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1300 Clinton Square  
Rochester, NY 14604-1792  
585-263-1000

May 9, 2019

**VIA FEDERAL EXPRESS**

Town of Dryden Town Board  
Town Hall  
93 East Main Street  
Dryden, New York 13053

**RE: Bell Atlantic Mobile Systems of Allentown, Inc. successor in interest to Upstate Cellular Network d/b/a Verizon Wireless' ("Verizon Wireless") Application for Local Zoning Approvals to Construct and Operate a Wireless Communications Facility in the Town of Dryden, New York ("Irish Settlement" Cell)**

Dear Members of the Town Board:

As you may recall, on April 20, 2017, the Town Board issued a negative declaration under SEQR and granted the requested special use permit and site plan approval for the above-referenced project (the "Approvals"). Copies of the Approvals are enclosed hereto as Exhibit 1.

Pursuant to § 1203(B) of the Town of Dryden Zoning Law the Approvals expired on or about October 20, 2018. However, Verizon Wireless intends to construct the facility as soon as possible. As such, Verizon Wireless respectfully requests renewal of the Approvals to allow construction of the Project.

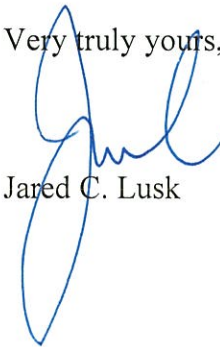
Please note that since the project was approved, Verizon Wireless has updated its antenna technology and design. As a result, Verizon Wireless has reduced the number of antennas for the project from 12 to 6 and narrowed the span of the antennas on the tower, thereby reducing the overall visibility of the tower. Revised project plans and a visual resource evaluation reflecting the revised antenna design are enclosed as Exhibit 2 and Exhibit 3, respectively.

Finally, an updated Environmental Assessment Form is also enclosed as Exhibit 4.

Town of Dryden Town Board  
May 9, 2019  
Page 2

We appreciate the Board's time in this matter. Should you have any questions, please do not hesitate to contact me. Therefore, we respectfully request this matter be placed on the June 13, 2019 Town Board agenda.

Very truly yours,



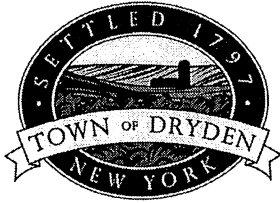
Jared C. Lusk

JCL/mkv

Enclosure

cc: Brett Morgan  
Steve Matthews  
Brett Buggeln

# EXHIBIT 1



Planning Department

93 East Main Street  
Dryden, NY 13053

T 607 844-8888 ext. 216  
F 607 844-8008  
joy@dryden.ny.us

<http://dryden.ny.us/planning-department>

VIA E-MAIL & HARD COPY

May 11, 2017

Mr. Jared Lusk  
Nixon Peabody LLP  
1300 Clifton Square  
Rochester, NY 14604-1792

Re: Conditions of Approval, Telecommunications Special Use Permit – 2150 Dryden Road, Town of Dryden

Dear Mr. Lusk,

Please find attached Verizon's Special Use Permit Approval package. You'll observe, there are several documents attached and include:

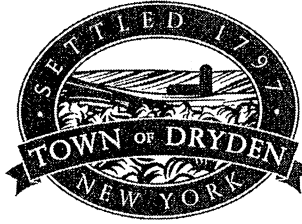
- a. Dryden Town *Resolution # 61(2017) Negative SEQR Declaration*
- b. Dryden Town *Resolution # 62(2017) Telecommunications Special Use Permit 2150 Dryden Road, Tax Parcel 38.-1-3.1*
- c. Dryden Town Standard Condition of Approval effective 8-14-2008
- d. Dryden Town **Telecommunications Special Use Permit Placard: TSUP 042017**
- e. Agency and Town project related reports and correspondences

Please retain this approval package as you are responsible to conform with all approval conditions and it is your authorization for Upstate Cellular Network (Verizon) Special Use Permit and Site Plan Approval for a 165' telecommunications tower and appurtenances at 2150 Dryden Road Town of Dryden.

Very truly yours,

David W. Sprout  
Code Enforcement Officer

cc: Dryden Town Supervisor  
Edward Marx, Tompkins County Commissioner of Planning  
Town Clerk  
Telecommunications SUP file



## Town of Dryden Standard

## Conditions of Approval

Adopted January 13<sup>th</sup>, 1998 by the Town Board, Resolution #68  
Amended September 8<sup>th</sup>, 1998 by the Town Board, Resolution #196  
Amended July 12<sup>th</sup>, 2000 by the Town Board, Resolution #190  
Amended January 9<sup>th</sup>, 2008 by the Town Board, Resolution #40  
Amended August 14<sup>th</sup>, 2008 by the Town Board Resolution #140

These following standard conditions of approval shall apply to the project

**Applicant: Upstate Cellular Network (Verizon)**

**Board Action Date: 4-20-2017**

**Project: Telecommunications SUP**

**Site: 2150 Dryden Road**

1. The Environmental Assessment Form prepared in connection with the project is approved and accepted based upon the fact that the project will have no adverse environmental impact.
2. The project shall be constructed according to the plans submitted by the applicant and approved and filed with the Town of Dryden.
3. That the project during and following construction shall comply with all applicable Town, County, State and Federal laws, statues, codes, ordinances, approvals and rules and regulations.
4. That the project during construction and upon completion shall not constitute a public or private nuisance.
5. When municipal water or municipal sewer is available to the site the applicant shall connect to the same upon notice to do so from the Town.
6. If applicable, the project shall comply with Dryden Town Local Law #4 of 2007 establishing the Town of Dryden Stormwater Management, Erosion and Sediment Control Law.
7. If a buffer is required to be planted, then it shall be maintained by the applicant.
8. No permits shall be issued until all fees and current reimbursable expenses are paid by the applicant and no Certificate of Occupancy or Temporary Certificate of Occupancy or Certificate of Compliance shall be issued until all outstanding reimbursable expenses are paid by the applicant.
9. In the event of a sale, transfer or discontinuous of the permitted use of the property, the applicant or permittee shall notify the Code Enforcement Officer of such sale, transfer or discontinuance.

