### 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: (317) 507-7142</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Applicant/Sponsor:</td>
<td>Trinitas Ventures, LLC</td>
</tr>
<tr>
<td>Address:</td>
<td>201 Main Street, Suite 1000</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Lafayette</td>
</tr>
<tr>
<td>State:</td>
<td>IN</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>47901</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:khansen@trinitas.ventures.com">khansen@trinitas.ventures.com</a></td>
</tr>
<tr>
<td>Project Contact (if not same as sponsor; give name and title/role):</td>
<td>Telephone: (585) 327-7950</td>
</tr>
<tr>
<td>Address:</td>
<td>4 Commercial Street Suite 300</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Rochester</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14614</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:keithm@hunt-eas.com">keithm@hunt-eas.com</a></td>
</tr>
</tbody>
</table>

| Property Owner (if not same as sponsor): | Telephone: |
| Address: | E-Mail: |
| City/PO: | State: |
| Zip Code: | |

**Brief Description of Proposed Action (include purpose or need):**

The project includes construction of a mix of 1, 2, 3 and 4 bedroom multifamily apartment units within 17 townhouse style buildings along with recreation amenities and a private clubhouse. A +/- 2,200 sf retail component, which could include a coffee shop (or similar shop) is also proposed. A total of 428 spaces are to be provided via surface spaces and covered spaces to be used for the residence, retail patrons, community garden and the Varna Trail. The project will incorporate access both to Mt. Pleasant and to Dryden Roads and vehicle circulation through the site is sufficient to accommodate life safety equipment such as fire trucks and ambulances. Two surface Stormwater Management facilities and one underground Stormwater Management Vault to provide quality and quantity control for stormwater. Utilities serving the site include storm, water and sanitary sewer along with electric, phone and cable and no new overhead lines are proposed.
### 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 Town Board: Special Use Permit, Site Plan</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☐ Yes ✔ No</td>
<td></td>
</tr>
<tr>
<td>c. City Council, Town or Village Zoning Board of Appeals</td>
<td>✔ Yes ☑ No ZBA: buffering setback variance</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐ Yes ✔ No</td>
<td></td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☐ Yes ✔ No</td>
<td></td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ✔ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>✔ Yes ☑ No NYSDEC: SPDES, Water Qual. Cert., dam permit. DOH: water and sewer. DOT: Utility/driveway</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>✔ Yes ☑ No USACE: Disturbance to waters of the US</td>
<td></td>
</tr>
</tbody>
</table>

#### i. Coastal Resources.

1. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ✔ No
2. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ✔ No
3. 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?

- **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):

_____________________________________________________________________________________________________
_____________________________________________________________________________________________________
_____________________________________________________________________________________________________

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

If Yes, identify the plan(s):

_____________________________________________________________________________________________________
_____________________________________________________________________________________________________
_____________________________________________________________________________________________________

(*** NYSDOT-driveway and utility connection permits, NYSDEC SPDES permit, MS4 permit, NYSDEC sewer extension, NYSDOH water service approval.)
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 Residential District, Varna Hamlet Mixed Use District and Varna Hamlet Traditional 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? Ithaca Central School District

b. What police or other public protection forces serve the project site? Ithaca Police

c. Which fire protection and emergency medical services serve the project site? Dryden Ambulance, Dryden Fire Protection

d. What parks serve the project site? Cornell Botanic Gardens and Plantations, Monkey Trail Preserve, Ellis Hollow Nature Preserve

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)? Multi-family residential with a retail component and clubhouse

b. a. Total acreage of the site of the proposed action? 16.7 acres
   b. Total acreage to be physically disturbed? 13.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16.7 acres

c. Is the proposed action an expansion of an existing project or use? No ☑ Yes ☐
   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? No ☑ Yes ☐
   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
   ii. Is a cluster/conservation layout proposed? No ☑ Yes ☐
   iii. Number of lots proposed? _____
   iv. Minimum and maximum proposed lot sizes? Minimum ________ Maximum ________

e. Will proposed action be constructed in multiple phases? No ☑ Yes ☐
   i. If No, anticipated period of construction: 17 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: _______________________________________________________________
f. Does the project include new residential uses?  Yes No

If Yes, show numbers of units proposed.

<table>
<thead>
<tr>
<th>Initial Phase</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>At completion</td>
<td></td>
<td></td>
<td></td>
<td>219</td>
</tr>
<tr>
<td>of all phases</td>
<td></td>
<td></td>
<td></td>
<td></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 2

ii. Dimensions (in feet) of largest proposed structure: 40 height; 30 width; and 72 length

iii. Approximate extent of building space to be heated or cooled: 2,200 sf (entire building) 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: stormwater detention system and infiltration basin

ii. If a water impoundment, the principal source of the water:  Ground water ✔ Surface water streams ☐ Other specify: stormwater runoff from the project site

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

iv. Approximate size of the proposed impoundment. Volume: 2 million gallons; surface area: 0.8 acres

v. Dimensions of the proposed dam or impounding structure: 15’ height; 220’ length

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

compacted earthen fill

D.2. Project Operations

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

(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?

