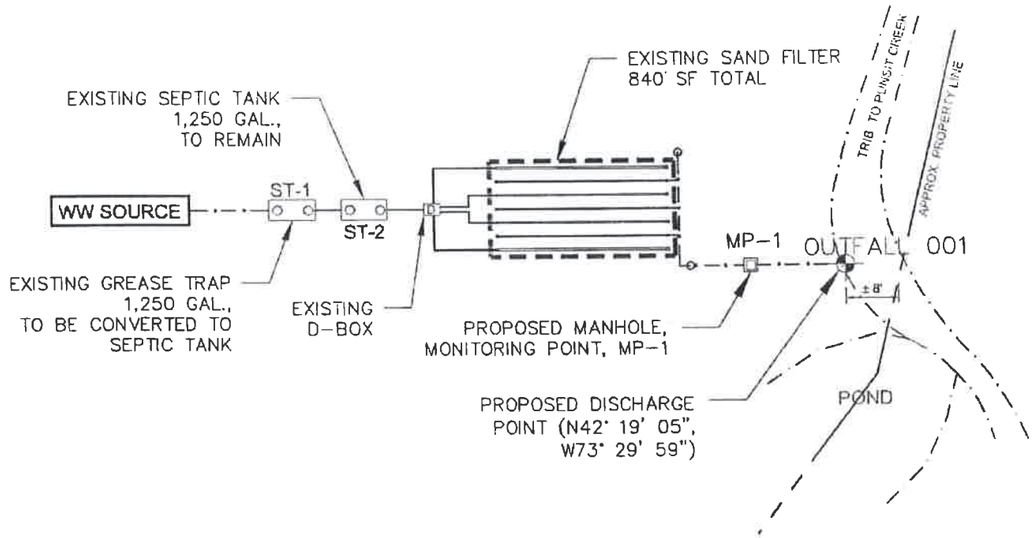
(iv) instances where the outfall pipe or channel discharges to another outfall pipe or channel, before discharge to a receiving water; or

(v) instances in which the discharge from the outfall is located in the receiving water, two-hundred or more feet from the shoreline of the receiving water.

(h) If the permittee believes that any outfall which discharges wastewater from the permitted facility meets any of the waiver criteria listed in (g) above, notification (form enclosed) must be made to the Department's Bureau of Water Permits, Central Office, of such fact, and, provided there is no objection by the Department, a sign and DMR repository for the involved outfall(s) are not required. This notification must include the facility's name, address, telephone number, contact, permit number, outfall number(s), and reason why such outfall(s) is waived from the requirements of discharge notification. The Department may evaluate the applicability of a waiver at any time, and take appropriate measures to assure that the ECL and associated regulations are complied with.

MONITORING LOCATIONS

The permittee shall take samples and measurements, to comply with the monitoring requirements specified in this permit, at the location(s) specified below:



GENERAL REQUIREMENTS

A. The regulations in 6 NYCRR Part 750 are hereby incorporated by reference and the conditions are enforceable requirements under this permit. The permittee shall comply with all requirements set forth in this permit and with all the applicable requirements of 6 NYCRR Part 750 incorporated into this permit by reference, including but not limited to the regulations in paragraphs B through H, as follows:

B. General Conditions

1. Duty to comply	6NYCRR Part 750-2.1(e) & 2.4
2. Duty to reapply	6NYCRR Part 750-1.16(a)
3. Need to halt or reduce activity not a defense	6NYCRR Part 750-2.1(g)
4. Duty to mitigate	6NYCRR Part 750-2.7(f)
5. Permit actions	6NYCRR Part 750-1.1(c), 1.18, 1.20 & 2.1(h)
6. Property rights	6NYCRR Part 750-2.2(b)
7. Duty to provide information	6NYCRR Part 750-2.1(i)
8. Inspection and entry	6NYCRR Part 750-2.1(a) & 2.3

C. Operation and Maintenance

1. Proper Operation & Maintenance	6NYCRR Part 750-2.8
2. Bypass	6NYCRR Part 750-1.2(a)(17), 2.8(b) & 2.7
3. Upset	6NYCRR Part 750-1.2(a)(94) & 2.8(c)

D. Monitoring and Records

1. Monitoring and records	6NYCRR Part 750-2.5(a)(2), 2.5(c)(1), 2.5(c)(2), 2.5(d) & 2.5(a)(6)
2. Signatory requirements	6NYCRR Part 750-1.8 & 2.5(b)

E. Reporting Requirements

1. Reporting requirements	6NYCRR Part 750-2.5, 2.6, 2.7 & 1.17
2. Anticipated noncompliance	6NYCRR Part 750-2.7(a)
3. Transfers	6NYCRR Part 750-1.17
4. Monitoring reports	6NYCRR Part 750-2.5(e)
5. Compliance schedules	6NYCRR Part 750-1.14(d)
6. 24-hour reporting	6NYCRR Part 750-2.7(c) & (d)
7. Other noncompliance	6NYCRR Part 750-2.7(e)
8. Other information	6NYCRR Part 750-2.1(f)
9. Additional conditions applicable to a POTW	6NYCRR Part 750-2.9
10. Special reporting requirements for discharges that are not POTWs	6NYCRR Part 750-2.6

F. Planned Changes

1. The permittee shall give notice to the Department as soon as possible of any planned physical alterations or additions to the permitted facility. Notice is required only when:
   a. The alteration or addition to the permitted facility may meet of the criteria for determining whether facility is a new source in 40 CFR §122.29(b); or
   b. The alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants which are subject neither to effluent limitations in the permit, or to notification requirements under 40 CFR §122.42(a)(1); or
   c. The alteration or addition results in a significant change in the permittee's sludge use or disposal practices, and such alteration, addition, or change may justify the application of permit conditions that are different from or absent in the existing permit, including notification of additional use or disposal sites not reported during the permit application process or not reported pursuant to an approved land application plan. In addition to the Department, the permittee shall submit a copy of this notice to the United States Environmental Protection Agency at the following address: U.S. EPA Region 2, Clean Water Regulatory Branch, 290 Broadway, 24th Floor, New York, NY 10007-1866.

GENERAL REQUIREMENTS continued

G. Notification Requirement for POTWs:

1. All POTWs shall provide adequate notice to the Department and the USEPA of the following:
   a. Any new introduction of pollutants into the POTW from an indirect discharger which would be subject to section 301 or 306 of CWA if it were directly discharging those pollutants; or
   b. Any substantial change in the volume or character of pollutants being introduced into that POTW by a source introducing pollutants into the POTW at the time of issuance of the permit.
   c. For the purposes of this paragraph, adequate notice shall include information on:
      i. the quality and quantity of effluent introduced into the POTW, and
      ii. any anticipated impact of the change on the quantity or quality of effluent to be discharged from the POTW.

POTWs shall submit a copy of this notice to the United States Environmental Protection Agency, at the following address:
U.S. EPA Region 2, Clean Water Regulatory Branch, 290 Broadway, 24th Floor, New York, NY 10007-1866.

H. Sludge Management:
The permittee shall comply with all applicable requirements of 6 NYCRR Part 360.

I. SPDES Permit Program Fee:
The permittee shall pay to the Department an annual SPDES permit program fee within 30 days of the date of the first invoice, unless otherwise directed by the Department, and shall comply with all applicable requirements of ECL 72-0602 and 6 NYCRR Parts 480, 481 and 485. Note that if there is inconsistency between the fees specified in ECL 72-0602 and 6 NYCRR Part 485, the ECL 72-0602 fees govern.

J. Water Treatment Chemicals (WTCs):
New or increased use and discharge of a WTC requires prior Department review and authorization. At a minimum, the permittee must notify the Department in writing of its intent to change WTC use by submitting a completed *WTC Notification Form* for each proposed WTC. The Department will review that submittal and determine if a SPDES permit modification is necessary or whether WTC review and authorization may proceed outside of the formal permit administrative process. The majority of WTC authorizations do not require SPDES permit modification. In any event, use and discharge of a WTC shall not proceed without prior authorization from the Department. Examples of WTCs include biocides, coagulants, conditioners, corrosion inhibitors, defoamers, deposit control agents, flocculants, scale inhibitors, sequestrants, and settling aids.

1. WTC use shall not exceed the rate explicitly authorized by this permit or otherwise authorized in writing by the Department.
2. The permittee shall maintain a logbook of all WTC use, noting for each WTC the date, time, exact location, and amount of each dosage, and, the name of the individual applying or measuring the chemical. The logbook must also document that adequate process controls are in place to ensure that excessive levels of WTCs are not used.
3. The permittee shall submit a completed *WTC Annual Report Form* each year that they use and discharge WTCs. This form shall be attached to either the December DMR or the annual monitoring report required below.

The *WTC Notification Form* and *WTC Annual Report Form* are available from the Department's website at http://www.dec.ny.gov/permits/93245.html.

RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

A. The monitoring information required by this permit shall be summarized, signed and retained for a period of at least five years from the date of the sampling for subsequent inspection by the Department or its designated agent. **Also, monitoring information required by this permit shall be summarized and reported by submitting;**

[X] (if box is checked) completed and signed Discharge Monitoring Report (DMR) forms for each __three__ month reporting period to the locations specified below. Blank forms are available at the Department's Albany office listed below. The first reporting period begins on the effective date of this permit and the reports will be due no later than the 28th day of the month following the end of each reporting period.

[ ] (if box is checked) an annual report to the Regional Water Engineer at the address specified below. The annual report is due by February 1 each year and must summarize information for January to December of the previous year in a format acceptable to the Department.

[ ] (if box is checked) a monthly "Wastewater Facility Operation Report..." (form 92-15-7) to the:
[ ] Regional Water Engineer and/or [ ] County Health Department or Environmental Control Agency specified below

Send the **original** (top sheet) of each DMR page to:

NYS Department of Environmental Conservation
Division of Water, Bureau of Water Compliance
625 Broadway, Albany, New York 12233-3506
Phone: (518) 402-8177

Send an **additional copy** of each DMR page to:

Columbia County Health Department
325 Columbia Street
Hudson, New York 12534
Phone: (518) 828-2666 (option #3)

Send the **first copy** (second sheet) of each DMR page to:

NYS Department of Environmental Conservation
Regional Water Engineer, Region 4 Headquarters
1130 North Westcott Road
Schenectady, New York 12306-2014
Phone: (518) 357-2045

B. Monitoring and analysis shall be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.

C. More frequent monitoring of the discharge(s), monitoring point(s), or waters of the State than required by the permit, where analysis is performed by a certified laboratory or where such analysis is not required to be performed by a certified laboratory, shall be included in the calculations and recording of the data on the corresponding DMRs.

D. Calculations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.

E. Unless otherwise specified, all information recorded on the DMRs shall be based upon measurements and sampling carried out during the most recently completed reporting period.

F. Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section 502 of the Public Health Law shall be conducted by a laboratory which has been issued a certificate of approval. Inquiries regarding laboratory certification should be directed to the New York State Department of Health, Environmental Laboratory Accreditation Program.

SPECIAL CONDITIONS

1) Within 30 days of full building occupancy, a six (6) hour composite sample of effluent shall be collected as it discharges to surface water and should consist of six (6) samples of equal volumes collected over hourly intervals. The sampling parameters shall include:

- flow
- pH
- BOD
- TSS
- total ammonia
- settleable solids
- dissolved oxygen
- fecal coliform

2) The sampling data shall be submitted within 14 days of receipt of the analytical data to Mr. Jamie Malcolm, P.E. at:

NYSDEC, Region 4 Headquarters
Division of Water
1130 North Westcott Road
Schenectady, New York 12306-2014

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2460
www.dec.ny.gov

January 16, 2018

Mr. Stephen Bakunas, Owner
Joe Beats, LLC
PO Box 327
Chatham, NY 12037

RE: P/C/I SPDES NY 0123773 (Surface Discharge), Article 24 Freshwater Wetlands, and 401 Water Quality Certification
Bakunas B&B - 317 NYS Route 203
Town of Austerlitz, Columbia County

Dear Mr. Bakunas:

The above-referenced permit that you applied for is enclosed. This permit authorizes the construction of a 3,632-square foot 7-bedroom bed and breakfast (B&B) and associated site improvements within the regulated adjacent area of NYS Freshwater Wetland CH-8. Please read it carefully and note the conditions that are included. The permit becomes **effective on January 12, 2018** and will **expire on January 31, 2020.** The associated SPDES permit becomes **effective on January 12, 2018** and will **expire on December 31, 2022**. The permit is valid for only those activities authorized. Work beyond the scope of the permit and the approved project plans may be considered a violation of the law and subject to appropriate enforcement action.

Please be advised that the Uniform Procedures Regulations (6 NYCRR Part 621) provide that an applicant may request a public hearing if a permit is denied or contains conditions which are unacceptable to them. Any such request must be made in writing within 30 calendar days of the date of permit issuance and must be addressed to the Regional Permit Administrator at the letterhead address. A copy should also be sent to the Chief Administrative Law Judge at NYSDEC, 625 Broadway, 1st Floor, Albany, NY 12233-1550.

Please note that this permit does not eliminate the need to obtain any other federal, state or local permits or approvals that may be required for this project. If you need additional time to complete the project, you may request a permit extension. Please reference the above DEC number, include an explanation why additional time is required and indicate the anticipated completion date.

Please feel free to contact me at (518) 357-2454 or by email at Evan.Hogan@dec.ny.gov should you have any questions regarding the extent of the work authorized, or your obligations under the permit.

Sincerely,

Evan H. Hogan
Environmental Analyst

Enclosures: Article 24 Freshwater Wetlands Permit (DEC #4-1022-00003/00002-3 SPDES Permit - NY 0123773 (DEC #4-1022-00003/00001)

cc (by email): Theresa Swenson, NYSDEC R4 BOH

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

COPY

PERMIT

Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
Joe Beats LLC
PO Box 327
Chatham, NY 12037-0327

Facility:
Bakunus B & B
317 ST RTE 203
AUSTERLITZ, NY 12017

Facility Location: in AUSTERLITZ in COLUMBIA COUNTY **Village:** Austerlitz
Facility Principal Reference Point: NYTM-E: 623.582 NYTM-N: 4686.202

Latitude: 42°19'05.7" Longitude: 73°30'01.1"

Project Location: 317 State Route 203
Authorized Activity: This permit authorizes the construction of a 3,632 square foot 7-bedroom bed and breakfast (B&B) and associated site improvements within the regulated adjacent area of NYS Freshwater Wetland CH-8, a class II wetland. The project will include demolition of an existing 6,075 square foot building and a 780 square foot residential cottage, construction of a minor commercial entrance, additional parking, and upgrades to the existing wastewater treatment system. Vegetated buffers will be established along the existing pond edge as mitigation for the associated impacts. All work will be conducted in accordance with the conditions included in this permit.

Permit Authorizations

Freshwater Wetlands - Under Article 24
Permit ID 4-1022-00003/00002

New Permit	Effective Date: 2/3/2016	Expiration Date: 2/2/2018
Modification # 1	Effective Date: 9/27/2017	Expiration Date: 2/2/2018
Modification # 2	Effective Date: 1/12/2018	Expiration Date: 1/31/2020

Water Quality Certification - Under Section 401 - Clean Water Act
Permit ID 4-1022-00003/00003

New Permit	Effective Date: 2/3/2016	Expiration Date: 2/2/2018
Modification # 1	Effective Date: 9/27/2017	Expiration Date: 2/2/2018
Modification # 2	Effective Date: 1/12/2018	Expiration Date: 1/31/2020

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: NANCY M BAKER, Regional Permit Administrator

Address: NYSDEC Region 4 Headquarters
1130 North Westcott Rd
Schenectady, NY 12306

Authorized Signature: Nancy M Baker Date 1 / 12 / 2018

Distribution List

Theresa Swenson, NYSDEC R4 BOH

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

WATER QUALITY CERTIFICATION SPECIFIC CONDITION

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Project Location Map	8/7/2017
Site Plan	8/7/2017

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS; WATER QUALITY CERTIFICATION

1. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Taconic Engineering, DPC and include C101-C103 dated July 25, 2017, and C104 dated October 23, 2017.

2. **Work Within Area Depicted on Plans** All construction activity, including operation of machinery, excavation, filling, grading, clearing of vegetation, disposal of waste, street paving and stockpiling of material must take place within the project site as depicted on the project plans referenced by this permit. Construction activity is prohibited within areas to be left in a natural condition or areas not designated by the subject permit.

3. **Invasive Species Control** To prevent the unintentional introduction or spread of invasive species, all construction equipment shall be thoroughly cleaned of mud, seeds, vegetation, roots, rhizomes, etc. and other debris before entering any approved construction areas within the State-regulated freshwater wetland, it's 100-foot adjacent area, or within 50 feet of a protected stream's bed or banks. If invasive plant species are already found established on the site, equipment shall be thoroughly cleaned before exiting the construction site. All invasive plant species must be disposed of at a regulated waste facility, or treated by a process that destroys all propagules. A list of invasive plant species can be found at the following NYSDEC webpage: http://www.dec.ny.gov/docs/lands_forests_pdf/islist.pdf.

4. **Clearing of Vegetation** Clearing of natural vegetation shall be limited to that material which poses a hazard or a hindrance to the construction activity.

5. **No Sediment Discharge** There shall be no discharge of sediment or turbid waters to the indicated wetland or waterbodies.

6. **Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

7. **No Discharge Concrete - Contaminated Waters** During construction, no wet or fresh concrete or leachate shall be allowed to escape into the waters of New York State, nor shall washings from Redi-Mix trucks, mixers or other devices be allowed to enter any wetland or waters.

8. **Clean Fill Only** All fill material utilized for this project shall consist of uncontaminated earthern materials only. Acceptable fill materials include gravel, rock, overburden, topsoil, and similar natural mineral resources. The introduction of materials toxic to aquatic life is expressly prohibited.

9. **Erosion and Sediment Controls** Filter fabric barriers, silt fencing, or other methods to control erosion are to be used on the downslope edge of any disturbed areas. These erosion/sediment controls are to be put in place before any disturbance of the ground occurs and are to be maintained in good working order until all disturbed land is heavily vegetated. Said structures must remain "in place" in good working order throughout construction and shall remain until final grading has been completed and final seeding has been established.

10. **No Turbid Waters** Any excavated soil shall be suitably retained and covered so that there is no turbid runoff discharged either directly or indirectly into any waterway or wetland.

11. **Stabilize Disturbed Areas** All areas of soil disturbance within the regulated adjacent area resulting from this project shall be seeded with an appropriate seed mix and mulched with straw or other weed free mulch within one week of final grading. Mulch shall be maintained until a suitable vegetative cover is established. Hay mulch shall not be used.

12. **Temporary Mulch, Final Seeding** If seeding is impracticable due to the time of year, a temporary mulch shall be applied and final seeding shall be performed at the earliest opportunity when weather conditions favor germination and growth but not more than six months after project completion.

13. **Disposal of Material** Any demolition debris, excess construction materials, and/or excess excavated materials shall be immediately and completely disposed of on an approved upland site more than 100 feet from any regulated freshwater wetland. These materials shall be suitably stabilized so as not to re-enter any water body, floodplain, wetland, or 100-foot wetland adjacent area, and must be disposed of in accordance with all local, state, and federal statutes, regulations, or ordinances.

14. **No Equipment Operation in Water** Equipment operation in the water is prohibited.

15. **Minimize Adverse Impacts to Wetlands, Wildlife, Water** All work must be performed in a manner which minimizes adverse impacts to wetlands, wildlife, water quality and natural resources.

16. **Submission of Post-Construction Photographs** Prior to the expiration of this permit or within 30 days of the completion of authorized work, whichever is earlier, color photographs shall be taken from at least two different angles showing the complete work, and submitted to the Regional Permit Administrator at r4dep@dec.ny.gov.

17. **State May Order Removal or Alteration of Work** If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

18. **State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

19. **State May Require Site Restoration** If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

WATER QUALITY CERTIFICATION SPECIFIC CONDITIONS

1. **Water Quality Certification** The authorized project, as conditioned pursuant to the Certificate, complies with Section 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act, as amended and as implemented by the limitations, standards, and criteria of state statutory and regulatory requirements set forth in 6 NYCRR Section 608.9(a). The authorized project, as conditioned, will also comply with applicable New York State water quality standards, including but not limited to effluent limitations, best usages and thermal discharge criteria, as applicable, as set forth in 6 NYCRR Parts 701, 702, 703, and 704.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. **Facility Inspection by The Department** The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. **Relationship of this Permit to Other Department Orders and Determinations** Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. **Applications For Permit Renewals, Modifications or Transfers** The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 4 Headquarters
1130 N Westcott Rd
Schenectady, NY12306

4. **Submission of Renewal Application** The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands, Water Quality Certification.

5. **Permit Modifications, Suspensions and Revocations by the Department** The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

a. materially false or inaccurate statements in the permit application or supporting papers;

b. failure by the permittee to comply with any terms or conditions of the permit;

c. exceeding the scope of the project as described in the permit application;

d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;

e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. **Permit Transfer** Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

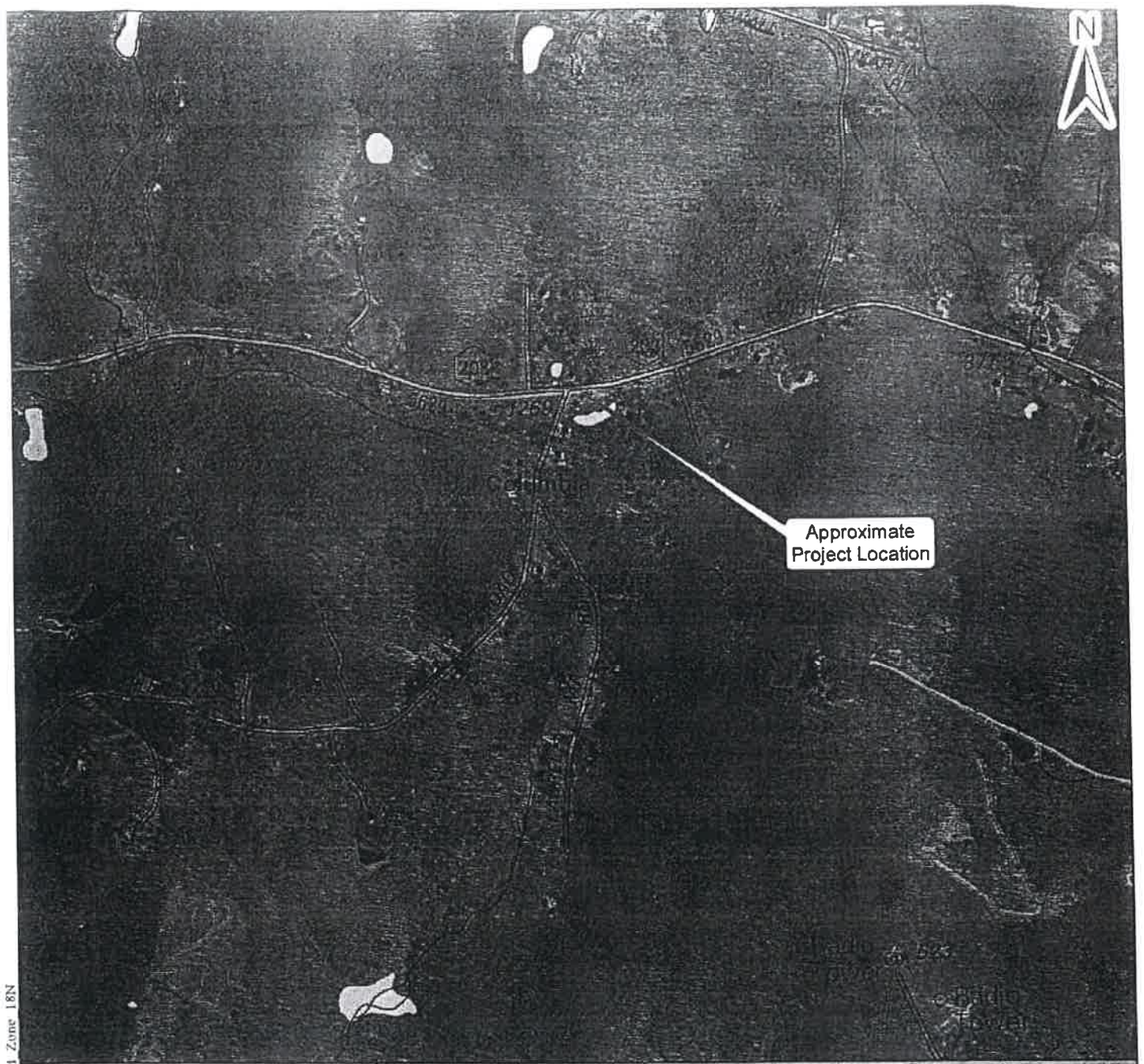
NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification
The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit
The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.