Telecommunications SUP  
April 20, 2017  
Upstate Cellular Network (Verizon)  
Telecommunications SUP 2150 Dryden Road

**RESOLUTION #61 - NEG SEQR DEC - APPLICATION OF UPSTATE CELLULAR NETWORK, a  
NEW YORK PARTNERSHIP, d/b/a VERIZON WIRELESS FOR A  
SPECIAL USE PERMIT AND SITE PLAN APPROVAL FOR A 165 FOOT  
TELECOMMUNICATIONS TOWER ONPREMISES LOCATED AT 2150 DRYDEN ROAD,  
PART OF TOWN OF DRYDEN TAX PARCEL 38.-1-3.1**

*Supv Leifer offered the following resolution and asked for its adoption:*

*WHEREAS,*

*A. The proposed action involves consideration of the application of Verizon Wireless for a Special Use Permit and Site Plan Approval for a 165-foot telecommunications tower on premises located at 2150 Dryden Road, part of tax parcel 3 8.-1-3.1.*

*B. The proposed action is an Unlisted Action for which the Town Board of the Town of Dryden is the lead agency for the purposes of uncoordinated environmental review in connection with approval by the Town.*

*C. The Town Board of the Town of Dryden, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act "(SEQR), (i) thoroughly reviewed the Full Environmental Assessment Form (the "Full EAF"), Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment by reviewing and completing Part 2 of the Full EAF and the Visual EAF Addendum, including the criteria identified in 6 NYCRR §617.7(c),*

*NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:*

*1. The Town Board of the Town of Dryden, based upon (i) its thorough review of the Full EAF, Parts 1 and 2, and the Visual EAF Addendum, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), hereby makes a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action, and determines that no Environmental Impact Statement will be required, and*

*2. The responsible officer of the Town Board of the Town of Dryden is hereby authorized and directed to complete and sign as required the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed Full EAF and determination of significance are incorporated by reference in this resolution.*

*2<sup>nd</sup> CI Lamb*

Roll Call Vote	Cl Lavine	Abstain
	Cl Cipolla-Dennis	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**RESOLUTION #62 - ADOPT FINDINGS, DETERMINATION AND CONDITIONS OF APPROVAL FOR APPLICATION OF UPSTATE CELLULAR NETWORK a NEW YORK PARTNERSHIP, d/b/a VERIZON WIRELESS FOR A SPECIAL USE PERMIT AND SITE PLAN APPROVAL FOR A 165-FOOT TELECOMMUNICATIONS TOWER ON PREMISES OF SCOTT PINNEY AT 2150 DRYDEN ROAD**

*Supv Leifer offered the following resolution and asked for its adoption:*

A. *RESOLVED, that this Town Board hereby adopts the following Findings, Determination and Conditions of Approval for the application of Verizon Wireless for a special use permit and site plan approval for a 165-foot telecommunications tower on premises located at 2150 Dryden Road, part of tax parcel 38.-1-3.1*

**TOWN OF DRYDEN TOMPKINS COUNTY STATE OF NEW YORK**

*In the Matter of the Application of Verizon Wireless for a Special Use Permit and Site Plan Approval for a 165-foot Telecommunications Tower on Premises Located at 2150 Dryden Road, Part of Tax Parcel 38.-1-3.1*

**FINDINGS, DETERMINATION AND CONDITIONS OF APPROVAL**

BACKGROUND

Verizon Wireless (herein Verizon) by application dated February 2, 2016 applied for a special use permit and site plan approval to construct a telecommunications tower, equipment platform and site improvements on property of Scott Pinney, 2150 Dryden Road (Town of Dryden Tax Map No. 38.-1-3.1). No street address for the tower site has yet been designated.

Verizon supplemented its application by a submittal dated February 2, 2016 (Exhibits B through Q.) and July 1, 2016 (revised Full EAF, part 1). Verizon submitted photo-simulations of the proposed tower site taken from three locations on Dryden Road, George Road, the intersection of Yellow Barn Road and Ferguson Road, and Johnson Road.

The application included a Full Environmental Assessments Form and a Visual EAF Addendum. The town board completed Part 2 of the EAF and the Visual EAF Addendum. Town staff reviewed the Verizon submittals and commented on them in correspondence dated June 10, 2016 (Sprout memo).

On behalf of the town, Taitem Engineering, PC reviewed and commented on the Verizon submittals in correspondence dated June 10, 2016. Dende Engineering Structural Consultants also reviewed and commented the Verizon submittals in correspondence dated June 6, 2016.

The Tompkins County Department of Planning pursuant to its role under General Municipal Law 239-1 and 239-m in a letter dated May 18, 2016, commented on the application, determining that the project would have no negative inter-community or county-wide impacts.

## PUBLIC HEARING/COMMENTS

The town board held a public hearing on the application on June 16, 2016 and remains open.

Undated written comments were received from one member of the public on or about June 22, 2016.

At the public hearing on the project, the town board heard from Jared Lusk, on behalf of the applicant, and from Bruno Schickel, David Moore, Sarah and Joe Osmeloski, and Ray Burger.

## FINDINGS

The Town Board hereby finds, based upon its review of the application and the materials supplementing it, including statements and representations made by and on behalf of the applicant, which statements and representations the Town Board relies upon as being true, accurate and complete, in that:

- (a) Verizon provided a photo simulations and viewshed analysis dated December, 17, 2015 which demonstrates the visual impact of the tower will be small in the broader context of the community.
- (b) Only two lights on the equipment platform, within the compound are proposed.
- (c) The tower base and much of the lattice structure will be screened by trees and land features, site is so situated as to minimize the physical impacts to the environment.

No useful information will be gained from the “formal visual impact assessment using industry standard methodology” from such location and the requirements for such an assessment should be waived.

### Public Comments

The town board has carefully considered the comments received from the public at the public hearing.

## DETERMINATION

*Based upon the record before it, the town board concludes and determines as follows:*

- (a) *To the maximum extent possible the visual impact on neighboring residences and the public have been mitigated. The no tower alternative is not an option and the proposed lattice type tower is the best option to minimize the visual impact.*
- (b) *Visual simulations of the proposed tower were provided by the applicant.*
- (c) *The proposed tower allows for future co-location.*
- (d) *The proposed tower height is the minimum height (165 feet) necessary to serve the purpose intended.*
- (e) *The Pinney site is a privately-owned, agricultural and wooded area and is neither listed on the Tompkins County Unique Natural Area Inventory nor is it a Critical Environmental Area or near one. The site is partially screened by existing woods and configuration of the access drive.*
- (f) *There are no co-location opportunities within the area designated by Verizon as the search area, and there is no municipally-owned property which would be suitable or available for a tower site.*
- (g) *The Pinney site is the only site available within the search area that could provide the radio frequency coverage objectives.*
- (h) *The search area is within a RA zoning district of the Town and a telecommunications tower is an allowed use subject to the issuance of a special permit and site plan approval.*
- (i) *The Pinney site allows the tower to meet all the setback requirements and provides the most natural screening.*



- (j) Verizon can only place its tower on property that it purchases or leases. When it leases property, it is subject to the requirements of the lessor as to site location.
- (k) Verizon has demonstrated that other sites with a higher priority in the search area are not available.
- (l) The Pinney site is amid an area with a variety of land uses including rural residential, agriculture, and commercial uses.
- (m) No sites, other than those identified by Verizon in the search area, were identified by the town or the public as sites to be evaluated.
- (n) Local law No. 2 of the year 2006 - Telecommunications Tower Siting Law for the Town of Dryden (TTS) has as one of its policy goals the promotion and encouragement of improved telecommunications services.
- (o) Verizon provided propagation studies which supported the need for the type of telecommunications services provided by Verizon in the area. The TTS does not require a showing that a tower is needed.
- (p) The tower does not need to be designed for a possible extension.
- (q) The Town's consultant, Taitem Engineering, P.C., provided a review of Verizon's submittals. In summary, Taitem Engineering found that:
  - (i) The proposed project is consistent with the overall policy and goals of the TTS and the design incorporates most of the recommended features at an appropriate site location.
  - (ii) Verizon adequately justified the need for the Pinney site.
- (r) The Town's consultant, Dende Engineering, provided a review of Verizon's submittal. In summary Dende Engineering found that:
  - (i) It is typical to select tower manufacturer after municipal approval.
  - (ii) Once the tower selection is made, as documents become available, they will be reviewed and approved by Dende engineering prior to the issuance of construction permits.
- (s) The Town's Director of Planning, Ray Burger, reviewed the Verizon application, exhibits thereto and the Taitem Engineering and Dende Engineering reviews on the Verizon submittals and exhibits. In summary, Mr. Burger found that the special use permit could be approved if several conditions were attached to the approval. Before construction permits can be issued there are several requirements to be fulfilled by Verizon which do not pertain to the special permit review or site plan review by the town board (Dente review of June 6, 2016 and Sprout memo of June 10, 2016).

