TOWN OF NORTH EAST
Planning Board
PO BOX 516
19 N MAPLE AVENUE
MILLERTON, NY 12546
TELEPHONE 518 789-3300 X608
FAX 518-789-3399
EMAIL pb@townofnortheastny.gov

Application for Site Plan, Sketch Plan, Subdivision or Planning Action

(Please type or print)

FOR PLANNING BOARD USE ONLY

Tax Parcel #_____
Application Number _____
Date Received _____
1st Meeting Date _____
Public Hearing Date _____
Action Date _____

1. Name of Project: Harney & Sons Accessory Storage Building
2. Name of Applicant: Paul William Realty Corp — Phone: 518-789-2117
   Address: 5723 Route 22 (Street No. & Name) — Millerton (Municipality) — NY (State) — 12546 (Zip Code)
3. Owner of Record: Paul William Realty Corp — Phone: _____
   Address: 5723 Route 22 (Street No. & Name) — Millerton (Municipality) — NY (State) — 12546 (Zip Code)
4. Name of person preparing plan: William Gieseler, NYS PE (architect, engineer, surveyor, etc.) — Phone: 518-929-8740
   Address: 19 Haight Hollow Way (Street No. & Name) — Standfordville (Municipality) — NY (State) — 12581 (Zip Code)
5. Attorney: _____ — Phone: _____
   Address: _____ (Street No. & Name) — (Municipality) — (State) — (Zip Code)
6. Location of property: 5723 Route 22, Millerton NY 12546
   Tax Map Parcel #: 133889-7170-00-805867-0000
7. Acreage of Parcel: 21.21 — Zoning District: Light Manufacturing (M-A)
8. Current use of site: Light Manufacturing and Warehousing
9. Description of proposed project: Construction of 10,400 sq.ft. accessory storage building with an attached 1,300 sq.ft. lean-to site improvements including drainage, landscaping and loading dock.
   (Include number of dwellings, number of businesses or offices, floor area of each floor, etc.)
10. Work to be undertaken:
    - [x] new project including new buildings and site improvements
    - [ ] modification to existing building
    - [x] modification to existing developed site
    - [ ] change of use of existing building or site
    - [ ] subdivision
11. Has the Zoning Board of Appeals granted any variance concerning this property? No
    (If yes, list case number) _____
12. List contiguous property in the same ownership:
    Section _____ Block _____ Lot(s) _____

13. Does this property fall within, or is it within 300 feet of:

- [x] Wetland or Floodplain Designation
- [ ] National Register of Historic Places
- [ ] Scenic Road Designation
- [ ] Scenic District

14. Does this property have a farm operation or is it on property with boundaries within 500 feet of a farm operation in an Agricultural District:

[x] Yes [ ] No

Any application for site plan approval occurring within an Agricultural District, containing a farm operation, or on property with boundaries within five hundred (500) feet of a farm operation located in an Agricultural District must also include an Agricultural Data Statement.

The undersigned respectfully petitions the Town of North East Planning Board for:

- [x] Site Plan Approval (Planning Board)
- [ ] Subdivision Approval

Application is being made in accordance with the Town Zoning Law. The undersigned acknowledges that in order to be considered on the next available meeting agenda of the Planning Board, a complete application must be received at least 14 calendar days before such Planning Board meeting. In order to be considered complete, the site plan, this application form, the Environmental Assessment Form, payment of application fees, and any other required materials listed on Site Plan Approval Checklist and/or Subdivision must be received by the Zoning Enforcement Officer.