Project Location
Columbia Co.

PROJECT LOCATION MAP

Joe Beats, LLC
Bakunas B&B Project
317 State Route 203
Town of Austerlitz, Columbia County
DEC #4-1022-00003

_____ __, 2018

0 530 1,060 1,590 2,120 Feet

1 inch equals 1,000 feet

Disclaimer: This map was prepared by the NYSDEC using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data. This map may contain information that is considered sensitive and therefore the distribution of this map is strictly prohibited.

NEW YORK STATE OF OPPORTUNITY

Department of Environmental Conservation

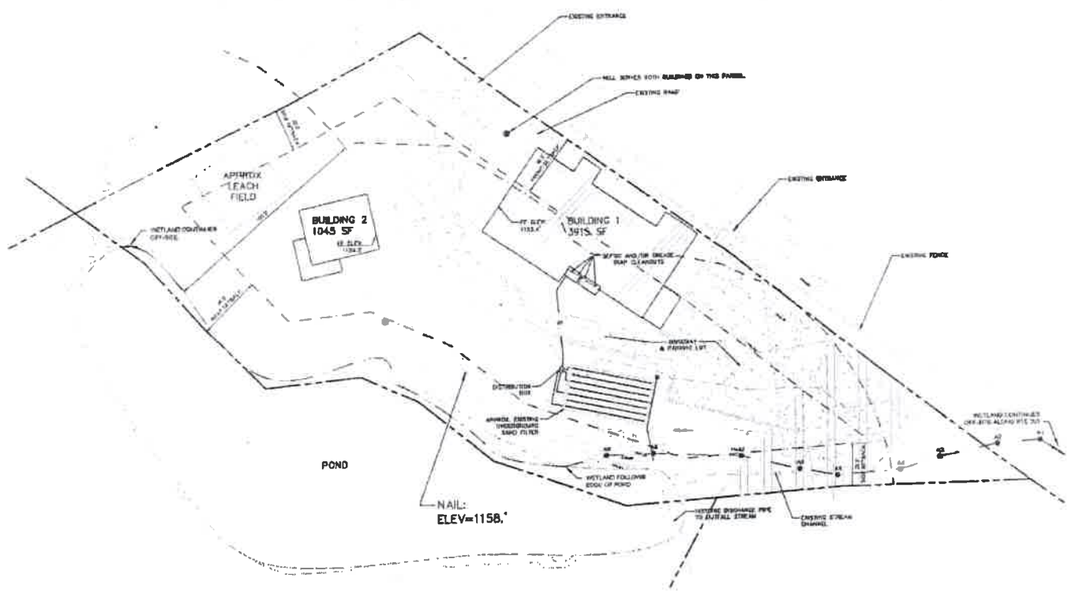
Division of Environmental Permits Projection: NAD 1983 UTM Zone 18N

DENSITY REQUIREMENTS - ZONE RR (RURAL RESIDENTIAL)

	USE	MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM LOT FRONTAGE (FEET)	MINIMUM LOT WIDTH (FEET)	HEIGHT (FEET)
REQUIRED		2 ACRES	30	30	50	75	150	35
EXISTING	BED & BREAKFAST	1.5 ACRE	± 7	51.7	19.50 (S)	264	±262	±17
PROPOSED	BED & BREAKFAST + APPROX. 1,000	1.5 ACRE	65	51.7	50	NO CHANGE	NO CHANGE	35

LEGEND

PROPERTY LINE
EXISTING CONTOUR + INTERVAL
EXISTING CONTOUR 2' INTERVAL
EXISTING FENCE
EXISTING BUILDING
EXISTING UTILITY POLE
EXISTING GRAVEL SURFACE



NOTES:
1. BASE MAP OF EXISTING SITE IMPROVEMENTS DEVELOPED BY HALBERT-RHINE LAND SURVEYING PLLC DATED SEPTEMBER 2016, AND FIELD MEASUREMENTS.
2. PROPOSED ENTRANCE LOCATION DETERMINED VIA MEASURED SIGHT DISTANCES ON ROUTE 203 AND LENGTH IDENTIFIED BY HOUSE DESIGNER, KEVIN ZYCHERA.
3. THE WETLAND DELINEATION WAS PERFORMED BY TACONIC ENGINEERING, DPC ON JULY 12, 2017 AND WAS LOCATED VIA MEASUREMENT FROM KNOWN SURVEY POINTS (TELEPHONE POLES).

C101

SCALE: AS NOTED

EXISTING CONDITIONS

317 ROUTE 203
B&B

TACONIC ENGINEERING, DPC

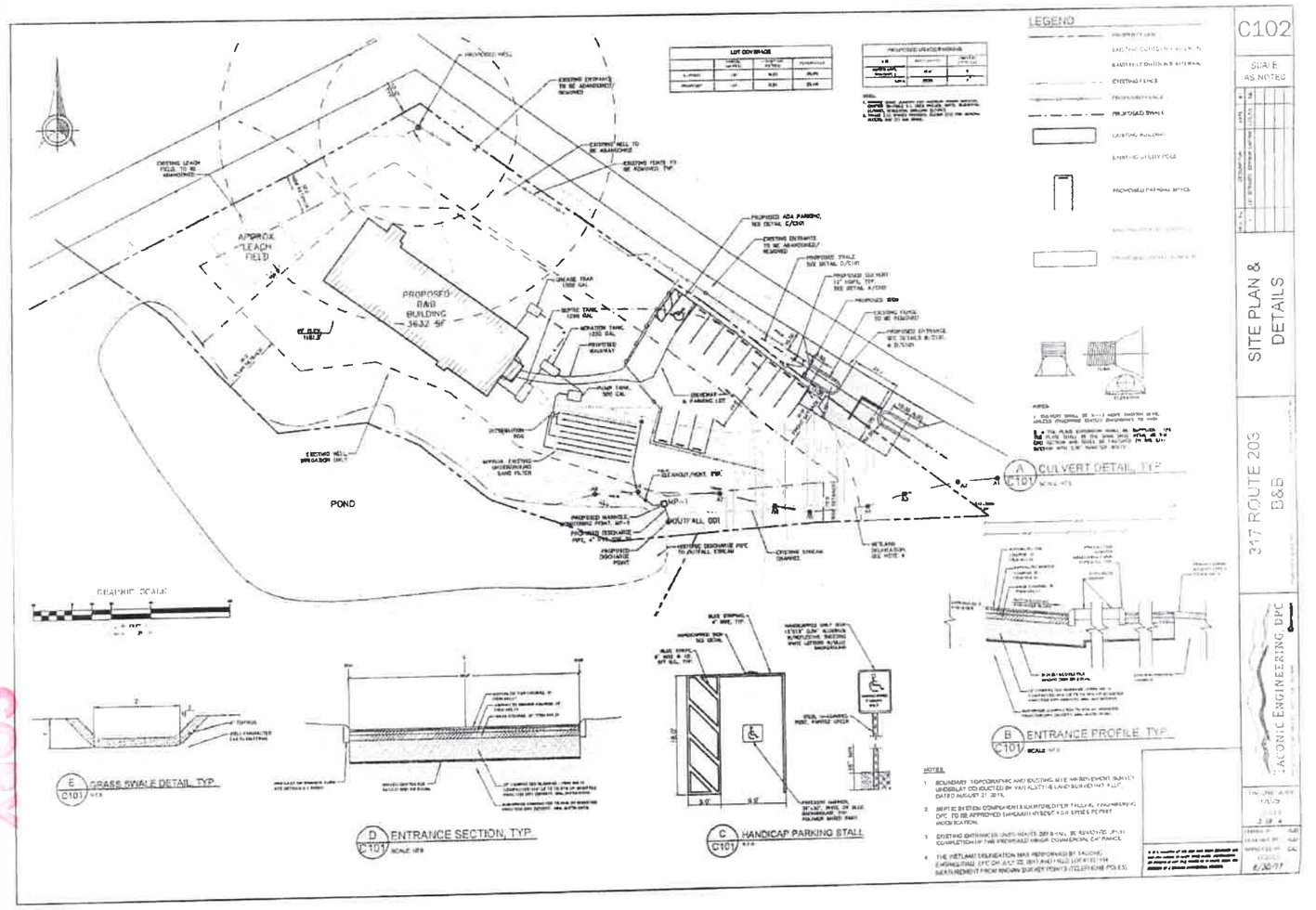
SHEET 1 OF 2

PROJECT NO. 2017

DRAWN BY: AK

APPROVED BY: DE

DATE: 9/22/17



C102

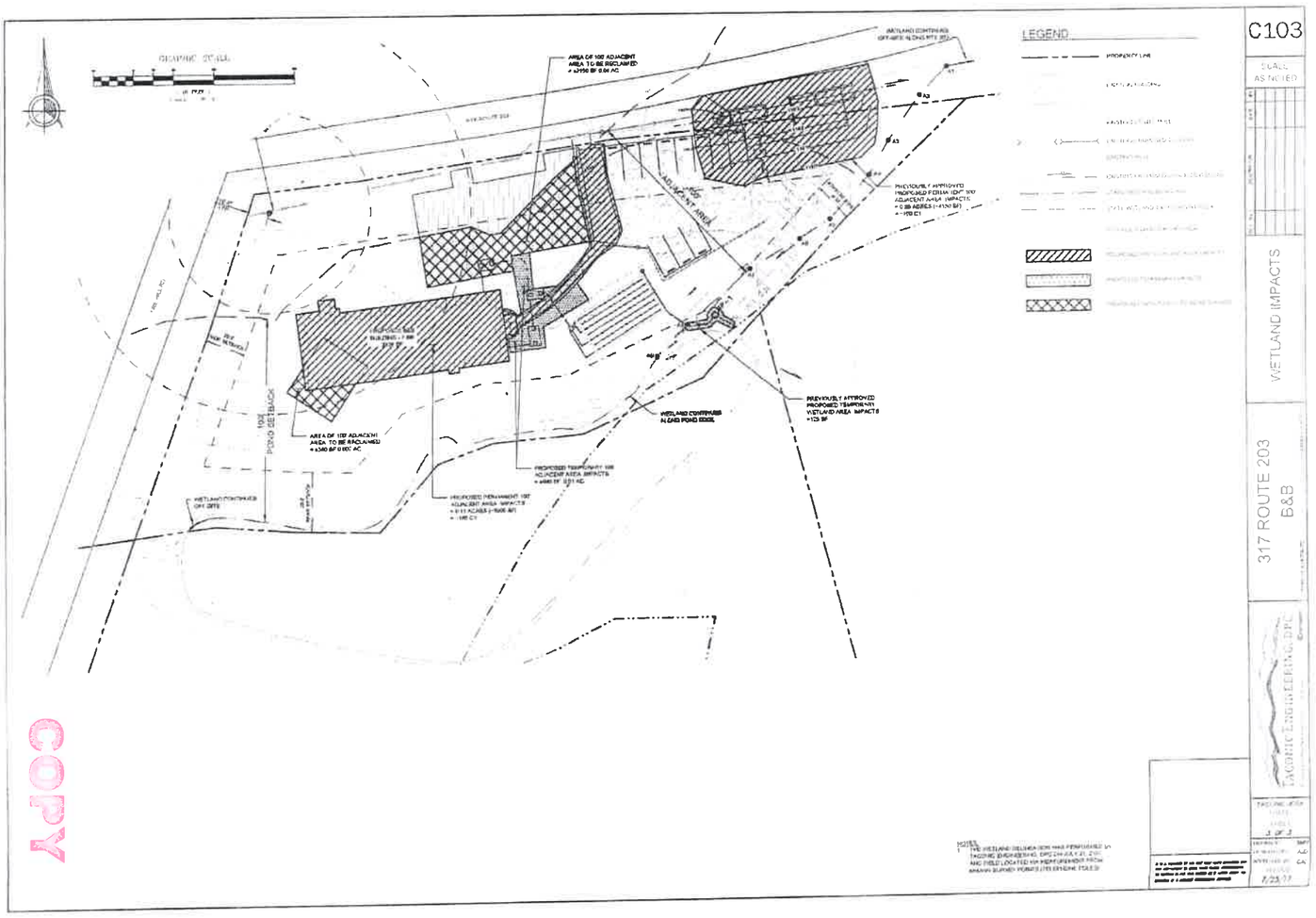
SCALE AS NOTED

SITE PLAN & DETAILS

317 ROUTE 203 B&B

TACONIC ENGINEERING, DPC

6/30/17



C103

SCALE AS NOTED

WETLAND IMPACTS

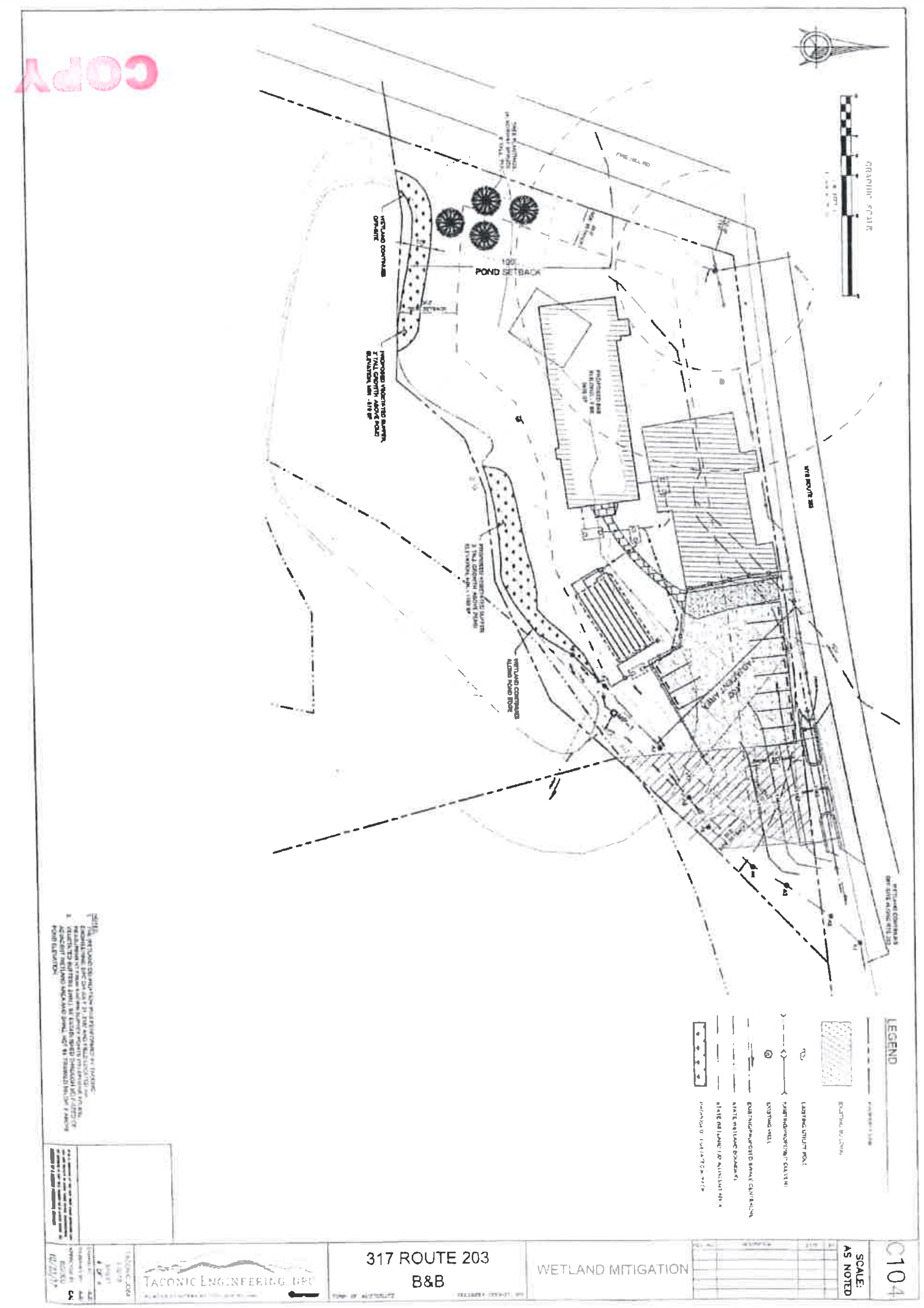
317 ROUTE 203
B&B

TAGLINE ENGINEERING, DPC

SHEET 3 OF 3

DRAWN BY: SMP
APPROVED BY: AS
DATE: 7.25.17

COPY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100'
POND SETBACK
LEGEND
TACONIC ENGINEERING DPC
317 ROUTE 203
B&B
WETLAND MITIGATION
SCALE:
AS NOTED
C104

Mail

COMPOSE

Inbox (616)
Starred
Important
Sent Mail
Drafts (92)

Categories

*Other Inbox
Junk List
Newsletters
Newsletters|SSNewsL ...
More

Michael +

No recent chats
Start a new one

Route 203 B&B - water supply

Inbox x

Andy Didio <[redacted]> 10/9/17
to me

Mike,

We had discussed the potential for the need of a PWS for the proposed 7 bedroom B&B on Route 203 in Austerlitz.

Upon you recommendation, I reviewed the Part 7 regulations for Temporary Housing. I have except a portion of the Application section below:

7-1.2 Application

- (a) The requirements of this Subpart shall apply to a temporary residence occupied by or maintained for occupancy by 11 people or more, except:
  - (1) temporary residences or portions of any such establishment which are occupied by the same persons in excess of 180 consecutive days in a calendar year as their domicile, while those portions of the temporary residence are so occupied. This exclusion of portions of a temporary residence occupied by the same persons in excess of 180 consecutive days shall not apply to worker housing.
  - (2) a hotel or motel located in a city with a population of 125,000 or more for which all water is derived from a public water supply system and from which all sewage is discharged to a public sewer system;
  - (3) a temporary residence consisting of a single occupancy unit rented in its entirety for common use by a group, provided it is not part or otherwise affiliated with a temporary residence as described in Section 7-1.1(j);
  - (4) a temporary residence or portion thereof, occupied by the owner or operator thereof, or his family;

As outlined above, the subpart 7-1.2.a.4, excludes the necessity of a PWS for the B&B, as 5 bedrooms will be for patrons and two (2) bedrooms will be a portion of the Operator apartment within the same building.

Please let me know if you concur with this assessment.

Thanks!
Andy

Andrew Didio
TACONIC ENGINEERING, DPC
Structural & Civil Engineering
P[518] 392-6660 x102
C[518] 522-2639

10/10/17

DeRuzzio, Michael nice symbols!

10/10/17

Becker, Tara [redacted]
to me

Emoji's!! Lol!

June Town of Austerlitz
Zoning Board of Appeals Meeting
June 8th, 2017

Present: Chairman, Karl Gabosh, Michael Fabiano, Nancy Kerns, William Simmons.
Abs. Penny Rubin
Minute Taker: Constance Mondel
Public attendance: Leslie Gabosh

New Business: Variance request for a Six Bedroom Bed and Breakfast on Rte. 203

Meeting of the ZBA to consider a variance application was called to order at 7:00 PM

Owner of Joe Beats LLC and Andy Didio of Taconic Engineering were invited to the table to present the pertinent material on the proposed six bedroom Bed and Breakfast, which would require a variance from the existing zoning law which only allows 5 bedrooms in a residential B&B citing in the application that financial hardship was the reason for applying for the variance.

Cited from the outset were assurances that all necessary permits were obtained and submitted to the Planning Board.

Plans outlining the location of the present building (to be replaced) and the proposed building, showing the septic area, location of the well, parking space, proposed landscaping, were viewed by the board members and their questions were addressed.

Major concerns expressed concerned the septic system which previously emptied into a small lake owned by a neighbor. The new surface system was described and noted was a six month oversight period that would be conducted by the SPDES personnel.
Steve Bakunas was asked if in his research on B and B's, had he considered having some units more spacious than others, at a higher price, which is quite common in the Bed and Breakfast business ventures. Steve's consideration leaned toward having the same desirable set-up open for all the guests.

Steve Bakunas provided the background information concerning the purchase and plan for the B&B. The absence of such a service in this town was obvious, as was the need to replace an unsightly building and to provide something of value to a town which Steve and his wife have grown to appreciate.

Andy Dido provided a form prepared by Steve which listed figures from the purchase price to possible building cost, furnishings, equipment, monthly cost for fuel, electricity, having caretakers, care of the grounds, etc., in an effort to validating the request for a variance asking for six bedroom rather than five bedroom B and B permitted in the Austerlitz Zoning laws.

The possible use of the six rooms, was calculated by the applicant for four days, and for five days to indicate how that sum could represent a ten percent return on the investment, which he felt was necessary to cover the cost of investment.

Another point in favor of the 6 room plan was made by Andy Didio. He added the beams from the original rectangular barn will be used where possible in the new building.

Chairman Gabosh open the discussion at this point, noting that his position as chairman did not give him any advantage over the other members, and was only his personal opinion. He noted that three other members were free to express their own opinion. Karl cited the importance of the zoning laws and in this case, considers the financial hardship a reason for a variance, since the owner can alleviate this hardship with a different plan since he is not using the previous building but starting from scratch with a new structure. He suggested five bedrooms with one or two of the five being a larger unit than the others, perhaps with more benefits, from which a larger revenue stream could be achieved with a higher income prospect as one possible solution to the financial hardship.