#### ENVIRONMENTAL REVIEW

The Town Board has carefully reviewed the Full Environmental Assessment Form, including Part 1 as amended by the applicant, the Visual EAF Addendum completed by the applicant and accompanying exhibits and narratives provided by the applicant and Town Planning Department staff, and has reviewed and completed Parts 2 and 3 of the EAF, and 1) determined that the project would not have any significant adverse environmental impacts, 2) determined that an environmental impact statement would not be required, and 3) made a negative determination of environmental significance (Negative Declaration).

#### APPROVAL AND CONDITIONS

Based upon the application, the exhibits, the comments received from the applicant, the public, the Town Board's consultant, and town staff, and the findings and determination set forth above, the Town Board of the Town of Dryden hereby approves the application for a special use permit and site plan for the proposed Verizon telecommunications tower on the Pinney property subject to the following conditions:

1. The tower and lightning rod shall not exceed 170 feet in height.
2. The tower shall not be lighted other than the two proposed equipment platform lights.
3. The tower and equipment platform and other improvements shall be constructed and sited according to the application as finally amended.
4. Verizon shall take steps to minimize clearing of the property and avoid unnecessary tree cutting.

5. Verizon shall adhere to the Landscape plan submitted 7/29/16 (Site Detail Plan, Sheet C-2) to provide additional vegetative screening if necessary.
6. Verizon shall submit an Inspection and Maintenance Plan for approval by the town, which plan complies with the requirements of ANSI/TIA-222-G-2005 Section 14 and shall incorporate the relevant provisions of Annex J thereto. Such submittal shall be in all respects satisfactory to the individual charged with reviewing it. Verizon shall inspect and maintain the tower in accordance with such plan.
7. Following each periodic inspection, a written report of such inspection, signed by a Professional Engineer licensed in New York State, shall be submitted to the Town. Such report shall detail the inspection process, note any maintenance issues and procedures and timetables to address such issues. The report must be received by the Town within 30 days of such periodic inspection.
8. Verizon shall assure compliance with the Migratory Bird Treaty Act (MBTA) and shall furnish a written protocol detailing the steps it will take to assure such compliance. Such submittal shall be in all respects satisfactory to the individual charged with reviewing it.
9. Verizon shall provide and maintain a Tower Removal Bond in the amount of \$20,000 naming the Town as obligee. The bond shall be in such form as is acceptable to the town's attorney and with a surety qualified to do business in New York State and listed on the United States Treasury's Listing of Approved Sureties (Department Circular 570). The Town Board reserves the right to annually review the amount of the Tower Removal Bond to assure that the amount of the bond is adequate to assure compliance with the obligations of Verizon under Local Law No. 2 (2006) and the conditions of approval of the special use permit and site plan.
10. The Town of Dryden Standard Conditions of Approval (August 14, 2008 Version).
11. Prior to the issuance of construction permits Verizon shall submit the items detailed in Dende Engineering's letter of June 6, 2016 to the extent the same have not already been submitted, and such submittals shall be in all respects satisfactory to the individual charged with reviewing them.
12. Applicant will meet legal requirements for the collapse zone and the tower will be designed to collapse within 85 feet.

2<sup>nd</sup> CI Lamb


Roll Call Vote	CI Lavine	Yes
	CI Cipolla-Dennis	Yes
	CI Servoss	Yes
	CI Lamb	Yes
	Supv Leifer	Yes

# SPECIAL USE PERMIT

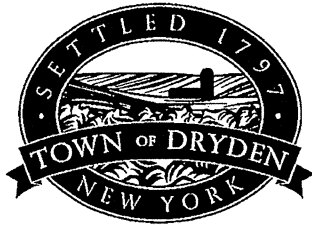
Town Of Dryden, New York

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This Certifies a **Telecommunications Special Use Permit #04-2017-TSUP** has been issued to **Upstate Cellular Network (Verizon)** by resolutions # **61, & 62**, of the Town Board on **4-20-17** **approval for a 165' telecommunications tower and appurtenances at 2150 Dryden Road, Town of Dryden, Tompkins County.**

Signed: 

Zoning Officer



Planning Department

93 East Main Street  
Dryden, NY 13053

T 607 844-8888 ext. 216  
F 607 844-8008  
joy@dryden.ny.us

<http://dryden.ny.us/planning-department>

May 11, 2017

Edward C. Marx, AICP, Commissioner of Planning  
Old Court House Building  
121 East Court Street  
Ithaca, NY 14850

SUP - Telecommunications: **Upstate Cellular Network (Verizon) 2150 Dryden Road**

Dear Commissioner Marx:

Please find enclosed a copy of the Notice of Decision for the Telecommunications Special Use Permit for Upstate Cellular Network's 'Irish Settlement' telecommunication tower to be located at 2150 Dryden Road. At the conclusion of the required public hearing conducted on **04-20-17** the Town Board granted approval.

This Notice of Decision should permit the Tompkins County Planning Department to close the project file for your participation pursuant to Section 239 L&M of the New York State General Municipal Law.

