

January 23, 2019

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

**Re: Response to December 6, 2018 Planning Board Meeting Minutes
Townhomes at Dryden project**

Dear Mr. Burger:

Below are the comments from the December 6, 2018 Planning Board Meeting Minutes. These are comments from the Planning Board that were discussed that evening. We have revised the SEQR form to reflect these comments and/or provided responses to those comments. Please note that the SEQR form has been updated to the 2019 form since that is now required as of January 1, 2019.

1A - Brief Description of Proposed Action – Does not list the number of stories. The number is important. Four story buildings are in conflict with the design guidelines for Varna. R Burger will check “stories” as defined in the building code.

Response: Based on the Building Code, a basement is not defined as a story above a grade plane. For the lowest level to be considered a basement, the height from average grade around the building to the first floor above can be no more than 6’. Based on the grading plan, which will be submitted to the Town for review and final approval, all buildings with 4 levels will have an average grade around the building to be less than 6’ below the first level. Therefore, the lowest level of these building would be considered a basement and not a story above the grade plan, so all buildings are 3-stories with a maximum height less than 40’ based on the Zoning Code. Computations will be provided with the final grading plan when submitted to the Town.

1B – Government Approvals – no comments

Response: This comment has been noted.

1C - Planning & Zoning –

1C.2(a) Is answered yes. Should a statement be added that identifies that the plan shows use of the location that is different and in conflict with the proposed use? The board decided the answer is sufficient because they must address it later.

Response: This comment has been noted.

1C.3(c) – Is a Zoning change requested as part of the proposed action? Applicant indicates no. The Planning Board questions the green space calculation and what is included in that calculation. The answer might be yes because of that.

Response: This section has been revised to “yes” to add in the 15’ setback from the buffer per Section 909.B.3 of the Zoning Ordinance. Based on discussions with the Planning staff, we feel the green space calculations are correct.

1C.3(c) – What police or other public protection forces serve the project site? – This should say NYS Police and Tompkins County Sheriff.

Response: The SEQR form has been updated.

1C.3(d) -What parks serve the project site? Should state Cornell Botanic Garden, Monkey Run Natural Area, Ellis Hollow Nature Preserve and Dryden Rail Trail.

D.1 Project Details

Response: The SEQR form has been updated.

D.1(a) - parking garage should be added.

Response: The SEQR form has been updated.

D.1(f) - 219 is listed under multiple family and indicates the number of dwelling units. Planning Board would like this broken down into the number of 1 bedroom, 2 bedroom, 3 bedroom and 4 bedroom units according to the Town Board resolution. Note: It is a decision of the Town Board whether to grant LEED or redevelopment bonus and these numbers take that into consideration.

Response: The SEQR form has been updated to show this additional information.

D.1(g) – Does the proposed action include new non-residential construction (including expansions)? The number listed is 2. Planning Board believes this is incorrect and the whole section should be updated and corrected.

Response: The SEQR form has been updated.

D.1(h) – The source of water to be impounded is not just stormwater runoff. The Planning Board noted two streams on the site that should be listed. Any study should include offsite water from nearby creeks and other places and percolation/infiltration calculations need to be made correctly.

Response: The SWPPP will show the stormwater runoff coming to the pond from both offsite and on-site sources. The offsite sources will be routed through the pond and released at the same rate as it is existing. The on-site sources will be detained and released to pre-developments rates. Therefore, the rate of water released from the pond to the downstream channel, will not increase above the pre-development rate. Proposed Infiltration rates for the Green Infrastructure component of the SPDES Permit will be provided in the SWPPP when the infiltration rate is provided from the Geotechnical Engineer. At the time of this submission, the Geotechnical Engineer has not finalized their analysis. Updated SWPPP will be provided under a separate submission.

D.2 Project Operations

D.2(a) Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Applicant answered no. The Planning Board notes this should potentially be yes. There appears to be a need for dredging of a pond and significant excavation on the site that needs to be elaborated in this section.

Response: This has been revised to “yes”. The pond will be drained, and reconstruction so there will not be a need for dredging. The existing soil on the bottom of the pond will be dried and reused. However, there will be a need to remove dirt from the site due to the site not balancing due the complexity of the site layout and existing topography.

D.2(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? Applicant has checked yes and talks about a .5-acre wetland area. Planning Board states because a wetland will be reconstructed to a size of .9 acres applicant should give more details on reconstruction of the wetland.

Response: The area of the wetlands has been corrected. The previous form showed an estimate of the wetlands disturbed. The new amount of wetland disturbance is +/- 0.53

acres. While the pond will be larger than this, the expansion of the pond will be made outside the wetland boundaries. In addition, the stream crossing will utilize an open bottom culvert to avoid disturbing the wetlands at that crossing.

D.2(c) – Will the proposed action use, or create a new demand for water? Applicant answered yes. Planning Board disagrees with the computation (boarding school) used to reach listed figure of 47,250 gallons per day. The manual says it should be 110 gallons per person per day (not the 75 gallons per day used by the applicant. J Wilson suggested a range of use would be more appropriate.

Note: A population increase means an increase in town services and a burden on the rest of town to pay for this. The board should think about cumulative impacts.

Response: The amount has been revised to show a range, based on this comment and comments provide by the T.G. Miller. The lower range is the amount that T.G. Miller has been seeing from other apartments in the area and the upper range is the amount based on NYSDEC requirements.

D.2(d) – Planning Board has same concerns with sewage as with water above.

Response: See response above.

D.2(e) – Will the proposed action disturb more than one acre and create stormwater runoff? Planning Board would like the applicant to justify the statement that it is minimizing impervious surfaces.

Response: A note has been added to SEQR form. The note states that the impervious area is being minimized by providing the necessary parking within a parking structure. Therefore, the footprint of the impervious surfaces is reduced.

Please note that this impervious area is not a direct correlation to the Green Open Space Computation. There are items defined in the Town's Zoning Ordinance that count toward Green Open Space that are also impervious (i.e. SWM Facilities, some sidewalks, etc.). Even though it counts toward Green Open Space, the impervious area will still need to be counted for the SPDES Permit.

D.2(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? Is marked No. Kimberly Hansen of Trinitas stated there will be no gas and they will be using heat pumps (model has been supplied to the Planning Department).

Response: This comment has been noted and no gas will be brought to the site.

D.2(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? Is marked No. The Planning Board questions this response and recommends an independent study or mark it Yes. Any traffic study should include the intersections of Freese Road/Route 366, Game Farm Road/Route 366, Turkey Hill Road/Mt Pleasant Road, Turkey Hill Road/Stevenson Road, Stevenson Road/Game Farm Road, Turkey Hill Road/Route 366 and the exit from the development and address shift times.

Response: The SEQR form has been revised to mark this answer as “yes”. A revised traffic study will be submitted under a separate submission.

D.2(k)(i) – Estimate annual electricity demand during the operation of the proposed action. Planning Board would like this item completed.

Response: The SEQR form has been updated with an estimate. The Electrical Engineer will supply a closer estimate after calculations are completed.

D.2(l) - Hours of operation. This appears to be office hours. Planning Board believes this should be 24 hours per day, 7 days a week. People come and go all the time in an apartment complex.

Response: The SEQR form has been updated to show hours of operations for all uses.

D.2(n)(i) – Outdoor Lighting – It was noted that the Conservation Board has suggested yellow lighting.

Response: The applicant is proposing energy efficient LED lighting and will be designated to prevent light pollution by shielding the light sources and directing light downwards, away from the night sky, as required by the Zoning Ordinance. A Photometric Analysis has been provided on the previous submission.

D.2(n)(ii) – Applicant says minimum tree removal, but it has been stated all trees would be removed. A landscaping plan is being submitted by the applicant.

Response: Tree removal is being minimized to the furthest extent possible through the use of retaining walls. A landscaping plan has been provided on the previous submission to show the use of existing trees within the buffers.

D.2(r) – Again there was some confusion about whether the project qualifies as commercial. The Planning Board would like the questions in D.2(r) i, ii, and iii answered because it is a large project.

Response: The SEQR form has been updated to provide this information.

E.1 – Land Uses on and surrounding the project site

E.1(d) – Facilities serving children, the elderly, people with disabilities – Planning Board believes the daycare facility at the Varna Community Association should be noted.

Response: The SEQR form has been updated to add this information.

E.2 – Natural Resources on or Near Project Site

E.2(e) – Drainage status of project site soils. Planning Board notes that nearly 50% of the project site being poorly drained is a red flag for potential flooding and management of stormwater and is a concern.

Response: The SWPPP addresses the existing and proposed soils. The routing of the existing site and the proposed site considers the poorly drained soils. There will be no net increase in the water leaving the site. The proposed plan will divert water from disturbed areas to proposed Stormwater Management Facilities, which will have outfalls to a defined channel or a closed conduit system. Currently, some water leaving the site, sheet flows off the property to adjacent properties. This plan will help reduce that water impacting adjacent properties.

E.2(f) – Slopes – Planning Board notes that 30% of the site being greater than a 10% slope is a red flag.

Response: This comment has been noted.

E.2(h)(i) and (iv)– Does the project site contain wetlands? Should be Yes. It was noted the Conservation Board commented about the stream on the property. Planning Board noted there are two streams and a wetland on the property.

Response: The SEQR form has been updated to correct his information.

E.2(m) – Identify predominant wildlife species that occupy the property. There is more than those listed. Applicant has submitted a report.

Response: The SEQR form has been updated based on information from the wetland consultant.

E.3 – Designated Public Resources on or Near Project Site

E.3(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? This was left blank and should be marked No.

Response: The SEQR form has been updated. It is marked “no” as commented and as researched through SHPO.

E.3(h) – correct (i) to read Cornell Botanic Gardens. Planning Board would like the following also listed: Fall Creek Corridor Unique Natural Area, Monkey Run Unique Natural Area, Federally designated Fall Creek Wetland, Cayuga Trail, Federally designated Freese Road Bridge (eligible for listing on the National Register of Historic Structures).

Response: The SEQR form has been updated to add this additional information.

Additional Information – Requested by Planning Board

Detailed information about the anticipated use of energy and emissions.

Response: The SEQR form has been updated to show this additional information.

It would be helpful to have the applicant's responses to the County's 239 with respect to energy and D.2(f) would be an appropriate place to put that information.

Response: This comment has been noted and the applicant will supply this information under a separate submission.

D.2(e)(i) - Conservation Board notes that impervious surface is too high; maximum permitted in town zoning is 6.5 acres. Ray Burger will investigate that and respond to the Conservation Board.

Response: This comment has been noted and awaiting further information from the Town.