Applicant Name: Michael Harney
(Please print)

Applicant Signature: _____

Date: 2/18/2021

THIS SECTION TO BE COMPLETED BY THE PLANNING BOARD

Site Plan/Subdivision Application Submitted to Consultants:

- Planning Date: _____ Comments Received: _____
- Engineering Date: _____ Comments Received: _____
- Attorney Date: _____ Comments Received: _____
- Other Date: _____ Comments Received: _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance unto the present owner as recorded in the Dutchess County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

IN THE EVENT OF PARTNERSHIPS, ASSOCIATIONS, TRUSTS OR CORPORATE OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock in the owner corporation must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE. I FURTHER HEREBY CERTIFY THAT THERE ARE NO OUTSTANDING CODE VIOLATIONS WITH RESPECT TO THE SUBJECT PROPERTY AND UNDERSTAND THAT NO SUBDIVISION, SITE PLAN, OR OTHER APPROVALS OR AUTHORIZATIONS SHALL BE ISSUED UNLESS AND UNTIL ANY OUTSTANDING CODE VIOLATIONS HAVE BEEN RESOLVED.

Sworn before me this

8th Day of February, 20 21

Notary Public

Lorna M. Sherman
Notary Public, State of New York
Reg. No. 01SH4935546
Qualified In Dutchess County
Commission Expires July 5, 20 22

Applicant's Signature

V.P.

Title

OWNERS ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF DUTCHESS
STATE OF NEW YORK } ss.:

_____ being duly sworn, deposes and says that he/she resides

at _____ in the
(Owner's Address)

County of _____ and State of _____

and that he/she is (the owner in fee) of (_____) of the _____
(Official Title)

Corporation which is the owner in fee of the premises described in the foregoing application

and that he/she has authorized _____ to make the foregoing application for site plan and/or special use permit approval as described herein.

Sworn before me this _____ day of _____, 20____, _____
Owner's Signature

_____
Notary Public

AFFIDAVIT OF OWNERSHIP

Paul William Realty Corp , DEPOSES AND SAYS THAT HE/SHE IS INCORPORATED AT 5723 ROUTE 22 MILLERTON, NY 12546

IN THE COUNTY OF DUTCHESS

AND THE STATE OF NEW YORK

AND THAT SAID CORPORATION IS THE OWNER IN FEE OF: a 21.21 acre parcel identified as parcel # 133889-7170-805867-0000 in the Town of North East acquired from HIPOTRONICS INC on June 24, 2003 and recorded with the Dutchess County Clerk on 6/30/2003 DOCUMENT # 02 2003 5407

WHICH IS THE PREMISES DESCRIBED IN THE FOLLOWING APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NORTH EAST PLANNING BOARD AND MICHAEL and PAUL HARNEY as OWNERS ARE AUTHORIZED TO REPRESENT Paul William Realty AT MEETINGS OF SAID BOARD.

DATED: 2/17/2021

OWNER Paul Harney 40.5%

OWNER Keith Harney 19%

OWNER Michael Harney 40.5%

OWNER X

Project Description:

The Applicant/Owner, Paul William Realty Corp, is seeking site plan approval from the Planning Board to construct an approximately 31'8" tall, 10,400 SF one-story accessory storage building with a 1,300 sq.ft. lean-to, at 5723 Route 22 on tax parcel 133889-7170-00-805867-00. The tax parcel comprises 21.21 acres and is in the Light Industrial (M-A) Zoning District. The proposed storage building would be constructed directly to the north of the existing Harney & Sons Fine Teas manufacturing and processing building and accessed from the existing curb cut. Upon completion, the proposed building will be immediately leased to Harney & Sons Fine Teas and used to store raw materials and finished goods for our current operations. The proposed storage building will be congruous with the overall aesthetic and massing of the existing facility and be made of white fire-resistant insulated metal panels. A 1,300 sq. ft lean-to will protrude from the north side of the proposed building and be used to store farming equipment for our hemp farm operations. Access for fork lift trucks from the existing building to the proposed building will be made through two ground level overhead doors between the two buildings.