Very truly yours,

David Sprout  
Code Enforcement Officer

Distribution of Notice:  
Town Board  
File

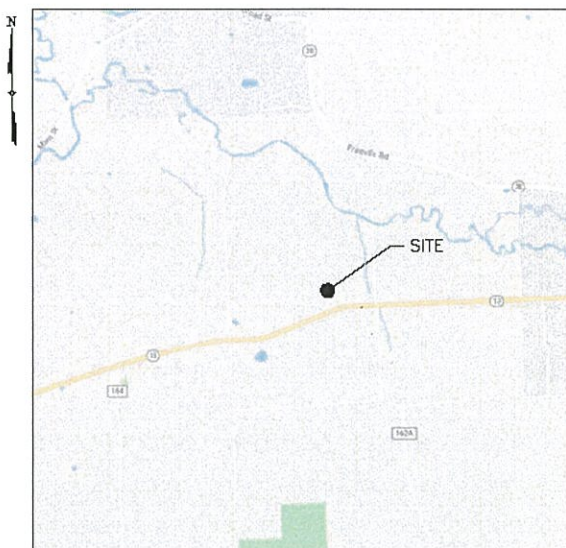
## EXHIBIT 2

BELL ATLANTIC MOBILE  
SYSTEMS OF ALLENTOWN, INC.  
d/b/a



SITE NAME:  
**IRISH SETTLEMENT**

PROJECT NUMBER: 20130991740  
LOCATION CODE: 281515



VICINITY MAP

**DIRECTIONS**

DIRECTIONS TO SITE:  
FROM ALBANY,  
MERGE ONTO I-90 W AND FOLLOW FOR 17.5± MILES. TAKE EXIT 25A TO MERGE ONTO I-88 W AND FOLLOW FOR 87.3± MILES. TAKE EXIT 8 AND TURN RIGHT ONTO NY-206 W. CONTINUE STRAIGHT THROUGH THE TRAFFIC CIRCLE ONTO NY-206 AND FOLLOW FOR 27.4± MILES. CONTINUE ONTO E MAIN ST AND FOLLOW FOR 0.1± MILES. TURN RIGHT ONTO NY-79 W/US-11 N AND FOLLOW FOR 10.5± MILES. TURN RIGHT ONTO MICHIGAN HILL RD AND FOLLOW FOR 3.8± MILES. TURN LEFT ONTO GRIGGS GULF RD. TURN LEFT ONTO NY-200 W AND FOLLOW FOR 0.6± MILES. TURN RIGHT ONTO NY-38 N AND FOLLOW FOR 7.7± MILES. TURN LEFT ONTO NY-13 S/W MAIN ST AND FOLLOW FOR 1.6± MILES. THE SITE WILL BE ON THE RIGHT.

SITE ADDRESS: 2150 DRYDEN RD  
DRYDEN, NY 13068  
MUNICIPALITY: TOWN OF DRYDEN  
COUNTY: TOMPKINS  
TAX MAP NUMBER: 38-1-3.1  
ZONING DISTRICT: RURAL AGRICULTURAL DISTRICT & CONSERVATION DISTRICT  
STRUCTURE COORDINATES: N 42° 28' 28.78"  
W 76° 19' 58.32"  
GROUND ELEVATION: 1111.1± AMSL  
PROPERTY OWNER: PINNEY, SCOTT  
22 OAKWOOD DR  
ITHACA, NY 14850  
APPLICANT: VERIZON WIRELESS  
1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586  
CONTACT PERSON: KATHY POMPONIO  
CONTACT PHONE: (585) 321-5435

PROJECT SUMMARY

**PROJECT DESCRIPTION**

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED SELF SUPPORT TOWER AND THE INSTALLATION OF EQUIPMENT WITH GENERATOR AT GRADE WITHIN A PROPOSED FENCED COMPOUND.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	4	5/3/19
AD-1	ADJOINERS PLAN	4	5/3/19
SB-1	SETBACK PLAN	4	5/3/19
C-1	OVERALL SITE PLAN	4	5/3/19
C-2	SITE DETAIL PLAN	4	5/3/19
C-3	ELEVATION & ORIENTATION PLAN	4	5/3/19

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

Before You Dig, Drill Or Blast!

**Dig Safely.  
New York**

UNDERGROUND FACILITIES  
PROTECTIVE ORGANIZATION  
CALL US TOLL FREE 1-800-902-7902  
NY Industrial code rule 753 requires no less than 14 working days notice, but not more than ten days notice.

**DIG SAFELY - NEW YORK**

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

Tectonic Engineering & Surveying Consultants P.C.  
24 Bechtel Avenue, Suite 101, Ithaca, NY 14850  
Phone: (607) 753-1128  
Fax: (607) 753-1129  
www.tectonicengineering.com

WORK ORDER NUMBER: 9684.08  
DRAWN BY: TRR

NO.	DATE	ISSUE
0	12/18/15	FOR COMMENT
1	12/25/15	FOR ZONING APPROVAL
2	7/29/16	PER REVISED LANDSCAPING
3	11/28/16	PER REVISED SURVEY
4	5/3/19	FOR ZONING