Site Plan comments by Planning Board:

1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing. *No comment.*
2. Boundaries of the property, plotted to scale, and including north arrow, scale and date. *No comment.*
3. Identification of public highways. *No comment.*
4. Existing watercourses and wetlands. *No comment.*
5. Grading and drainage plan showing existing and proposed contours. *Drainage is a concern and may be addressed in the SWPPP.*

Response: The finalized SWPPP will address drainage and will be submitted to T.G. Miller as part of the final site plan.

6. Location, design and type of construction, proposed use and exterior dimensions of all buildings. No comment. Planning Board would like more detail and dimensions in the renderings, the view from Mt Pleasant Road and more detail on construction of the buildings.

Response: Additional renderings have been submitted with this submission, as requested by T.G. Millers comment letter.

7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway. *There should be sight lines at points of egress.*

Response: Sight Distance Plan and profiles have been provided with the previous submission. The location provided are along Mt. Pleasant Road since those are the most critical locations based on topography. Sight Lines have been provided along Rte. 366 on the site layout. Profiles for that area are not needed due to the flat topography on that road.

8. Provisions for pedestrian access including sidewalks along public highways. *The only sidewalk on Mt Pleasant Road is along the property edge. There should be a sidewalk with designated entrance for pedestrians to the parking garage. Planning Board would like detailed drawings for the inside of the garage with respect to pedestrians. There is a parking area for the garden and applicant should be responsible for connecting to the sidewalk at that location. Sidewalk construction should be coordinated with DOT and their plan for sidewalks along Route 366. There should be benches along the sidewalks and in the garden area in accordance with the design guidelines for Varna.*

Response: A sidewalk has been provided along the road frontage along Rte. 366, including the parcel between the entrance and the Community Garden. That sidewalk is within the Right-of-way so it can be installed. A sidewalk has also been provided from Mt. Pleasant to the garage. These sidewalks will be coordinated with NYS DOT. Garage plans were provided on the previous submission and further designs have not progressed further until the SEQR has had a declaration on it.

9. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. *No comment.*

10. Sidewalks must be constructed continuously across all driveways. *No comment.*

11. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professions (APBP). Some portion of the bicycle parking should be provided in a covered area protected from the weather. *Applicant states there is designated bicycle parking in the parking garage. There are several bicycle racks around the property.*

Response: As part of the additional density, through the Green Neighborhood Development section of the Zoning Ordinance (Section 706), the applicant will need to provide 40 LEED points. Some of those points will be coming from providing bicycle storage areas in the forms of racks. In order to achieve the credit, the applicant will be providing 1 space per unit (219*1=219 spaces), 1 space for every 10 dwelling units

($219/10=22$ spaces) and 30% of the planned occupancy ($30\%*219=166$) for a total of 407 bike parking spaces. The plan is to provide 10 spaces next to each building and the remainder inside the garage.

12. Location, type and screening details of waste disposal containers and outdoor storage areas. *They are located on the plan, but no details. Design guidelines call for them to be similar in design of the structures.*

Response: Details will be provided with final plans and they will match the building designs and called out for in the design guidelines.

13. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences. *Culverts and drains need to be clearly shown on the plan.*

Response: Culverts and drains will be provided with the final engineering plans. Please note that the stream crossing will utilize an open bottom structure to avoid disturbance of the wetlands.

14. Description of the method of sewage disposal and location. *Sewage from this project will join with sewage from the Cornell facility through a valve that engineers at the Ithaca Area Wastewater Treatment Plant say isn't adequate to handle it. That needs to be looked into.*

15. Description of the method of securing potable water and location, design and construction materials of such facilities. *No comment.*

16. Location of fire and other emergency zones, including the location of fire hydrants. *Fire Chief should approve the plan.*

17. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy. *There is no central distribution on site. Applicant should confirm there is sufficient electrical supply.*

Response: We are currently working with NYSEG to get a Will Serve Letter.

18. Location, height, size, materials, and design of all proposed signage. *No comment.*

19. Identification of street numbers(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night. *Not until final design.*

20. Location and proposed development of all buffer areas, including existing vegetation cover. *There is a landscape drawing. Planning Board believes it is under-planted and recommends they meet the landscape design guidelines.*

Response: This comment has been noted and final landscaping plans will meet the landscape design guidelines.

21. Location and design of outdoor lighting facilities. *Planning Board would like a detailed lighting plan.*

Response: A photometric plan was submitted previously.

22. Location, height, intensity, and bulb type of all external lighting fixtures. *See 21 above.*

23. Direction of illumination and methods to eliminate glare onto adjoining properties. *See 21 above.*

24. Identification and the location and amount of building area proposed for retail sales or similar commercial activity. *No comment.*

25. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees. *We have that.*

26. Landscaping plan and planting schedule. *Has been addressed.*

27. Estimated project construction schedule. *Schedule needs to coordinate with NYS DOT construction to avoid traffic complications in the area.*

Response: This comment has been noted and the applicant will coordinate with NYSDOT.

28. Record of application for and approval status of all necessary permits from state and county agencies. *This is missing.*

Response: This will be provided with the final site plan. We cannot submit to NYSDOS for wetland permits until a Negative Declaration has been done on the SEQR.

29. Identification of any state or county permits required for the project. We have that.
30. Other elements integral to the proposed development as considered necessary by the Board. Consideration of design guidelines for the Varna Hamlet.
31. Stormwater Management Plan as required by local law. *Applicant will prepare and submit an approved Stormwater Pollution and Prevention Plan for approval by the Town Engineer.*

Response: This comment has been noted.

32. Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference. *This is a Type 1 action because it exceeds 25% of the threshold of constructing 250 new residential units.*

Response: This comment has been noted.

The board discussed the redevelopment bonuses potentially available under LEED. They will need to review that criteria.

Response: This comment has been noted.

Sincerely,

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



Michael B. Keith, P.E.
Civil Manager - Rochester

enc.

cc: John Shields, P.E.; HUNT
Kimberly Hansen, Trinitas

January 22, 2019

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

**Re: Response to December 17, 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. In interest of time, we are submitting information that has been completed to date. Please note that the SEQR form has been updated to the 2019 form since that is now required as of January 1, 2019. The items **highlighted** below are items that we still owe the Town to address those comments. Responses to the concerns are as follows:

C.2. Adopted Land Use

a. Do any municipally – adopted comprehensive land use plans(s) included the site...?

Comment: Provide visual simulations of the development from the following vantage points:

- Looking from the proposed drive entrance on NYS Rte. 366, should toward the site.
- Looking from the proposed southernmost drive entrance on Mt. Pleasant, southwest towards the site.
- Looking from the rail trail, north towards the proposed building cluster at the southeast corner of the site.
- Looking from the rail trail, north towards the proposed building cluster at the northeast corner of the site.

Architectural renderings, for these locations, have been included with this submission.

C.3. Zoning

a. Is a zoning change requested as part of the proposed action?

Comment: This should be marked “yes” and the section “i” completed for the 15’ setback variance requested.

The SEQR form has been updated to reflect this comment.

D.2. Project Operations

a. Does the proposed action include any excavation, mining or dredging during construction operations...?

Comment: Confirm with supporting earthwork calculation that all excavated materials will remain onsite.

- Identify the location of the construction entrances and describe how use of Town roads by heavy truck traffic will be minimized.

This project will require dirt to be hauled off site. Due to the complexity of the site and the extreme topography, the site does not balance in earthwork. The SEQR form has been updated to reflect the volume of dirt to be hauled off. The entrance that will be used for construction traffic has been shown on the site plan. This will be the only construction entrance proposed on the plan. This will keep the heavy vehicle from using Town roads in addition to notes being added to the final plan requesting heavy vehicle to remain on county and state roads.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment of any existing wetlands...?

Comment: Provide additional information for wetland mitigation including details, planting plan and site location. There are discrepancies of wetland areas stated throughout Part 1. Correct areas to be consistent throughout.

The final location and extent of impacts to the existing wetlands and intermittent streams is pending final layout of the stormwater management (SWM) practices. These practices will be designed once additional geotechnical data, including infiltration rates, has been collected and reviewed.

Preliminary SWM layout indicates permanent disturbance to Stream A, Wetland B and Stream C of 1,150 sf, 20,800 sf and 510 sf, respectively. Please note that it is anticipated that the stream crossing is anticipated to utilize an open bottom culvert to avoid disturbing the wetlands/stream channel in that area. These disturbances will be mitigated through use of an in-lieu fee program. Such a program is described by the Thompkins County website as follows: "...a wetlands banking program, which is a system of trading wetlands credits. Wetlands credits are accrued through creation of wetlands. Those credits may then be either used to offset wetlands losses as a result of another project by the same developer or sold on the open market to developers who need to comply with wetlands regulations." Required mitigation ratios will be established by permitting agencies and are expected to be in the range of 1.25:1.

A summary of significant project related correspondence and events with environmental regulatory agencies is as follows:

- *September 21, 2018 – Michael Uitvlugt of the US Army Corps of Engineers conducted a site walkover with TES and Hunt Engineers to review the wetland and stream boundaries.*

Wetland boundaries of Corps regulated wetlands and waters were verified. Streams A and C, and a pond with an emergent wetland were noted. All are subject to Corps jurisdiction.

- *September 27, 2018 – Teresa Phelps of the NYS Department of Environmental Conservation issues a letter of no jurisdiction for endangered species in relation to the sedge wren.*
- *October 17, 2018 – Teresa Phelps and Jean Foley of the NYS DEC reviewed the project site for a preapplication meeting and Michael Uitvlugt from the Corps attended. NYS DEC inspected the intermittent stream and followed its connection to Fall Creek.*
- *October 22, 2018 –Email from Alon Domintz, Section Chief of the NYS DEC Dam Safety provides DEC Dam ID. # 075-5430 for the farm pond and provides 1998 correspondence from agency files. Any activity in association with the pond will require a dam safety permit*
- *November 2, 2018 – Received a letter from the NYS Natural Heritage Program that they have no records of any endangered, threatened, rare, or special concern species from the project site.*
- *December 20, 2018 – Received an email from Jean Foley of the NYS DEC that confirms that the streams on the site is “not regulated for class”, but are subject to Section 401 Water Quality Certification.*
- *January 7, 2019 – Teresa Phelps email describes the NYS DEC review of the project in relation to the Stormwater Management Plan, Dam Safety Permit, and Water Quality Certificate.*

January 15, 2019- Michel Uitvlugt of the Corp provides a statement regarding mitigation that could be required for any disturbance to Corps regulated wetlands or waters. Preferred mitigation option is the use of the In-lieu fee program.