Operations in the existing Harney & Sons manufacturing and processing building runs 20 hours a day, five days a week, in two, 10-hour manufacturing shifts. Administration and support staff work five, eight hour shifts. There are approximately 162 employees at the factory during the day shift (6AM to 4PM), with 30 during second shift (4PM to 2AM). No new employees are proposed as part of the proposed action. The proposed building will be serviced with existing warehouse employees from the main building. A total of 81 parking spaces are required under the industrial plants and facilities use. The Applicant/Owner currently provides 115 parking spaces, including 70 unstriped spaces in the rear parking lot and 45 in the paved, striped front parking lot. As part of the proposed action, 20 parking spaces in the rear parking lot will be removed to allow for improved circulation for truck traffic to the proposed building. Leaving 95 parking spots to remain. No new parking spaces will be required under the proposed action. The proposed new accessory building will be equipped with two ground level garage doors and one recessed loading dock with a garage door.

The proposed new building is anticipated to reduce the overall truck trip to the existing Harney & Sons building by allowing us to store more of our raw materials on-site. Currently Harney & Sons leases warehouse space in Hudson, NY and South Windsor, CT. Raw materials are unloaded from 40' & 45' transoceanic containers at those locations and then delivered to the main building at 5723 Route 22 in smaller 26 foot box trucks between two and six times a day between the hours of 8AM and 4PM. These trucks are only able to carry between 6 and 12 pallets at a time depending on their cargo weight. While a transoceanic container can carry between 20-30 pallets at a time. With the increased storage space on site through the proposed action, we anticipate being able to receive and store directly from overseas an additional 500-800 pallets, therefore reducing overall truck traffic to our facility. It is anticipated that between one and three transoceanic containers a week will be received in the proposed building between the hours of 8AM and 4PM.

The Proposed storage building will not be equipped with a domestic water supply nor will it be tied to the existing sewage disposal system. No bathrooms will be provided in the new building. Solid waste disposal will be made into the existing garbage compactors located just outside the main building. Underground tanks that currently provide liquid propane for heating to the rear of the main building will be removed. New above ground propane tanks will supply both the existing and proposed building. A 480v, 200 amp electric service will be supplied from the main building. A new subsurface and surface drainage system will carry the runoff from the proposed building roof and loading dock along with runoff from the existing building's loading dock to the existing bioretention area along the south portion of the parcel. The

proposed action will not require greater than one acre of ground disturbance; therefore, no stormwater pollution prevention plan (SWPPP) is required.

Owners of Paul William Realty Corp

X_____

Michael Harney

X_____

Paul Harney

TOWN OF NORTH EAST PLANNING BOARD
North East Town Hall
19 North Maple Avenue
PO Box 516
Millerton, NY 12546
518-789-3300 x608

File #: _____

AGRICULTURAL DATA STATEMENT

In accordance with Section 283-a of the New York State Town Law, the Town of North East will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operations in Agricultural Use Districts.

The Planning Board shall mail this Agricultural Data Statement to the Dutchess County Farmland Preservation Board, as well as owners of land as identified below. The cost of mailing this notice shall be borne by the applicant.

Name of Applicant: Paul William Realty Corp

Mailing Address: 5723 Route 22
Millerton, NY 12546

Phone Number: 518-789-2100 ext 103

Project Location: 5723 Route 22, Millerton, NY 12546

Tax Parcel Grid Number: 133889-7170-805867-0000
(section) (block) (lot)

Number of total acres involved with the project: .87

Description of the proposed project: Construction of a 10,400 sq.ft. accessory storage building with a 1,300 lean-to along with site improvements including drainage, landscaping and a loading dock.

Is any portion of the subject site currently being farmed?

☑ YES ☐ NO If so, how many acres? 5.0

Give a brief description of current agricultural activities on the site:
5 acres of hemp is grown and harvested on a yearly basis

Identify who is farming the subject site: The Hemp Division LLC (Harney & Sons Fine Teas)

TOWN OF NORTH EAST
AGRICULTURAL DATA STATEMENT

Does this person ☐ OWN or ☑ RENT the land. (Please check only one.)

