Approximately eight (8) to forty-five (45) trucks would be filled per day depending on seasonal demand. There would be no truck petroleum fueling or truck maintenance performed on the site; these activities would occur at existing off-site facilities. In the future, the Project design includes the potential for serving as a natural gas filling station for XNG’s trucks.

The facility includes an approximately two thousand (2,000) square foot office facility and a canopy over the truck fueling area. The low level compressors, dryers, and coolers, some of which are self-contained, are located adjacent to the office building on concrete pads and in a fenced in area. A fence will be placed around the perimeter of the facility as well. Parking will be provided for employees’ vehicles and trailers that will be filled.

Water supply for the office facility will be from a drilled well and the facility will be served by an on-site wastewater (mound) disposal system. Screen plantings will shield the facility from traffic and storm water retention ponds are designed to mitigate any increase in surface water runoff and drainage.

The purpose of the facility is to provide end users (i.e. commercial, institutional and industrial facilities) with natural gas for their operations. Trailers containing the compressed natural gas are brought from the proposed filling station to the end user’s site and left there for the facility to draw off the natural gas and the trailer is replaced when it is close to being empty.

For Additional Information Contact:

Carl Stallman
Manheim Town Building
6356 St. Rt. 167
P.O. Box 32
Dolgeville, New York 13329
(315) 429-9631
(315) 429-9109
and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Manheim Planning Board as lead agency that:

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

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

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

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

Name of Action: Xpress Natural Gas, LLC - Compressed Natural Gas Filling Station

Name of Lead Agency: Planning Board, Town of Manheim

Name of Responsible Officer in Lead Agency: Carl Stallman

Title of Responsible Officer: Chairman, Planning Board, Town of Manheim

Signature of Responsible Officer in Lead Agency:

Signature of Preparer (if different from Responsible Officer):

Date: 4/23/14

For Further Information:

Contact Person: Carl Stallman
Address: 6356 St. Rt. 167, P.O. Box 32, Dolgeville, NY 13329
Telephone Number: (315) 429-9631
E-mail:

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
To the Zoning Board of Appeals:

A. Statement of Ownership and Intent

The applicant(s) Xpress Natural Gas LLC will be the owner(s) of property situated at the following address: 5356 NYS Route 117, Manheim, NY 13345.

The above described property was acquired by applicant(s) in the year 2014.

B. Request

The applicant requests a special permit for the above described property under the provisions of section 441 of the Zoning Ordinance for the following purposes:

- Construction and operation of a compressed natural gas tank
- Filling facility adjacent to main line valve eleven of the Xpress Gas Transmission System pipeline as shown on the attached plan drawn to scale.

C. Reasons for Request

The applicant alleges that the approval of said special permit would be in harmony with the intent and purpose of said zoning ordinance and that the proposed use conforms to the standards prescribed therefor in said ordinance and would not be detrimental to property or persons in the neighborhood for the following reasons:

__________________________________________________________________________

D. Special Features

In addition to meeting the standards prescribed by the zoning ordinance, the applicant will provide perimeter screen lighting and sharp cut-off light fixtures in order that the public convenience and welfare will be further served.

(Signature)

30 Poyos Wharf Boston, MA 02110
(mailing address)
uses within the district or to the adjoining land uses.

the same general character as others permitted, and will not be detrimental to the other
proposed project therefore satisfies Paragraph 19 of Section 441, in that it is clearly or
to a ninety, saw mill, or agricultural machinery repair, sales and service facility. The
other uses permitted in the district by special use permit (including, but not limited
district and surrounding property as a public utility facility), and fewer or similar impacts on the
customers. The proposed facility will also have similar or even fewer impacts on the
same purpose to its customers as a public utility facility provides to utility
The proposed project is comparable to a public utility facility, as it will serve much the

Reasons for Request

Xpress Natural Gas

Attachment to the Application for Special Permit