Nancy Kern agreed that the zoning laws need to be observed and in this case, there were other possible solutions available to the owner, while still adhering to the zoning law and still make the business financially viable.

No further opinions were expressed by Appeals Board members

Chairman Gabosh advised Mr. Bakunas that he had two options at this point. First he could continue to schedule the public hearing on this variance request, and that he should be prepared to answer all questions at that time. He was advised to bring whatever information he deemed necessary to state his case in regards to the plan as discussed in the meeting. Second, knowing that at least two members of the ZBA were not inclined to grant this request he could withdraw the present proposal made to the Planning Board to save time and further expense in pursuing this request. He also said they could take any time needed to make that decision if they were not sure how to proceed at this time. A new decision that did not involve a variance would entail returning to the Planning Board.

If the applicant decided to go ahead with the appeals process and Public Hearing, they were advised by Chairman Gabosh to see Clerk Mary Davis who would help with arranging the details.

All members expressed their hope that this plan could move forward, as it was agreed to be a good use of the location and the Board expressed appreciation for the effort and scope of materials presented.

With no other business or public comment the meeting was adjourned at 8 PM.
Respectfully submitted,
Constance Mondel

SHaag

From: EReis
Sent: Tuesday, January 18, 2022 10:20 AM
To: catalano_jm[redacted] SHaag; Tiffeny Cantu
Subject: Country Suite
Attachments: 20220118095410.pdf

Please pass onto the Planning Board. I did a walk through this morning and the building floor plan matches the attached approved drawings from 2017. Erin

Erin Reis
Code Enforcement Officer
Town of Austerlitz
PO Box 238
Spencertown, NY 12165
518.392.5007 ext.303 (P)
518.3929350 (F)

SHaag

From: Lans, Deborah E.[redacted]
Sent: Wednesday, January 12, 2022 7:43 PM
To: SHaag; Tiffeny Cantu; Lee Tilden; catalano_jm[redacted]ne Magee; Eric Sieber
Subject: Fwd: Consent

FYI and for the file.

Sent from my iPad

Begin forwarded message:

> **From:** steve bakunas[redacted]
> **Date:** January 12, 2022 at 5:40:48 PM EST
> **To:** "Lans, Deborah E.'[redacted]
> **Cc:** keith bogdanovich[redacted]
> **Subject: Consent**
>
> I Steve Bakunas owner of The Country Suites B&B in Spencertown NY, give permission to Keith Bogdanovich to apply for special use permit in order to purchase the property.
> Thank you for your consideration.
>
> Sent from my iPhone

Reference Material

FEB 03 2022

Planning Board Meeting

TOWN OF AUSTERLITZ
RECEIVED
JAN 13 2022
PLANNING BOARD
COLUMBIA COUNTY

Major Subdivision

2022-01

Austerlitz Holding Co., LLC

MAX ZACKER
ATTORNEY-AT-LAW
TEL: (518) 514-8150
FAX: (518) 751-1770
[redacted]

January 14, 2022

Town of Austerlitz Planning Board
ATTN: Ms. Tiffeny Cantu, Clerk
714 Route 203
P.O. Box 238
Spencertown, NY 12165

Re: Subdivision Application for Tax Map Parcel 94.-1-19.1

Dear Ms. Cantu:

I represent Matthew Saltzman as managing member of Austerlitz Holding Co, LLC in connection with the within proposed subdivision. The proposal is that the above-referenced parcel be subdivided into four rural residential parcels. I note that the existing parcel is already broken into three separate lots by the Taconic Parkway, local roads and existing property lines.

Enclosed please find the completed Application for Subdivision Review along with a check in the amount of $250 constituting the fee for the same. I have also enclosed an old survey that reflects the existing property lines as well as the current deed and a new survey that reflects the proposed subdivision. I am also emailing you this information, particularly because the new survey / proposed subdivision is easier to see in electronic format since you can zoom in.

By copy of this letter and application, I am respectfully requesting that this matter be placed on the Planning Board's agenda for its next meeting, which I believe to be February 3, 2022 at 7:00 p.m.

Thank you for your kind attention to this matter. Of course if you have any questions, concerns or require anything further, please feel free to contact me.

Yours very truly,

Max Zacker

Town of Austerlitz
Planning Board
Application for Subdivision Review

Application Date: 01/06/2022

Applicant: (Property Owner)

Name: Austerlitz Holding Co, LLC Email: mjs@pallaspartners.com

Street Address: 3609 Wynbrooke Circle Mailing Address: _____

City: Louisville State: KY Zip: 40241 Phone Number: _____

Representative: (If Any)

Name: Matthew Saltzman Email: msaltzman@strothman.com

Phone Number: (502) 500-3322

Surveyor or Engineer:

Name: Robert Ihlenburg

Phone Number: (518) 828-7406 License Number: 049374

Tax Map Number: 94.00-1-19.1 94.-1-19.1

Property Location: (Brief Description of Location)

Intersection of Rigor Hill Road and Louden Road

Names of Abutting Property Owners:

James Renfro, Oliver Thiess-Heldon, Benjamin Eaton

Easements or Restriction:

None except for utility/telephone

The undersigned hereby requests approval by the Planning Board of the above identified subdivision Plat.

Signature: _____

Title: Max Zacker, Attorney for Austerlitz Holding Co, LLC

Date: January 6,2022

FOR OFFICE USE ONLY Project ID_____

SUBMISSION DATES and APPROVALS

Applic, Fees & Preliminary	Public Hearing	SEQRA Determination	Final Approval

TOWN OF AUSTERLITZ
RECEIVED
JAN 19 2022
PLANNING BOARD
COLUMBIA COUNTY

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Matthew Saltzman, as Managing Member of Austerlitz Holding Co, LLC, represented by Max Zacker, Attorney-at-Law

Name of Action or Project:
Austerlitz Holding Co, LLC Rigor Hill Road and Louden Road Subdivision

Project Location (describe, and attach a location map):
Intersection of Rigor Hill Road and Louden Road in the Town of Austerlitz, adjacent to, and northwest of, Taconic Parkway

Brief Description of Proposed Action:
Subdivision of a 55.065-acre parcel into three new parcels, namely parcels A, B & C. New Parcel A is 20.257 acres, and is already bound by state highway, local roads and exisiting property lines. New Parcel B is 25.507 acres and is mostly bound by existing property lines and local roads. New Parcel C is 3.365 acres and is approximaty half-bound by local roads and half-bound by proposed new property lines. All new parcels will be for rural single-family residences.

There is also a vacant 81.511-acre parcel southeast of the Taconic Parkway that is already bound by the Taconic Parkway and exisiting property lines. Both parcels currently appear on a single deed. The southeast pacel will be sold for use as a rural residence.

See attached maps, i.e. old survey and new survey.

Name of Applicant or Sponsor:	Telephone: (518) 514-8150
Max Zacker, Attorney-at-Law	E-Mail: maxzackerlaw@gmail.com

Address:
277 Main Street

City/PO:	State:	Zip Code:
Catskill	NY	12414

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 55.065 + 81.5 acres
b. Total acreage to be physically disturbed? 3.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 55.065+81.5 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

RESET

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: private well	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: private septic	☑	☐

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☑ Forest ☑ Agricultural/grasslands ☐ Early mid-successional
☑ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

RESET

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

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

Applicant/sponsor name: Max Zucker, Attorney at Law Date: Jan. 14, 2022

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

RESET

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

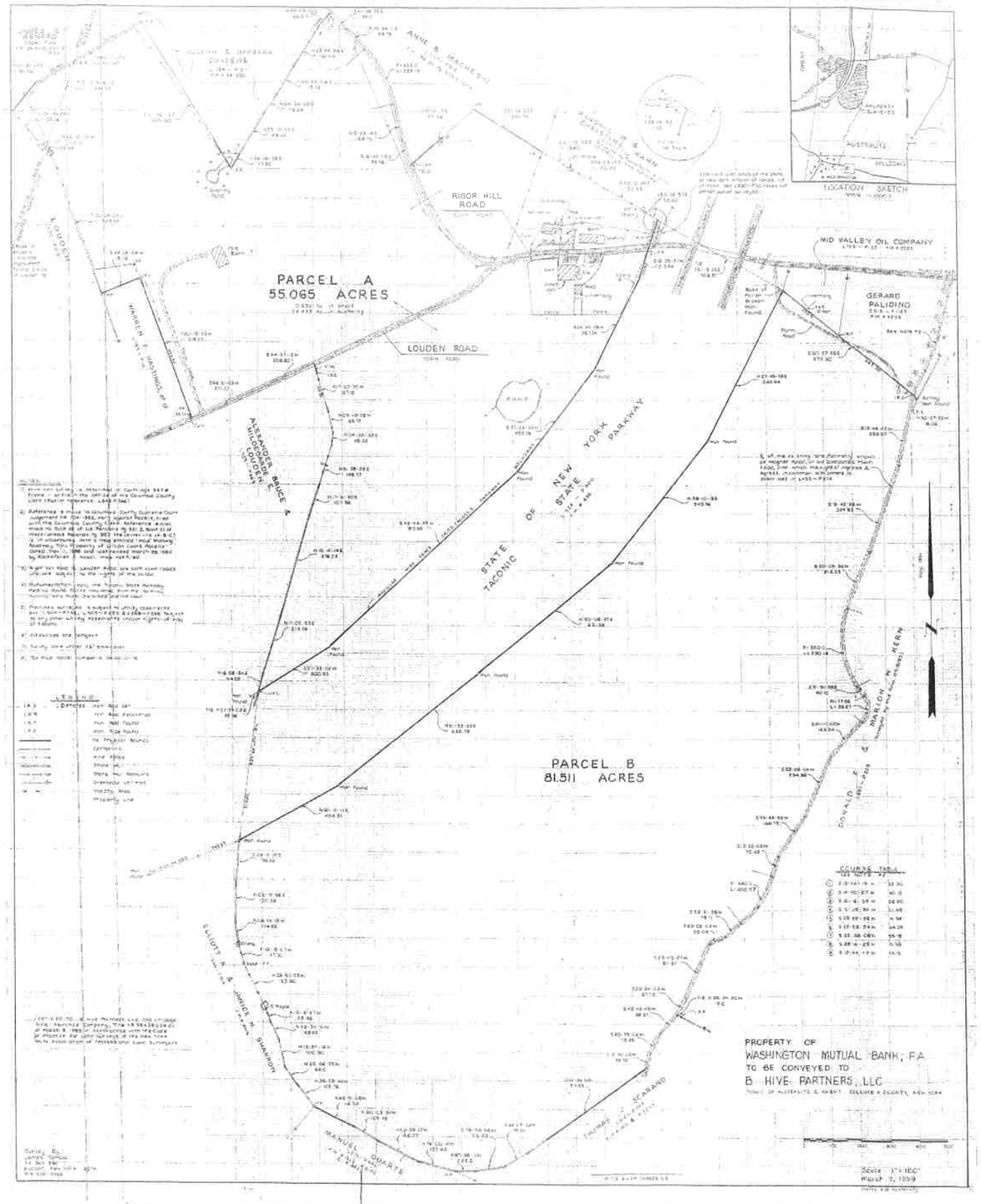
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

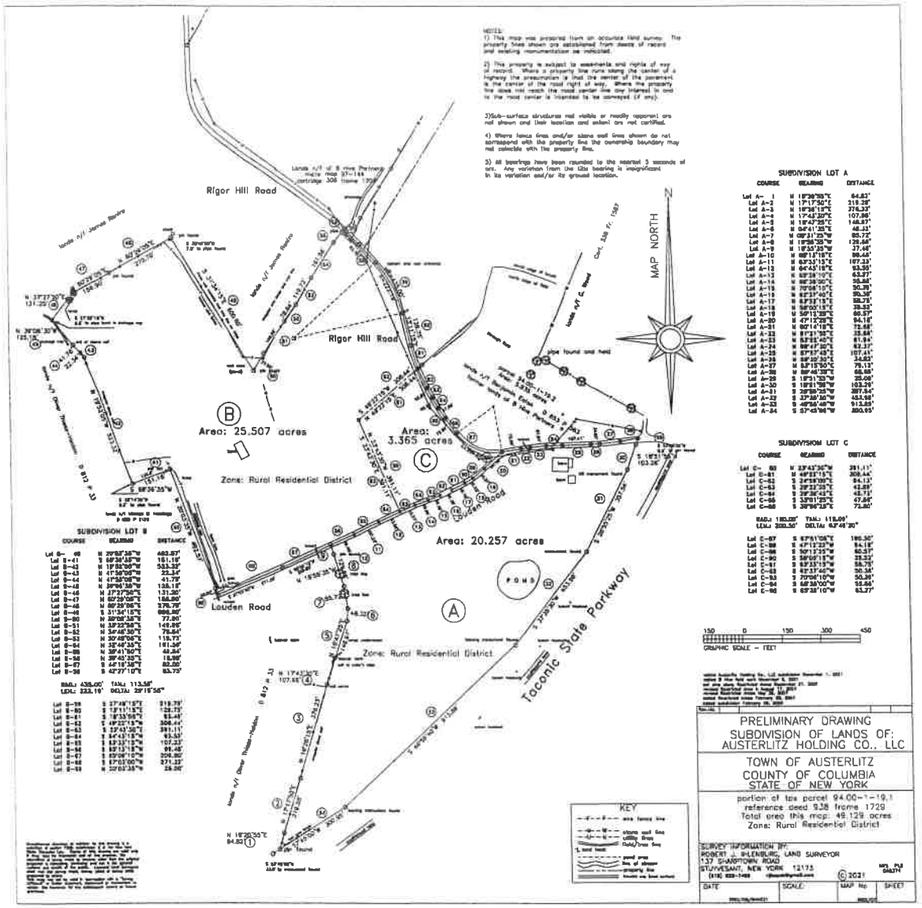
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET



Old Survey | existing Property



New Survey | Prop. Subdivision

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
(Tax Lot 94.-1-19.1)

THIS INDENTURE, made as of April 27, 2021, **BETWEEN**

B. HIVE PARTNERS LLC, a Delaware limited liability company an address at 3630 Gardens Parkway, Palm Beach Gardens, FL 33410,
party of the first part, and

AUSTERLITZ HOLDING CO, LLC, a New York limited liability company, having an address at c/o Larry H. Machiz, Esq., 240 Tice Hill Road, Ghent, NY 12075,
party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, which are described in Schedule A annexed hereto and made a part hereof.

BEING THE SAME PREMISES conveyed to B. Hive Partners, LLC by deed from Washington Mutual Bank, FA, successor to Home Savings of America, FSB dated April 14, 1999 recorded in the Columbia County Clerk's Office on April 21, 1999 in Cartridge 335 Frame 850, EXCEPTING AND RESERVING THEREFROM, the parcel conveyed by B. Hive Partners LLC to Benjamin Eaton and Mary Ellen Drumm, by deed dated February 9, 2009 and recorded on March 2, 2009 in Book 653 of Official Records Page 563 and depicted on filed Map No. 09-07.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

B. HIVE PARTNERS LLC

By: _____
William H. Saltzman,
Manager

STATE OF FLORIDA }
}ss.:
COUNTY OF PALM BEACH }

On April 27, 2021 before me the undersigned, a notary public of the State of **Florida** personally appeared **William H. Saltzman** personally to me known or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.

_____
Notary Public

Notary Public State of Florida
Janette Miller
My Commission HH 061563
Expires 11/27/2024

County Tax Map Identifier: 94.-1-19.1

RECORD AND RETURN TO:

Larry H. Machiz, Esq.
240 Tice Hill Road
Ghent. NY 12075

C.1. Deed 3.2

SCHEDULE A

Legal Description

TAX MAP PARCEL 94.-1-19.1:

PARCEL A – ALL that piece or parcel of land with buildings and improvements thereon, situate in the Town of Austerlitz and a small portion in the Town of Ghent is bounded and described as follows: BEGINNING at a point in the center line of Rigor Hill Road, a town road, said point being on the property of lands of Joseph & Barbara Iuviene on the southwest and the herein described parcel on the southeast. Thence along the center line of Rigor Hill Road S 44-28-35E 82.0 feet, S42-39-11E 93.75 feet, on a curve to the right and tangent to the previous course having a radius of 435.0 feet for a length of 222.19 feet, S 13-23-14E 129.75 feet and S16-45-02E 93.46 feet. Thence along lands of Anne B. Macheski N49-10-17E 21.0 feet to an iron pipe found, N49-10-17E partly along a stone wall 280.89 feet to an iron pipe found and S57-38-54E 280.74 feet to an iron pipe found. Thence along lands of Randall M. & Christine Hohn and along a wire fence S61-09-59E 113.40 feet to a 20" maple, S58-53-17E 140.45 feet, S62-15-39E 153.25 feet to a 24" wild cherry and S53-38-57E 62.60 feet to a point, said point bears S88-43-16E from and 1.45 feet distant from a concrete monument found. Thence along lands of the State of New York being the Taconic State Parkway S18-39-57W 60.58 feet to an iron rod set, S18-39-57W crossing Rigor Hill Road 50.0 feet to an iron rod set, S18-39-57W 103.26 feet, S26-43-28W 357.54 feet to a concrete monument found, S37-23-33W 453.98 feet to a concrete monument found, S46-43-39W 913.89 feet to a concrete monument found and S57-33-02W 300.95 feet to an iron rod set in a stone wall, said iron rod set bears N57-33-02E from and 32.96 feet distant from a concrete monument found. Thence along lands of Alexander Bruce & Hildegarde E. Louden and along a stone wall N16-08-54E 64.82 feet, N17-05-53E 219.28 feet, N16-14-14E 376.23 feet, N17-31-30E 107.96 feet, N18-35-26E now along a wire fence 148.97 feet, N04-29-38E 48.32 feet, N09-43-22W 85.72 feet, N17-07-35W 129.66 feet to an iron rod set and N17-07-35W 37.46 feet to the center line of Louden Road, a town road. Thence along the centerline of Louden Road S64-57-12W 206.80 feet and S66-51-03W 271.22 feet. Thence along lands of Warren F. Hastings, et al N20-15-33W 26.0 feet to an iron pipe found, N20-15-33W 492.57 feet to an iron pipe found and S 68-24-34W 151.16 feet to an iron pipe found in a stone wall. Thence along lands of Alexander Bruce & Hildegarde E. Louden and along a stone wall N20-04-02W 523.32 feet, N42-10-04W 22.34 feet to a point on the reputed Austerlitz/Ghent town line, N42-10-04W now in the Town of Ghent 41.76 feet to the end of the stone wall and N39-18-29W 125.18 feet to an iron pipe found. Thence along lands of James G. Renira N37-15-49E 131.20 feet, N60-17-07E now along a stone wall 156.90 feet to an iron rod recovered on the reputed Austerlitz/Ghent town line. Thence along lands of Joseph & Barbara Iuviene and along a stone wall N60-17-07E now in the Town of Austerlitz 270.70 feet to an iron rod recovered, S31-46-13E 600.60 feet to an iron rod recovered, N29-56-38E 77.90 feet, N33-10-52E 149.96 feet, N34-34-30E 78.64 feet, N30-33-08E 119.73 feet, N32-34-36E 161.56 feet, N39-29-50E 49.54 feet to an iron pipe found and N39-29-50E 17.0 feet to the point of beginning.

FOR INFORMATION ONLY, NOT INSURED: Containing 55.065 acres of land.

EXCEPTING AND RESERVING FROM PARCEL A the parcel conveyed by B. Hive Partners LLC to Benjamin Eaton and Mary Ellen Drumm by deed dated 2/9/2009 recorded 3/2/2009 in Book 653 of Official Records Page 563 and depicted on filed Map No. 09-07.

PARCEL B – ALL that piece or parcel of vacant land situate in the Town of Austerlitz, County of Columbia, State of New York is described as follows: BEGINNING at the base of a fallen broken concrete monument found on the easterly boundary of lands of the State of New York being the Taconic State Parkway and southerly of Rigor Hill Road, said monument being at the southwesterly corner of lands of Mid Valley Oil Company and being the northerly most point on the herein described parcel. Said monument also bears S61-13-32E from and 508.87 feet distance from the northeasterly corner of Parcel A, above described. Thence

along lands of Mid Valley Oil Company S50-57-55E 250.0 feet to an iron rod found. Thence along lands of Gerard Polodino S50-57-55E 322.30 feet to an iron rod set in the center line of an old abandoned town road (formerly known as Wagner Road), said iron rod set bears N50-57-55W from and 16.06 feet distant from a bathay monument found. Thence along lands of Donald F. & Marion W. Kern and along the center line of the old abandoned road S12-44-43W 259.87 feet, S18-42-25W 324.83 feet, S20-05-36W 212.53 feet, on a curve to the left and tangent to the previous course having a radius of 320.0 feet for a length of 290.18 feet, S 31-51-58E 40.10 feet, on a curve to the right and tangent to the previous course having a radius of 77.86 feet for a length of 99.27 feet, S41-11-02W 163.94 feet, S23-29-02W 234.96 feet, S33-32-22W 169.75 feet, S17-32-02W 70.43 feet, on a curve to the right and tangent to the previous course having a radius of 330.0 feet for a length of 200.57 feet, S52-21-36W 73.71 feet, S65-08-02W 59.09 feet, S23-43-27W 211.21 feet and S29-24-02W 67.73 feet to a point, said point bears N66-34-20W from and 12.0 feet distant from an iron rod found in a stone wall along the southerly boundary of Kern. Thence along lands of Thomas J. Scarano and continuing along the center line of the old abandoned road S42-42-43 W 88.61, S25-35-02W 79.85 feet and S13-30-02W 52.70 feet. Thence leaving said road and continuing along lands of Scarano S54-36-51W 511.83 feet, S58-05-02W along a stone wall 99.60 feet, S79-54-02W 106.29 feet and N87-38-11W 62.61 feet to an iron rod found. Thence along lands of Manuel Durarte and along a stone wall N76-00-14W 133.43 feet, N63-58-22W 166.37 feet, N60-03-34W 105.49 feet and N62-51-08W 146.94 feet to an iron pipe found. Thence along lands of Elliott R. & Janice N. Sharron partly along a stone wall and partly along a wire fence N36-59-43W 105.76 feet, N29-56-35W 64.0 feet, N13-54-16W 100.90 feet, N26-54-10W 69.65 feet, N19-19-27W 55.96 feet to a 15" maple, N26-57-55W 165.90 feet, to the base of an iron pipe found, N15-18-07W 77.70 feet to a stump with wire, N06-24-15W 74.95 feet, N02-15-56E 130.33 feet and N04-15-35E 156.83 feet to a concrete monument found, said concrete monument found bears S07-45-22W from an 529.19 feet distant from an iron rod set at the southerly most corner of Parcel A, above described thence along lands of the State of New York being the Taconic State Parkway N60-51-11E 404.31 feet to a concrete monument found, N51-23-32E 632.79 feet to a concrete monument found, N50-06-27E 621.38 feet to a concrete monument found, N38-10-13E 549.96 feet to a concrete monument found, and N27-45-28E 595.84 feet to the point of beginning.