The slope of this site is ☐ ROLLING ☐ STEEP ☑ FLAT

Indicate what the intentions are for use of the remainder of the property:

The remainder of the property will continue to be used for the manufacturing, processing and storage of tea and related products

Who will maintain the remainder of the property not being used for this development? If leased, please provide a copy of the lease.

Harney & Sons Fine Teas

Other Project Information: (include information about the existing land cover of the site, any known impacts on existing storm-water drainage (including field tiles), any soil conservation efforts, or other significant plant materials)

The existing site is mostly open land planted with a winter wheat cover crop in the spring and hemp in the summer. The non-farmed acreage is kept in grass and landscape trees.

Include a copy of the original parcel from the Town of North East's Tax Maps including the names of the adjacent farm owners. Identify the site of this application by placing an "X" on the site.

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Dutchess County New York

Paul William Realty Corp

Agricultural Data - Adjacent Farms

Printed by:
ParcelAccess

0 195 390 ft

ParcelAccess Internet
2/17/2021

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

Paul William Realty Corp (Sponsor)

Name of Action or Project:

Harney & Sons Accessory Storage Building

Project Location (describe, and attach a location map):

5723 Route 22, Millerton, NY 12546

Brief Description of Proposed Action:

Construction of 10,400 sq.ft. accessory storage building with a 1,300 dq.ft. lean-to. Total building square feet is 11,700. Site improvements to include drainage, landscaping and the construction of a loading dock.

Name of Applicant or Sponsor:	Telephone: 518-789-2100 ext 103
Paul William Realty Corp (Michael Harney)	E-Mail: michael@harneyteas.com

Address:

5723 Route 22

City/PO:	State:	Zip Code:
Millerton	NY	12546

	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: Town of North East Planning Board - Site Plan Approval	☑	☐

3. a. Total acreage of the site of the proposed action? 21.21 acres
   b. Total acreage to be physically disturbed? .87 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 21.21 acres

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

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

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

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

	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: R-33 Walls	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Potable water will be located in the main building	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Wastewater facilities will be located in the main building	☑	☐

	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? Bog Turtle, Northern Long-e...	☐	☑
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: Storm water will be discharged into he existing storm water system located on the subject property		
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

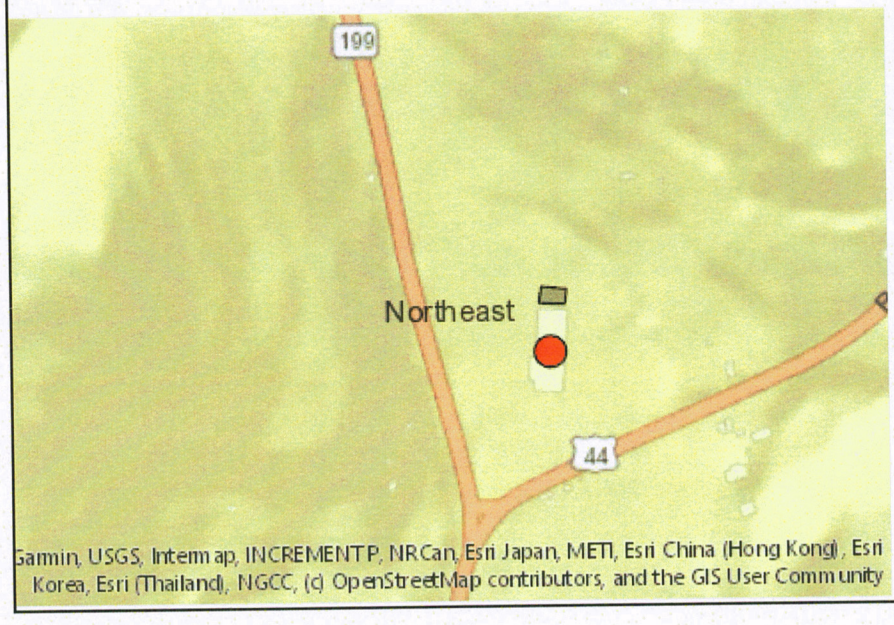
Applicant/sponsor/name: Michael Haney Date: 2/18/2021