Please note that it is anticipated that the stream crossing will utilize an open bottom culvert to avoid disturbing the wetlands/stream channel in that area.

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

Comment: Town Engineer to analyze the existing Varna water system to confirm if it can support the domestic and fire flow demands based upon a single, meter-metered connection servicing the entire site.

- Adjust section “i” to show a range of flow based on 76 gpd/bed to 110 gpd/bed.
- Part ii – Service area should read “Varna Water District” not Bolton Point Water.

- Part iii – Water service extension within Rte. 366 R.O.W. will require a service agreement and dedication of infrastructure to the Town. Checkbox should be marked “yes”.
- Show location of existing utilities along NYS Rte. 366 per Town record maps previously provided.
- Site Utility Plan L3.0 shows a proposed waterline parallel to Mt. Pleasant. This connection should be removed leaving one connection from NYS Rte. 366 at the northern site entrance.

Anticipated domestic water usage demands for the project have been revised to include a range as requested. Parts ii and iii have been revised also as requested. The site plan maps have been updated per the plans sent to our office. Site Utility Plan L3.0 has been revised to remove the additional connection along Mt. Pleasant. It is understood the Town’s engineer will evaluate the water model and determine if this connection is needed.

d. Will the proposed action generate liquid wastes?

Comment: The Town’s excess treatment capacity on the Ithaca Area Wastewater Treatment Facility was updated by the Special Joint Committee (SJC) on 11/1/18. The Town must confirm how to allocate the remaining capacity amongst all of the sewer districts. Hydraulic impacts to the existing collection pipe and pumping facilities in the Vanra Sewer District are currently being studied by the Town Engineer.

- Adjust section “i” to show a range of flow based on 76 gpd/bed to 110 gpd/bed.
- Part iii – Sewer service extension within Rte. 366 R.O.W. will require a service agreement and dedication of infrastructure to the Town. Checkbox should be marked “yes”.

Anticipated wastewater discharge for the site has been revised to include a range as requested. Sections iii has been revised also as requested.

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

Comment: Provide additional information for the proposed stormwater outfall connections to existing drainage ways. Will outfall be connected to the NYSDOT system or the Towns roadside ditch? If so, identify location(s) on plans and provided confirmation from NYSDOT allowing the connection(s).

- The hydrologic analysis must include the full extents of the watershed area draining to the proposed permanent practices as well as the points of connection to the NYSDOT and Town Drainage system.
- Provide additional information for intended use of the two lots on the north side of NYS Rte. 366 (952 and 966 Dryden Rd.). Clarify if the SWPPP will need to be expanded to incorporate site disturbance from these lots as part of the project scope.
- Provide correspondences from USACE regarding required mitigation measures for jurisdictional wetlands.

- Show proposed pond grading and outlet control structures for proposed permanent stormwater practices.
- Obtain correspondence from NYSDEC that anticipated pond/dam modifications will ultimately be reviewed and permitted.

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. The SWPPP has not been finalized beyond the Preliminary calculations previously submitted because we are waiting on Infiltration Rates from the Geotechnical Engineer to finalize the computations. Those rates are anticipated very soon and the revised SWPPP addressing this comment will be submitted under a separate submission. The two lots on the north side of NYS Rte. 366 will have the buildings demolished and stabilized with seeds. Those lots will be included in the SWPPP; however, it will be replacing impervious area with pervious areas so not SWM facilities will need to be required but Erosion and Sediment Controls will be provided. Correspondence from USACE and NYSDEC are listed above to Comment related to D.2.b.

j. Will the proposed action result in a substantial increase in traffic above present levels...?

Comment: Checkbox should be check “yes”.

- Coordinate number of proposed parking spaces (424) within this section with the Zoning and Site Tabulation chars (428).
- Traffic Impact Study should be expanded to incorporate intersection analysis for Mt. Pleasant Road/Turkey Hill Road, Turkey Hill Road/Stevenson Road and Stevenson Road/Game Farm Road.
- What will be the impacts to retail/coffee shop parking spaces access during the AM peak hour from vehicles queuing at the NYS Rte. 366 driveway.
- Town Engineer to discuss methodologies and computations with Applicant’s traffic consultant and submit additional comments to the Town, if warranted.

The proposed parking spaces has been updated on the SEQR form. The applicant has engaged SRF Associates to complete a revised Traffic Impact Study to add the additional intersections and analysis. They are reaching out to the Town Engineer to discuss methodologies and computations. An updated study will be submitted under a separate submission.

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

Comment: Checkbox should be checked “yes”.

- Provide confirmation from NYSEG for electric and/or gas supply to the site.
- Provide completed Energy Questionnaire for the Town to forward to the County for completing the 239 Review.

The engineers are currently working with NYSEG to get a Will Serve letter or other information stating they will be able to supply the site. The applicant is finalizing the Energy Questionnaire and will submit this under a separate submission.

l. Hours of operation?

Comment: Proposed hours of construction on weekends and holidays could be a significant noise impact to the surrounding neighborhood. Applicant should reconsider or suggest mitigation measures to avoid impacts.

The hours for construction and operation have been revised.

E.1 Land uses on and surrounding the project site

h. Potential contamination history?

Comment: Checkbox should be marked “yes” and remaining sections should be completed based on information provided in Appendix C.

- If a Phase I Environmental Site Assessment has been completed, it should be provided to the Town.
- Has a hazardous material survey been completed for the existing structures to be demolished?

The SEQR form has been updated to reflect the Potential contamination. The Phase I Environmental Site Assessment Report has been included in this submission.

E.2 Natural Resources On or Near Project Site

h. Surface water features.

Comment: Part “i” should be marked “yes” since there is a wetland on site. Part iv – list all streams located on the site to be consistent with those identified within the Wetland Delineation Report.

The SEQR form has been updated to reflect this comment.

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

Comment: Add reference to the Northern Long Eared Bat.

The SEQR form has been updated to reflect this comment.

E.3 Designated Public Resources On or Near Project Site

e. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation...?

Comment: Provide SHPO concurrence for two parcels on the north side of NYS Rte. 366.

The SHPO letter for those parcels has been received and can be found in the Appendix to this letter.

f. Is the project site, or any portion of it, located in or adjacent to an area designated a sensitive for archeological sites...?

Comment: Select either “yes” or “no”.

The SEQR form has been updated to select “no”.

Sincerely,

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



Michael B. Keith, P.E.

Civil Manager - Rochester

enc.

cc: John Shields, P.E.; HUNT
Kimberly Hansen, Trinitas

APPENDIX



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 31, 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, Dryden, 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

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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Townhomes at Dryden		
Project Location (describe, and attach a general location map): Rte. 366 Dryden Road, Ithaca, NY 14850		
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. Maximum height, as defined by the Town of Dryden Zoning Ordinance, will be 40 feet. A total of 428 parking spaces are to be provided via surface spaces and covered spaces within a parking garage 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.		
Name of Applicant/Sponsor: Trinitas Ventures, LLC	Telephone: (317) 507-7142	E-Mail: khansen@trinitas.ventures.com
Address: 201 Main Street, Suite 1000		
City/PO: Lafayette	State: IN	Zip Code: 47901
Project Contact (if not same as sponsor; give name and title/role): HUNT Engineers, Architects, Land Surveyors, & Landscape Architects, DPC	Telephone: (585) 327-7950	E-Mail: keithm@hunt-eas.com
Address: 4 Commercial Street, Suite 300		
City/PO: Rochester	State: NY	Zip Code: 14614
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board, Special Use Permit, Site Plan	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ZBA: Buffering setback variance	
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: SPDES, Water Qual. Cert., dam permit, DOH: water and sewer. DOT: Utility/driveway	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE: Disturbance to water of the US	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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):

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):

(** 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
If Yes,
i. What is the proposed new zoning for the site? An elimination of the 15' Setback from the buffer per Section 909.B.3 of the Zoning Ordinance.

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?
NYS Police and Tompkins County Sheriff

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, Monkey Run Natural Area, Ellis Hollow Nature Preserve and Dryden Rail Trail

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, clubhouse, surface parking and parking garage.

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? 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
If Yes,
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 _____

e. Will the proposed action be constructed in multiple phases? Yes No
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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	
Initial Phase	_____	_____	_____	219*	*(66 1-bedroom units, 33 2-bedroom units, 60 3-bedroom units, and 60 4-bedroom units)
At completion of all phases	_____	_____	_____	219*	

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

i. Total number of structures 3* *Retail, pool and clubhouse and maintenance building.

ii. Dimensions (in feet) of largest proposed structure: 40 height; 151 width; and 109 length

iii. Approximate extent of building space to be heated or cooled: 20,433 sf (all three buildings) 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: 08 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 eathern fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? Construction of buildings, parking lots, utilities and SWM Facilities

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

- Volume (specify tons or cubic yards): +/- 32,000 cubic yards
- Over what duration of time? 4-6 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Top soil, structural and non-structural fill will be removed from the site and used at other construction sites or appropriate fill locations.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. Existing pond to be drained and reconstructed to current DEC standards.

v. What is the total area to be dredged or excavated? +/- 13.5 acres

vi. What is the maximum area to be worked at any one time? 7-8 acres

vii. What would be the maximum depth of excavation or dredging? 41 feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____
Re-use as much dirt on site. Use non-structural fill in open spaces and take structural fill and good unused top soil off-site to be used at other construction sites. The structural fill and good top soil is more valuable to other construction sites so the non-structural fill will try to be used on-site as much as possible.

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): USACOE- Jurisdictional Wetlands of approximately +/- 0.50 Acres PEM cover type. The wetland is located within the southern portion of the project site and is unnamed. Streams A and B will have approximately +/- 0.03 acres and +/- 0.01 acres of disturbance, respectively. However, disturbance to Stream A will be reduced by using an open bottom culvert to keep the wetlands intact.

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 +/- 20,800 sq. ft. or 0.52 Ac.

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

If Yes, describe: bottom of existing pond will be excavated and culverts installed elsewhere

iv. Will the 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: +/- 0.53
- expected acreage of aquatic vegetation remaining after project completion: +/- 0.9
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Stormwater Management Facility, including dam embankment and road crossing
- proposed method of plant removal: mechanical removal
- if chemical/herbicide treatment will be used, specify product(s): _____

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

Site will be seeded and stabilized with appropriate mixes. Mitigation will be done with the in-lieu fee program.

