



## **Glenville Environmental Conservation Commission**

Nancy Caplow • Gregory Deluilio • Edwin Droz • Daniel Hill (chair)  
Donald Rodbell (alternate) • Charles Story • Jean Taylor • Robert Titus

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### **Projects/Applications Requiring GECC Review**

This list is consistent with Glenville Town Code and New York State regulations as of February 25, 2024. Any subsequent changes to the relevant portions of the Town Code or state regulations supersede the information here.

#### **I. Type I SEQR Actions**

Per Glenville Town Code § [270-146](#) A (2), the Glenville Environmental Conservation Commission conducts the first review of applications for all projects that qualify as a Type I action under the New York [State Environmental Quality Review \(SEQR\)](#) § 617.4. This consists of applications for:

- Residential construction of:
  - 50 or more units if they will not be connected to existing public water or sewer systems at the commencement of habitation. [SEQR (5) (ii)]
  - OR
  - 200 or more units if they will be connected to existing public water or sewer systems at the commencement of habitation. [SEQR (5) (iii)]
  
- New nonresidential projects/activities that:
  - involve the physical alteration of 10 or more acres. [SEQR (6) (i)]
  - OR
  - would use 2,000,000 or more gallons of ground or surface water per day. [SEQR (6) (ii)]
  - OR
  - provide parking area for 500 or more vehicles. [SEQR (6) (iii)]
  
- Expansion of existing nonresidential projects/activities that:
  - involve the physical alteration of more than 15 acres. [SEQR (6) (i)]
  - OR
  - would use more than 3,000,000 gallons of ground or surface water per day. [SEQR (6) (ii)]
  - OR
  - provide parking area for more than 750 vehicles. [SEQR (6) (iii)]
  
- Changes by the Town to the allowable uses within any zoning district that affect 25 or more acres of the district. [SEQR (2)]
  
- Any purchase, sale, lease, annexation, or other transfer of land that involves a state or local agency and 100 or more acres. [SEQR (4)]
  
- The Town's adoption of a land use plan. [SEQR (1)]
  
- Any Town agency's adoption of a comprehensive resource management plan. [SEQR (1)]

- ❑ Any project for:
  - residential construction of:
    - 13 or more units if they will not be connected to existing public water or sewer systems at the commencement of habitation
    - 50 or more units if they will be connected to existing public water or sewer systems at the commencement of habitation
  - new nonresidential projects/activities that would:
    - physically alter more than 2.5 acres
    - OR
    - use more than 500,000 gallons of ground or surface water per day
    - OR
    - provide parking area for more than 125 vehicles
  - expansion of existing nonresidential projects/activities that would:
    - physically alter more than 3.75 acres
    - OR
    - use more than 750,000 gallons of ground or surface water per day
    - OR
    - provide parking area for more than 187 vehicles

THAT WOULD ALSO:

- require a zoning change to be allowable at the proposed location. [SEQR (3)]
- or**
- be a nonagricultural use that would occur wholly or partially within an agricultural district (certified per Agricultural and Markets Law article 25-AA, §§ 303, 304). [SEQR (8)]
- or**
- be within, partially within, or substantially contiguous to:
  - any structure or site that is listed on the National Register of Historic Places or NYS Register of Historic Places, or that has been determined to be eligible for the NYS Register by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation [SEQR (9)]
  - OR
  - any publicly owned or operated parkland, recreation area or designated open space, including any site on the Register of National Natural Landmarks [SEQR (10)]

**2. Solar Energy Farm Overlay District** Per Glenville Town Code § [270-24.1](#) D (5) (c), GECC conducts the first review of applications to establish, and/or add a facility within, a Solar Energy Farm Overlay District.

**3. Density incentive for affordable housing** Per Glenville Town Code § [270-86](#) B, GECC conducts the first review of applications to provide affordable housing under the Town's incentive that enables greater density than zoning otherwise allows.

The **materials required to be submitted to GECC for review** are specified in these sections of Town Code:

- For a Type I SEQR action: § [270-106](#)
  - involving a conditional use permit: § [270-120](#)
  - involving a Planned Development District: §§ [270-30](#), [270-31](#)
  - involving subdivision of land: §§ [242-14](#), [242-15](#)
- For a Solar Energy Farm Overlay District: §§ [270-106](#) A through E and [270-24.1](#) D (6) (e) [1]
- For density incentive for affordable housing: §§ [270-86](#) A and [270-106](#)

GECC may also ask for additional information from the applicant in order to assess potential environmental impacts [[§ 270-108](#) B].

The result of GECC review will be a recommendation to the Town Planning and Zoning Commission as to whether or not the project may result in significant environmental impact, with notation of any factors, issues, or concerns the Town should be aware of regarding the project.