FOR INFORMATION ONLY, NOT INSURED: Containing 81.511 acres of land.

ALL as shown on a survey map entitled "PROPERTY OF WASHINGTON MUTUAL BANK, F.A. TO BE CONVEYED TO B. HIVE PARTNERS, LLC" dated March 9, 1999 by James Tomaso, N.Y.S. Lic. No. 049826 L.S.

Site Plan Review - Solar

2022-03

Alex Blumberg

SunCommon

Town of Austerlitz Planning Board
Application for Site Plan Review/Special Use Permit

Application Date: 1 / 27 / 2022

Approval Request for: (check all that apply)

Site Plan ☑ Site Plan Amendment ☐ Special Use Permit ☐

Applicant: Name: SunCommon Email: hv.rpm@suncommon.com
Mailing Address: 1155 Flatbush Rd.
City: Kingston State: NY Zip: 12401 Telephone: 845-332-8800

Owner: If different than applicant, if more than one owner provide information for each on separate sheet
Name: Alex Blumberg Email: abexlumberg@gmail.com
Street Address: 217 Beale Rd
City: Chatham State: NY Zip: 12037 Telephone: (773) 251-5903

Project Information: Tax Map Number: 77.-1-12.120 Parcel Acreage 6.0 acres

Location of Project/Street Address: 217 Beale Rd Chatham, NY 12037

Current Land Use of Site: Residential

Current Condition of Site: Existing house on site, no change in condition or character of site. Array location is clear. Large rural/residential property.

Character of abutting parcels: Sprawling rural/residential abutting parcels.

Proposed Use(s) of site:

☐ Utilities ☐ Multi-family project

☐ In-Home Business ☐ Commercial Project ☑ Other (describe use below)

Detailed Description of Proposed Use, including primary and secondary uses (use separate sheet if necessary):

No change in use, solar electric system is designed to offset the electrical usage of one residential home.

Description of buildings to be used height, number of stories, square feet:

For residential projects include the number of dwelling units and size in square feet

N/A no new buildings.

Is the property within 500 feet of ?

- ☐ A municipal boundary
- ☐ County or State Park or recreation either existing or proposed
- ☐ State or County road or right-of-way, either existing or proposed
- ☐ State or County owned building or institution
- ☐ Stream or drainage channel owned by County or for which channel lines have been established
- ☐ Active farm operation within an Agricultural District

If any of the above is true the site plan must also be reviewed by the County Planning Board.

Applicants Signature: Loralee Reidy Date: 01/27/2022

FOR OFFICE USE ONLY

Date Received: _____ Project ID: _____

Preliminary Review Date: _____ Final Review Date: _____

Final Decision: _____ Site Plan Unnecessary _____ Approved

_____ Approved with conditions _____ Denied

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		
Alex Blumber Ground Mounted Solar Electric System - SunCommon		
Name of Action or Project: Alex Blumber Ground Mounted Solar Electric System		
Project Location (describe, and attach a location map): 217 Beale Rd, Chatham, NY 12037		
Brief Description of Proposed Action: Installation of a ground mounted solar electric system consisting of (38) LG435N2T-E6 modules & (1) SMA SB7.0-1SP-US-41 & (1) SMA SB6.0-1SP-US-41 inverters. This is a 16.53kW DC system size to offset the electrical usage of the existing house on site. This is an 804 sq ft array on a 6.0 acre parcel.		
Name of Applicant or Sponsor: SunCommon - Loralee Reidy	Telephone: 845-332-8800 E-Mail: hv.rpm@suncommon.com	
Address: 1155 Flatbush Rd.		
City/PO: Kingston	State: NY	Zip Code: 12401

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSERDA & NYSEG	☐	☑

3. a. Total acreage of the site of the proposed action? 6.0 acres
   b. Total acreage to be physically disturbed? .018 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.0 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
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?	☑	☐

	NO	YES
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:		
This is a solar electric system that generates clean energy.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☑	☐

	NO	YES
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?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

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

Applicant/sponsor/name: SunCommon - Loralee Reidy Date: 01/27/2022

Signature: Loralee Reidy Title: Residential Project Manager

PRINT FORM

10/12/2021

Dear SunCommon,

I hereby authorize you to apply for a building permit on my behalf, for the purpose of installing a solar electric and or battery system at my property located at:

217 Beale Rd
Chatam, NY 12037

Property Owner Signature: DocuSigned by: Nazanin Rafsanjani 2E344FB572D04E5 **Date:** 10/12/2021

Property Owner Name: Nazanin Rafsanjani

LG NeON®H

LG435N2T-E6

144

435W

The LG NeON® H is designed to absorb sunlight both from the front and the rear sides of its NeON® cell by using a transparent backsheet. The dual faces of the cell result in higher energy generation.

25 YEAR PRODUCT / PERFORMANCE WARRANTY

c UL us

Features

25-Year Limited Product Warranty

The NeON® H is covered by a 25-year limited product warranty.

Bifacial Energy Yield

LG NeON® H modules use highly efficient bifacial solar cell, "NeON" applied Cello technology. Through the Cello technology, LG NeON® H can achieve up to 30% more energy than standard PV modules.

Better Performance on a Sunny Day

LG NeON® H now performs better on sunny days, thanks to its improved temperature coefficient.

More Generation on a Cloudy Day

The LG NeON® H performs well on cloudy days; weak sunlight conditions cause a low energy reduction.

When you go solar, ask for the brand you can trust: LG Solar

About LG Electronics USA, Inc.

LG Electronics is a global leader in electronic products in the consumer electronics markets by offering solar PV panels and energy storage systems. The company has established itself as a solar energy solutions provider by acquiring [illegible] in 2009, succeeded by its Group's vast experience in the semiconductor, LED, chemistry and telecommunications [illegible] in 2010, its solar research [illegible] to the market after [illegible] in 32 countries. The LG® Premium [illegible] Module® Shared over [illegible] 2011, 2012 and 2013 [illegible] awards [illegible] and innovation in the solar industry.

LG Life's Good

LG NeON® H

LG435N2T-E6

General Data

Cell Properties (Material/Type)	Monocrystalline/N-type
Cell Maker	LG
Cell Configuration	144 Cells (6 x 24)
Number of Busbars	9EA
Module Dimensions (L x W x H)	2,130 mm x 1,047 mm x 40 mm
Weight	23 kg
Glass (Thickness/Material)	2.8 mm/Tempered Glass with AR Coating
Backsheet (Color)	Transparent
Frame (Material)	Anodized Aluminium
Junction Box (Protection Degree)	IP 68 with 3 Bypass Diodes
Cables (Length)	1,400 mm x 2EA
Connector (Type/Maker)	MC 4/MC

Certifications and Warranty

Certifications*	IEC 61215-1/-1-1/-2 2016, IEC 61730-1/-2 2016, UL 61730 ISO 9001, ISO 14001, ISO 50001 OHSAS 18001
Salt Mist Corrosion Test	IEC 61701 2012 Severity 6
Ammonia Corrosion Test	IEC 62716:2013
Module Fire Performance	Type 1 (UL 1703)
Fire Rating	Class C (UL 790)
Solar Module Product Warranty	25 Years
Solar Module Output Warranty	Linear Warranty**

*Initial ≥ 98.1% year, ≥ 95.4% After 1st year, ≥ 0.35%/year, ≥ 86.9% at year 25 (Based on BiFi100)

Temperature Characteristics

NMOT*	[°C]	42 ± 3
Pmax	[%/°C]	-0.36
Voc	[%/°C]	-0.26
Isc	[%/°C]	0.03

*NMOT (Nominal Module Operating Temperature): Irradiance 800 W/m², Ambient temperature 20°C, Wind speed 1 m/s, Spectrum AM 1.5

Electrical Properties (NMOT)

Model		LG435N2T-E6		
		STC*	BiF 100**	BiFi200**
Maximum Power (Pmax)	[W]	327	349	372
MPP Voltage (Vmpp)	[V]	38.2	38.2	38.2
MPP Current (Impp)	[A]	8.55	9.14	9.73
Open Circuit Voltage (Voc)	[V]	45.9	45.9	45.9
Short Circuit Current (Isc)	[A]	8.98	9.60	10.22

I-V Curves

Electrical Properties

Model		LG435N2T-E6		
		STC*	BiFi100**	BiFi200**
Maximum Power (Pmax)	[W]	435	465	495
MPP Voltage (Vmpp)	[V]	40.7	40.7	40.7
MPP Current (Impp)	[A]	10.70	11.44	12.17
Open Circuit Voltage (Voc)	[V]	48.7	48.7	48.7
Short Circuit Current (Isc)	[A]	11.35	11.92	12.68
Module Efficiency	[%]	19.6	21.0	22.3
Pmax Bifaciality Coefficient	[%]		75 ± 5	
Power Tolerance	[%]		0 ~ +3	

*STC (Standard Test Condition): Irradiance 1000W/m², Cell temperature 25°C, AM 1.5
Measurement tolerance ± 3%
**The electrical properties of BiFi100 and BiFi200 measure under the front side irradiance 1000W/m² ~ (100W/m² or 200W/m²)* BiFi Type 100W/m² for BiFi100 are 200W/m² for BiFi200
2) IEC / UL Certifications is scheduled to proceed

Operating Conditions

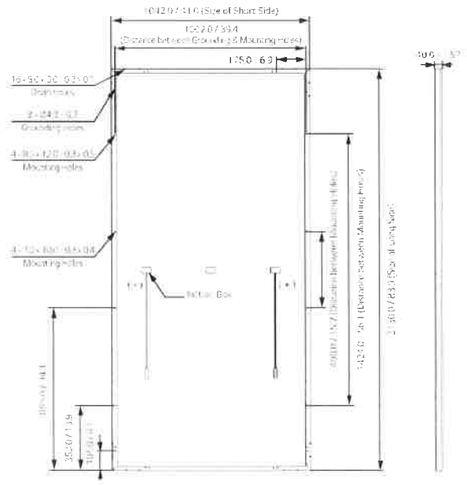
Operating Temperature	[°C]	-40 ~ +90
Maximum System Voltage	[V]	1,000(IEC)/1500(UL)
Maximum Series Fuse Rating	[A]	20
Mechanical Test Load* (Front)	[Pa/psf]	5,400/113
Mechanical Test Load* (Rear)	[Pa/psf]	3,000/63

*Test Load = Design Load x Safety Factor (1.5)

Packaging Configuration

Number of Modules per Pallet	[EA]	25
Number of Modules per 40' Container	[EA]	550
Number of Modules per 53' Container	[EA]	750
Packaging Box Dimensions (L x W x H)	[mm]	2,172 x 1,120 x 1,213
Packaging Box Dimensions (L x W x H)	[in]	85.5 x 44.1 x 47.8
Packaging Box Gross Weight	[kg]	593
Packaging Box Gross Weight	[lb]	1,307

Dimensions (mm/inch)



LG Electronics USA Inc.
Solar Business Division
2000 Millbrook Drive
Northbrook, IL 60062
www.lg-solar.com

Life's Good

Value-Added Improvements

- Superior integration with SMA's MLPE Power+ Solution
- World's first Secure Power Supply* now offers up to 2,000 W
- Full grid management capabilities ensure a utility-compliant solution for any market

Reduced Labor

- New Installation Assistant with direct access via smartphone minimizes time in the field
- Advanced communication interface with fewer components creates 50% faster setup and commissioning

Unmatched Flexibility

- SMA's proprietary OptiTrac™ Global Peak technology mitigates shade with ease
- Multiple independent MPPTs accommodate hundreds of stringing possibilities

Trouble-Free Servicing

- Two-part enclosure concept allows for simple, expedited servicing
- Equipped with SMA Smart Connected, a proactive service solution that is integrated into Sunny Portal

SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US

Reduce costs across your entire residential business model

The residential PV market is changing rapidly. Your bottom line matters more than ever—so we've designed a superior residential solution to help you decrease costs at every stage of your business operations. The Sunny Boy 3.0-US/3.8-US/5.0-US/6.0-US/7.0-US/7.7-US join the SMA lineup of field-proven solar technology backed by the world's #1 service team, along with a wealth of improvements. Simple design, improved stocking and ordering, value-driven sales support and streamlined installation are just some of the ways that SMA helps your business operate more efficiently. And, Sunny Boy's superior integration with the innovative Power+ Solution means installers have even more flexibility in addressing their toughest challenges. Finally, SMA Smart Connected will automatically detect errors and initiate the repair and replacement process so that installers can reduce service calls and save time and money.

Technical data	Sunny Boy 3.0-US		Sunny Boy 3.8-US		Sunny Boy 5.0-US	
	208 V	240 V	208 V	240 V	208 V	240 V
Input (DC)						
Max. PV power	4800 Wp		6144 Wp		8000 Wp	
Max. DC voltage	600 V					
Rated MPP voltage range	155 - 480 V		195 - 480 V		220 – 480 V	
MPPT operating voltage range	100 – 550 V					
Min. DC voltage / start voltage	100 V / 125 V					
Max. operating input current per MPPT	10 A					
Max. short circuit current per MPPT	18 A					
Number of MPPT tracker / string per MPPT tracker	2 / 1				3 / 1	
Output (AC)						
AC nominal power	3000 W	3000 W	3330 W	3840 W	5000 W	5000 W
Max. AC apparent power	3000 VA	3000 VA	3330 VA	3840 VA	5000 VA	5000 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	14.5 A	12.5 A	16.0 A	16.0 A	24.0 A	21.0 A
Power factor (cos ϕ)	1					
Output phases / line connections	1 / 2					
Harmonics	< 4 %					
Efficiency						
Max. efficiency	97.2 %	97.6 %	97.3 %	97.6 %	97.3 %	97.6 %
CEC efficiency	96.2 %	96.3 %	96.4 %	96.7 %	96.7 %	96.9 %
Protection devices						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
General data						
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)					
Packaging dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)					
Weight / packaging weight	26 kg (57 lb) / 30 kg (66 lb)					
Temperature range: operating / non-operating	-25°C ...+60°C / -40°C ...+60°C					
Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)					
Internal power consumption at night	< 5 W					
Topology / Cooling concept	Transformerless / Convection					
Features						
Ethernet ports	2					
Secure Power Supply	●*					
Display (2 x 16 characters)	●					
2.4 GHz WLAN / External WLAN antenna	●/○					
Cellular (4G / 3G) / Revenue Grade Meter	○/○**					
Warranty: 10 / 15 / 20 years	●/○/○					
Certificates and approvals	UL 1741, UL 1741 SA incl. CA Rule 21 RSD, UL 1998, UL 1699B Ed. 1, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA V22.2 107.1-1, HECO Rule 14H, PV Rapid Shutdown System Equipment					

● Standard features ○ Optional features – Not available

NOTE: US inverters ship with gray lids. Data at nominal conditions * Not compatible with the SunSpec Rapid Shutdown functionality **Standard in SBX.X-1TP-US-41

Type designation	SB3.0-1SP-US-41 / SB3.0-1TP-US-41	SB3.8-1SP-US-41 / SB3.8-1TP-US-41	SB5.0-1SP-US-41 / SB5.0-1TP-US-41	

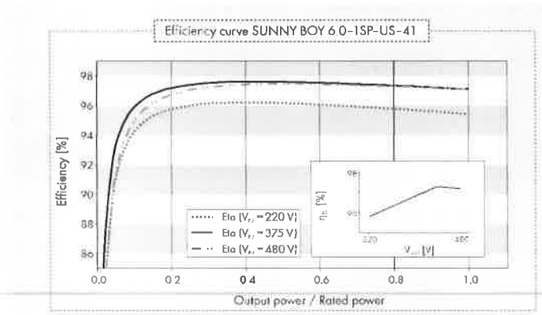
Accessories

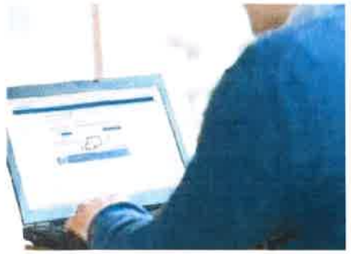
External WLAN antenna
EXTANT-US-40

SMA Rooftop Communication Kit
ROOFCOMMKIT-P2-U5

Revenue Grade Meter Kit
RGM05KIT-US-10

Cellular Modem Kit
CELLMODKIT-US-10





SIMPLE, FLEXIBLE DESIGN

Speed the completion of customer proposals and maximize the efficiency of your design team with the Sunny Boy-US series, which provides a new level of flexibility in system design by offering:

» Hundreds of stringing configurations and multiple independent MPPTs

» SMA's proprietary OptiTrac™ Global Peak shade mitigation technology

» Diverse application options including on- and off-grid compatibility

VALUE-DRIVEN SALES ENABLEMENT

SMA wants to enable your sales team by arming them with an abundance of feature/benefit support. Show your customers the value of the Sunny Boy-US series by utilizing:

» Secure Power Supply, now with 2,000 W of opportunity power in the event of a grid outage, as an increased value-add or upsell opportunity

» SMA's 35 year history and status as the #1 global inverter manufacturer instills homeowners with peace of mind and the long-term security they demand from a PV investment

» An economical solution for shade mitigation and the challenges of complex roofs

IMPROVED STOCKING AND ORDERING

Ensure that your back office business operations run smoothly and succinctly while mitigating potential errors. The Sunny Boy-US series can help achieve cost savings in these areas by providing:

» An integrated DC disconnect that simplifies equipment stocking and allows for a single inverter part number

» All communications integrated into the inverter, eliminating the need to order additional equipment

STREAMLINED INSTALLATION AND COMMISSIONING

Expedite your operations in the field by taking advantage of the new Sunny Boy's installer-friendly feature set including:

» Direct access via smartphone and utilization of SMA's Installation Assistant, which minimizes time/labor spent in the field and speeds the path to commissioning

» Simple commissioning and monitoring setup in a single online portal

» New! Advanced communication interface with fewer components allows for 50% faster commissioning

SUPERIOR SERVICE

SMA understands the factors that contribute to lifetime PV ownership cost, that's why the Sunny Boy-US series was designed for maximum reliability and backstopped by an unmatched service offering. Benefit from:

» SMA Smart Connected, a proactive service solution integrated into Sunny Portal that automatically detects errors and initiates the repair and replacement process

» The #1 service team in the PV industry, as recognized by IMS research, with experience servicing an installed base of more than 55 GW

DRAWING LIST

PV-01	TITLE SHEET
PV-02	SITE PLAN
PV-03	ARRAY LAYOUT
PV-04	ELECTRICAL DIAGRAM

SCOPE OF WORK

ARRAY(S): INSTALLATION OF GROUND MOUNTED ARRAY NORTH OF HOUSE.

CONDUIT RUNS: DC CONDUIT UNDER ARRAY TO PV INVERTERS. AC TO PV AC COMBINER ON BACK OF ARRAY. COMBINED AC CONDUIT FROM ARRAY TO PV AC DISCONNECT ON NORTH HOUSE WALL ADJACENT TO UTILITY METER.

ELECTRICAL EQUIPMENT: INSTALLATION OF PV INVERTER A, PV INVERTER B, DC DISCONNECT A, DC DISCONNECT B, PV AC COMBINER ON BACK OF ARRAY, INSTALLATION OF PV AC DISCONNECT, RAPID SHUTDOWN INITIATION DEVICE >, AND JUNCTION BOX ON NORTH HOUSE WALL NEAR UTILITY METER.

INTERCONNECTION / ELECTRICAL SCOPE: INTERCONNECT SOLAR INVERTERS VIA LINE SIDE TAP IN JUNCTION BOX NEAR UTILITY METER ON NORTH HOUSE WALL.

ZONING DETAILS

ZONING CLASS	01 -
TAX ID #	77-4-42.120
REQUIRED PROJECT SETBACKS (FT.)	50' F, 20' S., 20' R
ACTUAL PROJECT SETBACKS (FT.)	150' F., 100' / 311' S., 310' R.

DESIGN CRITERIA

BASIC WIND SPEED	115 MPH
WIND EXPOSURE CATEGORY	B
GROUND SNOW LOAD	40 PSF
ROOF PITCH	24°

It is a violation of New York State Education Law Article 145 for any person, unless acting under the direct supervision of a licensed professional engineer, to alter this drawing in any way.