RELEASED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

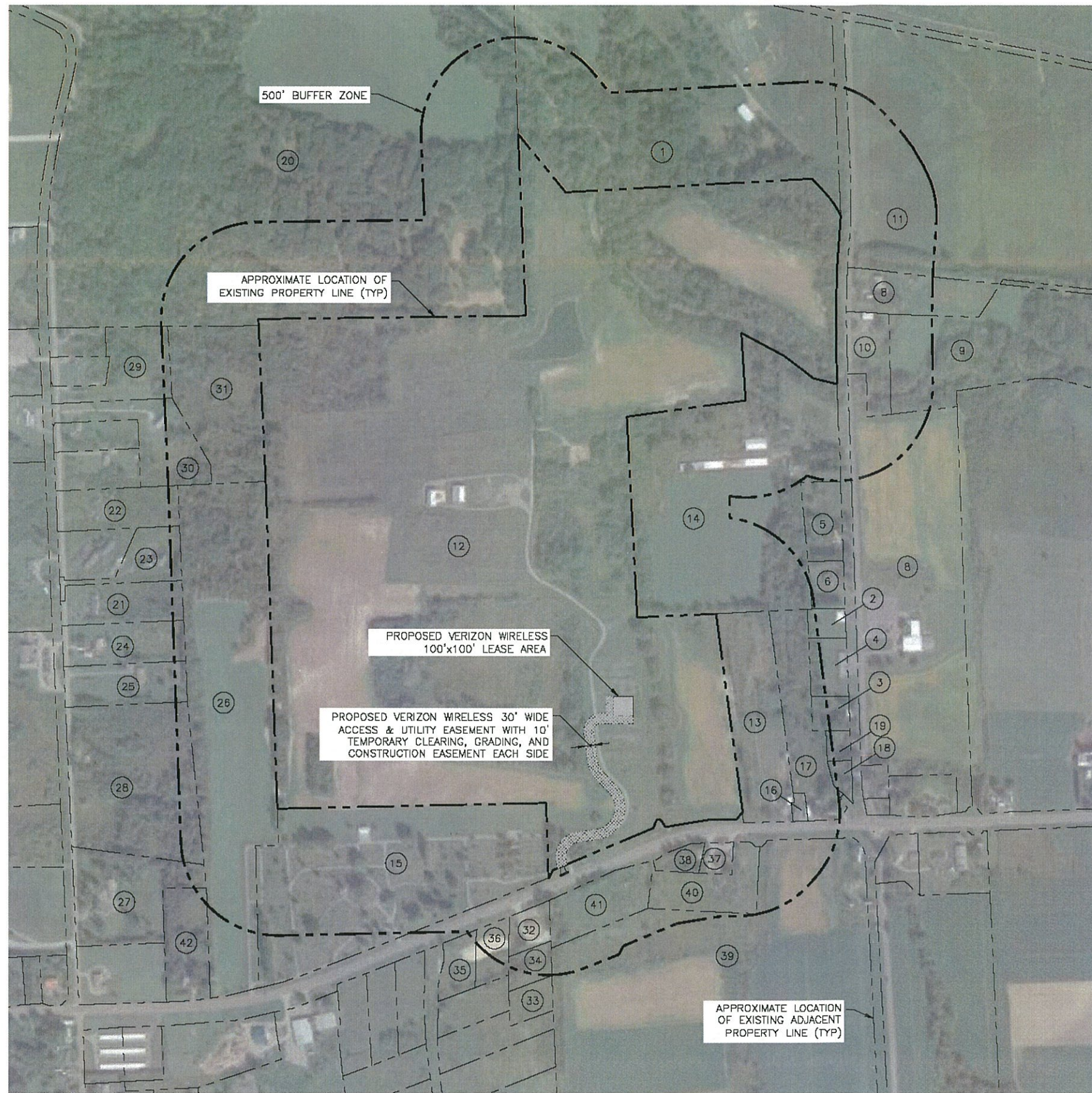
0 1 2 3  
ORIGINAL SIZE IN INCHES

SITE INFORMATION  
IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

SITE ADDRESS  
2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1**



**NOTE:**

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

**1 ADJOINERS PLAN**  
 AD-1 SCALE: 1" = 60' (11x17 SIZE)  
 1" = 300' (22x34 SIZE)

ID	SBL	OWNER	ADDRESS
1	38.-1-1	THE WILLIAM GEORGE AGENCY	380 FREEVILLE RD FREEVILLE, NY 13068
2	38.-1-10.1	LADD, JERRY F & SHARON M	366 GEORGE RD FREEVILLE, NY 13068
3	38.-1-10.2	ELDRIDGE, KRISTEN M & LOPARCO, LIN	384' GEORGE RD FREEVILLE, NY 13068
4	38.-1-10.3	CLARK, ERIC M & LANE, KAYLA M	PO BOX 322 DRYDEN, NY 13053
5	38.-1-11.1	ESTELLE, PATRICK M	3109 MALVERNE RD ENDICOTT, NY 13760
6	38.-1-11.2	FISHER, JAQUELINE & DALERIE J	358 GEORGE RD FREEVILLE, NY 13068
7	38.-1-12.2	HOLY CROSS PARISH INC.	375 GEORGE RD FREEVILLE, NY 13068
8	38.-1-18.1	PRICE, SHIRLEY	287 GEORGE RD FREEVILLE, NY 13068
9	38.-1-18.22	VAN PELT, WARREN & BARBARA	2312 DRYDEN RD DRYDEN, NY 13053
10	38.-1-18.4	FOX, DAVID W & DENISE L	111 EAST MALLORYVILLE RD FREEVILLE, NY 13068
11	38.-1-23.2	THE WILLIAM GEORGE AGENCY	380 FREEVILLE RD FREEVILLE, NY 13068
12	38.-1-3.1	PINNEY, SCOTT	22 OAKWOOD DR ITHACA, NY 14850
13	38.-1-3.2	OSMELOSKI, SARAH & JOSEPH	2180 DRYDEN RD FREEVILLE, NY 13068
14	38.-1-3.3	PETRILLOSE, CASSANDRA A	334 GEORGE RD DRYDEN, NY 13068
15	38.-1-5	WILLOW GLEN CEMETERY	PO BOX 299 DRYDEN, NY 13053
16	38.-1-7.1	2186 DRYDEN RD LLC	PO BOX 212 MCLEAN, NY 13102
17	38.-1-7.2	DRAGHI, JOSEPH & KARINA	PO BOX 212 MCLEAN, NY 13102
18	38.-1-8	HERRINGTON, SANDRA W	2169 HANSHAW RD ITHACA, NY 14850
19	38.-1-9	LEYBURN, MICHAEL G & LORRIE M	390 GEORGE RD FREEVILLE, NY 13068
20	39.-1-27	THE WILLIAM GEORGE AGENCY	380 FREEVILLE RD FREEVILLE, NY 13068
21	39.-1-28.112	RIEMER, KELBY & LIVENGOOD, LORI	7 WEST MEADOW DR LANSING, NY 14882
22	39.-1-28.113	RIEMER, KELBY & LIVENGOOD, LORI	7 WEST MEADOW DR LANSING, NY 14882
23	39.-1-28.114	RIEMER, KELBY & LIVENGOOD, LORI	7 WEST MEADOW DR LANSING, NY 14882
24	39.-1-28.121	CARD, STEPHEN	325 JOHNSON RD FREEVILLE, NY 13068
25	39.-1-28.122	CLAFLIN, SR. HOWARD W & BETTY J	PO BOX 188 FREEVILLE, NY 13068
26	39.-1-28.2	WILLOW GLEN CEMETERY ASC	PO BOX 299 DRYDEN, NY 13053
27	39.-1-28.31	MIX, HENDRIKA & DENNIS J	353 JOHNSON RD FREEVILLE, NY 13068
28	39.-1-28.32	YAW, CHERYL J	341 JOHNSON RD FREEVILLE, NY 13068
29	39.-1-28.522	JONES, MAGELLAN & COLE-JONES, MAXINE	243 JOHNSON RD FREEVILLE, NY 13068
30	39.-1-28.525	SHARPSTEEN, JAMES & BARBARA	251 JOHNSON RD FREEVILLE, NY 13068
31	39.-1-28.6	COLE-JONES, MAXINE	243 JOHNSON RD FREEVILLE, NY 13068
32	46.-1-69.191	ORTIZ, RALPH	PO BOX 640 DRYDEN, NY 13053
33	46.-1-69.192	ORTIZ, RALPH	PO BOX 640 DRYDEN, NY 13053
34	46.-1-69.193	ORTIZ, RALPH	PO BOX 640 DRYDEN, NY 13053
35	46.-1-90.3	MOORE, DAVID S	23 FAIRWAY DR ITHACA, NY 14850
36	46.-1-90.4	MOORE, DAVID S	23 FAIRWAY DR ITHACA, NY 14850
37	47.-1-1.1	ADAMS, SCOTT P & JUDITH L	2171 DRYDEN RD FREEVILLE, NY 13068
38	47.-1-1.2	ADAMS, SCOTT P & JUDITH L	2171 DRYDEN RD FREEVILLE, NY 13068
39	47.-1-1.32	CARPENTER, GABRIEL	36 SOUTH ST DRYDEN, NY 13053
40	47.-1-1.37	ADAMS, SCOTT P & JUDITH L	2171 DRYDEN RD FREEVILLE, NY 13068
41	47.-1-1.38	CORNELIUS, BERNARD	399 MAIN ST EXT, SUITE 3 FREEVILLE, NY 13068
42	39.-1-29	SOLORIO, MICHELE A	PO BOX 4143 ITHACA, NY 14852

**2 ADJOINERS LIST**  
 AD-1 SCALE: NTS



1275 JOHN STREET, SUITE 100  
 WEST HENRIETTA, NY 14586



Practical Engineering & Surveying Consultants P.C.  
 24 South American Blvd., Freeville, NY 13068  
 Phone: 815.781.1000  
 Fax: 815.781.1001  
 www.tectonicengineering.com

