Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Telephone: (607) 301-0054</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modern Living Rentals Town Homes - 802-812 Dryden Road</td>
<td>E-Mail: <a href="mailto:cwconnor411@gmail.com">cwconnor411@gmail.com</a></td>
</tr>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td></td>
</tr>
<tr>
<td>802, 804, 810 &amp; 812 Dryden Road (NYS Route 366) (Tax Parcels: 56.-2-5 &amp; 56.-2-6)</td>
<td></td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
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<tr>
<td>Demolition of existing structures to facilitate the construction of six (6) new town home buildings consisting of 2, 3 &amp; 4 bedroom units with a total of 108 bedrooms as well as the associated site grading, drainage, utility, access, lighting and landscaping improvements.</td>
<td></td>
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<tr>
<td>In addition, the two tax parcels noted above will be combined to form one parcel as part of this project.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
<th>Telephone: (607) 241-2917</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modern Living Rentals - Charlie O’Connor</td>
<td>E-Mail: <a href="mailto:afishel@marathoneng.com">afishel@marathoneng.com</a></td>
</tr>
<tr>
<td>Address: 200 East Buffalo Street, Suite 101C</td>
<td></td>
</tr>
<tr>
<td>City/PO: Ithaca</td>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 14850</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact (if not same as sponsor; give name and title/role):</th>
<th>Telephone: (607) 327-1724</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marathon Engineering - Adam M. Fishel, PE</td>
<td>E-Mail: <a href="mailto:wayne@cnyrentals.com">wayne@cnyrentals.com</a></td>
</tr>
<tr>
<td>Address: 840 Hanshaw Road, Suite 12</td>
<td></td>
</tr>
<tr>
<td>City/PO: Ithaca</td>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 14850</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
<th>Telephone: (607) 301-0054</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wayne Woodward</td>
<td>E-Mail: <a href="mailto:cwconnor411@gmail.com">cwconnor411@gmail.com</a></td>
</tr>
<tr>
<td>Address: 169 Blakeslee Road</td>
<td></td>
</tr>
<tr>
<td>City/PO: Newfield</td>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 14867</td>
<td></td>
</tr>
</tbody>
</table>
**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☑ Yes ☐ No</td>
<td>Planning Board - Site Plan Review 6/19/17</td>
</tr>
<tr>
<td>c. City Council, Town or Village Zoning Board of Appeals</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐ Yes ☑ No</td>
<td>Building Department - Building permit TBD</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☑ Yes ☐ No</td>
<td>DOH - Backflow, County Planning - 239m/n review TBD</td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☑ Yes ☐ No</td>
<td>NYSDOT - Driveway &amp; utility permits Initial Submittal- 6/21/17</td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
</tbody>
</table>

**i. Coastal Resources.**

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☑ Yes ☐ No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑ Yes ☐ No

If Yes, identify the plan(s):

- Hamlet of Varna


c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑ Yes ☐ No

If Yes, identify the plan(s):

<table>
<thead>
<tr>
<th>Hamlet of Varna</th>
<th></th>
</tr>
</thead>
</table>
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. □ Yes □ No
   If Yes, what is the zoning classification(s) including any applicable overlay district?
   Varna Hamlet Mixed Used District

b. Is the use permitted or allowed by a special or conditional use permit? □ Yes □ No

c. Is a zoning change requested as part of the proposed action? □ Yes □ No
   i. What is the proposed new zoning for the site? ____________________________

C.4. Existing community services.