STATE OF NEW YORK
NICOLAS A. SMITH
091373
LICENSED PROFESSIONAL ENGINEER

AERIAL PARCEL VIEW (SCALE: 1/32" = 1')

TITLE SHEET	
PV-01	
1 OF 4	

suncommon
SUNCOMMON CONFIDENTIAL AND PROPRIETARY

SUNCOMMON
1155 FLATBUSH ROAD
KINGSTON, NEW YORK 12401
(866)-452-7652

BLUMBERG
217 BEALE RD
CHATHAM, NY 12037
TOWN OF AUSTERLITZ
COLUMBIA COUNTY
PHONE: 773-251-5903

PROJECT LOG

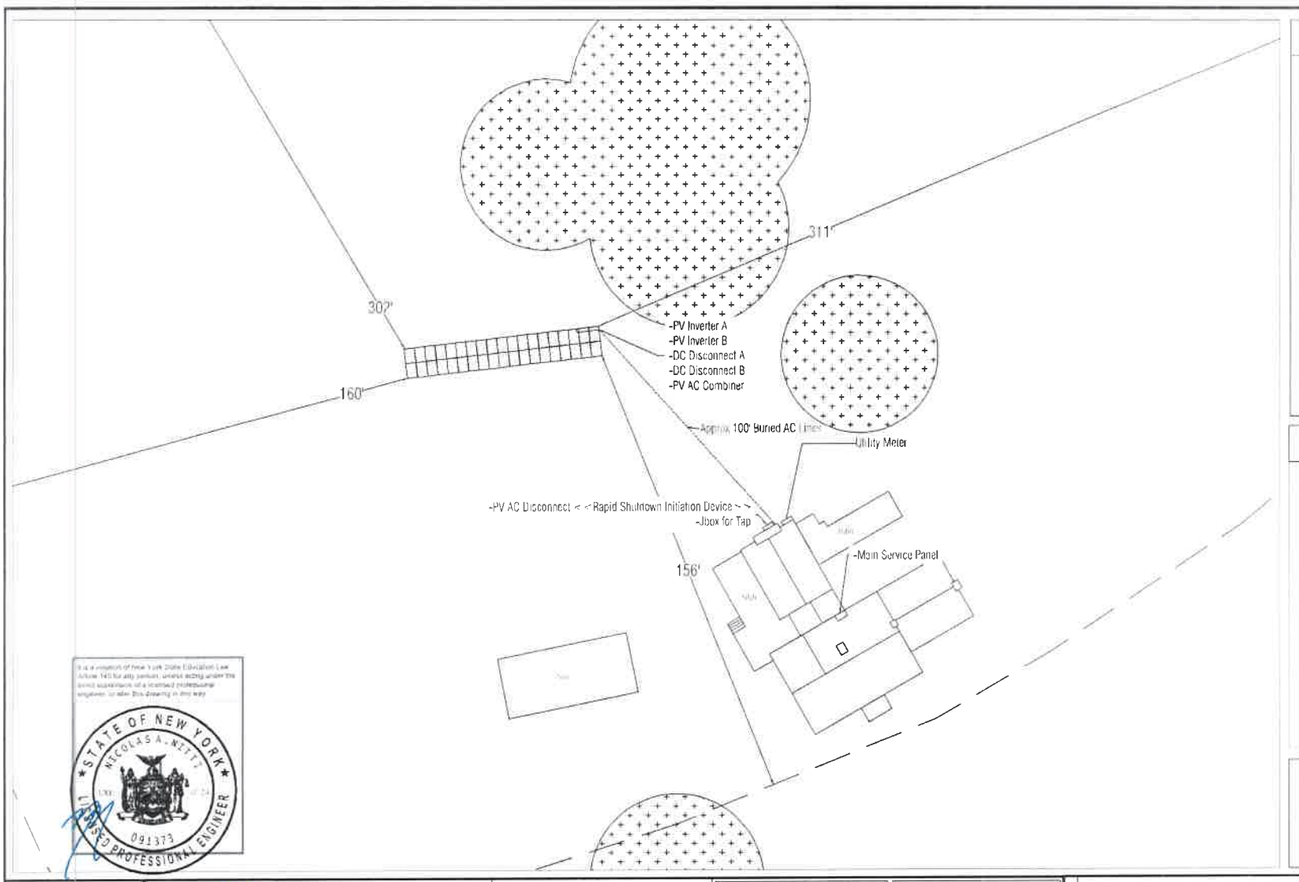
No	By	Date	Notes
0	-	-	-
1			

APPLICABLE CODES:

CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

SYSTEM DETAILS

DC SYSTEM SIZE (kW)	[illegible]	MODULE QTY (MODULE)	[illegible]
AC SYSTEM SIZE (kW)	[illegible]	INVERTER QTY (INVERTER)	[illegible]
SERVICE SIZE (A)	[illegible]		
SERVICE TYPE	[illegible]	UTILITY	[illegible]



LEGEND

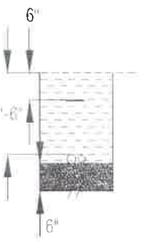
STRUCTURE OR ROAD

PARCEL LINE

BURIED LINE

EXISTING VEGETATION

TRENCH DETAIL (IF APPLICABLE)



SCALE:
1/32" = 1'

SITE PLAN

PV-02

2 OF 4

suncommon

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(866)-452-7652

BLUMBERG
217 BEALE RD
CHATHAM, NY 12037
TOWN OF AUSTERLITZ
COLUMBIA COUNTY
PHONE: 773-251-5903

PROJECT LOG

DB	VB	Date	NOTES
SF	-	1-1-2022	ISSUED
SF		12-1-2021	INITIAL SUBMISSION

APPLICABLE CODES:

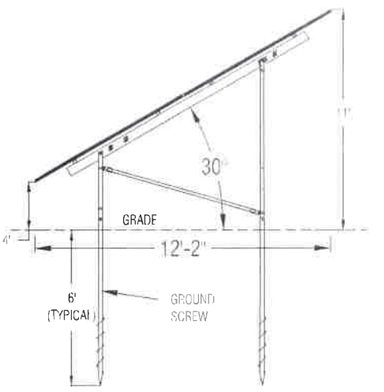
CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

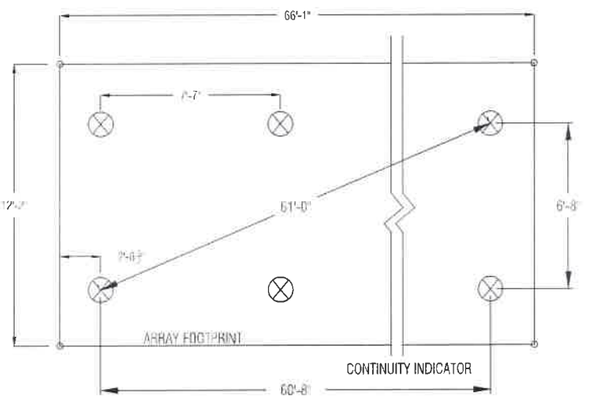
SYSTEM DETAILS

DC SYSTEM SIZE (kW)	14.1	MODULE SIZE (VDC)	(10) LG NEON R
AC SYSTEM SIZE (kW)	11.00	INVERTER SIZE (kW)	(1) ENPHASE IQ8PLUS-72-2-US (1) ENPHASE IQ8A-72-2-US
SERVICE SIZE (A)	200		
PANEL TYPE	UNDERGROUND	BUS	SPLIT

-Ground Screws shall be set a maximum of 6-12" above grade
-Top-of-post elevations are minimums. Posts shall be set higher if necessary as long as the difference between the South and North post heights is maintained
-South Posts - 50 3/4"
-North Posts - 104 3/4"
-Difference - 54"
-EXAMPLE: If, due to elevation, the north ground screws are 6" higher than the south ground screws, the north top-of-post elevation shall be maintained at the minimum 104 3/4" and the south post elevation shall be raised by 6" (50 3/4"+ 6"= 56 3/4")
-NOTE: The Post-to-ground screw minimum engagement is 4". If this is not possible due to an extreme elevation difference between the north and south screws while maintaining the minimum post heights, the south and north shall be lowered equally until all posts engage the ground screws by 4" minimum. This will affect the diagonal brace mount and the brace will not fit. One of the following options may be used:
-Attachment of the brace to the Cee Channel above the south post
-Cut the brace short and through bolt it to the South Power (DO NOT hammer the ends of the brace flat)
-Use Cable X-braces
-Use a brace extender/shortener piece

RACKING DETAIL VIEW





⊗ POST LOCATION
◦ ARRAY CORNERS MARKED ON SITE
⌇⌇ ARRAY CONTINUATION INDICATOR

GROUND MOUNT DETAILS

ARRAY SQUARE FOOTAGE	1,613
MODULE DIMENSIONS (LENGTH x WIDTH x DEPTH)	67.8 in x 44.6 in x 1.57 in
NUMBER OF POSTS	10
POST EMBEDMENT DEPTH	4 ft
ARRAY TILT (DEGREES)	30°
YA - ARRAY LENGTH DIMENSION (FT-IN)	61'-0"
YB - POST SPACING DIMENSION (FT-IN)	7'-7"
YC - REAR CANTILEVER DIMENSION (FT-IN)	2'-8"
XD - PERIMETER E-A POST SPACING	60'-8"
YE - HYPOTENUSE	61'-0"
MAX ALLOWABLE POST SPACING (FT-IN)	8'
MAX ALLOWABLE CANTILEVER (FT-IN)	3'-0"

ARRAY LAYOUT	
PV-03	
3 OF 4	

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TOWN OF AUSTERLITZ
COLUMBIA COUNTY
PHONE: 773-251-5903

PROJECT LOG

PR	DR	DATE	NOTE
0	A	1/10/22	ISSUED FOR PERMIT
1		2/1/22	REVISED PER AHJ COMMENTS

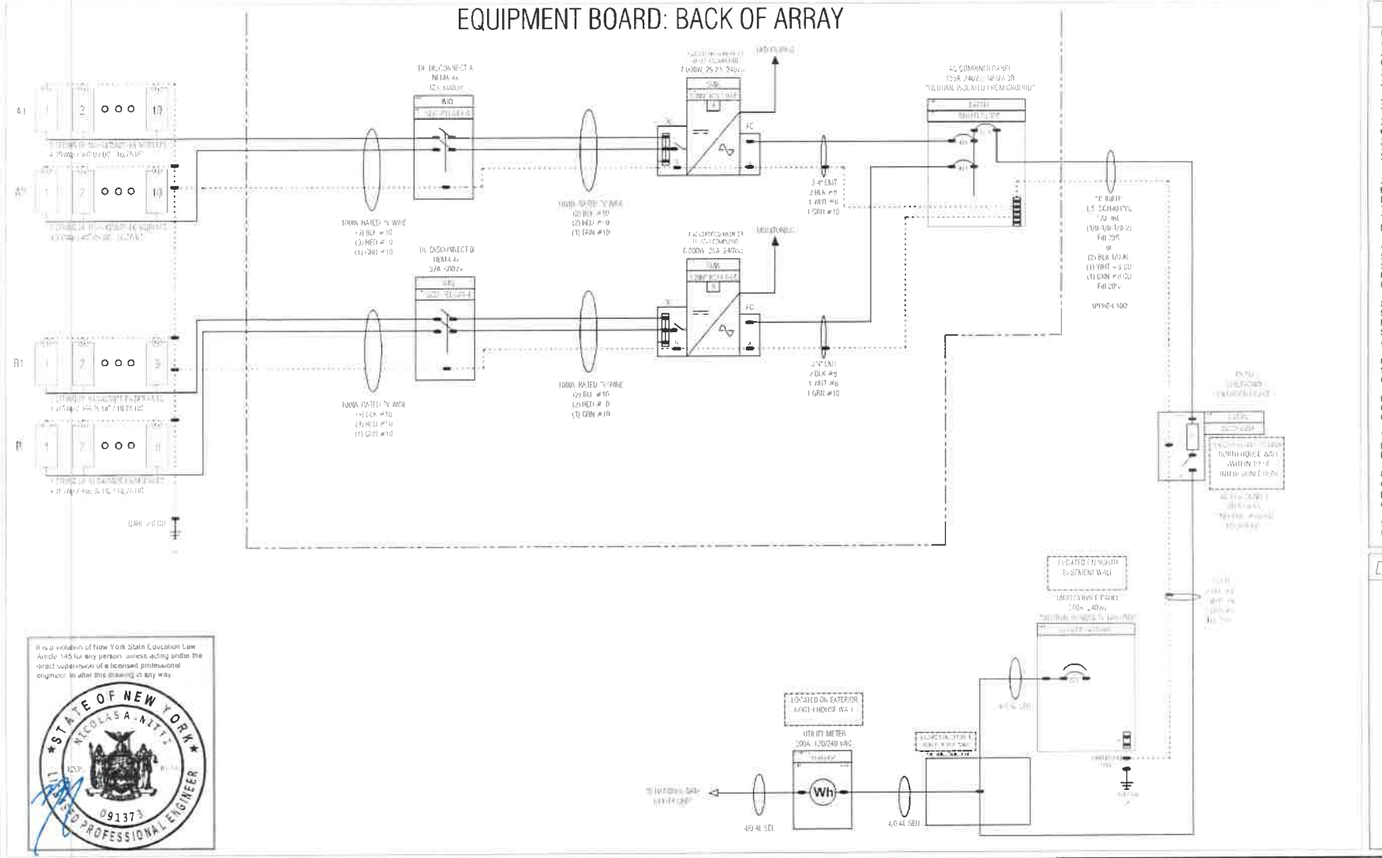
APPLICABLE CODES:

CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

SYSTEM DETAILS

DC SYSTEM SIZE (kW-p)	19.5	MODULE (QTY) MODEL	39 LG370Q1C-A5
AC SYSTEM SIZE (kW)	14.85	INVERTER (QTY) MODEL	39 ENPHASE IQ7PLUS-72-2-US (240V) or IQ7A-72-2-US (208V)
SERVICE SIZE (A)	200		
SERVICE TYPE	OVERHEAD	UTILITY	NYSEG

EQUIPMENT BOARD: BACK OF ARRAY



ELECTRICAL NOTES

1. ALL CONDUCTORS SIZED ACCORDING TO NEC-2017 TABLE 310.15(B)16/310.15(B)17 COPPER/AL CONDUCTOR, NEC-2017 310.15(B)(2)(A), 310.15(B)(3)(a), 310.15(B)(3)(c) AND ARTICLE 690

2. ALL CONDUITS SIZED ACCORDING TO NEC-2017 TABLE 310.15(B)16/310.15(B)17 COPPER/AL CONDUCTOR, NEC-2017 310.15(B)(2)(A), 310.15(B)(3)(a), 310.15(B)(3)(c) AND CHAPTER 9, TABLE 4 & TABLE 5.

3. INSTALLER SHALL PROVIDE PERMANENT LABELS FOR THE PHOTOVOLTAIC SYSTEM IN ACCORDING TO NEC 2017, ARTICLE 690 AND 705.10. SEE ELECTRICAL LABEL DRAWING

4. ALL CONDUITS AND WIRE SIZES SHOWN ARE MINIMUM REQUIRED SIZES. SITE CONDITIONS AND PROCUREMENT MAY DICTATE LARGER SIZES BEING USED, WITH ENGINEERING APPROVAL.

5. ALL EXPOSED PV WIRE MUST BE SECURELY FASTENED. ALL CONDUIT MUST BE SECURELY FASTENED AND SUPPORTED ACCORDING TO NEC-2017 ARTICLE 300

6. ALL CONDUCTORS TO BE STRANDED THWN-2 CU UNLESS OTHERWISE NOTED.

UNGROUNDED CONDUCTOR INSULATION COLORS: BLACK, RED, BLUE, BROWN, ORANGE, YELLOW

7. GROUNDED CONDUCTOR INSULATION COLORS: WHITE, GREY, BLACK+WHITE STRIPE

8. EQUIPMENT GROUNDING CONDUCTORS (EGC) / GROUNDING ELECTRODE CONDUCTORS (GEC) COLORS: GREEN, BARE

9. GEC TO BE IRREVERSIBLY SPLICED OR EXOTHERMICALLY WELDED

ELECTRICAL SCOPE DETAILS

ELECTRICAL DRAWING	SUNCOMMON 1155 FLATBUSH ROAD KINGSTON, NEW YORK 12401 (866)-452-7652	BLUMBERG 217 BEALE RD CHATHAM, NY 12037 TOWN OF AUSTERLITZ COLUMBIA COUNTY PHONE: 773-251-5903
PV-04	suncommon	
4 OF 4	SUNCOMMON CONFIDENTIAL AND PROPRIETARY	

PROJECT LOG

NO.	BY	DATE	NOTES

APPLICABLE CODES:

CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

SYSTEM DETAILS

DC SYSTEM SIZE (kW)	16.32	MODULE QTY (QTY)	32
AC SYSTEM SIZE (kW)	12.00	INVERTER QTY (QTY)	(1) 12kW MODULE
SERVICE SIZE (A)	200		
SERVICE TYPE	UNDERGROUND	BUSBAR	225A

Minor Subdivision

2022-04

Brittany Tessitore

- ***Large map available in office***

Town of Austerlitz
Planning Board
Application for Subdivision Review

Application Date: 01/31/2022

Applicant: (Property Owner)

Name: Brittany Tessitore **Email:** angelchick1689@yahoo.com

Street Address: 191 Stonewall road **Mailing Address:** Chatham 270 State Route 203, Spencertown NY 12165

City: Chatham **State:** NY **Zip:** 12165 **Phone Number:** 516-392-2159

Representative: (If Any) None

Name: _____ **Email:** _____

Phone Number: _____

Surveyor or Engineer:

Name: Robert J. Ihlenburg

Phone Number: 518-828-7406 **License Number:** NYS PLS 049374

Tax Map Number: 87.00 2-4

Property Location: (Brief Description of Location)

Corner of Stonewall road and route 203

Names of Abutting Property Owners:

Michael Tessitore Jr.

Easements or Restriction:

none

The undersigned hereby requests approval **by** the Planning Board of the above identified subdivision Plat.

Signature: Brittany Tessitore

Title: _____

Date: 01/31/2022

FOR OFFICE USE ONLY **Project ID**_____

SUBMISSION DATES and APPROVALS

Applic, Fees & Preliminary	Public Hearing	SEQRA Determination	Final Approval

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Correction of boundary lines

Project Location (describe, and attach a location map):
The corner of 203/Stonewall road and Property 270 State Route 203

Brief Description of Proposed Action:
We want to clear up boundary lines and correct tax information

Name of Applicant or Sponsor:	Telephone: 518-392-2159
Bri Harry Tessitore	E-Mail: angelchick1689@yahoo.com

Address:
270 State Route 203

City/PO:	State:	Zip Code:
Spencertown	NY	12165

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action? approx 6 acres
b. Total acreage to be physically disturbed? approx 2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

RESET

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☒	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100 year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties? ☒NO ☐YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe: ☒NO ☐YES		

RESET

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☒	☐

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

Applicant/sponsor name: Brittany Tessitore Date: January 31, 2022

Signature: Brittany Tessitore

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

RESET

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET

Original Area: 5.536 acres
Final Area: 4.650 acres

lands n/f Vieni, Vieni and Baker Trustees
tax parcel 87.00-2-6

lands occupied by Michael Tessitore
as shown on F. Ambrosio map 1998
tax parcel 87.00-2-3

original area of Michael Tessitore by deed 737 page 242
area: 0.886 acres

original line Michael Tessitore by deed 737 page 242

L 845 P 204

L 389 frame 245

87.00-2-5

87.00-50

S 70°32'00"W 150.0'

N 19°28'00"W 50.79'

N 70°25'05"E 96.20'

N 19°28'00"W

N 19°28'00"W

S 19°28'00"E 450.00'

N 19°34'25"W 400.00'

S 70°22'25"W 223.1'

distance by map 00-50 is 223.75 feet

survey base line

N 70°38'00"E 335.0'

S 70°53'15"W 96.95'

S 70°32'00"W 150.0'

N 68°03'00"E 233.6'

S 70°25'05"W 300.05'

N 71°55'00"E 550.0'

S 43°04'25"W 157.54'

S 14°25'30"W 87.47'

S 14°5[illegible]

S 01°12'10"W 56.38'

S 84°07'15"E 29.55'

S 56°20'00"E 43.3'

N 74°49'20"E 111.9'

N 67°[illegible]

399.21'

96.95'

53.0'

28.9'

84.0'

deck
46.4'
32.2'
24.6'

residence

shed

garden

driveway

woods road

wet and boggy area

wet and boggy area

area of "upland"

proposed well

meter post

proposed tile field

pin found

pin set

pole

end guardrail

guardrail

Station 172+03
left 40 feet of
base line.

sta. 168+06.3 Lt. 30.4'

sta. 166+56.8 Lt. 28.9'

sta. 166+03.8 Lt. 28.8

167+16 RT 41.00 GUTTERNBERG
pin found

169+50 RT 26.00 GUTTENBERG
monument found

monument found

station 173+11

1937 highway boundary SH 5629 Map No. 20AB (1937)

SH5629 R167+50

SH5629 R173+84

173+84=D60+00

State Highway 203 (SH 5629)

(formerly Macedonia - Red Stone Wall Road)

This is deed 315 page 570 and 571 corner described as station 169+03 (left 32.2 feet) to Joseph Vieni and Albert Dell' Grottaglia.

Parcel Note:
The lands of Michael Tessitore as described in deed 737 page 242 are not all of the lands being occupied by Michael Tetssitore. The 150 wide parcel currently occpied is show on a map for Charles Vieni prepared

KEY

- F — F — wire fence line
- W — W — stone wall line
- U — U — utility lines
- field/tree line
- land hook
- pond area
- line of stream
- property line
- traveled way (road surface)

60 0

GRAPHIC SCALE

added 0.886 acre parcel
added proposed residence
revised map to show 198

Rev. No.

SURVEY
SH
BRI

TOW
COU
ST

see
see

SURVEY INFORMATI
ROBERT J. IHLENB
177 CHARLTOWN R

monument found

Drawing is a

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES
PROPERTY RECORD CARD

SWIS 102200 TAX MAP No. 87.-2-3

OWNER Tessitore, Michael

LOCATION 270 Route 203 Austerlitz

PROP CLASS 210 SCHOOL DIST 103801

SALE PRICE SALE DATE

Site Info.	SWIS/SBL	102200	08700000020030000000		Card No	1
			Site No 1	Property Class	210	
Route No.					R8	
Nbhd. Code:	2204			Val Dist:	0	
Sewer Type:	1=None	2=Private	3=Comm/Public		2	
Water Supply:	1=None	2=Private	3=Comm/Public		2	
Utilities:	1=No Public	2=Gas	3=Electric	4=Gas and Electric	3	
Site Desirability:	1=Inferior	2=Typical	3=Superior		2	
Nbhd Type:	1=Rural	2=Suburban	3=Urban	4 Commercial	1	
Nbhd Rating:	1=Below Avg.	2=Average	3=Above Avg.		2	
Road Type:	1=None	2=Unimproved	3=Improved	4=Right-of-Way	3	
DC Entry Type:	1=Inter Inspec	2=Inter Refuse	3=Total Refusal	4=Est	5=No Entry	5
Zoning Code:						01

NOTES

Audit Control Section

Collector	Date(mmddyy)	Time	Activity	Source
	/ /	:		
	/ /	:		

Audit Control Codes Activity	Source	Sales Information Codes Sales Type	Valuation Useable
N=None	1=Owner		0=No
M=Measured Only	2=Relative	1=Land Only	1=Yes
L=Listed	3=Tenant	2=Bldg. Only	
	4=Other	3=Land and Bldg	
	5=NOAH	4=Right-of-Way	
	6=Assess. Data		

Reappraisal Cycle Section

Date of Last Phy Insp. 10/21/2018 Date of Reappraisal 2/7/2019

Sales Information Section

Sale Date	Sale Price	Sale Type	Valuation Useable

Land Breakdown Section

Waterfront Type: 1=Pond 2=River 3=Lake 4=Canal 5=Ocean 6=Bay

Land Type

01=Primary	05=Tillable	09=Muck	13=Vineyard
02=Secondary	06=Pasture	10=Waterfront	14=Wetland
03=Undeveloped	07=Woodland	11=Orchard	15=Leased Land
04=Residual	08=Wasteland	12=Rear	

Soil Rating

P Poor	(05) 01-10	(09) 01-04
N Normal	(06) 01-10	(11) 01-10
G Good	(07) 01-04	(13) 01-10

Influence Code

1=Topog	5=View
2=Location	6=Wetness
3=Shape	7=Environmental
4=Restricted Use	8=Other

Land Type	Front Feet	Depth	Acres	Square Feet	Soil Rating	Water Type	Depth Factor	Infl %	Infl Cd1	Infl Cd2	Infl Cd3
01	0.00	0.00	1.70	0			0	0			

Signature below does not mean contents verified, only that data was collected in your presence.

SIGNATURE

87.-2-3

Residential Building Section

Building Style

01=Ranch 02=Raised Ranch 03=Split Level 04=Cape Cod 05=Colonial 06=Contemporary 07=Mansion 08=Old Style 09=Cottage 10=Row 11=Log Home 12=Duplex 13=Bungalow 14=Other 15=Town House 16=A-Frame 17=Manf. Housing

	11
No. of Stories	1.0

Ext. Wall Mat.