WORK ORDER NUMBER: 9684.08  
 DRAWN BY: TRR

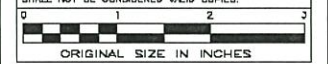
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1	12/25/15	FOR ZONING APPROVAL
2	7/29/16	PER REVISED LANDSCAPING
3	11/28/16	PER REVISED SURVEY
4	5/3/19	FOR ZONING

RELEASED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



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**SITE INFORMATION**  
 IRISH SETTLEMENT  
 PN: 20130991740  
 LC: 281515

**SITE ADDRESS**  
 2150 DRYDEN ROAD  
 TOWN OF DRYDEN  
 TOMPKINS COUNTY  
 NY 13068

**SHEET TITLE**  
 ADJOINERS PLAN

**SHEET NUMBER**  
 AD-1



**verizon**

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

**Tectonic**

LANDSCAPE ARCHITECTURE  
Tectonic Engineering & Surveying Consultants P.C.  
20 South Avenue East, P.O. Box 210  
Lithonia, NY 12118 Phone: (516) 752-1000  
www.tectonicengineering.com

WORK ORDER NUMBER 9684.08 DRAWN BY TRR

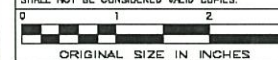
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1	12/25/15	FOR ZONING APPROVAL
2	7/29/16	PER REVISED LANDSCAPING
3	11/28/18	PER REVISED SURVEY
4	5/3/19	FOR ZONING

RELEASED BY DATE



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ORIGINAL SIZE IN INCHES

SITE INFORMATION  
IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

SITE ADDRESS  
2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

SHEET TITLE  
SETBACK PLAN

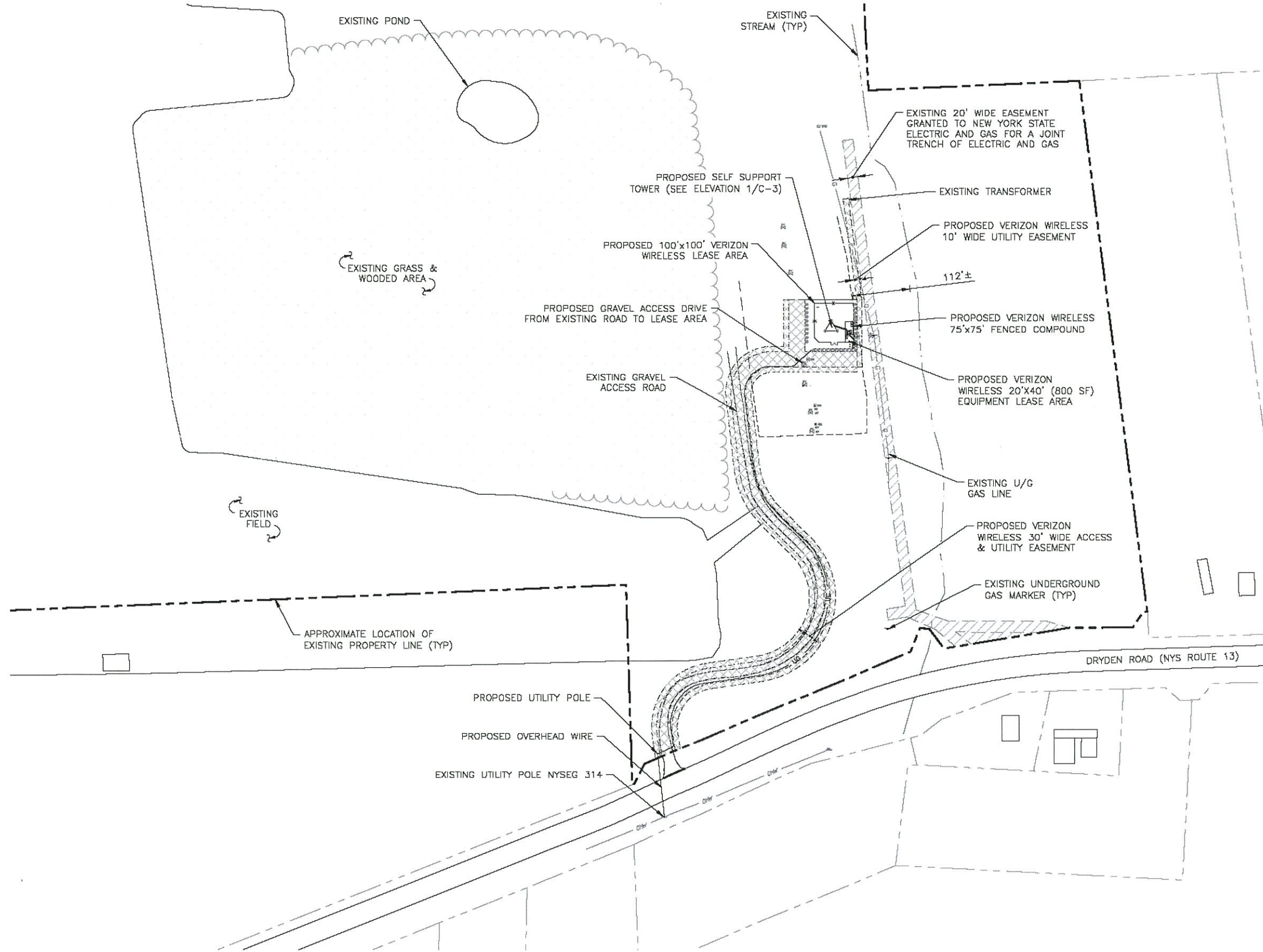
SHEET NUMBER  
SB-1



NOTE:  
THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

1 SETBACK PLAN  
SB-1  
SCALE: 1" = 200' (11x17 SIZE)  
1" = 100' (22x34 SIZE)





**NOTE:**

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

**1**  
C-1  
**OVERALL SITE PLAN**  
SCALE: 1" = 200' (11x17 SIZE)  
1" = 100' (22x34 SIZE)



1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586



TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.  
24 South American Blvd., P.O. Box 2710, 14586  
Henrietta, NY 14586  
www.tectonicengineering.com

WORK ORDER NUMBER: 9684.08  
DRAWN BY: TRR

NO.	DATE	ISSUE
0	12/18/15	FOR COMMENT
1	12/25/15	FOR ZONING APPROVAL
2	7/29/16	PER REVISED LANDSCAPING
3	11/28/16	PER REVISED SURVEY
4	5/3/19	FOR ZONING