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? 

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

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

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): USACE - Jurisdictional Wetlands of approximately 0.5 Acres PEM cover type. The wetland is located within the southern portion of the project site and is unnamed.
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:

Excavation, fill and placement of drainage structures, Existing pond will be regraded and dam will likely be reconstructed. Proposed road, parking and retaining walls also to be constructed. Area of disturbance within waterbody/wetland to be approximately 20,000 sq.ft. or 0.46 Ac.

<table>
<thead>
<tr>
<th>iii.</th>
<th>iv.</th>
<th>v.</th>
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<tbody>
<tr>
<td>Will proposed action cause or result in disturbance to bottom sediments?</td>
<td>Proposed action cause or result in the destruction or removal of aquatic vegetation?</td>
<td>Describe any proposed reclamation/mitigation following disturbance:</td>
</tr>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Site will be seeded and stabilized with appropriate mix</td>
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<tr>
<td>No</td>
<td>No</td>
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<th>vi.</th>
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<tbody>
<tr>
<td>Total anticipated liquid waste generation per day: +/- 47,250 gallons/day</td>
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<th>c.</th>
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<tbody>
<tr>
<td>Will the proposed action use, or create a new demand for water?</td>
</tr>
<tr>
<td>Yes</td>
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<thead>
<tr>
<th>i.</th>
<th>ii.</th>
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<tbody>
<tr>
<td>Total anticipated water usage/demand per day: +/- 47,250 gallons/day</td>
<td></td>
</tr>
<tr>
<td>Will the proposed action obtain water from an existing public water supply?</td>
<td></td>
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<tr>
<td>Yes</td>
<td>No</td>
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<table>
<thead>
<tr>
<th>i.</th>
<th>ii.</th>
</tr>
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<tbody>
<tr>
<td>Name of district or service area: Bolton Point Water System</td>
<td></td>
</tr>
<tr>
<td>Does the existing public water supply have capacity to serve the proposal?</td>
<td></td>
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<tr>
<td>Yes</td>
<td>No</td>
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<tr>
<th>iii.</th>
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<tbody>
<tr>
<td>Will line extension within an existing district be necessary to supply the project?</td>
</tr>
<tr>
<td>Yes</td>
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</table>

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<tr>
<th>iv.</th>
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<tbody>
<tr>
<td>Is a new water supply district or service area proposed to be formed to serve the project site?</td>
</tr>
<tr>
<td>Yes</td>
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</table>

<table>
<thead>
<tr>
<th>v.</th>
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<tbody>
<tr>
<td>If a public water supply will not be used, describe plans to provide water supply for the project:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>vi.</th>
</tr>
</thead>
<tbody>
<tr>
<td>If water supply will be from wells (public or private), maximum pumping capacity: ______ gallons/minute.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>i.</th>
<th>ii.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total anticipated liquid waste generation per day: +/- 47,250 gallons/day</td>
<td></td>
</tr>
<tr>
<td>Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):</td>
<td></td>
</tr>
</tbody>
</table>

| Sanitary Wastewater |

<table>
<thead>
<tr>
<th>iii.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the proposed action use any existing public wastewater treatment facilities?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>i.</th>
<th>ii.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of wastewater treatment plant to be used: Ithaca Area Wastewater Treatment Facility</td>
<td></td>
</tr>
<tr>
<td>Name of district: S2422-Vama Sewer Prime</td>
<td></td>
</tr>
</tbody>
</table>

| 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? |
| Yes | No |
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?

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:

- none

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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 7.9 acres (impervious surface)  
   - Square feet or 16.7 acres (parcel size)

ii. Describe types of new point sources.  Roof, Parking Lot, Access Road, sidewalks and SWM facilities.

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)?

   - On-Site Storm water Management
      - If to surface waters, identify receiving water bodies or wetlands:  
      - Will stormwater runoff flow to adjacent properties?

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

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)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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
   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:
      ____________________________________________________________________________

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: 7 am to 6 pm
      - Saturday: 10 am to 6 pm
      - Sunday: 12 pm to 4 pm
      - Holidays: 10 am to 6 pm
   ii. During Operations:
      - Monday - Friday: 8 am to 5 pm
      - Saturday: 10 am to 4 pm
      - Sunday: 12 pm to 4 pm
      - Holidays: scarce or non-existent

The clubhouse will be operating 24 hours during operations with controlled access after hours.
The maintenance will be on call 24/7 for emergencies and will be available on-site during the weekends for any repairs to the pool.
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:

   Noise levels to increase during times of construction activity and then return to ambient noise levels during operation.

   ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  
Yes No
   Describe:  
   Tree removal required for development; however landscaping will be installed as necessary to provide screening.

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:

   Light pole fixtures, various locations through parking areas, access drive, between 16-25 ft in height, aimed toward areas of site travel.

   Proposed LED and night-sky compliant lighting to reduce any impacts.

   ii. Will the proposed action remove existing natural barriers that could act as a light barrier or screen?  
Yes No
   Describe:  
   Minimal tree removal required for development; however landscaping will be installed as necessary to provide screening.

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

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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:

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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:

   Residential, Mixed Use and Traditional

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>1.2</td>
<td>7.9</td>
<td>+ 6.7</td>
</tr>
<tr>
<td>Forested</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>14.9</td>
<td>7.95</td>
<td>- 6.95</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>0.1</td>
<td>0.1</td>
<td>0.0</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>0.5</td>
<td>0.75</td>
<td>+0.24</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Describe: ______________________________________________</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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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:  
   Cornell University, Varna Community Association, Inc.

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e. Does the project site contain an existing dam?  
   If Yes:  
   i. Dimensions of the dam and impoundment:  
      - Dam height: 15 feet  
      - Dam length: 180 feet  
      - Surface area: 0.5 acres  
      - Volume impounded: 1.6M gallons OR acre-feet  
   ii. Dam's existing hazard classification: “A” or “low hazard”  
   iii. Provide date and summarize results of last inspection:  
      Dam was inspected 6/23/98 by NYSDEC Div. of Water and found to be in need of repairs. Specifically, the existing earthen berm was thought to be poorly constructed. Deficiencies of the embankment and the blow out at the control structure were noted and remedial measures recommended.

---

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. Does the facility been formally closed?  
      ☐ Yes ☑ No  
      - 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  
      ☐ Provide DEC ID number(s):  
      ☐ 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?  
      ☐ Yes ☑ No  
      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? ________________________ >25' feet

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:
   - Hudson Silty Clay Loam 31.9 %
   - Darien Gravely Silt Loam 19.1 %
   - Rhinebeck Silt Loam 17.4 %

d. What is the average depth to the water table on the project site? Average: _________ >25' feet

e. Drainage status of project site soils: [ ] Well Drained: 21.3 % of site
   [ ] Moderately Well Drained: 31.9 % of site
   [ ] Poorly Drained: 46.8 % of site

f. Approximate proportion of proposed action site with slopes:
   - 0-10%: 64.9 % of site
   - 10-15%: 17.4 % of site
   - 15% or greater: 17.7 % 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 0.51
      - Wetland No. (if regulated by DEC) ____________

v. 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: __________________________

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m. Identify the predominant wildlife species that occupy or use the project site:

- Deer
- Rabbits
- Squirrels
- Birds
- Turtles
- Frogs

n. Does the project site contain a designated significant natural community?  ✔Yes  ❌No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:
- Currently: ___________________ acres
- Following completion of project as proposed: ___________________ acres
- Gain or loss (indicate + or -): ___________________ acres

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

The NYSDEC has identified the subject property to lie within habitat known to have or support a threatened or endangered species (Sedge Wren). NYSDEC Staff has evaluated the project and concluded that they do not anticipate the proposed action to result in a take.

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?  2.4

ii. Source(s) of soil rating(s): NYS Agricultural Land Classification System

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:
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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes □ No

If Yes:
   i. Identify resource: Cornell Botanic Gardens and Plantations
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park
   iii. Distance between project and resource: 0.5 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

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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.

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

Applicant/Sponsor Name: Michael B. Keith
Date: 10/25/18

Signature: Michael B. King
Title: Engineer of Record

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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.

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<th>Question</th>
<th>Answer</th>
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<tr>
<td>B.i.i [Coastal or Waterfront Area]</td>
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<td>B.i.ii [Local Waterfront Revitalization Area]</td>
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<td>C.2.b. [Special Planning District]</td>
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<td>E.1.h [DEC Spills or Remediation Site - Potential Contamination History]</td>
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<td>E.1.h.iii [Within 2,000' of DEC Remediation Site]</td>
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<td>E.2.g [Unique Geologic Features]</td>
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<td>E.2.h.i [Surface Water Features]</td>
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<td>E.2.h.ii [Surface Water Features]</td>
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<td>E.2.h.iii [Surface Water Features]</td>
<td>Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.</td>
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<td>E.2.i [Floodway]</td>
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<td>E.2.j. [100 Year Floodplain]</td>
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<tr>
<td>E.2.k. [500 Year Floodplain]</td>
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<tr>
<td>E.2.l. [Aquifers]</td>
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<td>E.2.n. [Natural Communities]</td>
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<td>E.3.a. [Agricultural District]</td>
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<td>E.3.d [Critical Environmental Area]</td>
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<td>E.3.e. [National Register of Historic Places]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
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<td>E.3.i. [Designated River Corridor]</td>
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