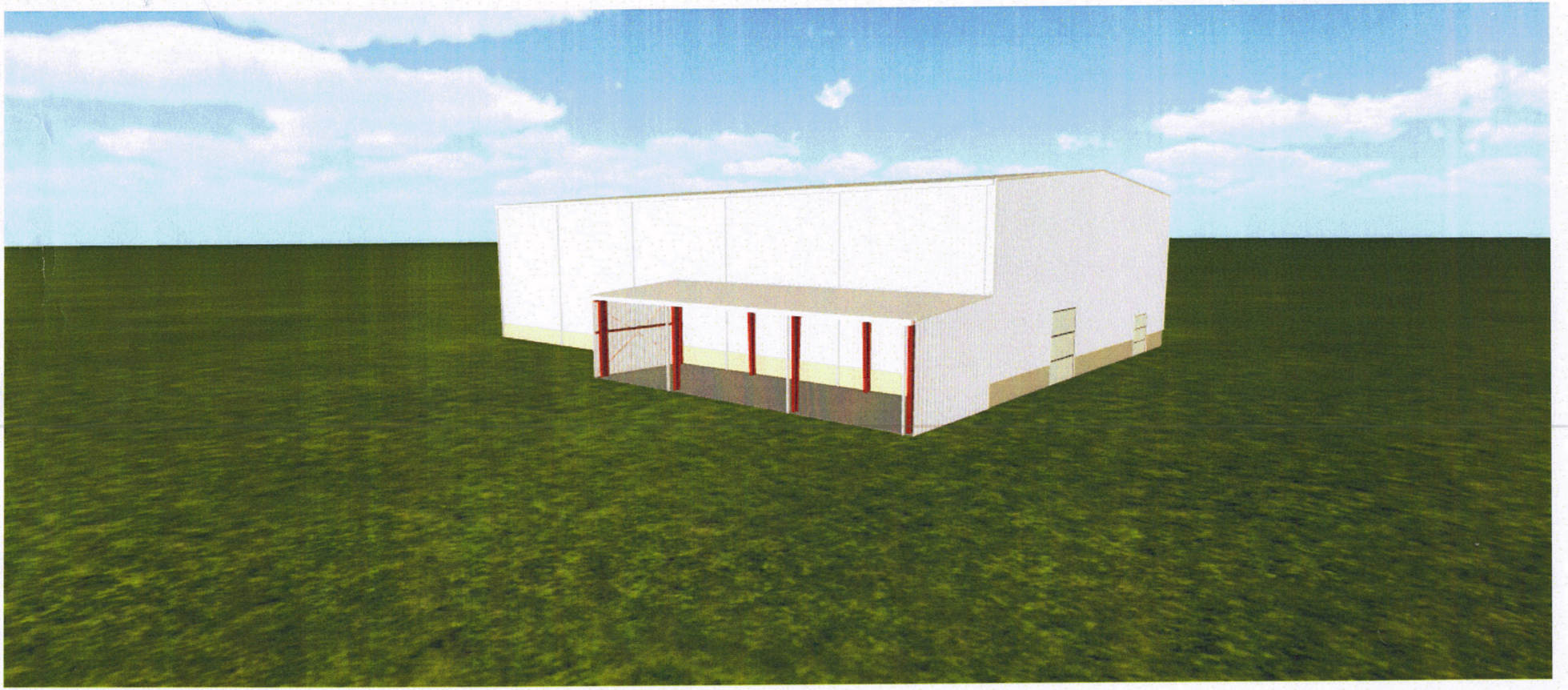
Signature: [signature] Title: V.P.

PRINT FORM

EAF Mapper Summary Report

Thursday, February 11, 2021 12:44 PM



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

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