RELEASED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



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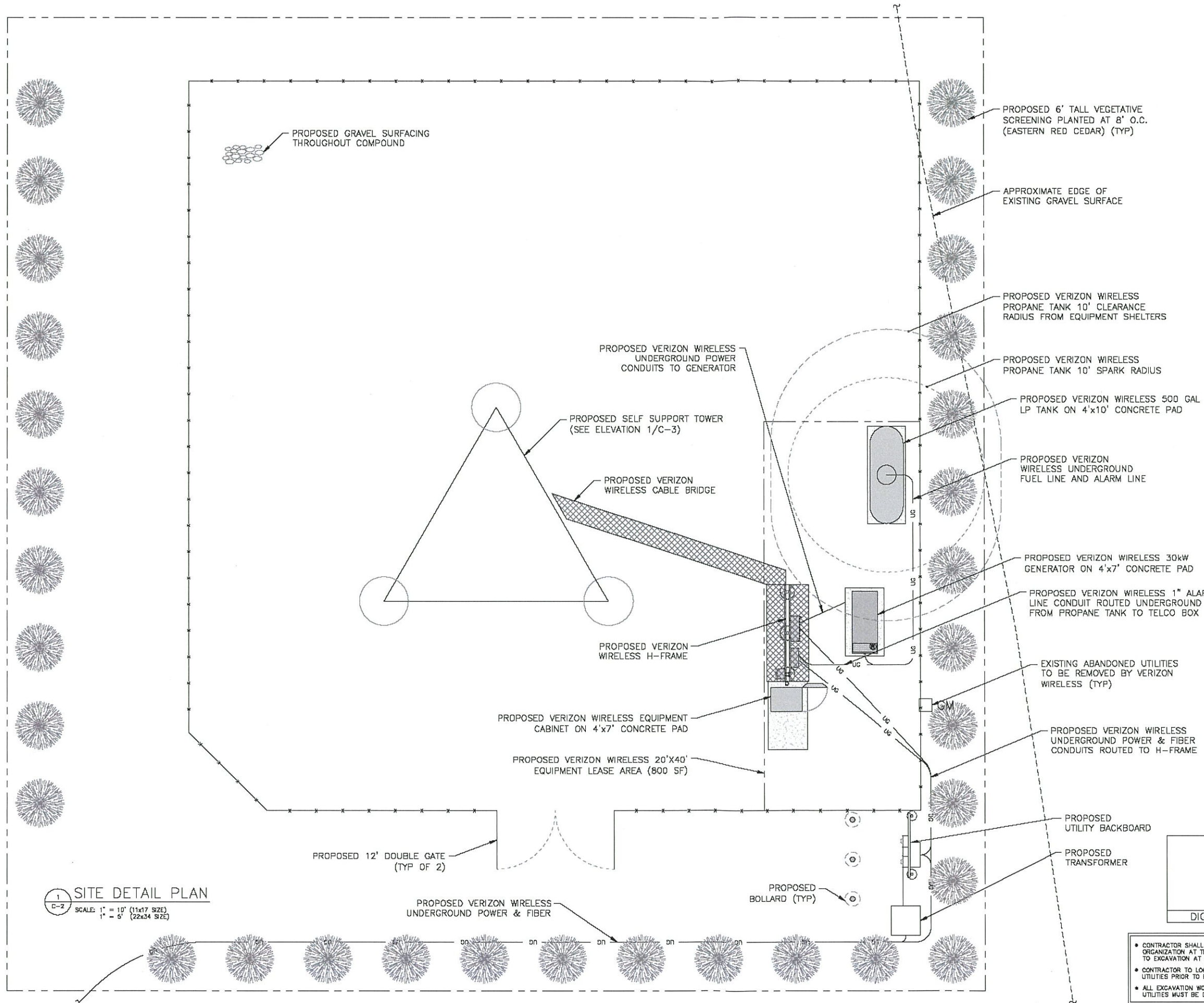
ORIGINAL SIZE IN INCHES

**SITE INFORMATION**  
IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

**SITE ADDRESS**  
2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

**SHEET TITLE**  
OVERALL SITE PLAN

**SHEET NUMBER**  
**C-1**



1 SITE DETAIL PLAN  
D-2  
SCALE: 1" = 10' (11x17 SIZE)  
1" = 5' (22x34 SIZE)



1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586



Tectonic Engineering & Surveying, Inc.  
24 South Avenue East, P.O. Box 874  
Lodi, NY 13850  
Phone: 518-783-1100  
Fax: 518-783-1100  
www.tectoniceengineering.com

WORK ORDER NUMBER 9684.08 DRAWN BY TRR

NO.	DATE	ISSUE
0	12/18/15	FDR COMMENT
1	12/25/15	FOR ZONING APPROVAL
2	7/29/16	PER REVISED LANDSCAPING
3	11/28/16	PER REVISED SURVEY
4	5/2/19	FDR ZONING

RELEASED BY DATE



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ORIGINAL SIZE IN INCHES

SITE INFORMATION  
IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

SITE ADDRESS  
2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

SHEET TITLE  
SITE DETAIL PLAN

SHEET NUMBER  
C-2

Before You Dig, Drill Or Blast!

**Dig Safely. New York**

UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

NY Implied on the order of 15m meters below the surface of the ground. See and maintain the Dig Safely website.

DIG SAFELY - NEW YORK

- CONTRACTOR SHALL NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT TELEPHONE NUMBER 1-800-962-7962 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS



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WEST HENRIETTA, NY 14586



PROFESSIONAL ENGINEERING & SURVEYING  
Tectonic Engineering & Surveying, Inc.  
24 North American Blvd., Tonawanda, NY 14294  
Phone: (716) 763-1000  
Fax: (716) 763-4001  
www.tectonicengineering.com

WORK ORDER NUMBER 9684.08 DRAWN BY TRR

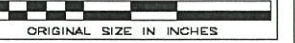
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4	5/3/19	FOR ZONING