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 42,000 to 60,720 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Varna Water District
- 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 line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Connection to line along Rte. 366 running adjacent to site and extension to site.
- Source(s) of supply for the district: Varna Water District

iv. Is a new water supply district or service area 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: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

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

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 42,000 to 60,720 gallons/day

ii. 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 (42,000 to 60,720 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 Wastewater Treatment Facility
- Name of district: S2422-Varna Sewer Prime
- 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

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____
 Connection to line along Rte. 366 running adjacent to site and extension to site. _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 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 _____

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? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or ± 8.0 acres (impervious surface)
 _____ Square feet or 16.7 acres (parcel size)
 ii. Describe types of new point sources. Roofs, parking lots, access roads, sidewalks, existing roads, 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 Stormwater Management.

• If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No *SEE NOTE

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? Yes No
 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? Yes No
 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) Yes No
 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)

*Note: The applicant is reducing the amount of impervious area by use a parking garage to help meet the parking requirements and open space requirements. This garage will also help reduce impervious area on the site by "stacking spaces".

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 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
 If Yes:
 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 truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing 42 Proposed 428 Net increase/decrease +386
 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 site will be accessible both from Rte. 366 and 2 access points from Mt. Pleasant (1-full movement; 1-restricting left turns out from garage).
 vi. Are public/private transportation service(s) or facilities available within 1/2 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
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
Approximately 2,750,000 kilowatthours (kWh)
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Via grid/local utility (NYSEG).
 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: 8 AM to 5 PM
 • Sunday: N/A See Note (1)
 • Holidays: N/A
 ii. During Operations:
 • Monday - Friday: See Note (2), (3) and (4)
 • Saturday: See Note (2), (3) and (4)
 • Sunday: See Note (2), (3) and (4)
 • Holidays: See Note (2), (3) and (4)

NOTES TO HOURS OF OPERATION:

- (1) There will be no Construction Hours on Sunday but the Property Management Office will be open from 12 PM to 4 PM.
- (2) The clubhouse will be operating 24 hours with controlled access outside Property Management Hours.
- (3) 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.
- (4) Residence will be 24 hours a day - 7 days a week.

	<u>Property Management</u>	<u>Maintenance</u>	<u>Commercial (i.e. coffee shop)</u>
Monday - Friday	9 AM to 6 PM	8 AM to 5PM	6 AM to 9 PM
Saturday:	10 AM to 4 PM	On Call	7 AM to 9 PM
Sunday:	12 PM to 4 PM	On Call	7 AM to 8 PM
Holidays:	Closed	On Call	7 AM to 6 PM

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:

ii. Will the 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:
 Light pole fixtures located through parking areas to provide safe access in the parking lot to the residence. Fixtures will be between 16-25 ft. in height and toward the ground. The lights are proposing to be LED and night-sky compliant lighting. Section 910 of local Zoning Ordinance shall be met.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Tree removal is required for development. Trees along the property line will be kept to a minimum through the use of walls and building designs that step down with the grading. Any trees removed will supplemented with proposed landscaping buffers.

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 the 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: _____ construction waste* tons per _____ 40 tons/month (unit of time)
 • Operation : _____ residential uses tons per _____ 36 tons/month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: See below**

 • Operation: Recycling dumpsters will be available for separate trash and pick-up. Recycling will be encouraged.

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Subcontractors solid waste companies will remove debris from site and dispose of them locally under proper jurisdictional code requirements. Subcontractor recycling companies will remove recyclables and process them locally under same.

 • Operation: Dumpster pick-up with local waste management and recycling companies.

Notes to Solid Waste Disposal

*More specifically from drywall, framing, concrete, misc. building materials, cardboard, etc.

**Reduction by correct use, storage and material management. Recycle of building material packaging - i.e. pallets, plastic, cardboard, wrapping, etc. Purchasing of specific waste factor percentage to drive trades towards minimizing waste. Construction waste will be separated by trade and by building. Materials identified as recyclables will be placed in recyclable haul off dumpsters and waste materials will be placed in haul off waste dumpsters. Monitoring and removal will be performed by a reputable and reliable company/companies under bulk purchase agreement of contract for the entire project. Each subtrade will be held responsible by way of their contract to separate waste from recyclables to minimize waste.

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 the 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.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.2	7.9	+6.7
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	14.9	7.85	-7.05
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.1	0.95	+0.85
• Wetlands (freshwater or tidal)	0.52	0.0	-0.52
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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? Yes No
If Yes,
i. Identify Facilities:
Cornell University, Varna Community Association, Inc., daycare center within the Varna Community Association.

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ 15 feet
• Dam length: _____ 180 feet
• Surface area: _____ 0.5 acres
• Volume impounded: _____ 1.6 Million 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 though 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? Yes No
If Yes:
i. Has 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? Yes No
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? Yes No
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 No
 Yes – Spills Incidents database Provide DEC ID number(s): 1710909
 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 Silt 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 2 streams unnamed - associated with Falls Creek. Classification Intermittent Streams
- Lakes or Ponds: Name none Classification _____
- Wetlands: Name Unnamed Approximate Size 0.5
- 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">white tail deer</td> <td style="border-bottom: 1px solid black; width: 33%;">eastern cottontail rabbit</td> <td style="border-bottom: 1px solid black; width: 33%;">gray squirrel</td> </tr> <tr> <td style="border-bottom: 1px solid black;">raccoon</td> <td style="border-bottom: 1px solid black;">eastern skunk</td> <td style="border-bottom: 1px solid black;">white-footed mouse</td> </tr> <tr> <td style="border-bottom: 1px solid black;">green frog and American toad</td> <td style="border-bottom: 1px solid black;">year-round birds*</td> <td style="border-bottom: 1px solid black;">seasonal birds*</td> </tr> </table>	white tail deer	eastern cottontail rabbit	gray squirrel	raccoon	eastern skunk	white-footed mouse	green frog and American toad	year-round birds*	seasonal birds*	
white tail deer	eastern cottontail rabbit	gray squirrel								
raccoon	eastern skunk	white-footed mouse								
green frog and American toad	year-round birds*	seasonal birds*								
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 										
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p><small>The NYSDEC has identified the subject property to lie within habitat known to have or support a threatened or endangered species (Sedge Wren and Northern Long Eared Bat). NYSDEC Staff has evaluated the project and concluded that they do not anticipate the proposed action to result in a take of the Sedge Wren. In addition, our wetland consultant has written a letter providing recommendation to avoid any takes of the Northern Long Eared Bat.</small></p>										
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>										
<p>E.3. Designated Public Resources On or Near Project Site</p>										
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? 2.4 _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>NYS Agricultural Land Classification System</u></p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										

*Notes on predominant wildlife:
Year-round Birds could include black capped-chickadee, white breasted nuthatch, downy woodpecker, mourning dove and European starling.
Seasonal Birds could include red-winged blackbird, song sparrow, house wren and American robin.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: *See below for list. _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local Park</u>	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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 Michael B. Keith Date 1/23/2019

Signature  Title Engineer of Record

*Notes on Official Designated Resources:

Cornell Botanic Gardens, Falls Creek Corridor Unique Natural Area, Monkey Run Unique Area, Federally designated Fall Creek Wetland, Cayuga Trail, Federally designated Frees Road Bridge (eligible for listing on the National Register of Historic Structures)

Calculate proposed domestic and wastewater project needs:
 Project is comprised of Residential and Restaurant Uses

Residential (Apartments/Townhomes) Use

Design Unit: **per bedroom (one person per bedroom due to proposed operation model)**
 Minimum Design Flow: **76 GPD per person (Based on information from the Town of Dryden per existing Apt.)**
 Maximum Design Flow: **110 GPD per person (Based on information from the DEC)**

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

Number of Units:	219 Units		
Number of Bedrooms:	552 Bedrooms	X 76 GPD/Person =	<u>41,952 gpd Minimum Design Flows</u>
Number of Bedrooms:	552 Bedrooms	X 110 GPD/Person =	<u>60,720 gpd Maximum Design Flows</u>

Restaurant Use

Design Unit: **per table + per employees**
 Design Flow: **25 GPD per seat (based on a fast food restaurant)**
15 GPD per employees

Project proposes 40 seat coffee shop, bakery or similar use with 2-shifts of 4.5 employees each shift

Number of seats:	40 Seats	X 25 GPD/seat =	<u>1,000 gpd</u>
Number of employee shifts:	9 Employees	X 15 GPD/employee =	<u>135 gpd</u>
		Subtotal for Retail =	1,135 gpd

Pool and Clubhouse

Design Unit: **per swimmer + per employees**
 Design Flow: **10 GPD per swimmer**
15 GPD per employees

Project proposes 40 seat coffee shop, bakery or similar use with 2-shifts of 4.5 employees each.

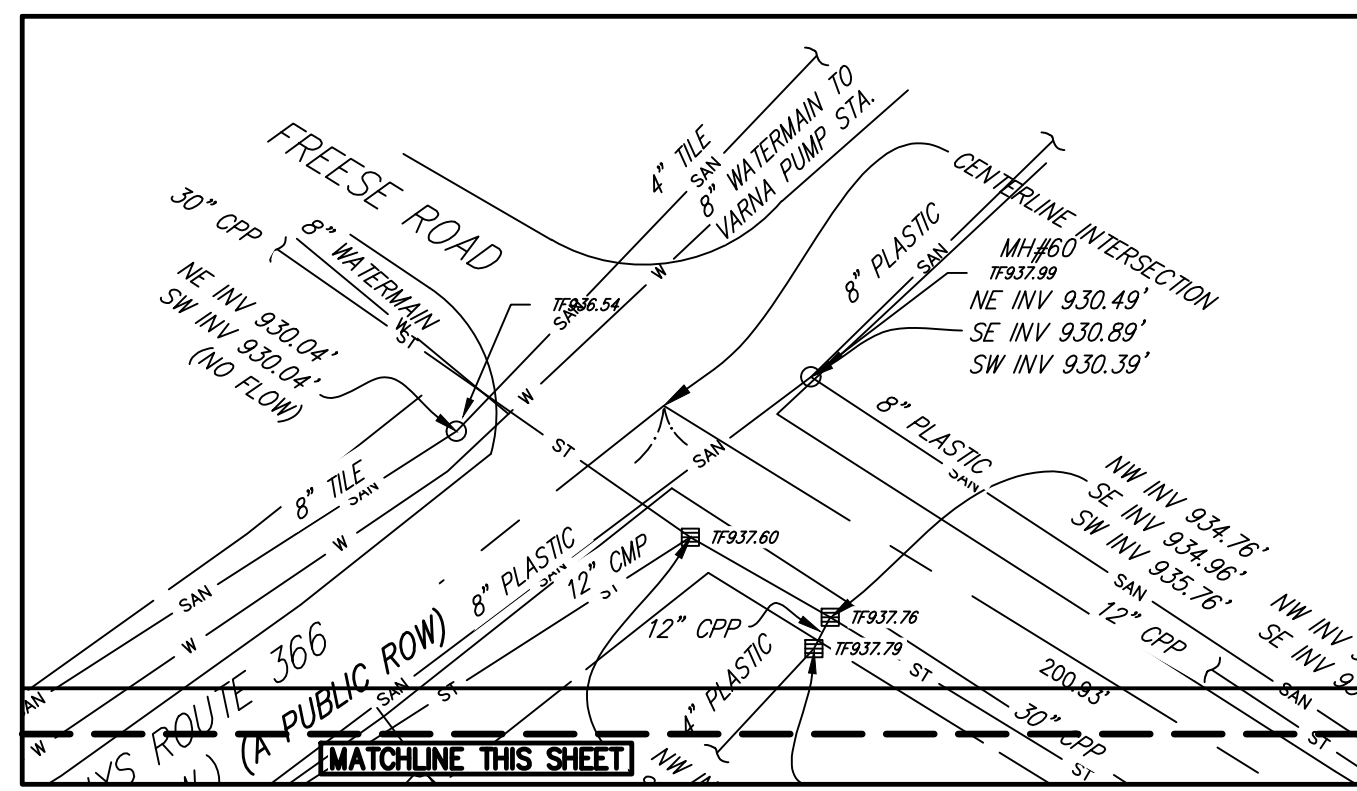
Number of seats:	25 Swimmers	X 10 GPD/swimmer =	<u>250 gpd</u>
Number of employee shifts:	5 Employee Shifts	X 15 GPD/employee =	<u>75 gpd</u>
		Subtotal for Retail =	325 gpd