a. In what school district is the project site located? City of Ithaca

b. What police or other public protection forces serve the project site?
   NYS State Police and Tompkins County Sheriff

c. Which fire protection and emergency medical services serve the project site?
   Varna Fire District & Bangs Ambulance

d. What parks serve the project site?
   Cornell University Arboretum

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential Town Homes

b. a. Total acreage of the site of the proposed action? _______ +/-3.0 acres
   b. Total acreage to be physically disturbed? _______ +/-3.15 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _______ +/-3.0 acres

c. Is the proposed action an expansion of an existing project or use? □ Yes □ No
   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % ____________________ Units: ____________________

d. Is the proposed action a subdivision, or does it include a subdivision? □ Yes □ No
   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

   ii. Is a cluster/conservation layout proposed? □ Yes □ No

   iii. Number of lots proposed? _________

   iv. Minimum and maximum proposed lot sizes? Minimum _________ Maximum _________

f. Will proposed action be constructed in multiple phases? □ Yes □ No
   i. If No, anticipated period of construction: +/-12 months
   ii. If Yes:
      • Total number of phases anticipated
      • Anticipated commencement date of phase 1 (including demolition) _______ month _______ year
      • Anticipated completion date of final phase _______ month _______ year
      • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: ______________________________________________
   ______________________________________________
   ______________________________________________
   ______________________________________________

   Two lots will be combined via lot line adjustment review/approval by the Town of Dryden.


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f. Does the project include new residential uses?  
Yes ☑ No

If Yes, show numbers of units proposed:

<table>
<thead>
<tr>
<th></th>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td></td>
<td></td>
<td></td>
<td>42 units, 108 bedrooms total</td>
</tr>
<tr>
<td>At completion of all phases</td>
<td></td>
<td></td>
<td></td>
<td>42 units, 108 bedrooms total</td>
</tr>
</tbody>
</table>


g. Does the proposed action include new non-residential construction (including expansions)?  
Yes ☐ No

If Yes,

i. Total number of structures

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: ____________________________ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  
Yes ☐ No

If Yes,

i. Purpose of the impoundment: ____________________________________________________________________________

ii. If a water impoundment, the principal source of the water:  
Ground water ☐ Surface water streams ☐ Other specify: _______________________________________________________________________________________________

iii. If other than water, identify the type of impounded/contained liquids and their source:  
_________________________________________________________________________________________________________

iv. Approximate size of the proposed impoundment. Volume: ____________ million gallons; surface area: ____________ acres

v. Dimensions of the proposed dam or impounding structure: _______ height; _______ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
_________________________________________________________________________________________________________

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  
Yes ☐ No

Excavations are anticipated to be limited to general site preparation, grading, installation of utilities, etc.

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? General site construction.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): ______________________
- Over what duration of time? ______________________

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:  
_________________________________________________________________________________________________________

iv. Will there be onsite dewatering or processing of excavated materials?  
Yes ☐ No

If yes, describe:  
_________________________________________________________________________________________________________

v. What is the total area to be dredged or excavated? ____________ acres

vi. What is the maximum area to be worked at any one time? ____________ acres

vii. What would be the maximum depth of excavation or dredging? ____________ feet

viii. Will the excavation require blasting?  
Yes ☐ No

ix. Summarize site reclamation goals and plan:  
_________________________________________________________________________________________________________

_________________________________________________________________________________________________________

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  
Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):  
_________________________________________________________________________________________________________
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:


iii. Will proposed action cause or result in disturbance to bottom sediments? □ Yes □ No

If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? □ Yes □ No

If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance: __________________________________________________________

vi. If line extension within an existing district be necessary to supply the project? □ Yes □ No

If Yes:

- Name of district or service area: Water District #1, SW1 (Varna)
- Does the existing public water supply have capacity to serve the proposal? □ Yes □ No
- Is the project site in the existing district? □ Yes □ No
- Is expansion of the district needed? □ Yes □ No
- Do existing lines serve the project site? □ Yes □ No

iii. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? □ Yes □ No

If Yes:

- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

iv. Total anticipated liquid waste generation per day: 11,880 gallons/day

If Yes:

- Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
- Sanitary wastewater

v. If a new water supply district or service area is proposed to be formed to serve the project site? □ Yes □ No

If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _______ gallons/minute.

