

August 13, 2018

Mr. Ray Burger, Director of Planning  
Town of Dryden  
93 E. Main Street  
Dryden, NY 13053

**Re: Response to July 18, 2018 Full EAF Review by T.G. Miller, P.C  
Townhomes at Dryden project**

Dear Mr. Burger:

We are in receipt of a review letter by Town consultants T.G. Miller, P.C. regarding the project referenced above. Since receiving the letter we have been working to respond to each of the comments by your engineer. While some work remains, we wish to share with you and the Board the progress that we have made to date. Responses to the concerns are as follows:

**D.2. Project Operations**

*c. Will the proposed action use, or create a new demand for water?*

Comment: The *name of district or service area* is not Ithaca City Water Department. The Applicant needs to provide a detailed breakdown of the domestic water demands and also a Site Utility Plan identifying where connections will be made to the Town's system. Estimates of fire flow demand are also needed to ascertain if additional looping of the Town's distribution mains will be necessary to support the domestic and fire flow demands.

***Anticipated domestic water usage demands for the project are consistent with wastewater demands and are presented in the attached spreadsheet. Fire flow demands for the project are still being evaluated and will be submitted to the Town under separate cover. Completion of a Utility Plan is also underway and that plan will also be forwarded to the Town once available.***

*d. Will the proposed action generate liquid wastes?*

Comment: Available treatment plant capacity in the Ithaca Area Wastewater Treatment Facility will have to be confirmed by the Town. In addition, loading impacts to the existing collection pipe and pumping facilities in the Varna Sewer District will need to be studied.

***Anticipated wastewater discharge for the site has been calculated for the project and is presented in the attached spreadsheet. See Sheet 2 of the appendix. With receipt of this information we request that the town evaluate whether or not there may be potential capacity issues for either the existing distribution and treatment system submission.***

*e. Will the proposed action disturb more than one acre and create stormwater runoff...?*

Comment: Provide a SWPPP and supporting calculations for mitigation of stormwater. Provide wetland delineation report and any proposed wetland mitigation per USACE permit.

*The proposed project will generate land disturbance in excess of 1-acre. The need for coverage under the NYSDEC SPDES program is acknowledged and a Stormwater Pollution Prevention Plan (SWPPP) will be created concurrent with final design plans. Preliminary calculations have been completed to allow initial sizing for stormwater management facilities proposed with the development. As the Final layout of the project take shape the final SWPPP and supporting calculations will be generated and submitted for your review. The applicant has secured an environmental consultant to conduct a formal investigation as to the presence of wetlands and what, if any, mitigation efforts will be necessary to allow development. A wetland delineation report has been included with this letter.*

*I. Will the proposed action result in a substantial increase in traffic...?*

Comment: Provide a Traffic Impact Analysis and a copy of all correspondence with NYSDOT for any associated Highway work permits.

*The applicant has engaged SRF Associates to complete a Traffic Impact Study correlating to the proposed project. SRF will coordinate with the NYSDOT to confirm the scope for the study and the Town of Dryden will be copied on all related correspondence as requested.*

*k. Will the propose action generate new or additional demand of energy?*

Comment: Provide confirmation from NYSEG for electric and/or gas supply to the site.

*NYSEG was contacted to inquire about their capacity to supply the project with necessary gas and electric utilities. A copy of a memo to file with ESI ticket numbers is attached. We are still awaiting a response from our inquiry. See Sheet 3 of the appendix.*

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

*b. land uses and cover types on the project site.*

Comment: Revise table to have equal summation of total acers. Is any of the land classified as forest? Will wetland mitigation be required per USACE?

*The referenced Table will be revised pending final project layout.*

*h. Potential contamination history?*

Comment: Provide supporting information from NYSDEC Environmental Site Remediation database and any other relevant publicly available data.

***Desktop research of the NYSDEC Spills Database along with the Environmental Mapper tool have been completed. Only one spill showed up in the search and that spill record has been closed. See Sheets 4 through 6 of the appendix.***

## **E.2 Natural Resources On or Near Project Site**

*d. What is the average depth to the water table on the project site?*

Comment: Provide a copy of the geotechnical engineering report and show locations of soil borings.

***The average depth to water table across the project site is provided within the Geotech Report. The Geotech Report has been included in with this letter.***

*n. Does the project site contain a designated significant natural community?*

Comment: Provide supporting documentation of any NYSDEC designated significant natural community.

***Desktop research of the NYSDEC Environmental Mapper does not indicate the presence of any NYSDEC designated significant natural community. See Sheets 7 and 8 of the appendix.***

*o. Does the project site contain any species of plant or animals that is listed by the federal government or NYS as endangered or threatened...?*

Comment: Provide supporting documentation.