Calculate Total Design Average Flow Range for this Project:

43,412 gpd Minimum
62,180 gpd Maximum

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

Therefore, **TOTAL DESIGN AVG FLOW/16 hours = 2,713 gph Minimum**
TOTAL DESIGN AVG FLOW/16 hours = 3,886 gph Maximum



- LEGEND:**
- 5/8" REBAR WITH SURVEY CAP TO BE SET
 - EXISTING IRON ROD
 - EXISTING IRON PIPE
 - DEED AND/OR MAP LINE
 - N/F NOW OR FORMERLY
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - (215' D) DEED DISTANCE
 - ⊙ PARCEL NUMBER PER TITLE COMMITMENT
 - MANHOLE
 - ⊖ CATCH BASIN
 - ⊕ WATER OR GAS VALVE
 - UTILITY POLE
 - UTILITY POLE W/STREET LIGHT
 - UTILITY POLE ANCHOR
 - FIRE HYDRANT
 - STREET SIGN
 - BOLLARD
 - DEODIOUS TREE
 - BURIED CABLE MARKER
 - DELINEATOR
 - △ SURVEY CONTROL POINT
 - SAN SANITARY SEWER
 - ST STORM SEWER
 - G GAS PIPELINE
 - W WATER PIPELINE
 - TEL BURIED TELEPHONE CABLE
 - E BURIED ELECTRIC CABLE
 - O/H OVERHEAD UTILITY LINES

TAXMAP PARCELS:
 56-5-9.11,12,19,3,19.4
 56-3-9&12

HORIZONTAL/VERTICAL DATUM NOTE:
 VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88/GEOD 12A).
 HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83/NA 2011).

UTILITY NOTE:
 Note - With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities; however, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted, where additional or more detailed information is required, the client is advised that excavation may be necessary.

FLOOD ZONE:
 ZONE C (AREAS OUTSIDE 500 YEAR FLOOD)
 PER PANEL #30848
 EFFECTIVE: 5/15/1985

WETLANDS:
 THERE WERE NO MARKERS DELINEATING WETLANDS OBSERVED WHILE CONDUCTING THE FIELDWORK.

ZONING INFORMATION:
 ZONED: VHMUD, VHRD, VHTD
 FRONT YARD = 10' MIN.
 REAR YARD = 25' MIN.
 SIDE YARD = NONE OR 7.5' IF BUILDINGS ARE NOT ATTACHED MIN.

TITLE EXCEPTIONS IDENTIFIED IN SCHEDULE B OF THE ALTA COMMITMENT FOR TITLE INSURANCE:

1. NOT A SURVEY ITEM
2. PLOTTED ON MAP
3. COULD NOT PLACE
4. COULD NOT PLACE
5. COULD NOT PLACE
6. PLOTTED ON MAP
7. PLOTTED ON MAP
8. PLOTTED ON MAP
9. NOT A SURVEY ITEM
10. NOT A SURVEY ITEM
11. NOT A SURVEY ITEM
12. PLOTTED ON MAP
13. PLOTTED ON MAP
14. PLOTTED ON MAP
15. PLOTTED ON MAP
16. PLOTTED ON MAP
17. PLOTTED ON MAP
18. PLOTTED ON MAP
19. PLOTTED ON MAP

TITLE SEARCH:
 AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THIS SURVEY. THIS MAP IS SUBJECT TO ANY AND ALL RIGHTS OF WAYS, EASEMENTS OR ANY OTHER ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

PARCEL ADDRESSES:
 56-3-9 (I)-966 DRYDEN ROAD
 56-3-12 (II)-952 DRYDEN ROAD
 56-5-9 (III)-949&951 DRYDEN ROAD
 56-5-11 (IV)-957 DRYDEN ROAD
 56-5-12 (V)-959A&959B DRYDEN ROAD
 56-5-19.4 (VI)-MOUNT PLEASANT ROAD
 56-5-19.3 (VII)-MOUNT PLEASANT ROAD

DEED REFERENCES:

56-5-9
 JAMES J. JARNEK TO VARNIA II, LLC BY WARRANTY DEED RECORDED IN THE TOMPKINS COUNTY CLERK'S OFFICE ON DECEMBER 21, 2009 AS INSTRUMENT #552412-001.

56-5-11&12
 JOHN T. MARCHETTI & STEPHEN P. LUCENTE BY WARRANTY DEED RECORDED IN THE TOMPKINS COUNTY CLERK'S OFFICE ON MARCH 12, 2002 IN LIBER CD2504 OF DEEDS AT PAGE 5767.

56-5-19.3
 STEPHEN P. LUCENTE TO VARNIA II, LLC BY WARRANTY DEED RECORDED IN THE TOMPKINS COUNTY CLERK'S OFFICE ON APRIL 30, 2007 AS INSTRUMENT #507857-001.

56-5-19.4
 STEPHEN P. LUCENTE AND PATRICIA W. LUCENTE TO STEPHEN P. LUCENTE BY WARRANTY DEED RECORDED IN THE TOMPKINS COUNTY CLERK'S OFFICE ON FEBRUARY 17, 2006 AS INSTRUMENT #486403-001.

56-3-9
 ALBERT PERKINS TO STEPHEN P. LUCENTE BY WARRANTY DEED RECORDED IN THE TOMPKINS COUNTY CLERK'S OFFICE ON OCTOBER 21, 1999 IN LIBER 861 OF DEEDS AT PAGE 153.

56-3-12
 MARLO DODGE TO STEPHEN P. LUCENTE BY WARRANTY DEED RECORDED IN THE TOMPKINS COUNTY CLERK'S OFFICE ON APRIL 20, 2001 IN LIBER 901 OF DEEDS AT PAGE 216.

MAP REFERENCES:

"SURVEY FOR IVAN W. CLARK," PREPARED BY GEORGE SCHLECHT, DATED NOVEMBER 11, 1983 AND IDENTIFIED AS JOB NO. 83-298.

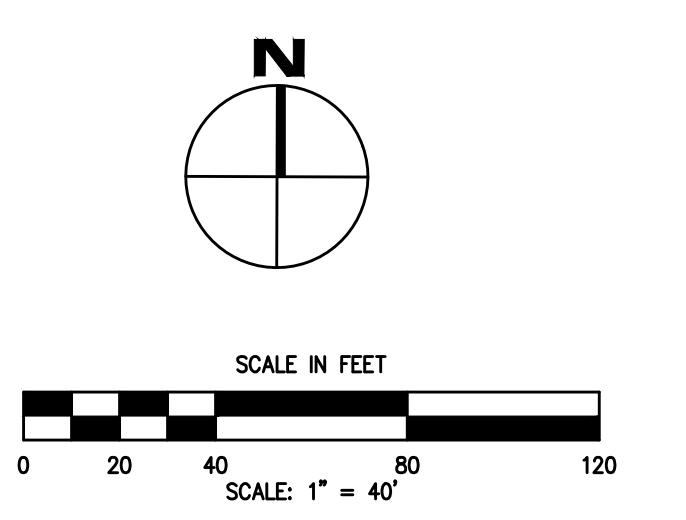
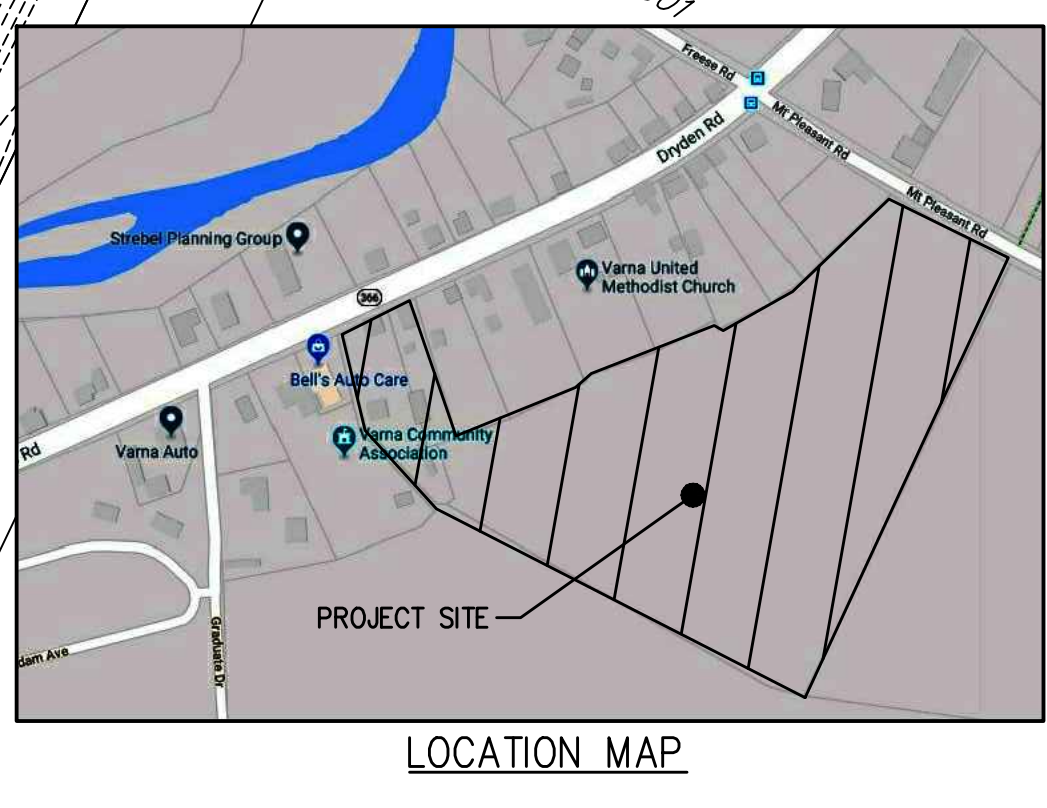
"LOCATION IN HAMLET OF VARNIA," PREPARED BY T.G. MILLER PC ENGINEERS AND SURVEYORS, DATED AUGUST 5, 1993 AND RECORDED IN LIBER 707 OF DEEDS AT PAGE 147.