01=Wood 02=Brick 03=Aluminum/Vinyl 04=Composition 05=Concrete 06=Stucco 07=Stone 08=Synthetic

	01
Actual Yr. Built	1965
Effective Yr. Built	1985
Yr. Remodeled	0
No. Kitchens	1

Kitchen Qual: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent — 0

No. Full Baths: 1 — No. Half Baths: 0

Bath Qual: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent — 0

No. Bedrooms	3
No. Rooms	0
No. Fireplaces: 1 — Firpl Type (1=Masonry 2=Zero Clearance)	0

Heat Type: 1=No Central 2=Hot Air 3=Hot Water/Steam 4=Electric — 3

Fuel Type: 1=None 2=Gas 3=Elec 4=Oil 5=Wood 6=Solar 7=Coal 8=Geo 9=Pro — 4

Central Air (Blank=No 1=Yes)	0
Basement Type (1=Pier/Slab 2=Crawl 3=Partial 4=Full)	4
Basement Garage Capacity	1

Overall Cond: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent — 3

Exterior Cond: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent — 3

Interior Cond: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent — 3

Constr. Grade: A=Excellent B=Good C=Average D=Economy E=Min — C

Grade Adjust Pct:	0
Pct Good: 0 — Func OBS Pct.	0

Residential Building Area Section

First Story	1357
Second Story:	0
Addl Story:	0
Half Story:	0
Three Qtr Story:	0
Fin Over Garage:	0
Fin Attic:	0
Fin Basement:	0
Unfin Half Story:	0
Unfin 3 Qtr Story:	0
Unfin Room:	0
Unfin Over Garage	0
SFLA:	1357
Fin Rec Room:	0

MEAS. CODE:	CONST. GRADE	CONDITION
1=Quantity	A=Excellent	1=Poor
2=Dimensions	B=Good	2=Fair
3=Square Feet	C=Average	3=Normal
4=Dollars	D=Economy	4=Good
	E=Minimum	5=Excellent

Structure Codes

Garages
RC1=Carport RG1=Gar-1.0 att RG2=Gar-1.5 att RG3=Gar-2.0 att RG4=Gar-1.0 det RG5=Gar-1.5 det RG6=Gar-2.0 det RG7=Garage/wApt

Pools
LS1=St/Vnyl LS2=Fibgls LS3=Concrete LS4=Gunite LS5=Abv Grn

Barns
FB1=1.0 Dry FB2=1.5 Dry FB3=2.0 Dry FB4=1.0 Gen FB5=1.5 Gen FB6=2.0 Gen FB7=Pole FB8=Horse

Miscellaneous
GH2=Grnhse-res TC1=Tennis Court

CANOPIES
CP5=Roof Only CP6=W/Slab CP7=W/Screen

Sheds
FC1=Shed FC2=Aluminum FC3=Galvanized FC4=Finshd

Mobile Home
MH1=Basement MH2=Roof MH5=Mobile Home MH6=7x12 Room MH7=7x24 Room MH8=Tip-Out Room MH9=Wood Addon

Porch Type
RP1=Open RP2=Cover RP3=Screen RP4=Enclsd RP5=Up Op RP6=Up Cov RP7=Up Scr RP8=Up Enc

IMPROVEMENT SECTION

Structure Code	MC	Dimension 1	Dimension 2	SQFT (MISC)	Quantity	Grade	COND.	Actual Yr. Built	Effective Yr. Built	PCT. GOOD
RP2		0	0	115.00	1	C	3	1965	0	0
FC1		8.00	20.00	0	0	C	3	2000	0	0
RP5		12.00	44.00	0	0	C	3	2000	0	0

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES
PROPERTY RECORD CARD

SWIS 102200 TAX MAP No. 87.-2-4

OWNER Tessitore, Brittany

LOCATION Route 203 Austerlitz

PROP CLASS 314 SCHOOL DIST 103801

SALE PRICE $19,562.00 SALE DATE 5/28/2021

Site Info.	SWIS/SBL	102200	08700000020040000000		Card No. 1
				Site No. 1	Property Class 314
Route No.					R8
Nbhd. Code:		2204			Val Dist 0
Sewer Type:	1=None	2=Private	3=Comm/Public		1
Water Supply:	1=None	2=Private	3=Comm/Public		1
Utilities:	1=No Public	2=Gas	3=Electric	4=Gas and Electric	3
Site Desirability:	1=Inferior	2=Typical	3=Superior		2
Nbhd Type:	1=Rural	2=Suburban	3=Urban	4=Commercial	1
Nbhd Rating:	1=Below Avg.	2=Average	3=Above Avg.		2
Road Type:	1=None	2=Unimproved	3=Improved	4=Right-of-Way	3
DC Entry Type:	1=Inter Inspec	2=Inter Refuse	3=Total Refusal	4=Est 5=No Entry	4
Zoning Code:					01

NOTES

Audit Control Section

Collector	Date(mmddyy)	Time	Activity	Source
	/ /	:		
	/ /	:		

Audit Control Codes Activity	Source	Sales Information Codes Sales Type	Valuation Useable
N=None	1=Owner		0=No
M=Measured Only	2=Relative	1=Land Only	1=Yes
L=Listed	3=Tenant	2=Bldg. Only	
	4=Other	3=Land and Bldg	
	5=NOAH	4=Right-of-Way	
	6=Assess. Data		

Reappraisal Cycle Section

Date of Last Phy Insp. 7/5/2018 Date of Reappraisal 1/14/2019

Sales Information Section

Sale Date	Sale Price	Sale Type	Valuation Useable
2021-05-28	$19,562.00	1	0
2017-04-14	$1.00	1	0
2010-11-03	$1.00	1	0

Land Breakdown Section

Waterfront Type: 1=Pond 2=River 3=Lake 4=Canal 5=Ocean 6=Bay

Land Type
01 Primary 05 Tillable 09 Muck 13 Vineyard
02 Secondary 06 Pasture 10 Waterfront 14 Wetland
03 Undeveloped 07 Woodland 11 Orchard 15 Leased Land
04 Residual 08 Wasteland 12 Rear

Soil Rating
P Poor (05) 01-10 (09) 01-04
N Normal (06) 01-10 (11) 01-10
G Good (07) 01-04 (13) 01-10

Influence Code
1=Topog 5=View
2=Location 6=Wetness
3=Shape 7=Environmental
4=Restricted Use 8=Other

Land Type	Front Feet	Depth	Acres	Square Feet	Soil Rating	Water Type	Depth Factor	Infl %	Infl Cd1	Infl Cd2	Infl Cd3
03	0.00	0.00	2.00	0			0	0			
04	0.00	0.00	4.70	0			0	0			

Signature below does not mean contents verified, only that data was collected in your presence.

SIGNATURE

87.-2-4

Residential Building Section

Building Style

01=Ranch	07=Mansion	13=Bungalow
02=Raised Ranch	08=Old Style	14=Other
03=Split Level	09=Cottage	15=Town House
04=Cape Cod	10=Row	16=A-Frame
05=Colonial	11=Log Home	17=Manf. Housing
06=Contemporary	12=Duplex	

No. of Stories

Ext. Wall Mat.

01=Wood	04=Composition	07=Stone
02=Brick	05=Concrete	08=Synthetic
03=Aluminum/Vinyl	06=Stucco	

Actual Yr. Built

Effective Yr. Built

Yr. Remodeled

No. Kitchens

Kitchen Qual: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

No. Full Baths **No. Half Baths**

Bath Qual: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

No. Bedrooms

No. Rooms

No. Fireplaces **Firpl Type** 1=Masonry 2=Zero Clearance

Heat Type 1=No Central 3=Hot Water/Steam 2=Hot Air 4=Electric

Fuel Type 1=None 3=Elec 5=Wood 7=Coal 9=Pro 2=Gas 4=Oil 6=Solar 8=Geo

Central Air Blank=No 1=Yes

Basement Type 1=Pier/Slab 2=Crawl 3=Partial 4=Full

Basement Garage Capacity

Overall Cond 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

Exterior Cond 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

Interior Cond 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

Constr. Grade A=Excellent C=Average E=Min B=Good D=Economy

Grade Adjust Pct:

Pct Good: **Func OBS Pct.**

Residential Building Area Section

First Story	
Second Story:	
Addl Story:	
Half Story:	
Three Qtr Story:	
Fin Over Garage:	
Fin Attic:	
Fin Basement:	
Unfin Half Story:	
Unfin 3 Qtr Story:	
Unfin Room:	
Unfin Over Garage	
SFLA:	
Fin Rec Room:	

MEAS. CODE:	CONST. GRADE	CONDITION
1=Quantity	A=Excellent	1=Poor
2=Dimensions	B=Good	2=Fair
3=Square Feet	C=Average	3=Normal
4=Dollars	D=Economy	4=Good
	E=Minimum	5=Excellent

Structure Codes

Garages		Pools	Barns		Miscellaneous	Sheds	Mobile Home	Porch Type	
RC1=Carport	RG4=Gar-1.0 det	LS1=St/Vnyl	FB1=1.0 Dry	FB5=1.5 Gen	GH2=Grnhse-res	FC1=Shed	MH1=Basement	RP1=Open	RP5=Up Op
RG1=Gar-1.0 att	RG5=Gar-1.5 det	LS2=Fibgls	FB2=1.5 Dry	FB6=2.0 Gen	TC1=Tennis Court	FC2=Aluminum	MH2=Roof	RP2=Cover	RP6=Up Cov
RG2=Gar-1.5 att	RG6=Gar-2.0 det	LS3=Concrete	FB3=2.0 Dry	FB7=Pole	**CANOPIES**	FC3=Galvanized	MH5=Mobile Home	RP3=Screen	RP7=Up Scr
RG3=Gar-2.0 att	RG7=Garage/wApt	LS4=Gunite	FB4=1.0 Gen	FB8=Horse	CP5=Roof Only	FC4=Finshd	MH6=7x12 Room	RP4=Enclsd	RP8=Up Enc
		LS5=Abv Gm			CP6=W/Slab		MH7=7x24 Room		
					CP7=W/Screen		MH8=Tip-Out Room		
							MH9=Wood Addon		

IMPROVEMENT SECTION

Structure Code	MC	Dimension 1	Dimension 2	SQFT (MISC)	Quantity	Grade	COND.	Actual Yr. Built	Effective Yr. Built	PCT. GOOD

Site Plan Review

Solar Project

2022-05

William Louie

Town of Austerlitz Planning Board
Application for Site Plan Review/Special Use Permit

Application Date: 2 / 2 / 2022

Approval Request for: (check all that apply)

Site Plan [✔] Site Plan Amendment [ ] Special Use Permit [ ]

Applicant: Name: Hudson River Solar Email: Permitting@HudsonRiverSolar.com
Mailing Address: 720 Warren Street #7
City: Hudson State: NY Zip: 12534 Telephone: 518-212-7519 x

Owner: If different than applicant, if more than one owner provide information for each on separate sheet
Name: William Louie Email:
Street Address: 64 May Lane
City: Spencertown State: NY Zip: 12165 Telephone: (917) 945-5706

Project Information: Tax Map Number: 86.-2-18.120 Parcel Acreage 69.87

Location of Project/Street Address: 64 May Lane Spencertown, NY 12165

Current Land Use of Site: Residential

Current Condition of Site: Livable

Character of abutting parcels:

Proposed Use(s) of site:

☐ Utilities ☐ Multi-family project

☐ In-Home Business ☐ Commercial Project ☑ Other (describe use below)

Detailed Description of Proposed Use, including primary and secondary uses (use separate sheet if necessary):

Proposing to install a 17.6 kW solar system on a ground-mounted rack.
This system includes 44 solar panels (2 racks with 22 panels each) and a total of 2 inverters.

Description of buildings to be used height, number of stories, square feet:

For residential projects include the number of dwelling units and size in square feet

Is the property within 500 feet of ?

☐ A municipal boundary

☐ County or State Park or recreation either existing or proposed

☐ State or County road or right-of-way, either existing or proposed

☐ State or County owned building or institution

☐ Stream or drainage channel owned by County or for which channel lines have been established

☐ Active farm operation within an Agricultural District

If any of the above is true the site plan must also be reviewed by the County Planning Board.

Text

Applicants Signature: Robert J Barga Date: 2/2/2022

(see authorization letter attached)

FOR OFFICE USE ONLY

Date Received: _____ Project ID: _____

Preliminary Review Date: _____ Final Review Date: _____

Final Decision: _____ Site Plan Unnecessary _____ Approved

_____ Approved with conditions _____ Denied

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: William Louie - Solar Ground Rack			
Project Location (describe, and attach a location map): 64 May Lane, Spencertown, New York 12165			
Brief Description of Proposed Action: Proposing to install a 17.6 kW solar system on a ground-mounted rack. This system includes 44 solar panels (2 racks with 22 panels each) and a total of 2 inverters.			
Name of Applicant or Sponsor: Hudson River Solar (Robert Baerga)	Telephone: 518-212-7519 x 3 E-Mail: permitting@HudsonRiverSolar.com		
Address: 720 Warren Street #7			
City/PO: Hudson	State: NY	Zip Code: 12534	

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 2 acres
b. Total acreage to be physically disturbed? 1,273 sqft
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 69.87 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

RESET

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	✔	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	✔	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	✔	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✔	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✔	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	✔	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	✔	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	✔	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	✔	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	✔	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✔	☐	
b. Is the proposed action located in an archeological sensitive area?	✔	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	✔	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✔	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✔	☐	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✔	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	NO	YES	
	✔	☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES	✔	☐	

RESET

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

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

Applicant/sponsor name: Hudson River Solar / Robert Baerga Date: 02/02/2022

Signature: Robert J Baerga

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

RESET

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET

HudsonRiverSolar.com

Customer Name & Address:

William Louie
64 May Lane, Spencertown, New York 12165

SUBJECT: Authority Letter for Hudson River Renewables LLC (DBA Hudson River Solar)

Dear Customer Service:

I hereby authorize Hudson River Renewables of Hudson, NY and its employees to represent me for purposes of obtaining the permits required to connect their solar energy generating equipment to the electrical service at my location, as well as to obtain my electricity billing and usage information online to ascertain my historical and ongoing energy usage and costs for data collection and analytical purposes.

Sincerely,

William Louie

Date Jan 24, 2022

TOWN OF AUSTERLITZ
RECEIVED
FEB 03 2022
PLANNING BOARD
COLUMBIA COUNTY

COPY

NEW PV SYSTEM: 17.600 kWp

LOUIE RESIDENCE

64 MAY LN
AUSTERLITZ, NY 12165
ASSESSOR'S #: 10220086218120

GENERAL NOTES

1.1.1 **PROJECT NOTES:**
1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION
1.1.4 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4 **PV MODULES:** UL1703, IEC61730, AND IEC61215 AND NFPA 70 CLASS C FIRE **INVERTERS:** UL 1741 CERTIFIED, IEEE 1547, 929, 519 **COMBINER BOX(ES):** UL 1703 OR UL 1741 ACCESSORY
1.1.5 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7
1.1.6 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING (NEC 110.3)
1.1.7 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ

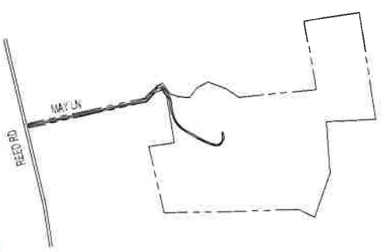
1.2.1 **SCOPE OF WORK:**
1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY AND INSTALL THE GROUND MOUNT ARRAY PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT

1.3.1 **WORK INCLUDES:**
1.3.2 GROUND MOUNT RACKING - NUANCE ENERGY OSP-STD POWER PLATFORM
1.3.3 PV MODULE AND INVERTER INSTALLATION - SOLARIA POWERXT-400R-PM / SMA SB 7.7-1SP-US-41 (240V)
1.3.4 PV EQUIPMENT GROUNDING
1.3.5 PV INSTALLING SYSTEM MONITORING EQUIPMENT
1.3.6 PV LOAD CENTERS (IF NEC)
1.3.7 PV METERING (IF NEC)
1.3.8 PV DISCONNECTS
1.3.9 PV GROUNDING ELECTRODE & BONDING TO (E) GEC
1.3.10 PV FINAL COMMISSIONING
1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV
1.3.12 TRENCHING (IF NECESSARY)

SCOPE OF WORK

SYSTEM SIZE	STC: 44 X 400W = 17.600KW PTC: 44 X 364.1W = 16.020KW DC (44) SOLARIA POWERXT-400R-PM (2) SMA SB 7.7-1SP-US-41 (240V)
ATTACHMENT TYPE	NUANCE ENERGY OSP-STD POWER PLATFORM
MSP UPGRADE	NO

01 AERIAL PHOTO
NOT TO SCALE



02 PLAT MAP
NOT TO SCALE

N

TOWN OF AUSTERLITZ
RECEIVED
FEB 03 2022
PLANNING BOARD
COLUMBIA COUNTY

COPY

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
S-501	ASSEMBLY DETAILS
E-601	LINE DIAGRAM
E-602	DESIGN TABLES
E-603	PLACARDS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER
NAME: WILLIAM LOUIE

PROJECT MANAGER
NAME:
PHONE:

CONTRACTOR
NAME: HUDSON RIVER SOLAR
PHONE:

AUTHORITIES HAVING JURISDICTION
BUILDING: TOWN OF AUSTERLITZ
ZONING: TOWN OF AUSTERLITZ
UTILITY NEW YORK STATE ELEC & GAS CORP

DESIGN SPECIFICATIONS
OCCUPANCY II
CONSTRUCTION SINGLE-FAMILY
ZONING: RESIDENTIAL
GROUND SNOW LOAD: 40 PSF
WIND EXPOSURE C
WIND SPEED: 115 MPH

APPLICABLE CODES & STANDARDS
BUILDING: NYSBC 2020 NYSRC 2020
ELECTRICAL: NEC 2017
FIRE NYSFC 2020

Hudson River Renewables

CONTRACTOR

HUDSON RIVER SOLAR

PHONE: 518-212-7519
ADDRESS: 720 WARREN ST #7, HUDSON, NY 12534 USA

LIC. NO.: HRR-834398100
HIC NO.:
ELE NO.: STONE CREEK ELECTRICAL LICENCE #454

NEW PV SYSTEM: 17.600 kWp

LOUIE RESIDENCE

64 MAY LN
AUSTERLITZ, NY 12165
APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE 11" X 17" (ANSI B)

COVER PAGE

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DATE: 12.14.2021
DESIGN BY: V.S.
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SITE NOTES:

2.1.1 2.1.2 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH ## STORAGE BATTERIES

2.1.3 2.1.4 THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING OR MECHANICAL PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.

EQUIPMENT LOCATIONS

2.2.1 2.2.2 ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26

2.2.3 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLES 310.15 (B)(2)(A) AND 310.15 (B)(3)(C).

2.2.3 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.

2.2.4 ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.

2.2.5 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.

2.2.6 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE

2.2.7 SOLAR ARRAY LOCATION SHALL BE ADJUSTED ACCORDINGLY TO MEET LOCAL SETBACK REQUIREMENTS.

STRUCTURAL NOTES:

2.3.1 2.3.2 RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAIL MANUFACTURER'S INSTRUCTIONS.

2.3.3 JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IT SHALL BE SEALED PER LOCAL REQUIREMENTS.

2.3.4 ALL PV RELATED ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.

GROUNDING NOTES:

2.4.1 2.4.2 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE

2.4.3 PV SYSTEMS REQUIRE AN EQUIPMENT GROUNDING CONDUCTOR. ALL METAL ELECTRICAL EQUIPMENT AND STRUCTURAL COMPONENTS BONDED TO GROUND IN ACCORDANCE WITH 250.134 OR 250.136(A). ONLY THE DC CONDUCTORS ARE UNGROUNDED.

2.4.4 PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.

2.4.5 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURE CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).

2.4.6 EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

2.4.7 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE

2.4.8 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]

2.4.9 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ

2.4.10 DC PV ARRAYS SHALL BE PROVIDED WITH DC GROUND-FAULT PROTECTION MEETING THE REQUIREMENTS OF 690.41(B)(1) AND (2) TO REDUCE FIRE HAZARDS.

INTERCONNECTION NOTES:

2.5.1 2.5.2 LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12 (B)]

2.5.3 THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS OUTPUT MAY NOT EXCEED 120% OF BUSBAR RATING [NEC 705.12(B)(2)(3)].

2.5.4 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR. PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(B)(2)(3)].

2.5.5 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (B)(2)(3)(C).

2.5.6 FEEDER TAP INTERCONNECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (B)(2)(1)

2.5.7 SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.12 (A) WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42

2.5.8 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING (NEC 705.12 (B)(5)).

DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

2.6.1 2.6.2 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED, THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).

2.6.3 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.

2.6.4 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED. THEREFORE BOTH MUST OPEN WHERE A DISCONNECT IS REQUIRED, ACCORDING TO NEC 690.13.

2.6.5 ISOLATING DEVICES OR EQUIPMENT DISCONNECTING MEANS SHALL BE INSTALLED IN CIRCUITS CONNECTED TO EQUIPMENT AT A LOCATION WITHIN THE EQUIPMENT, OR WITHIN SIGHT AND WITHIN 10 FT. OF THE EQUIPMENT. AN EQUIPMENT DISCONNECTING MEANS SHALL BE PERMITTED TO BE REMOTE FROM THE EQUIPMENT WHERE THE EQUIPMENT DISCONNECTING MEANS CAN BE REMOTELY OPERATED FROM WITHIN 10 FT. OF THE EQUIPMENT, ACCORDING TO NEC 690.15 (A).

2.6.6 PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D)

2.6.7 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.

2.6.8 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED, THEREFORE BOTH REQUIRE OVER-CURRENT PROTECTION, ACCORDING TO NEC 240.21 (SEE EXCEPTION IN NEC 690.9)

2.6.9 IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.

WIRING & CONDUIT NOTES:

2.7.1 2.7.2 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.

2.7.3 ALL CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.

2.7.4 EXPOSED PV SOURCE CIRCUITS AND OUTPUT CIRCUITS SHALL USE WIRE LISTED AND IDENTIFIED AS PHOTOVOLTAIC (PV) WIRE [690.31 (C)]. PV MODULES WIRE LEADS SHALL BE LISTED FOR USE ON PV ARRAYS, ACCORDING TO NEC 690.31 (A).