If Yes:

- Total anticipated liquid waste generation per day: 11,880 gallons/day

iii. Will the proposed action use any existing public wastewater treatment facilities? □ Yes □ No

If Yes:

- Name of wastewater treatment plant to be used: Ithaca Area Waste Water Treatment Facility (IAWWTF)
- Name of district: Sewer District #2 SS2 (Varna)
- Does the existing wastewater treatment plant have capacity to serve the project? □ Yes □ No
- Is the project site in the existing district? □ Yes □ No
- Is expansion of the district needed?

v. If water supply will be from wells (public or private), maximum pumping capacity: _______ gallons/minute.
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  
   If Yes:
   • Applicant/sponsor for new district: 
   • Date application submitted or anticipated: 
   • What is the receiving water for the wastewater discharge?
   • Will stormwater runoff flow to adjacent properties?
   • If to surface waters, identify receiving water bodies or wetlands: 
   • Will stormwater runoff flow to adjacent properties? 

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:  
   No plans are proposed to capture, recycle or reuse liquid waste.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  
   If Yes:
   i. How much impervious surface will the project create in relation to total size of project parcel?  
      ____ Square feet or ___ 1.6 acres (impervious surface) 
      ____ Square feet or ___ 3 acres (parcel size) 
   ii. Describe types of new point sources.  Stormwater discharge from detention basin.

   iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
      Stormwater runoff/discharge will be directed to the existing drainage ditches located within the NYSDOT Right-of-Way of Dryden Road 
      • If to surface waters, identify receiving water bodies or wetlands: 
      • Will stormwater runoff flow to adjacent properties? 

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  
   If Yes, identify:
   i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
      Mobile equipment during construction. 
   ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
      Potential stationary sources during construction, ie, power generation equipment, compressors, etc. 
   iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
      NA 

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  
   If Yes:
   i. Is the project site located in an Air quality non-attainment area?  (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  
   ii. In addition to emissions as calculated in the application, the project will generate:
      • ____ Tons/year (short tons) of Carbon Dioxide (CO₂) 
      • ____ Tons/year (short tons) of Nitrous Oxide (N₂O) 
      • ____ Tons/year (short tons) of Perfluorocarbons (PFCs) 
      • ____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) 
      • ____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) 
      • ____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? □ Yes ☑ No
   i. Estimate methane generation in tons/year (metric):
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? □ Yes ☑ No
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? □ Yes ☑ No
   i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
      ☐ Randomly between hours of _______ to _______.
   ii. For commercial activities only, projected number of semi-trailer truck trips/day:
   iii. Parking spaces: Existing ___________ Proposed ___________ Net increase/decrease ___________
   iv. Does the proposed action include any shared use parking? □ Yes ☑ No
   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
      The current access drives to the project site will be removed with a single full-access driveway constructed.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑ Yes ☐ No
vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑ Yes ☐ No
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? □ Yes ☑ No
   i. Estimate annual electricity demand during operation of the proposed action:
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
   iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☑ Yes ☐ No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: As allowed by Town of Dryden
      • Saturday: As allowed by Town of Dryden
      • Sunday: As allowed by Town of Dryden
      • Holidays: As allowed by Town of Dryden
   ii. During Operations:
      • Monday - Friday: residential, 24 hrs /day
      • Saturday: residential, 24 hrs /day
      • Sunday: residential, 24 hrs /day
      • Holidays: residential, 24 hrs /day

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?
Yes ☐ No ☑
If yes:
i. Provide details including sources, time of day and duration:

Construction equipment operation, deliveries, etc. during construction work hours.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?
Yes ☑ No ☐
Describe: __________________________________________________________

n. Will the proposed action have outdoor lighting?
Yes ☐ No ☑
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

decorative post mounted lighting as shown on the plan.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?
Yes ☑ No ☐
Describe: Perimeter trees and associated canopy will be preserved to the maximum extent practicable.

o. Does the proposed action have the potential to produce odors for more than one hour per day?
Yes ☑ No ☐
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?
Yes ☐ No ☑
If Yes:
i. Product(s) to be stored

ii. Volume(s) ______ per unit time ________ (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?
Yes ☑ No ☐
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices?
Yes ☐ No ☑

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?
Yes ☐ No ☑
If Yes:
i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: ___________ tons per ___________ (unit of time)
- Operation : ___________ tons per ___________ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