"952 DRYDEN ROAD," PREPARED BY L. FABBRONI, DATED SEPTEMBER 2, 2008.

"949-951 DRYDEN ROAD," PREPARED BY L. FABBRONI, DATED AUGUST 27, 2009.

"959A-B & 957 DRYDEN ROAD," PREPARED BY L. FABBRONI, DATED SEPTEMBER 3, 2008.

"T.P. 56-5-19.4 MOUNT PLEASANT ROAD," PREPARED BY L. FABBRONI, DATED FEBRUARY 10, 2006.



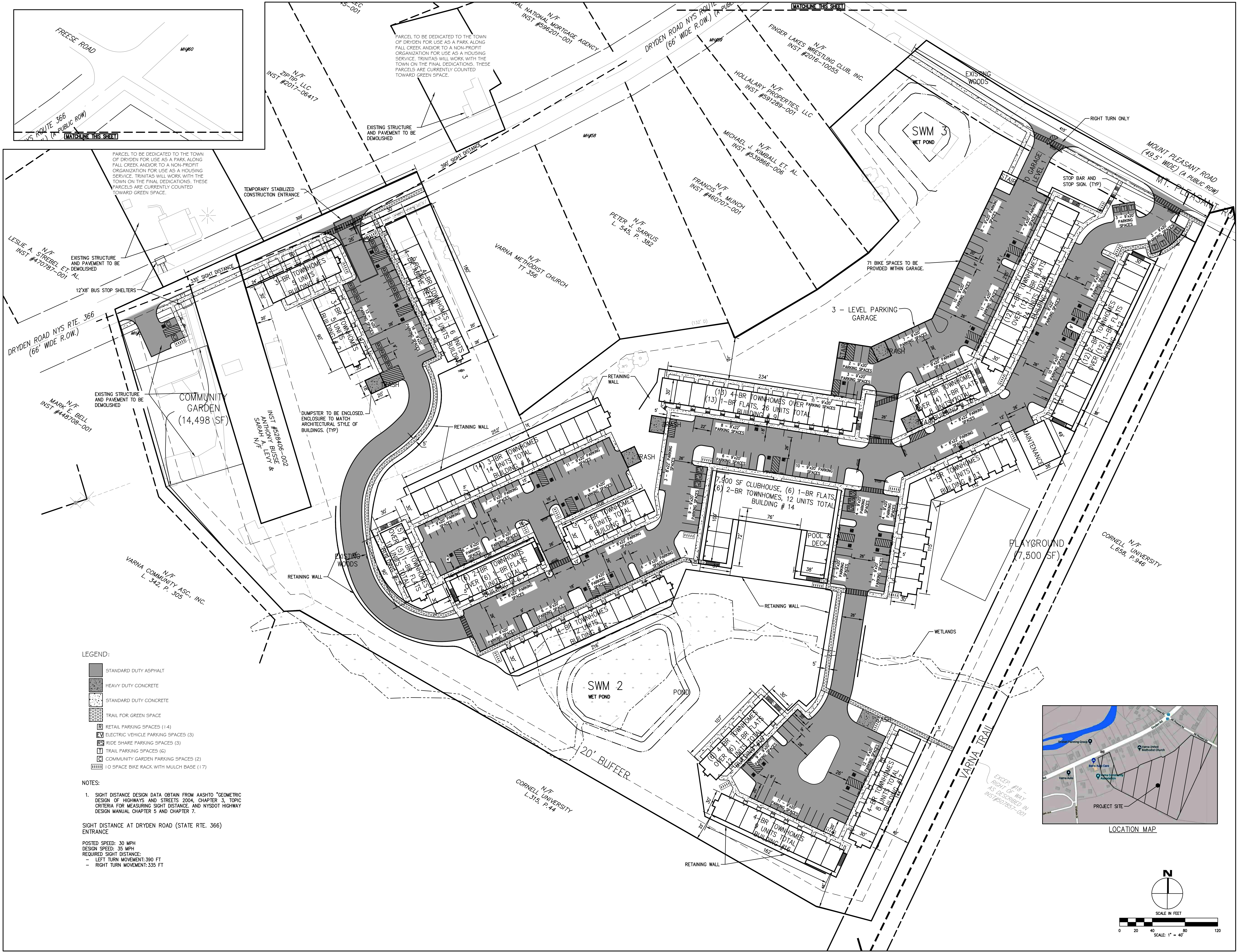
HUNT ENGINEERS | ARCHITECTS | SURVEYORS
 100 Hunt Center, Horseheads, New York 14845 P: 607-558-1000 F: 607-558-1800 Office: Rochester | Horseheads | Townsends

**EXISTING CONDITIONS PLAN
 TOWNHOMES AT DRYDEN
 TRINITAS VENTURES**
 366 DRYDEN ROAD, ITHACA, NY 14850 TOWN OF VARNIA, TOMPKINS COUNTY, NY

L.O.O.
 PROJECT NO: 3177.001

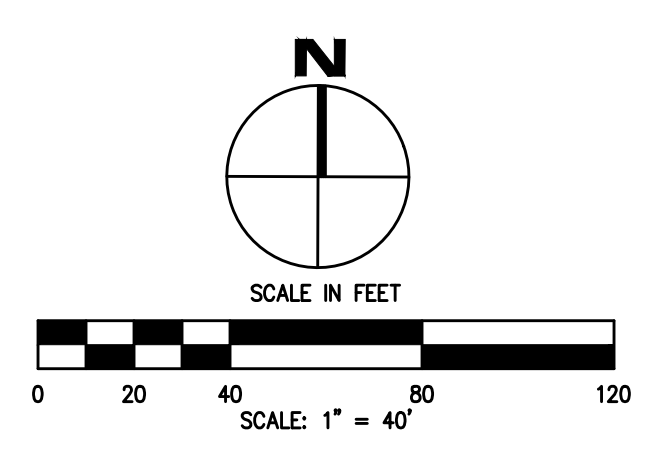
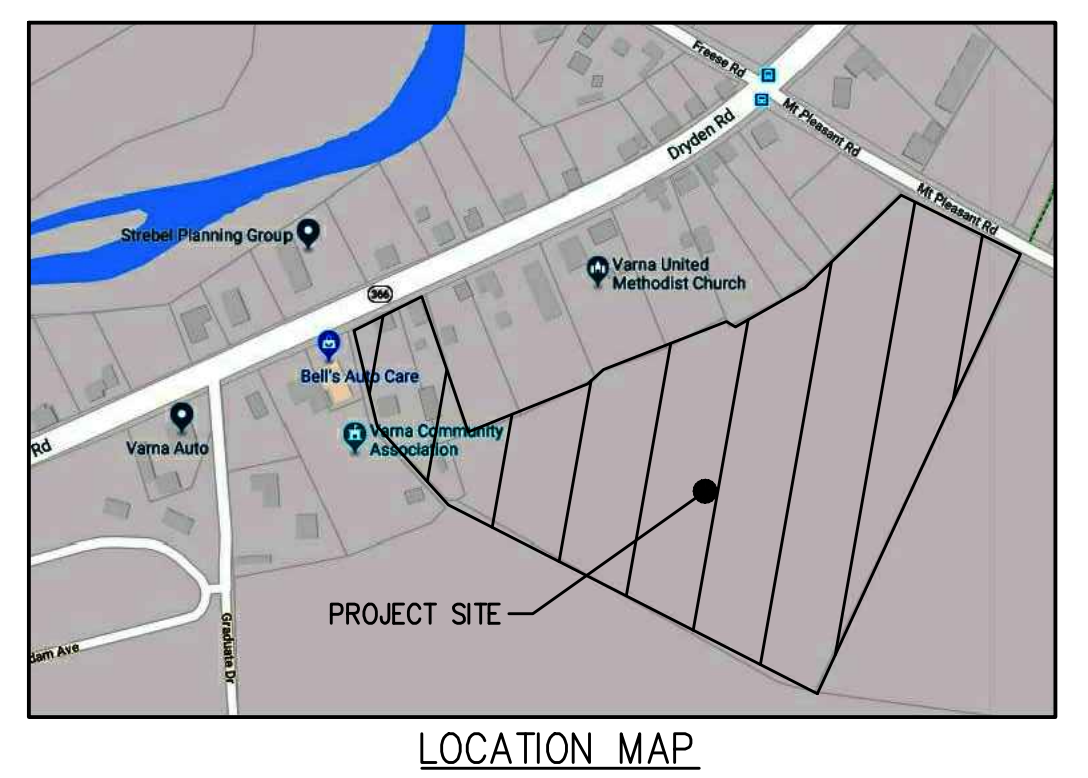
DRAWN BY:	AAM
CHECKED BY:	MBK
DATE:	06/01/2018
SCALE:	AS SHOWN

DESCRIPTION OF REVISION:
 1. 07/25/18 FOR BOARD SUBMISSION
 2. 08/01/18 REVISED LAYOUT FOR BOARD SUBMISSION



- LEGEND:**
- STANDARD DUTY ASPHALT
 - HEAVY DUTY CONCRETE
 - STANDARD DUTY CONCRETE
 - TRAIL FOR GREEN SPACE
 - RETAIL PARKING SPACES (14)
 - ELECTRIC VEHICLE PARKING SPACES (3)
 - RIDE SHARE PARKING SPACES (3)
 - TRAIL PARKING SPACES (6)
 - COMMUNITY GARDEN PARKING SPACES (2)
 - 10 SPACE BIKE RACK WITH MULCH BASE (17)