***Desktop research of the US Fish and Wildlife Services online database indicate that only species of plant or animal potentially on the property to be the Northern Long-Eared Bat (*Myotis Septentrionalis*). See Sheets 9 and 10 of the appendix.***

*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?*

Comment: Provide supporting documentation.

***Desktop research of the NYSDEC Environmental Mapper does not indicate the presence of any plant or animal that is listed by NYS as rare, or as a species of special concern. See Sheets 7 and 8 of the appendix.***

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

*b. Are agricultural lands consisting of highly productive soils present?*

Comment: Provide soil classification map of onsite soils and verify if the proposed action will impact soil classified within soil group 1 through 4 of the NYS Land Classification System.

*A soils classification map has been requested from the Tompkins County Soil and Water Conservation District so that the presence and/or disturbance of Soil classified within soil group 1 through 4 of the NYS Land Classification System can be assessed.*

*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...?*

Comment: Provide SHPO review letter.

*A copy of the 'No Impact' letter has been issued by the NYS Office of Historic Preservation is attached. See Sheet 1 of the appendix.*

*h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?*

Comment: Provide additional information for any "officially designated aesthetic resource".

*Our office is continuing to evaluate whether the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource*

Sincerely,

HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS & LANDSCAPE ARCHITECT, DPC



John Shields III  
Project Manager

enc.

cc: Michael Keith, P.E.; HUNT

# APPENDIX



# Parks, Recreation, and Historic Preservation

Sheet 1

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

August 09, 2018

Mr. John Shields  
Project Engineer  
HUNT Engineers  
4 Commercial Street  
Rochester, NY 14614

Re: DEC  
Townhomes at Dryden  
Dryden Road and Mt. Pleasant Road, Varna, NY  
18PR04667

Dear Mr. Shields:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation

Proposed student housing project is most similar to 'School Boarding' use from Table B-3(1).

Use: **Boarding**

Unit: **Per Student (i.e. 'per bedroom' due to proposed operation model)**

Design Flow per Table B-3: **75 GPD per Student**

Project proposes to lease 1, 2, 3 and 4-bedroom units.

Number of Units: 219 Units

Number of Bedrooms: 602 Bedrooms

Calculate Design Flow for Residential Units Within Project:

$$75 \text{ GPD/Bedroom} \times 602 \text{ Bedrooms} = \underline{\underline{45,150 \text{ GPD}}}$$

Calculate Peak Hourly Flow Rate: Assume that design flow occurs over 16 hour timeframe.

$$\text{Therefore, } 45,150 \text{ gal/16 hours: } \underline{\underline{2,822 \text{ GPH}}}$$

(1) Table B-3 of NYSDEC NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS dated March 5, 2014 provides design flows for various uses.

**MEMORANDUM**

**Date:** 7/27/2018  
**To:** File  
**From:** John Shields  
**Project:** Townhomes at Dryden  
**Project No.:** 3177.001  
**Reference:** Gas & Electric Capacity

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Contacted NYSEG this afternoon to inquire about capacity to serve gas and electric needs of project. Energy Services Installation (ESI) Group. 1.866.717.2279. Spoke to Brittany

Opened Electric Ticket: [10300490115](#) and Gas Ticket: [10300490117](#)



960 Dryden Road



Varna United Methodist Church

36A

s Auto Care



Varna Community Association

Site





960 Dryden Road



Varna United Methodist Church

366

s Auto Care



Varna Community Association



# Spill Incidents Database Search Details

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## Spill Record

### Administrative Information

**DEC Region:** 7

**Spill Number:** 1710909

### Spill Date/Time

**Spill Date:** 03/03/2018 **Spill Time:** 05:00:00 PM

**Call Received Date:** 03/03/2018 **Call Received Time:** 07:13:00 PM

### Location

**Spill Name:** RESIDENCE

**Address:** 960 DRYDEN RD

**City:** VARNA **County:** Tompkins

### Spill Description

Material Spilled	Amount Spilled	Resource Affected
other	UNKNOWN	Unknown

**Cause:** Deliberate

**Source:** Private Dwelling

**Waterbody:**

### Record Close

**Date Spill Closed:** 03/05/2018

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.