- Operation:
s. Does the proposed action include construction or modification of a solid waste management facility?  
☐ Yes ☑ No
If Yes:
  i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): 
  ii. Anticipated rate of disposal/processing:
     • ________ Tons/month, if transfer or other non-combustion/thermal treatment, or
     • ________ Tons/hour, if combustion or thermal treatment
  iii. If landfill, anticipated site life: ____________ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  
☐ Yes ☑ No
If Yes:
  i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: 
  ii. Generally describe processes or activities involving hazardous wastes or constituents: 
  iii. Specify amount to be handled or generated ______ tons/month
  iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: 
  v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  
☐ Yes ☑ No
If Yes: provide name and location of facility: 
If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
  i. Check all uses that occur on, adjoining and near the project site.

☐ Urban  ☑ Industrial  ☐ Commercial  ☑ Residential (suburban)  ☑ Rural (non-farm)
  ☑ Forest  ☑ Agriculture  ☑ Aquatic  ☐ Other (specify): _______________________________
  ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>+/-0.5</td>
<td>+/-1.6</td>
<td>+1.0</td>
</tr>
<tr>
<td>Forested</td>
<td>+/-1.1</td>
<td>+/-0.1</td>
<td>-0.9</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Describe: maintained lawn/landscaped areas</td>
<td>+/-1.5</td>
<td>+/-1.4</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Land use covert type only considered for the area which is proposed to be disturbed
c. Is the project site presently used by members of the community for public recreation?  
   i. If Yes: explain: 
   [ ] Yes  [ ] No

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed 
   day care centers, or group homes) within 1500 feet of the project site?  
   If Yes,  
   i. Identify Facilities: 

 e. Does the project site contain an existing dam?  
   If Yes:  
   i. Dimensions of the dam and impoundment:  
      - Dam height: ____________________ feet  
      - Dam length: ____________________ feet  
      - Surface area: ____________________ acres  
      - Volume impounded: ____________________ gallons OR acre-feet  
   ii. Dam's existing hazard classification: 
   iii. Provide date and summarize results of last inspection: 

 f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  
   If Yes:  
   i. Has the facility been formally closed?  
      - If yes, cite sources/documentation:  
   ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: 
   iii. Describe any development constraints due to the prior solid waste activities: 

 g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  
   If Yes:  
   i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: 

 h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any 
   remedial actions been conducted at or adjacent to the proposed site?  
   If Yes:  
   i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site 
      Remediation database? Check all that apply:  
      [ ] Yes – Spills Incidents database  
      [ ] Yes – Environmental Site Remediation database  
      [ ] Neither database  
   ii. If site has been subject of RCRA corrective activities, describe control measures: 
   iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  
      If yes, provide DEC ID number(s): 
   iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
v. Is the project site subject to an institutional control limiting property uses? □ Yes ☑ No
   • If yes, DEC site ID number: ____________________________
   • Describe the type of institutional control (e.g., deed restriction or easement): ____________________________
   • Describe any use limitations: ____________________________
   • Describe any engineering controls: ____________________________
   • Will the project affect the institutional or engineering controls in place? □ Yes ☑ No
   • Explain: ____________________________________________

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ____________ > 5 feet according to NRCS soil reports

b. Are there bedrock outcroppings on the project site? □ Yes ☑ No
   If Yes, what proportion of the site is comprised of bedrock outcroppings? ____________ %

c. Predominant soil type(s) present on project site:
   - Fine sandy loam ____________ +/-25 % according to NRCS soil reports
   - Silt loam ____________ +/-75 %


d. What is the average depth to the water table on the project site? Average: ____________ > 5 feet according to NRCS soil reports

e. Drainage status of project site soils:
   □ Well Drained: ____________ % of site
   ☑ Moderately Well Drained: ____________ 100 % of site
   □ Poorly Drained ____________ % of site

f. Approximate proportion of proposed action site with slopes:
   □ 0-10%: ____________ 92 % of site
   □ 10-15%: ____________ % of site
   ☑ 15% or greater: ____________ 8 % of site