- NOTES:**
- SIGHT DISTANCE DESIGN DATA OBTAIN FROM AASHTO "GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2004, CHAPTER 3, TOPIC CRITERIA FOR MEASURING SIGHT DISTANCE, AND NYSDOT HIGHWAY DESIGN MANUAL CHAPTER 5 AND CHAPTER 7.
- SIGHT DISTANCE AT DRYDEN ROAD (STATE RTE. 366) ENTRANCE
- POSTED SPEED: 30 MPH
 DESIGN SPEED: 35 MPH
 REQUIRED SIGHT DISTANCE:
 - LEFT TURN MOVEMENT: 390 FT
 - RIGHT TURN MOVEMENT: 335 FT



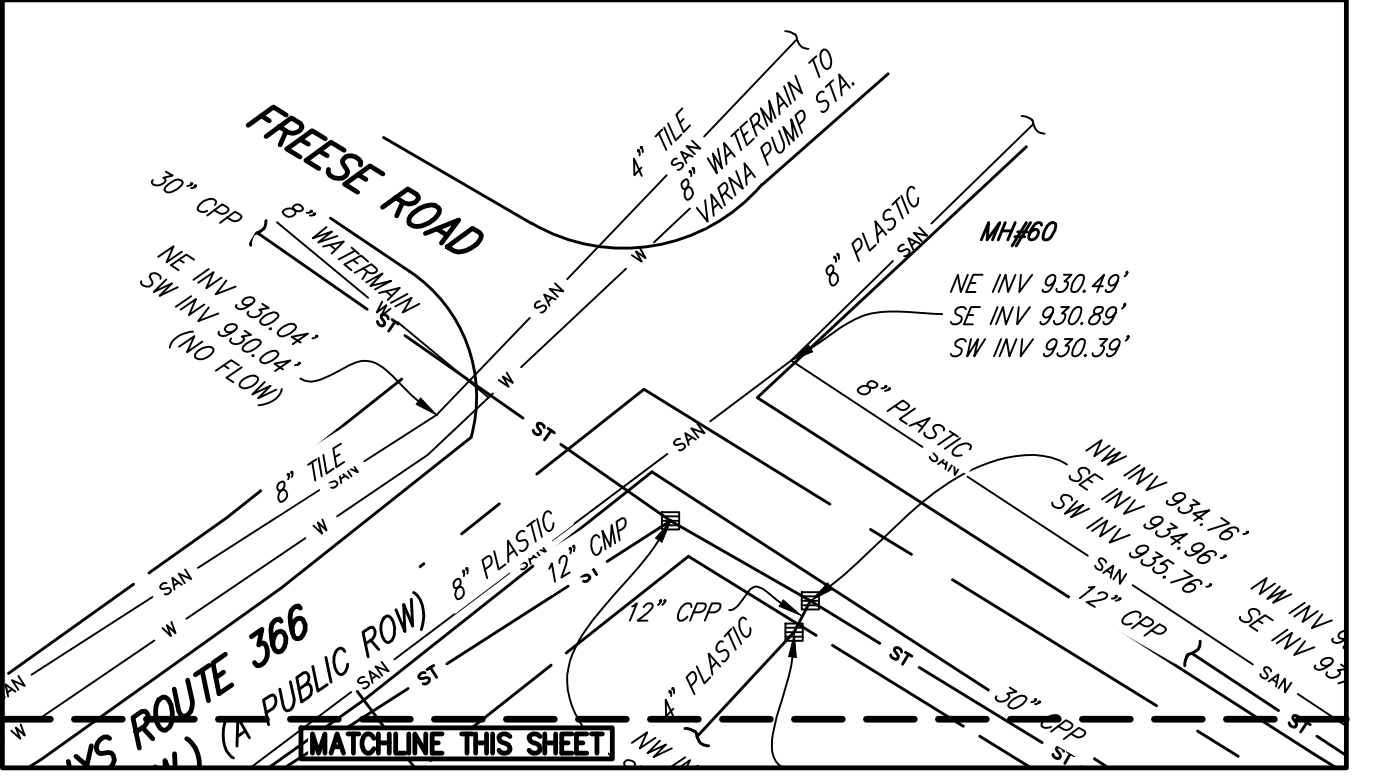
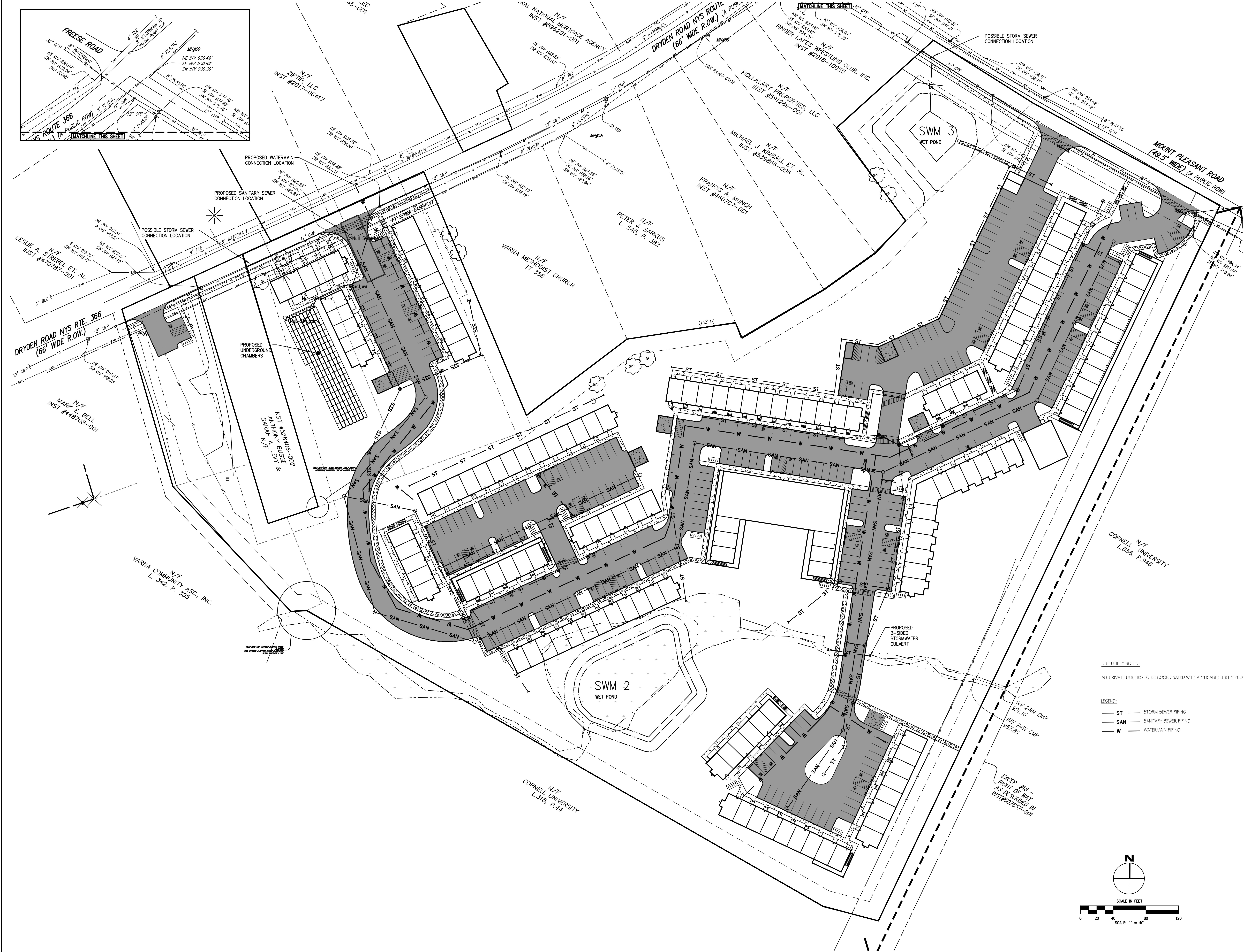
DATE:	1/10/2018	DESCRIPTION OF REVISION:	1	INITIALS:	JV
DATE:	6/04/2018	2	DATE:	06/01/2018	MBK
DATE:	07/25/18	3	SCALE:	AS SHOWN	AS SHOWN
DATE:	07/25/18	4	BY:		

UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS PROHIBITED. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE DESIGNER. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE CLIENT ASSUMES ALL OTHER RISKS AND LIABILITIES. HUNT ENGINEERS ARCHITECTS SURVEYORS, 100 HUNT CENTER, HORSEHEADS, NEW YORK 14845. TEL: 607-585-1000. FAX: 607-585-1800. OFFICE: ROCHESTER HORSEHEADS TOWNSEND. COPYRIGHT © 2018 HUNT ENGINEERS ARCHITECTS SURVEYORS.

HUNT ENGINEERS ARCHITECTS SURVEYORS
 100 Hunt Center, Horseheads, New York 14845 | P: 607-585-1000 | F: 607-585-1800 | Office: Rochester | Horseheads | Townsend

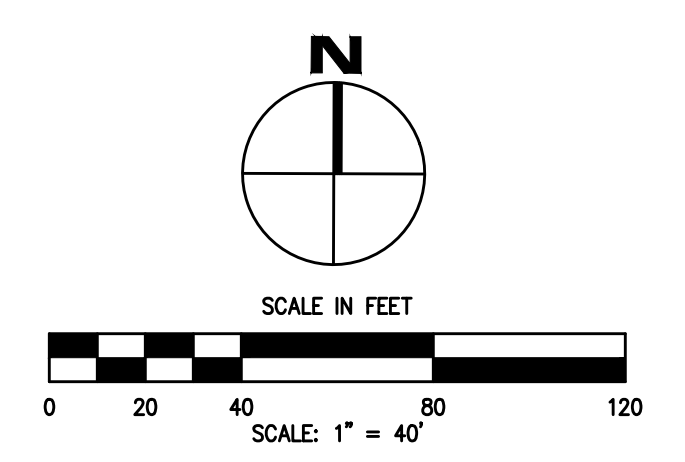
SITE IMPROVEMENT PLAN
TOWNHOMES AT DRYDEN
TRINITAS VENTURES
 366 DRYDEN ROAD, ITHACA, NY 14850 TOWN OF VARINA, TOMPKINS COUNTY, NY