2.7.5 PV WIRE BLACK WIRE MAY BE FIELD-MARKED WHITE [NEC 200.6 (A)(6)].

2.7.6 MODULE WIRING SHALL BE LOCATED AND SECURED UNDER THE ARRAY.

2.7.7 ACCORDING TO NEC 200.7, UNGROUNDED SYSTEMS DC CONDUCTORS COLORED OR MARKED AS FOLLOWS:
- DC POSITIVE- RED, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN
- DC NEGATIVE- BLACK, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

2.7.8 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:
- PHASE A OR L1- BLACK
- PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE
- PHASE C OR L3- BLUE, YELLOW, ORANGE*, OR OTHER CONVENTION
- NEUTRAL- WHITE OR GRAY

* IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15]

2.7.9 ELECTRICAL WIRES IN TRENCH SHALL BE AT LEAST 18IN BELOW GRADE (RESIDENTIAL).

Hudson River Renewables

CONTRACTOR

HUDSON RIVER SOLAR

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LIC. NO.: HRR-834388100

HIC NO.:

ELE. NO.: STONE CREEK ELECTRICAL LICENCE #464

NEW PV SYSTEM: 17.600 kWp

LOUIE RESIDENCE

64 MAY LN
AUSTERLITZ, NY 12165
APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE 11" X 17" (ANSI B)

NOTES

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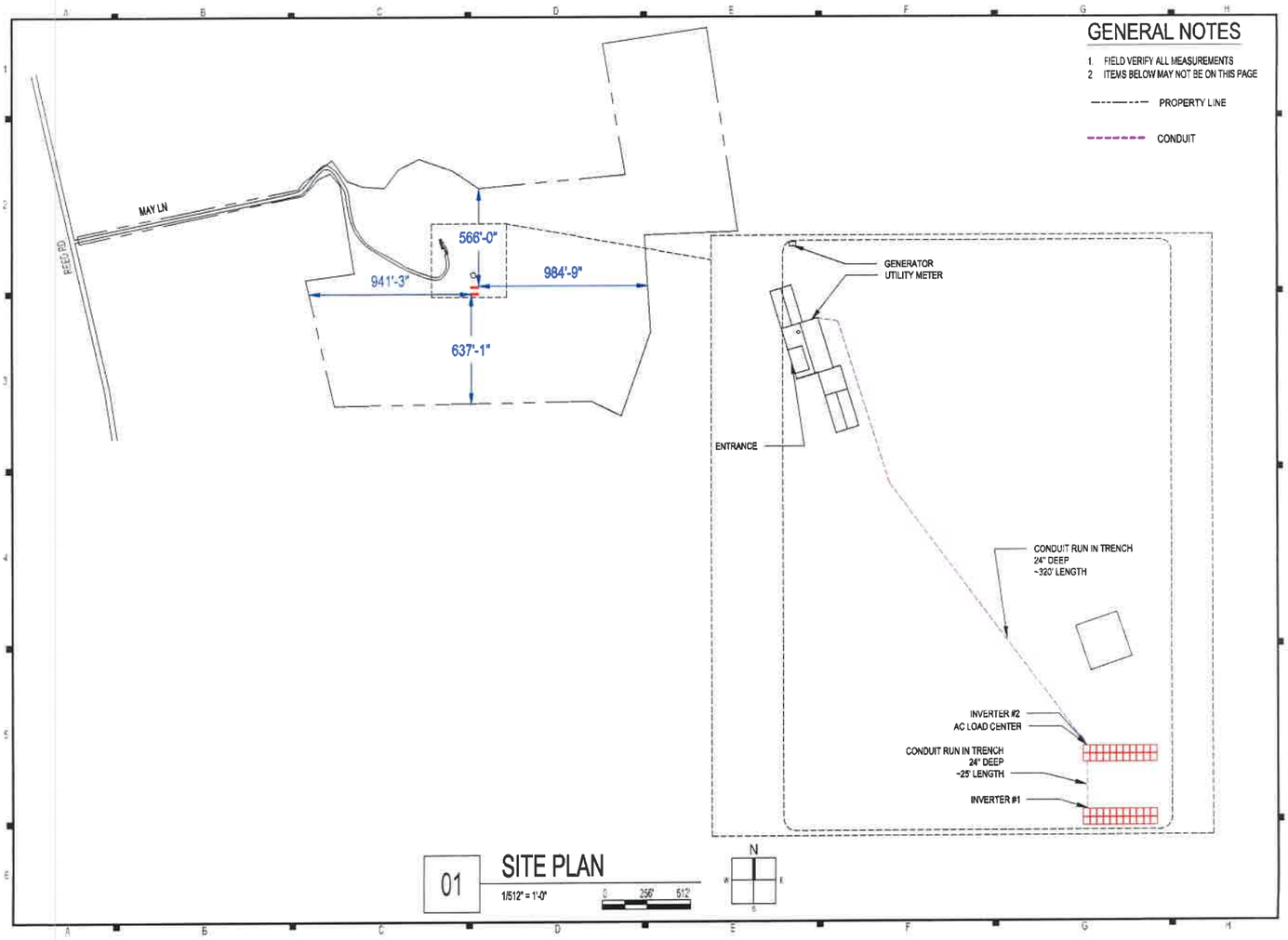

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

PROPERTY LINE

CONDUIT

01 SITE PLAN

1/512" = 1'-0"

0' 256' 512'

Hudson River Renewables

CONTRACTOR

HUDSON RIVER SOLAR

PHONE: 518-212-7519

ADDRESS: 720 WARREN ST #7, HUDSON, NY 12534, USA

LIC. NO.: HRR-834399100

HIC. NO.:

ELE. NO.: STONE CREEK ELECTRICAL LICENCE #464

NEW PV SYSTEM: 17.600 kWp

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64 MAY LN
AUSTERLITZ, NY 12165
APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

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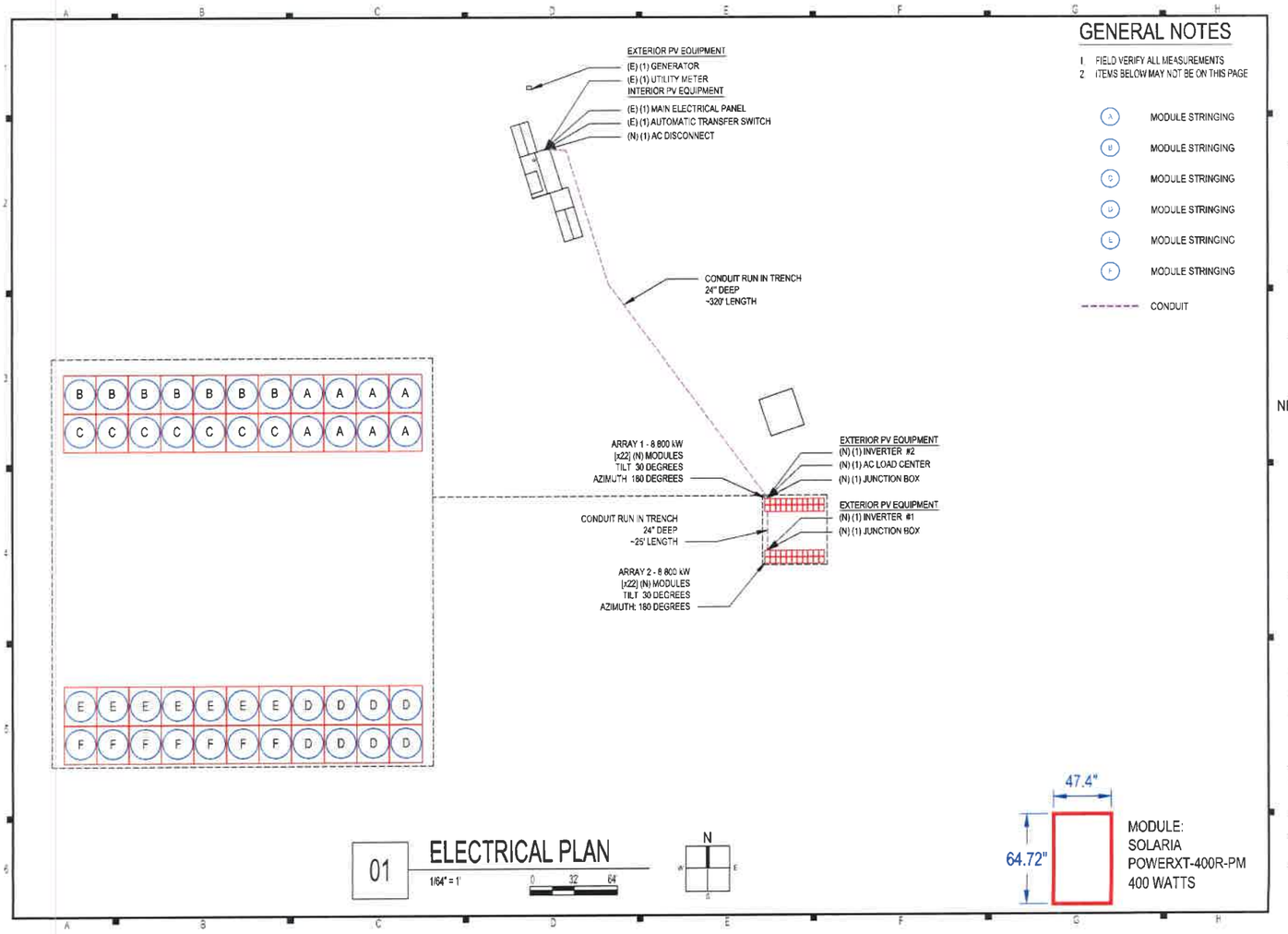

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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- (A) MODULE STRINGING
- (B) MODULE STRINGING
- (C) MODULE STRINGING
- (D) MODULE STRINGING
- (E) MODULE STRINGING
- (F) MODULE STRINGING
- CONDUIT

Hudson River Renewables

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PAPER SIZE: 11" x 17" (ANSI B)

ELECTRICAL PLAN

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GENERAL NOTES

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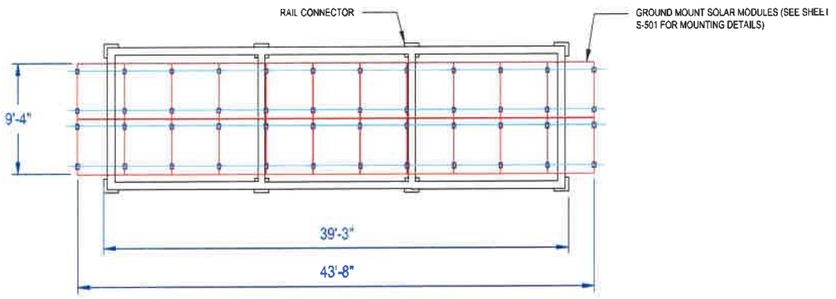
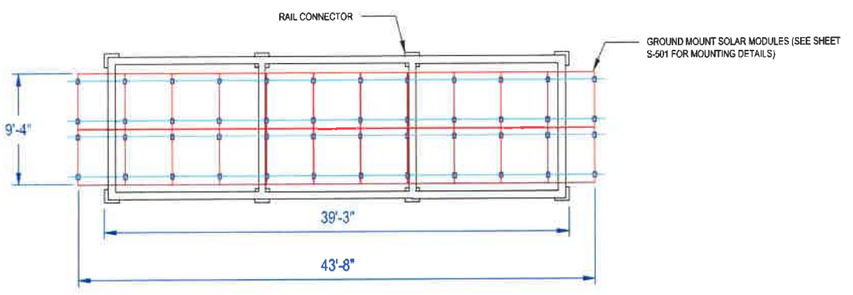
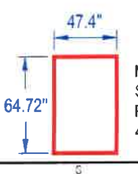




01 SOLAR ATTACHMENT PLAN

1/8" = 1'

0 4' 8'



MODULE:
SOLARIA
POWERXT-400R-PM
400 WATTS

Hudson River Renewables

CONTRACTOR

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ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SOLAR ATTACHMENT PLAN

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DATE: 12 14 2021
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(SHEET 5)

D1 RACKING DETAIL (SOUTH VIEW)
NOT TO SCALE

D2 RACKING DETAIL (NORTH VIEW)
NOT TO SCALE

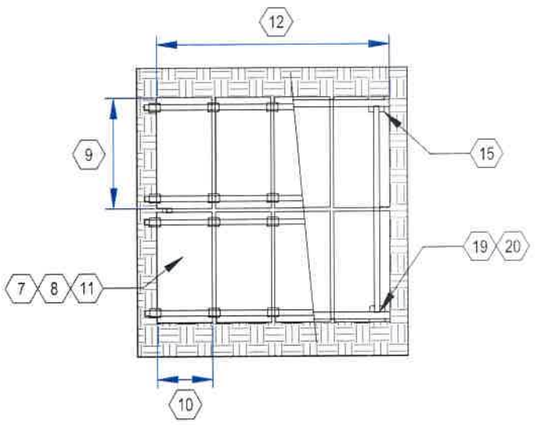
D3 RACKING DETAIL (EAST VIEW)
NOT TO SCALE

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS

SHEET KEYNOTES

1. SHOE PLATE
2 ADJUSTABLE LEG ASSEMBLY
3 CHASSIS
4. STRONG BACK ASSEMBLY
5 BACK STAY BRACE
6. RAIL ASSEMBLY
7. MODULE MANUFACTURER: SOLARIA
5 MODULE MODEL: POWERXT-400R-PM
6. MODULE LENGTH: 64.72"
7. MODULE WIDTH: 47.4"
8 MODULE WEIGHT: 45 LBS
12 SEE SHEET A-103 FOR DIMENSION(S)
13 M/N. SETBACK REQUIREMENT: N/A
14 FOUNDATION/ANCHOR TYPE: SHOE PLATE
15 TOTAL # OF FOUNDATION/ANCHOR: 16
16 TOTAL AREA: 937.36 SQ. FT.
17. TOTAL WEIGHT: 2024 LBS.
18 WEIGHT PER ATTACHMENT: 126.5 LBS
19 RACKING MANUFACTURER (OR EQUIV.): NUANCE ENERGY
20. RACKING MODEL (OR EQUIVALENT): OSP-STD POWER PLATFORM
21 FRONT CLEARANCE: 26.87 IN
22 REAR CLEARANCE: 103.86 IN



D4 RACKING DETAIL (TOP)
NOT TO SCALE

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ASSEMBLY DETAILS

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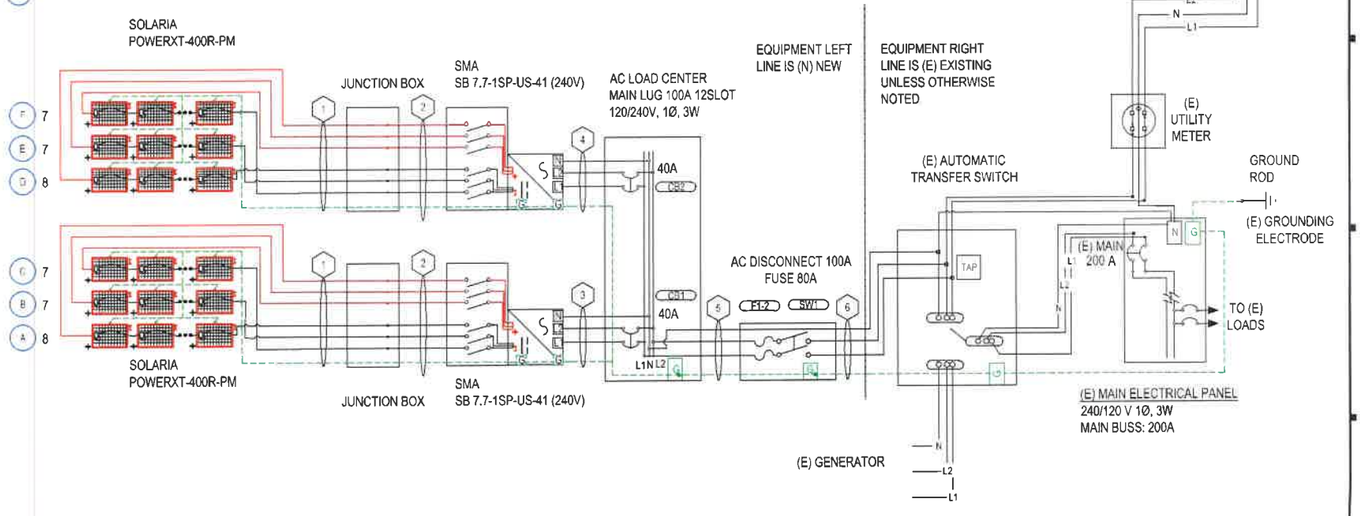
(SHEET 14)

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

ID	TYPICAL	CONDUCTOR	CONDUIT	CURRENT-CARRYING CONDUCTORS IN CONDUIT	OCPD	EGC	TEMP CORR FACTOR	CONDUIT FILL FACTOR	CONT CURRENT	MAX CURRENT (125%)	BASE AMP	DERATED AMP	TERM TEMP RATING	AMP @ TERMINAL	VOLTAGE DROP
1	6	10 AWG PV WIRE, COPPER	FREE AIR	2	N/A	6 AWG BARE, COPPER	1 (30 °C)	1	12.28A	15.34A	55A	55A	75°C	50A	
2	2	10 AWG THWN 2, COPPER	0.75" DIA EMT	6	N/A	10 AWG THWN 2, COPPER	1 (30 °C)	0.8	12.28A	15.34A	40A	32A	75°C	35A	
3	1	8 AWG THWN 2, COPPER	0.75" DIA EMT	2	40A	8 AWG THWN-2, COPPER	1 (30 °C)	1	32A	40A	55A	55A	75°C	50A	
4	1	8 AWG THWN 2, COPPER	0.75" DIA PVC-40	2	40A	8 AWG THWN-2, COPPER	1 (30 °C)	1	32A	40A	75A	75A	75°C	65A	0.34%
5	1	2/0 AWG THWN 2, ALUMINIUM	2" DIA PVC-40	2	80A	2/0 AWG THWN-2, ALUMINIUM	1 (30 °C)	1	64A	80A	150A	150A	75°C	135A	2.70%
6	1	4 AWG THWN 2, COPPER	1" DIA EMT	2	N/A	4 AWG THWN 2, COPPER	1 (30 °C)	1	64A	80A	95A	95A	75°C	85A	

A MODULE STRINGING
B MODULE STRINGING
C MODULE STRINGING
D MODULE STRINGING
E MODULE STRINGING
F MODULE STRINGING



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LOUIE RESIDENCE

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APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE 11" x 17" (ANSI B)

LINE DIAGRAM

POWERED BY GREENLANCER

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DESIGN BY: V.S
CHECKED BY: M.M
REVISIONS

E-601.00
(SHEET 7)

SYSTEM SUMMARY						
	INVERTER #1			INVERTER #2		
	MPPT #1	MPPT #2	MPPT #3	MPPT #1	MPPT #2	MPPT #3
MODULES IN SERIES	8	7	7	8	7	7
ARRAY VMP	339.2V	296.8V	296.8V	339.2V	296.8V	296.8V
ARRAY IMP	9.41A	9.41A	9.41A	9.41A	9.41A	9.41A
ARRAY VOC	408.8V	357.7V	357.7V	408.8V	357.7V	357.7V
ARRAY MAX VOC	469.3V	410.8V	410.8V	469.4V	410.7V	410.7V
ARRAY ISC	9.82A	9.82A	9.82A	9.82A	9.82A	9.82A
ARRAY STC POWER	8,800W			8,800W		
ARRAY PTC POWER	8,010W			8,010W		
MAX AC CURRENT	32A			32A		
MAX AC POWER	7,680W			7,680W		
DERATED (CEC) AC POWER	7,680W			7,680W		
ARRAY STC POWER	17,600W					
ARRAY PTC POWER	16,020W					
MAX AC CURRENT	64A					
MAX AC POWER	15,360W					
DERATED (CEC) AC POWER	15,360W					

MODULES									
REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-44	44	SOLARIA POWERXT-400R-PM	400W	364.1W	9.82A	9.41A	51.1V	42.4V	-0.145%/°C (-0.29%/°C)	20A

INVERTERS									
REF.	QTY	MAKE AND MODEL	AC VOLTAGE	GROUND	OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1-2	2	SMA SB 7.7-1SP-US-41 (240V)	240V	FLOATING	40A	7680W	32A	3X18A	600V	99.5%

DISCONNECTS				
REF.	QTY	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	SQUARE D D223NRB OR EQUIV	100A	240VAC

OCPDS			
REF.	QTY	RATED CURRENT	MAX VOLTAGE
CB1-2	2	40A	240VAC
F1-2	2	80A	240VAC

ASHRAE EXTREME LOW:	-26.1°C (-15.0°F), SOURCE: HARRIMAN AND WEST (42.7°, -73.17°)
ASHRAE 2% HIGH:	30°C (86°F), SOURCE: HARRIMAN AND WEST (42.7°, -73.17°)

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ADDRESS: 720 WARREN ST #7, HUDSON, NY 12534 USA

LIC. NO.: HRR-834396100
HIC NO.:
ELE. NO.: STONE CREEK ELECTRICAL LICENCE #434

NEW PV SYSTEM: 17.600 kWp

LOUIE RESIDENCE

64 MAY LN
AUSTERLITZ, NY 12165
APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

DESIGN TABLES

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DATE: 12.14.2021
DESIGN BY: V.S.
CHECKED BY: M.M
REVISIONS

E-602.00
(SHEET 6)

LABELING NOTES
1.1 LABELING REQUIREMENTS BASED ON THE 2017 NATIONAL ELECTRICAL CODE, INTERNATIONAL FIRE CODE 605.11, OSHA STANDARD 1910.145, ANSI Z535
1.2 MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION
1.3 LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED
1.4 LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" AND PERMANENTLY AFFIXED
1.5 ALERTING WORDS TO BE COLOR CODED. "DANGER" WILL HAVE RED BACKGROUND, "WARNING" WILL HAVE ORANGE BACKGROUND; "CAUTION" WILL HAVE YELLOW BACKGROUND. [ANSI Z535]
1.6 ALL SIGNAGE MUST BE PERMANENTLY ATTACHED AND BE WEATHER RESISTANT/SUNLIGHT RESISTANT AND CANNOT BE HAND-WRITTEN PER NEC 110.21(B)

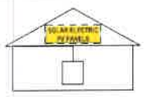
WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL 1
AT EACH DISCONNECTING MEANS FOR PHOTOVOLTAIC EQUIPMENT (2" X 4").
[NEC 690.13]

WARNING
POWER SOURCE OUTPUT CONNECTION DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL 2
AT POINT OF INTERCONNECTION OVERCURRENT DEVICE (2" X 4")
[NEC 705.12(B)(2)(3)(B)].

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY

LABEL 3
AT RAPID SHUTDOWN SYSTEM (2 3/4" X 5 1/4"). [NEC 690.56(C)(1)(A)].