g. Are there any unique geologic features on the project site? □ Yes ☑ No
   If Yes, describe: ____________________________________________

h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? □ Yes ☑ No
   ii. Do any wetlands or other waterbodies adjoin the project site? □ Yes ☑ No
   If Yes to either i or ii, continue. If No, skip to E.2.i.
   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? □ Yes ☑ No
   iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
      - Streams: Name __________________ Classification __________________
      - Lakes or Ponds: Name __________________ Classification __________________
      - Wetlands: Name __________________ Approximate Size __________________
      - Wetland No. (if regulated by DEC) ____________________________________________
   v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? □ Yes ☑ No
      If yes, name of impaired water body/bodies and basis for listing as impaired: ____________________________________________

i. Is the project site in a designated Floodway? □ Yes ☑ No

j. Is the project site in the 100 year Floodplain? □ Yes ☑ No

k. Is the project site in the 500 year Floodplain? □ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? □ Yes ☑ No
   If Yes:
      i. Name of aquifer: __________________
m. Identify the predominant wildlife species that occupy or use the project site:  
deer, rabbits, rodents, various birds, mice, etc.  

n. Does the project site contain a designated significant natural community?  
   ✔ Yes ☐ No  
   i. Describe the habitat/community (composition, function, and basis for designation):  
   ii. Source(s) of description or evaluation:  
   iii. Extent of community/habitat:  
      • Currently:  
      • Following completion of project as proposed:  
      • Gain or loss (indicate + or -):  

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  
   ✔ Yes ☐ No  

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  
   ✔ Yes ☐ No  

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  
   ✔ Yes ☐ No  
   If yes, give a brief description of how the proposed action may affect that use:  

E.3. Designated Public Resources On or Near Project Site  

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  
   ✔ Yes ☐ No  
   If Yes, provide county plus district name/number:  

b. Are agricultural lands consisting of highly productive soils present?  
   ✔ Yes ☐ No  
   i. If Yes: acreage(s) on project site?  
   ii. Source(s) of soil rating(s):  

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  
   ✔ Yes ☐ No  
   If Yes:  
      i. Nature of the natural landmark:  
         □ Biological Community  □ Geological Feature  
      ii. Provide brief description of landmark, including values behind designation and approximate size/extent:  

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  
   ✔ Yes ☐ No  
   If Yes:  
      i. CEA name:  
      ii. Basis for designation:  
      iii. Designating agency and date:  

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e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? □ Yes ✓ No

If Yes:

i. Nature of historic/archaeological resource:  □ Archaeological Site  □ Historic Building or District

ii. Name: _______________________________________________________

iii. Brief description of attributes on which listing is based: _____________________________________________________________

f. 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? □ Yes ✓ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? □ Yes ✓ No

If Yes:

i. Describe possible resource(s): ____________________________________________________________

ii. Basis for identification: ______________________________________________________________

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ✓ Yes □ No

If Yes:

i. Identify resource: Fall Creek, Cornell University Arboretum.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _______________________________________________________________

iii. Distance between project and resource: _____________________ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? □ Yes ✓ No

If Yes:

i. Identify the name of the river and its designation: __________________________

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? □ Yes ✓ No

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Modern Living Rentals - Charlie O'Connor Date July 18, 2017

Signature ___________________________ Title Member
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.

B.i.i [Coastal or Waterfront Area] No
B.i.ii [Local Waterfront Revitalization Area] No
C.2.b. [Special Planning District] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000’ of DEC Remediation Site] No
E.2.g [Unique Geologic Features] No
E.2.h.i [Surface Water Features] No
E.2.h.ii [Surface Water Features] No
E.2.h.iii [Surface Water Features] No
E.2.h.v [Impaired Water Bodies] No
E.2.i. [Floodway] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers] No
E.2.n. [Natural Communities] No
E.2.o. [Endangered or Threatened Species] No
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | No |
| E.3.e. [National Register of Historic Places] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | No |
| E.3.i. [Designated River Corridor] | No |