L2.0
 PROJECT NO: 3177.001

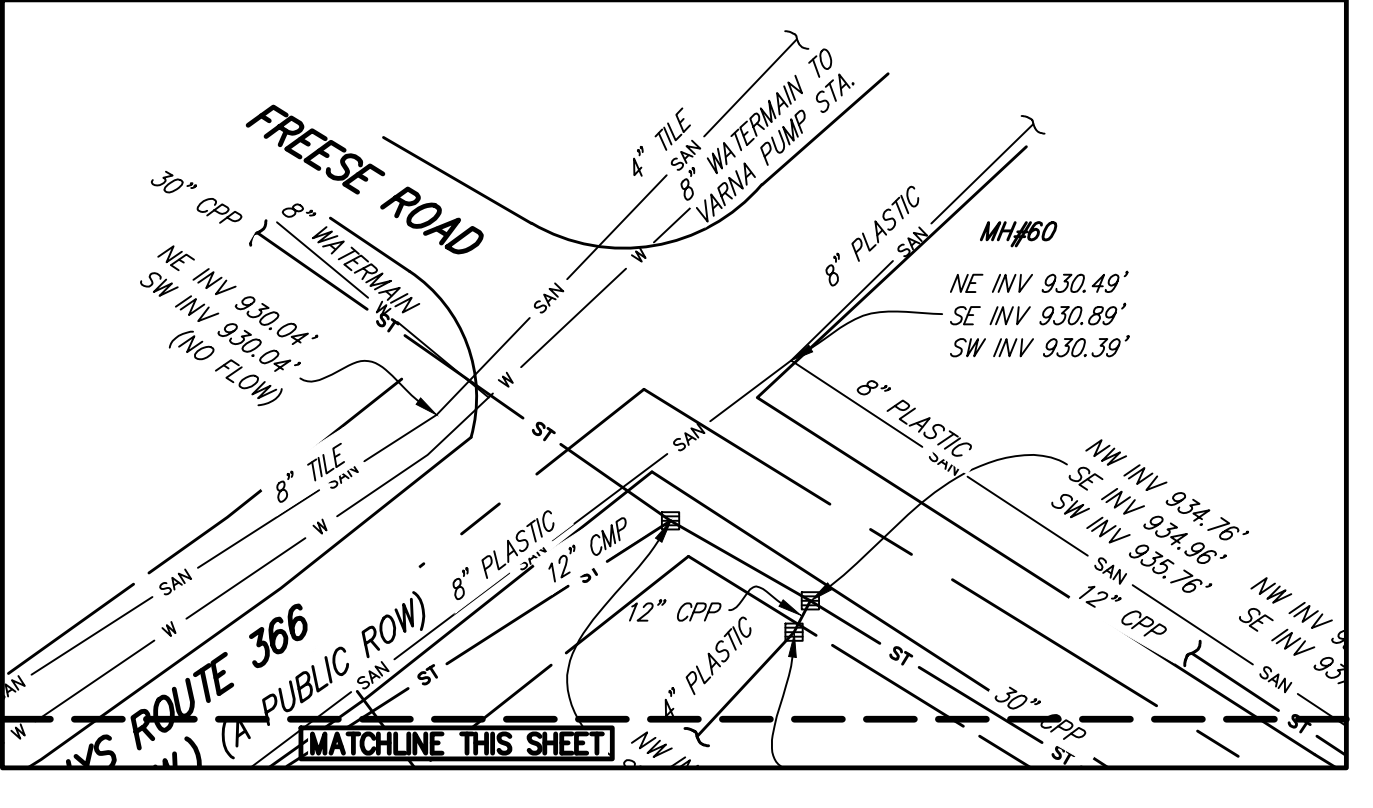
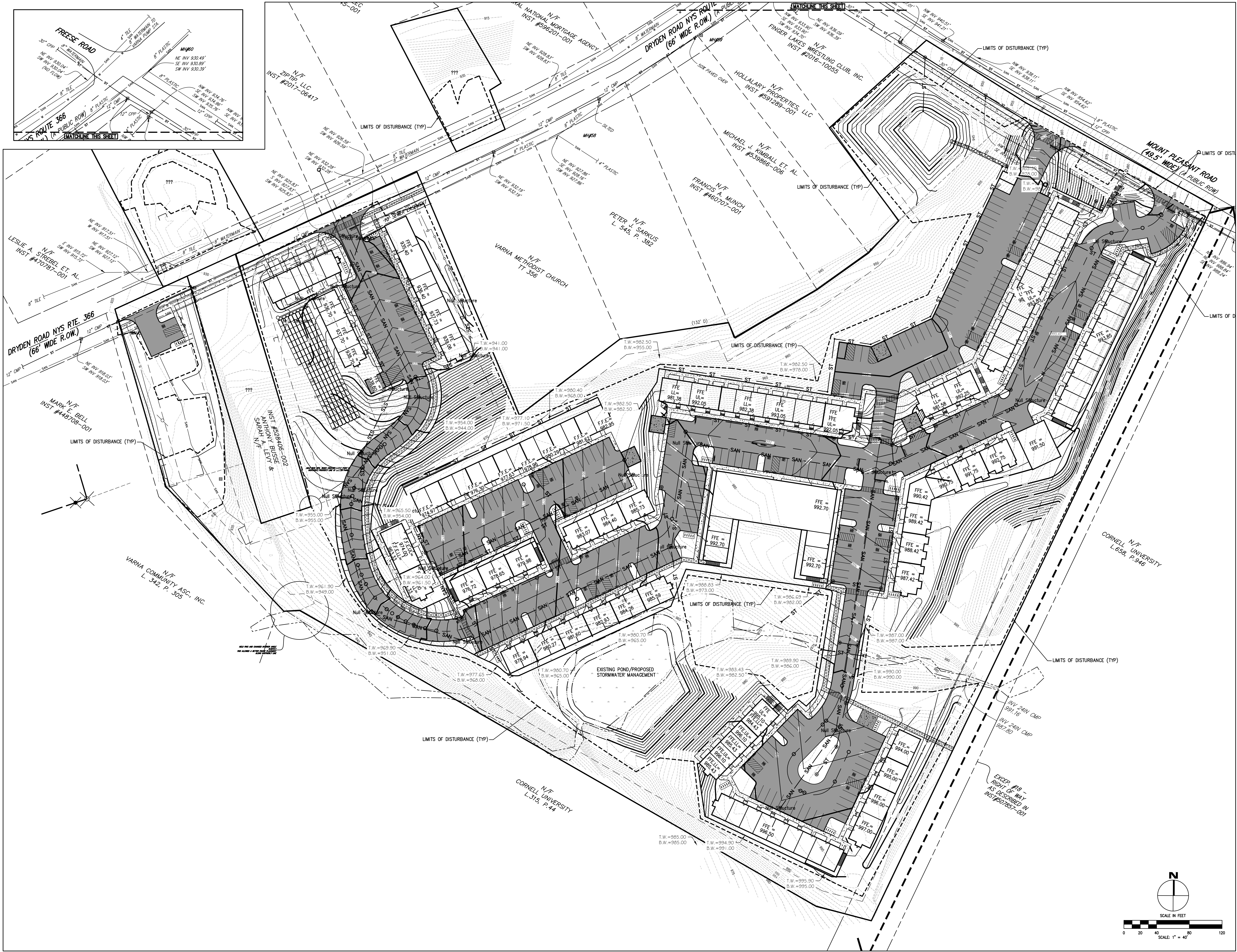


SITE UTILITY NOTES:
 ALL PRIVATE UTILITIES TO BE COORDINATED WITH APPLICABLE UTILITY PRO

LEGEND:
 — ST — STORM SEWER PIPING
 — SAN — SANITARY SEWER PIPING
 — W — WATERMAIN PIPING



<p>HUNT ENGINEERS ARCHITECTS SURVEYORS 100 Hunt Center, Horseheads, New York 14845 P: 607-588-1000 F: 607-588-1800 Office: Rochester Horseheads Tonawanda</p>	<p>DATE: 07/25/18 DESCRIPTION OF REVISION: 1 REVISED LAYOUT FOR BOARD SUBMISSION 2 REVISED LAYOUT FOR BOARD SUBMISSION</p>
<p>SITE UTILITY PLAN TOWNHOMES AT DRYDEN TRINITAS VENTURES 366 DRYDEN ROAD, ITHACA, NY 14850 TOWN OF VARINA, TOMPKINS COUNTY, NY</p>	<p>DRAWN BY: AAM CHECKED BY: MBK DATE: 06/01/2018 SCALE: AS SHOWN</p>
<p>L3.0 PROJECT NO: 3177.001</p>	

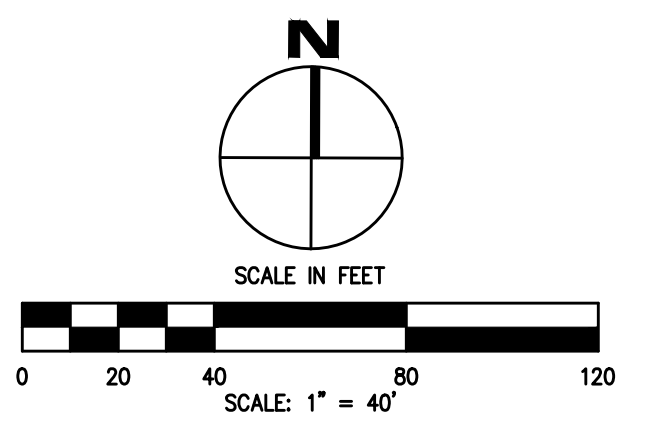


DRAWN BY:	AAM
CHECKED BY:	MBK
DATE:	06/01/2018
SCALE:	AS SHOWN
BY:	
DESCRIPTION OF REVISION:	REVISED LAYOUT FOR BOARD SUBMISSION
DATE:	10/25/18

HUNT ENGINEERS | ARCHITECTS | SURVEYORS
 100 Hunt Center, Hornellsville, New York 14845 P: 607-558-1000 F: 607-558-1800 Office: Rochester Hornellsville Townsends
 100 Hunt Center, Hornellsville, New York 14845 P: 607-558-1000 F: 607-558-1800 Office: Rochester Hornellsville Townsends

SITE GRADING PLAN
TOWNHOMES AT DRYDEN
TRINITAS VENTURES
 366 DRYDEN ROAD, ITHACA, NY 14850 TOWN OF VARNIA, TOMPKINS COUNTY, NY

L4.0
 PROJECT NO: 3177.001





VIEW FROM PROPOSED ENTRY DRIVE ON NY SR 366 / DRYDEN ROAD LOOKING SOUTH



VIEW FROM MT. PLEASANT ROAD NEAR GARAGE ENTRY LOOKING SOUTHWEST



VIEW FROM RAIL TRAIL LOOKING NORTH TOWARDS BUILDING CLUSTER AT SOUTHEAST CORNER OF SITE



VIEW FROM RAIL TRAIL LOOKING NORTH TOWARDS BUILDING CLUSTER AT NORTHEAST CORNER OF SITE



VIEW FROM RAIL TRAIL NEAR MT. PLEASANT ROAD ENTRY DRIVE LOOKING SOUTH