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL 4
AT EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10 FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS (5 3/4" X 1 1/8").
[NEC 690.31(G)]
LETTERS AT LEAST 3/8 INCH, WHITE ON RED BACKGROUND; REFLECTIVE
[IFC 605.11.1.1]

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL 5
AT RAPID SHUTDOWN DISCONNECT SWITCH (5 1/4" X 2")
[NEC 690.56(C)(3)]

CAUTION
SOLAR ELECTRIC SYSTEM CONNECTED

LABEL 6
AT UTILITY METER (5 3/4" X 1 1/8")
[NEC 690.56(B)]

WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL 7
AT POINT OF INTERCONNECTION (2 3/4" X 1 5/8")
[NEC 705.12(B)(3)]

WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

LABEL 8
AT POINT OF INTERCONNECTION (2" X 1").
[NEC 705.12(B)(3)]

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED
PHOTOVOLTAIC SYSTEM DISCONNECT LOCATED NORTH SIDE OF THE HOUSE

DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION (5 3/4" X 1 1/8").
[NEC 690.56(B)]

WHERE THE PV SYSTEMS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY IN ACCORDANCE WITH 705.10 SHALL BE PROVIDED AT EACH PV SYSTEM DISCONNECTING MEANS.
PV SYSTEM EQUIPMENT AND DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS.
[NEC 690.4(D),(E)]

PHOTOVOLTAIC SOLAR AC DISCONNECT

LABEL 9
AT EACH AC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)]

PHOTOVOLTAIC SOLAR DC DISCONNECT

LABEL 10
AT EACH DC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)]

PHOTOVOLTAIC SYSTEM AC DISCONNECT
RATED AC OUTPUT CURRENT 64 A
NOMINAL OPERATING AC VOLTAGE 240 V

LABEL 11
AT POINT OF INTERCONNECTION, MARKED AT DISCONNECTING MEANS (4" X 2").
[NEC 690.54]

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE
MAXIMUM VOLTAGE 469.3 VDC
MAX CIRCUIT CURRENT 9.82 AMPS

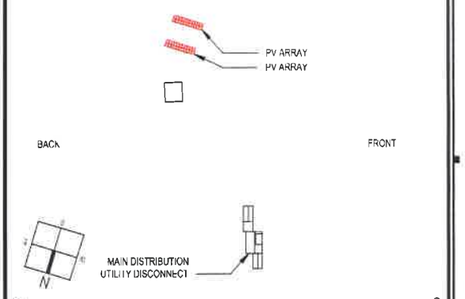
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53]

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE
MAXIMUM VOLTAGE 469.3 VDC
MAX CIRCUIT CURRENT 9.82 AMPS

LABEL 13
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

!CAUTION!

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM GROUND MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:



Hudson River Renewables

CONTRACTOR

HUDSON RIVER SOLAR

PHONE: 518-212-7519
ADDRESS: 720 WARREN ST #7, HUDSON, NY 12534 USA

LIC. NO.: HRR-834398109
HIC NO.:
ELE NO.: STONE CREEK ELECTRICAL LICENCE #484

NEW PV SYSTEM: 17.600 kWp

LOUIE RESIDENCE

64 MAY LN
AUSTERLITZ, NY 12165
APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE 11" X 17" (ANSI B)

PLACARDS

POWERED BY GREENLANCER

DATE: 12.14.2021
DESIGN BY: V.S
CHECKED BY: M.M
REVISIONS

E-603.00
SHEET #

SOLARIA

Solaria PowerXT® | DC Panel

Solaria PowerXT®-400R-PM

Achieving over 20% efficiency, Solaria PowerXT solar panels are one of the highest power panels in the residential and commercial solar market. Compared to conventional panels, Solaria PowerXT panels have fewer gaps between the solar cells, this leads to higher power and superior aesthetics. Solaria PowerXT Pure Black® panels are manufactured with black backsheet and frames, enhancing a home or building's architectural beauty.

Higher Efficiency, Higher Power

Solaria PowerXT panels achieve over 20% efficiency, conventional panels achieve 15% – 17% efficiency. Solaria PowerXT panels are one of the highest power panels available.

Lower System Costs

Solaria PowerXT panels produce more power per square meter rated. This reduces installation costs due to fewer balance of system components.

Improved Shading Tolerance

Sub-strings are interconnected in parallel, with in each of the four panel quadrants, which significantly lowers the shading losses and boosts energy yield.

Improved Aesthetics

Compared to conventional panels, Solaria PowerXT panels have a more uniform appearance and cleaner aesthetics.

Durability and Reliability

Solaria's range of module products are highly reliable and designed to far exceed their industry leading 25 year warranty.

PID Resistant

Solaria PowerXT panels are PID resistant. This makes stable and predictable energy production over time.

About Solaria

Established in 2002, The Solaria Corporation has created one of the most innovative, respected, and profitable companies in PV solar cell and module technology headquartered in Fremont, California. Solaria has developed a technology platform that breaks the paradigm for solar energy.

SOLARIA

Solaria PowerXT®-400R-PM

Performance at STC (1000W/m², 25°C, AM 1.5)

Solaria PowerXT-		400R-PM
Max Power (Pmax)	[W]	400
Efficiency	[%]	20.2
Open Circuit Voltage (Voc)	[V]	51.1
Short Circuit Current (Isc)	[A]	9.82
Max Power Voltage (Vmp)	[V]	42.4
Max Power Current (Imp)	[A]	9.41
Power Tolerance	[%]	-0/+3

Performance at NOCT (800W/m², 20°C Amb, Wind 1 m/s, AM 1.5)

Max Power (Pmax)	[W]	295
Open Circuit Voltage (Voc)	[V]	48.1
Short Circuit Current (Isc)	[A]	7.97
Max Power Voltage (Vmp)	[V]	40.0
Max Power Current (Imp)	[A]	7.39

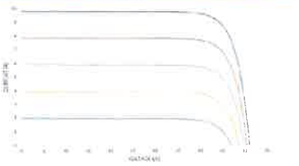
Temperature Characteristics

NOCT	[°C]	45 +/-2
Temp. Coeff. of Pmax	[% / °C]	-0.39
Temp. Coeff. of Voc	[% / °C]	-0.29
Temp. Coeff. of Isc	[% / °C]	0.04

Design Parameters

Operating temperature	[°C]	-40 to +85
Max System Voltage	[V]	1000
Max Fuse Rating	[A]	20
Bypass Diodes	[#]	6

IV Curves vs. Irradiance (400W Panel)



Comprehensive 25-Year Warranty

Mechanical Characteristics

Cell Type	Monocrystalline Silicon
Dimensions (L x W x H)	64.72" x 47.4" x 1.57" (1642mm x 1204mm x 40mm)
Weight	51 kg / 46 lbs
Glass Type / Thickness	AR Coated Tempered / 3.84mm
Frame Type	Black Anodized Aluminum
Cable Type / Length	12 AWG PV Wire 98.5" / 1300mm
Connector Type	MC4
Junction Box	IP68 / 4 diodes
Front Load	5400 Pa / 113 psf*
Rear Load	2600 Pa / 75 psf*

*see installation manual for mounting specs

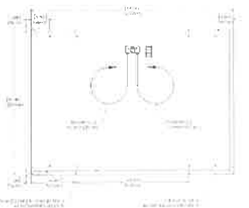
Certifications / Warranty

Certifications	UL 61730 / IEC 61215 / IEC 61730 CEC & FSEC Listed
Fire Type (UL 1703)	1
Warranty	25 years*

*warranty details available upon request

Packaging

Stacking Method	Horizontal / Palletized
Panels/ Pallet	22
Pallet Dims (L x W x H)	68.57" x 48.7" x 48.4" 1720mm x 1250mm x 1230mm
Pallet Weight	575kg / 1268 lbs
Pallets / 40 ft Container	18
Panels / 40 ft Container	450



Hudson River Renewables

CONTRACTOR

HUDSON RIVER SOLAR

PHONE: 518-212-7519
ADDRESS: 720 WARREN ST #7, HUDSON, NY 12534 USA

LIC. NO.: HRR-634036100
HIC. NO.:
ELE. NO.: STONE CREEK ELECTRICAL LICENCE #464

NEW PV SYSTEM: 17.600 kWp

LOUIE RESIDENCE

64 MAY LN
AUSTERLITZ, NY 12165
APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

POWERED BY GREENLANCER

DATE: 12 14 2021
DESIGN BY: V.S.
CHECKED BY: M.M.
REVISIONS

R-001.00

SUNNY BOY
3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US

Value-Added Improvements
- SunSpec certified technology for cost-effective module-level shutdown
- Advanced AFCI compliant to UL 1699B for arc fault protection

Reduced Labor
- New Installation Assistant with direct access via smartphone minimizes time in the field
- Advanced communication interface with fewer components creates 50% faster setup and commissioning

Unmatched Flexibility
- Shade Fix, SMA's proprietary shade management solution, optimizes at the string level
- Multiple independent MPPTs accommodate hundreds of stringing possibilities

Trouble-Free Logistics
- Integrated wall mount bracket speeds installation and simplifies logistics
- Equipped with SMA Smart Connected, a proactive service solution that is integrated into Sunny Portal

SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US

Power with a purpose

The residential PV market is changing rapidly. Your bottom line matters more than ever—so we've designed a superior residential solution to help you decrease costs at every stage of your business operations. The Sunny Boy 3.0-US/3.8-US/5.0-US/6.0-US/7.0-US/7.7-US join the SMA lineup of field-proven solar technology backed by the world's #1 service team, along with a wealth of improvements. Simple design, improved stocking and ordering, value-driven sales support and streamlined installation are just some of the ways that SMA helps your business operate more efficiently. And, Sunny Boy's superior integration with the innovative Power+ Solution means installers have even more flexibility in addressing their toughest challenges. Finally, SMA Smart Connected will automatically detect errors and initiate the repair and replacement process so that installers can reduce service calls and save time and money.

www.SMA-America.com

Technical data	Sunny Boy 6.0-US		Sunny Boy 7.0-US		Sunny Boy 7.7-US	
	208 V	240 V	208 V	240 V	208 V	240 V
Input (DC)						
Max. PV power	9600 Wp		11200 Wp		12320 Wp	
Max. DC voltage			600 V			
Rated MPP voltage range	220 – 480 V		245 – 480 V		270 – 480 V	
MPPT operating voltage range			100 – 550 V			
Min. DC voltage / start voltage			100 V / 125 V			
Max. operating input current per MPPT			10 A			
Max. short-circuit current per MPPT			14 A			
Number of MPPT tracker / string per MPPT tracker			3 / 1			
Output (AC)						
AC nominal power	5200 W	6000 W	6660 W	7000 W	6660 W	7680 W
Max. AC apparent power	5200 VA	6000 VA	6660 VA	7000 VA	6660 VA	7680 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	25.0 A	25.0 A	32.0 A	29.2 A	32.0 A	32.0 A
Power factor (cos φ) / harmonics	1 / < 4 %					
Output phases / line connections	1 / 2					
Efficiency						
Max. efficiency	97.3 %	97.7 %	97.3 %	97.9 %	97.3 %	97.5 %
CEC efficiency	96.7 %	96.9 %	96.4 %	96.8 %	96.4 %	96.8 %
Protection devices						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
General data						
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)					
Packaging Dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)					
Weight / packaging weight	26 kg (57 lb) / 30 kg (66 lb)					
Temperature range: operating / non-operating	-25°C ... +60°C / -40°C ... +60°C					
Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)		45 dB(A)			
Internal power consumption at night	< 5 W					
Topology / cooling concept	transformerless / convection		transformerless / fan			
Features						
Ethernet ports	2					
Secure Power Supply	● *					
Display (2 x 16 characters)	●					
2.4 GHz WLAN / External WLAN antenna	● / ○					
ShadeFix technology for string level optimization	●					
Cellular (4G / 3G) / Revenue Grade Meter	○ / ○ **					
Warranty: 10 / 15 / 20 years ***	● / ○ / ○					
Certificates and approvals	UL 1741, UL 1741 SA incl. CA Rule 21 RSD, UL 1998, UL 1699B Ed. 1, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA-C22.2 107.1-1, IEEE Rule 14H, PV Rapid Shutdown System Equipment					
Type designation	SB6.0-1SP-US-41 / SB6.0-1TP-US-41		SB7.0-1SP-US-41 / SB7.0-1TP-US-41		SB7.7-1SP-US-41 / SB7.7-1TP-US-41	

● Standard features ○ Optional features – Not available
NOTE: US inverters ship with grey lids * Not compatible with 154 devices ** Standard in SMA X-1TP-US-41
Data at nominal conditions *** Standard in SMA X-1TP-US-41

POWER+ SOLUTION

The SMA Power+ Solution combines legendary SMA inverter performance and intelligent DC module-level electronics in one cost-effective, comprehensive package. This means that you can achieve maximum solar power production for your customers while also realizing significant installation savings.

NEW! This rapid shutdown solution fulfills UL 1741, NEC 2014, and NEC 2017 requirements and is certified to the power line-based SunSpec Rapid Shutdown communication signal over DC wires, making it the most simple and cost-effective rapid shutdown solution on the market.

Visit www.SMA-America.com for more information.

SUPERIOR INTEGRATION WITH THE POWER+ SOLUTION

Hudson River Renewables

CONTRACTOR

HUDSON RIVER SOLAR

PHONE: 518.212.7519
ADDRESS: 720 WARREN ST #7, HUDSON, NY 12534, USA

LIC. NO.: HRR-834398100
HIC NO.:
ELE NO.: STONE CREEK ELECTRICAL LICENCE #464

NEW PV SYSTEM: 17.600 kWp

LOUIE RESIDENCE

64 MAY LN
AUSTERLITZ, NY 12165
APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

POWERED BY GREENLANCER

DATE: 12.14.2021
DESIGN BY: V.S.
CHECKED BY: M.M.
REVISIONS

R-002.00
(SHEET #)

NUANCE ENERGY

INDUSTRY'S FASTEST INSTALLATION TIME • DRAMATIC COST REDUCTIONS

OSPREY POWERPLATFORM® 2MW INSTALLATION		CONVENTIONAL FOUNDATION INSTALLATION 2MW INSTALLATION
16 DAYS TO INSTALL	$130,000+ SAVINGS	60+ DAYS TO INSTALL

VS

SAVE TIME AND MONEY

No Geotechnical Reports* | No Heavy Equipment | No Ground Screws | No Concrete | No Skilled Labor*

Nuance Energy's Osprey PowerPlatform® is a proprietary ground-mounted racking system that has revolutionized the solar industry – both in terms of cost and time.

You hit a home run with this product!
— Jack Ramsey, CEO, AllSys Solar




KEY SPECIFICATIONS

- Each unit holds as many as 16 panels; average installation time: 59 minutes 4-person crew
- Average labor cost: $0.0125/watt installed
- Total power output per unit up to 6kW
- Panel technology neutral; UL2703 certified
- Wind loads <150 mph and snow loads <80+ psf. CPP fully tested
- Anchors hold in all permafrost conditions
- 25-year "bumper to bumper" warranty protection
- Fixed tilt orientation (5° to 35°)
- Independent power adjustable legs
- Engineered for sloped terrain (up to 12°)
- Custom engineering for sloped terrain (up to 23°)
- Galvanized (G90) steel finish (standard); other options available
- Self bonding mid clamps
- Tamper-proof module fasteners (optional)
- Integrated wire management
- Ideal for mounting string inverters

Quick & Easy Installation = Lower Costs

Installation is blazing fast with six main steel components to assemble. Osprey PowerPlatform solar structures assemble on site using standard power hand tools.

Eliminate the higher cost of skilled labor and on site heavy machinery

- **No foundations, no concrete**
- **No cutting, welding or drilling**
- **Minimal site prep and clean up**

Sustainable Solution

A geotechnical report or 3rd party soil coil inspection is usually not required. Real-time soil verification and load (pull) test is achieved through proprietary use of earth anchors during installation.

Anchors act like underground toggle bolts to secure structure to ground.

Up to 30 cubic feet of earth and sediment above each earth anchor support and ballast these versatile solar racking structures.

Structural Engineering

A site specific Structural Calculation and Engineering Report complete with vertical and lateral analysis for up to 40 psf live load, wind load and seismic load, etc. is provided.

MODEL	PANEL TYPE	DIMENSIONS[3]	TILT	LEG ADJUSTMENT	SOLAR PANEL LAYOUT[4]	WIND/ MPH[1]
OSP - STD	(60, 72 Cell) & SPR[2]	12ft x 26ft	15° - 35°	up to 26"	2x5 2x6 2x7 2x8	≤ 150 MPH
OSP - HD[1]	(60, 72 Cell) & SPR[2]	12ft x 26ft	15° - 35°	up to 26	2x5 2x6 2x7 2x8	≤ 150 MPH

[1] Available in HD, Heavy Duty Snow Load or XHD Extra Heavy Duty Snow Load. [2] Sunpower Modules [3] Based on 2x8 footprint, smaller footprint available. [4] All Sizes Partial Design – Adjustable in Width

Hudson River Renewables

CONTRACTOR

HUDSON RIVER SOLAR

PHONE: 518-212-7519
ADDRESS: 720 WARREN ST #7, HUDSON, NY 12534 USA

LIC. NO.: HRR-834398100
HIC NO.:
ELE NO.: STONE CREEK ELECTRICAL LICENCE #464

NEW PV SYSTEM: 17.600 kWp

LOUIE RESIDENCE

64 MAY LN
AUSTERLITZ, NY 12165
APN: 10220086218120

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

POWERED BY GREENLANCER

DATE: 12 14 2021
DESIGN BY: V.S
CHECKED BY: M M
REVISIONS

R-003.00
SHEET NO.

TOWN OF AUSTERLITZ NEW YORK

BUILDING PERMIT APPLICATION

TAX MAP # [ ]

Expiration Date: _____

Permit # _____

Permit fee _____

1. LOCATION:
House No. _____ Road Name Reed Road

Subdivision Name & Lot No. (if any) 64 May Lane

2. PROPERTY OWNER William Louie PHONE (917) 945-5706

CURRENT ADDRESS 64 May Lane

CITY & STATE Spencertown ZIP 12165

3. CONTRACT OR BUILDER Hudson River Solar PHONE 518-212-7519

CURRENT ADDRESS 720 Warren Street #7

CITY & STATE Hudson NY ZIP 12534

4. ZONING DISTRICT ☑RR -RUAL RESIDENTIAL ☐A- HM AUSTERLITZ HAMLET ☐S – HM SPENCERTOWN HAMLET

5. EXISTING USE & OCCUPANCY: residential

6. INTENDED USE & OCCUPANCY: residential

7. NATURE OF WORK: ☐NEW BUILDING ☐ADDITION ☐ALTERATION ☐DECK ☐SHED ☐SWIMMING POOL ☐DEMOLITION ☑OTHER

8. ADDITIONAL DESCRIPTION Proposing to install a 17.6 solar ground-mounted system.

9. WILL THIS PROPOSAL: (Please answer yes or no to each question)

a. Involve new, or alterations to, electrical wiring? yes

b. Involve new, or alterations to, or additional use of, a sewage disposal system? no

c. Require installation, or changes in location, of a driveway? no

d. Involve a change in use or occupancy? no

10. SIZE OF BUILDING _____ NUMBER OF STORIES _____ DEPTH _____ WIDTH _____ HEIGHT _____

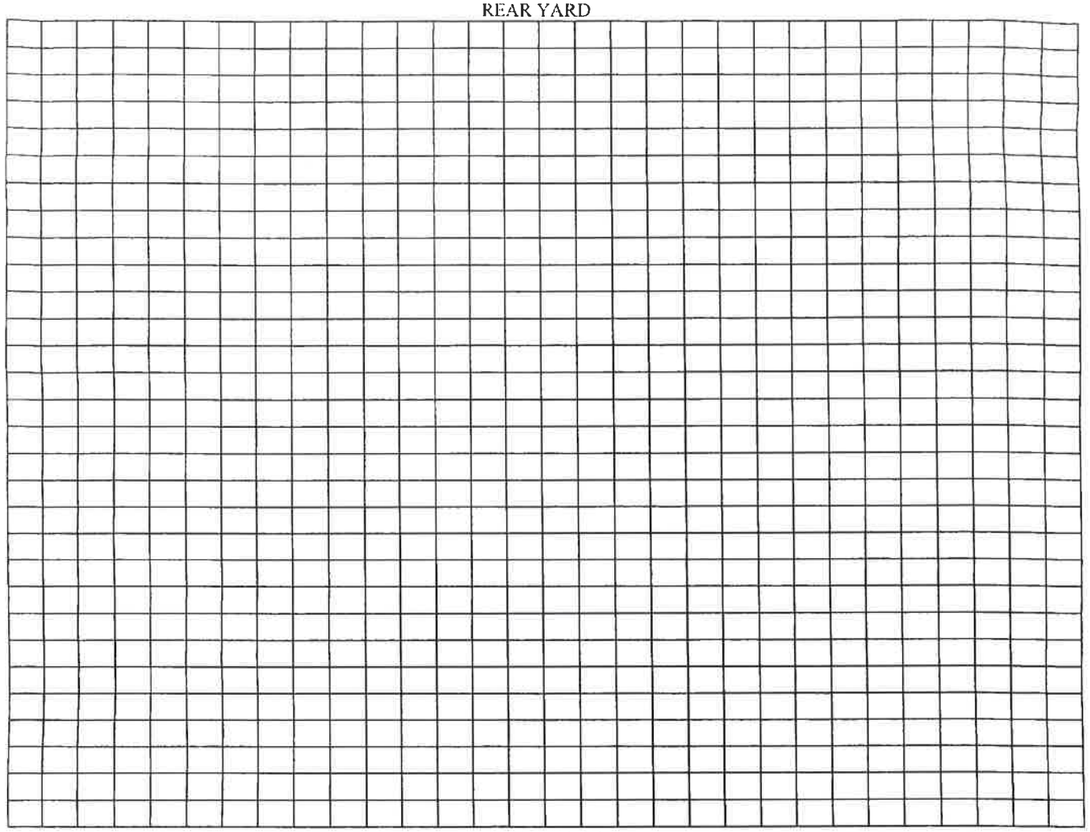
11. LOT DIMENSIONS _____ WIDTH _____ DEPTH

12. ESTIMATED COST See diagrams attached $ _____

TOWN OF AUSTERLITZ RECEIVED FEB 03 2022 PLANNING BOARD COLUMBIA COUNTY

over

REAR YARD



FRONT YARD

12. SET BACKS - LEFT YARD_____RIGHT YARD_____REAR YARD_____FRONT YARD_____

13. Please sketch and locate structure or object within grid showing front, back and side setbacks.

14. ***APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code (Title 9 NYCRR) for the construction of buildings, additions or alterations, or for removal or demolition as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations, including New York State Energy Code requirements, and the Town of Austerlitz Zoning Ordinance.***

Signature of Applicant Robert J. Bazega Date 1/26/22

Approved ☐YES ☐NO By_____Date_____Title_____

Fee Paid $_____ Date Received_____ Check#_____

PERMIT DENIED ☐

REASON_____

_____

_____

_____

REFERED TO PLANNING BOARD_____

Town Of Austerlitz
Glenn T. Smith
Building Department
P.O. Box 238
Spencertown, New York 12165
518-392-5007 ext. 303

CONTRACTOR
LETTER OF AUTHORIZATION

Date_____

I, _____ authorize _____
Print, Home Owners Name — Person Obtaining Permit

To obtain a building permit from the Town of Austerlitz Building Department for _____
Type Of Work

On my behalf for the property located at _____ SBL #_____
Address of property where Work Will Be preformed

Signed _____
Homeowners Signature