# Environmental Resource Mapper

Base Map: Topographical [Using this map](#)

Search

Tools

**Layers and Legend**

All Layers

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Unique Geological Features

Waterbody Classifications for Rivers/Streams

Waterbody Classifications for Lakes

State Regulated Freshwater Wetlands

State Regulated Wetland Checkzone

Significant Natural Communities

Natural Communities Near This Location

Rare Plants or Animals

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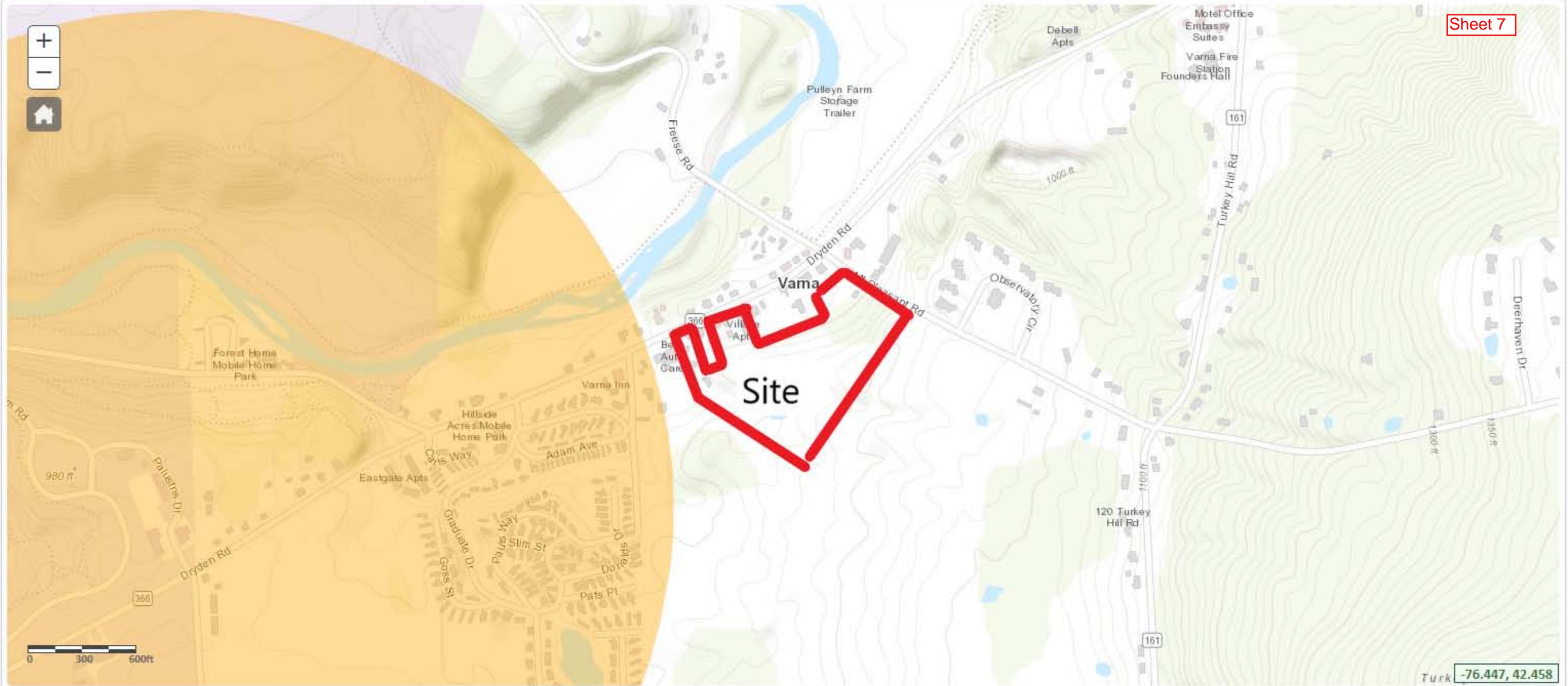
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts





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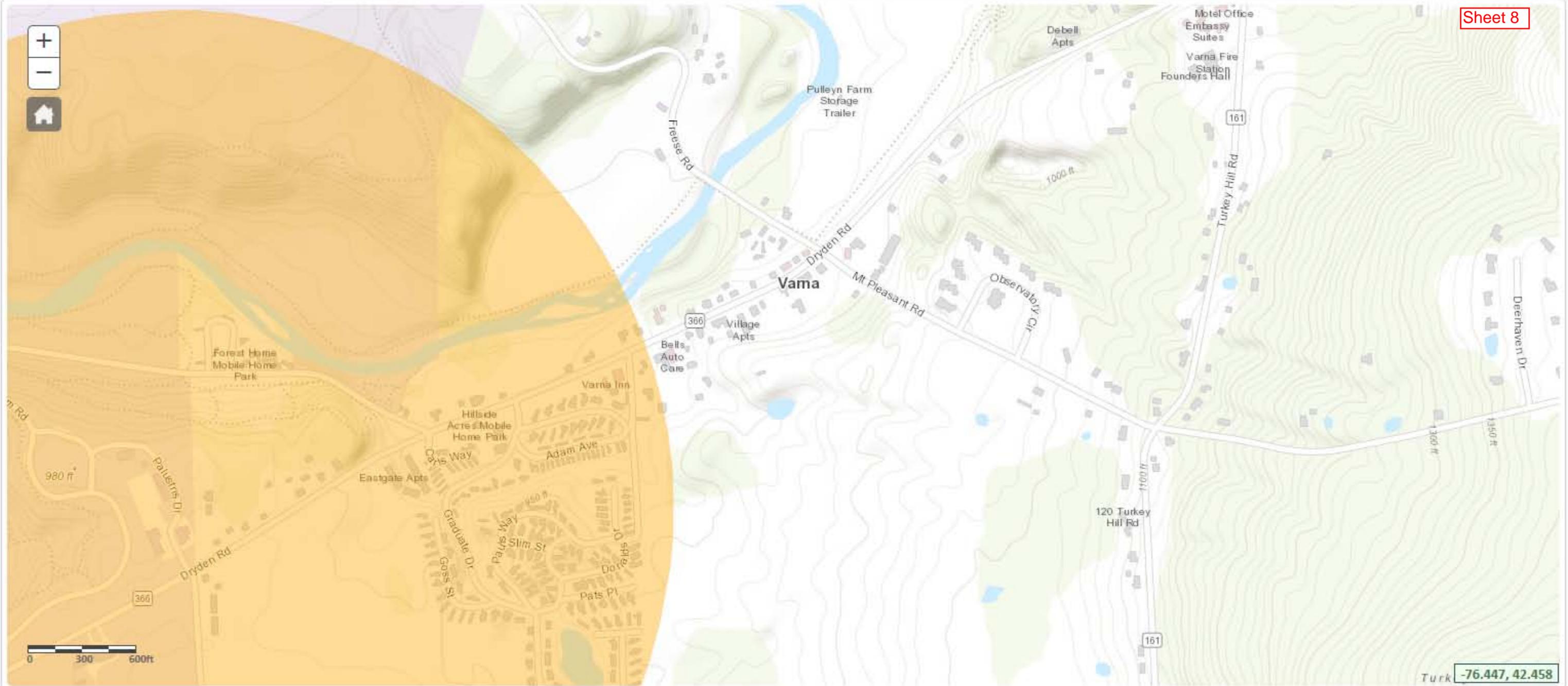
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Sheet 8



# ECOS Environmental Conservation Online System

Conserving the Nature of America

Sheet 9

[ECOS](#) / Species Profile for Northern long-eared Bat (*Myotis septentrionalis*)

## Northern Long-Eared Bat (*Myotis septentrionalis*)

[Range Information](#) | [Federal Register](#) | [Recovery](#) | [Critical Habitat](#) | [Conservation Plans](#) | [Petitions](#) | [Life History](#)Taxonomy: [View taxonomy in ITIS](#)Listing Status: **Threatened**Where Listed: **WHEREVER FOUND**

### General Information

The northern long-eared bat is a medium-sized bat about 3 to 3.7 inches in length but with a wingspan of 9 to 10 inches. As its name suggests, this bat is distinguished by its long ears, particularly as compared to other bats in its genus, *Myotis*, which are actually bats noted for their small ears (*Myotis* means mouse-eared). The northern long-eared bat is found across much of the eastern and north central United States and all Canadian provinces from the Atlantic coast west to the southern Northwest Territories and eastern British Columbia. The species range includes 37 states. White-nose syndrome, a fungal disease known to affect bats, is currently the predominant threat to this bat, especially throughout the Northeast where the species has declined by up to 99 percent from pre-white-nose syndrome levels at many hibernation sites. Although the disease has not yet spread throughout the northern long-eared bats entire range (white-nose syndrome is currently found in at least 25 of 37 states where the northern long-eared bat occurs), it continues to spread. Experts expect that where it spreads, it will have the same impact as seen in the Northeast.

The species historical range included Alabama, Arkansas, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, New Hampshire, New Jersey, New York, North Carolina, North Dakota, Ohio, Oklahoma, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Vermont, Virginia, West Virginia, Wisconsin, Wyoming. See below for information about where the species is known or believed to occur.

### Current Listing Status Summary

Status	Date Listed	Lead Region	Where Listed
<b>Threatened</b>	05/04/2015	<a href="#">Great Lakes-Big Rivers Region (Region 3)</a>	Wherever found <a href="#">Additional species information</a>

### » Range Information

#### Current Range

 *Wherever found*

Zoom in! Some species' locations may be small and hard to see from a wide perspective. To narrow-in on locations, check the state and county lists (below) and then use the zoom tool.

Want the FWS's current range for all species? Click [here](#) to download a zip file containing all individual shapefiles and metadata for all species.





# ECOS Environmental Conservation Online System

Conserving the Nature of America

Sheet 10

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