RELEASED BY DATE



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ORIGINAL SIZE IN INCHES

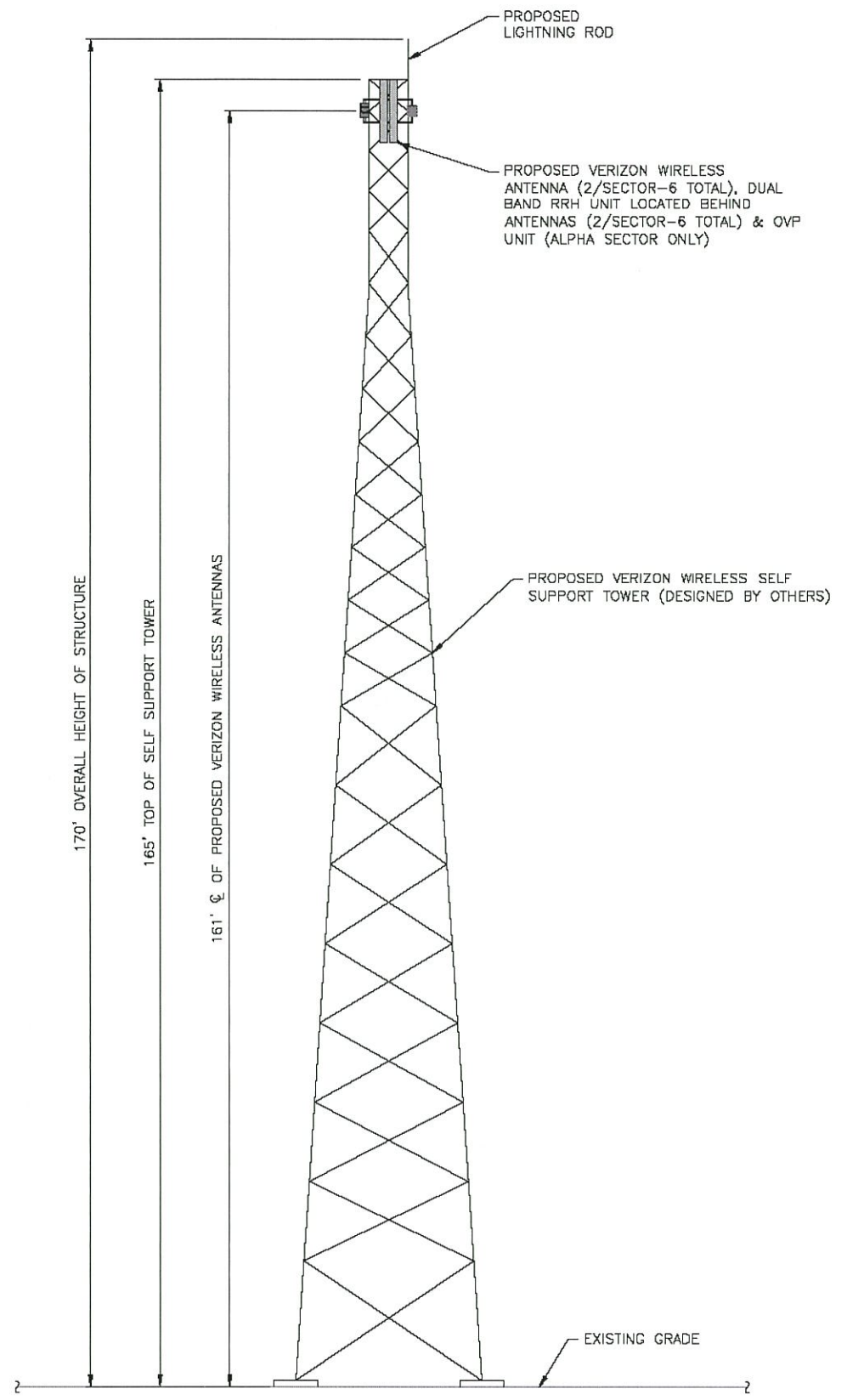
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LC: 281515

SITE ADDRESS  
2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

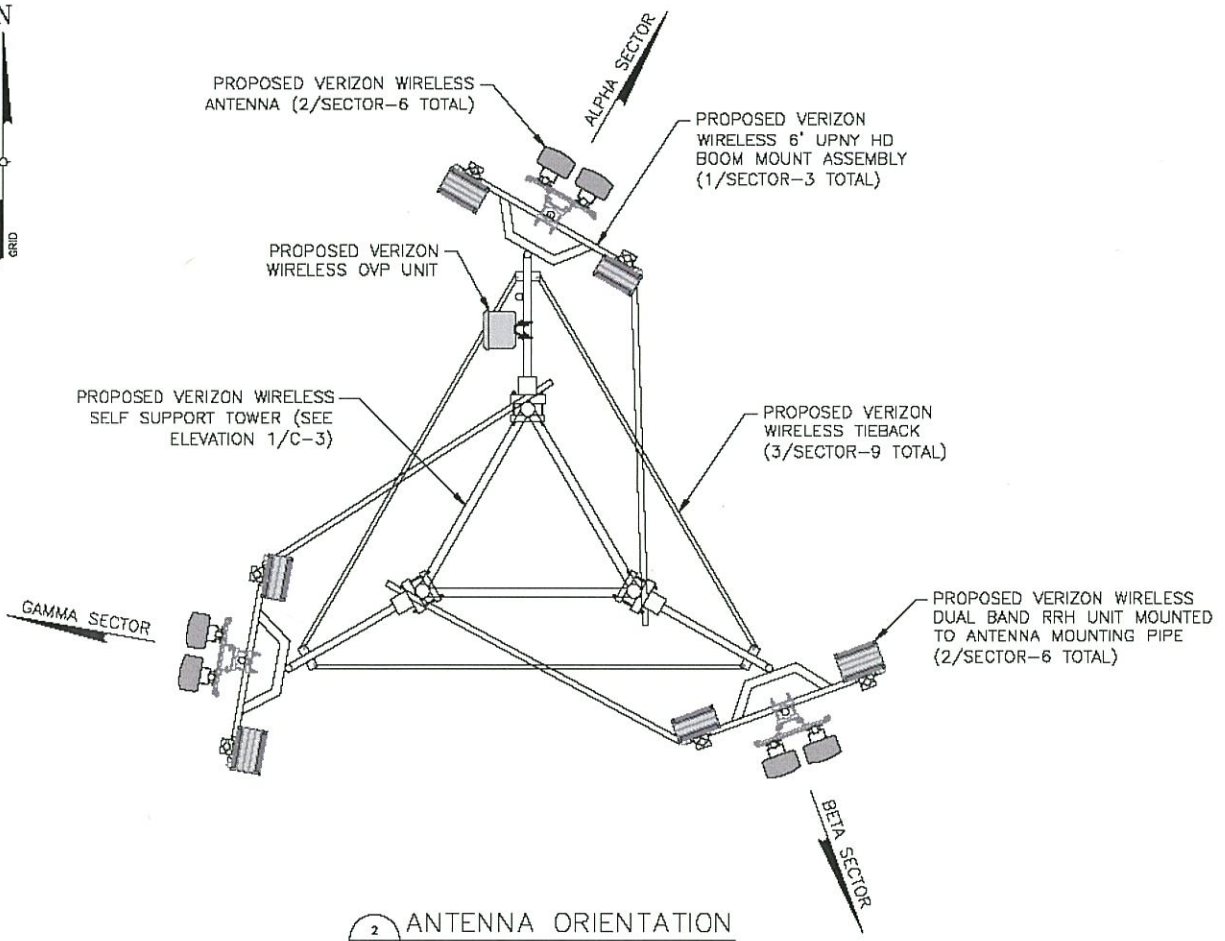
SHEET TITLE  
ELEVATION &  
ORIENTATION PLAN

SHEET NUMBER

C-3



1 ELEVATION  
D-3  
SCALE: 1" = 20' (11x17 SIZE)  
1" = 10' (22x34 SIZE)



2 ANTENNA ORIENTATION  
C-3  
SCALE: 3/4" = 1'-0" (11x17 SIZE)  
3/8" = 1'-0" (22x34 SIZE)

# EXHIBIT 3

---

**VISUAL RESOURCE EVALUATION**

**PROPOSED 165' TALL  
TELECOMMUNICATIONS STRUCTURE**

**Irish Settlement  
2150 Dryden Road  
Town of Dryden  
Tompkins County  
New York**

Submitted by:

**verizon**<sup>v</sup>

1275 John Street, Suite #100  
West Henrietta, NY 14586

Prepared by:

**TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C.**  
36 British American Blvd., Suite 101  
Latham, New York 12110  
518-783-1630  
518-783-1544 FAX



---

## VISUAL RESOURCE EVALUATION

Tectonic Engineering & Surveying Consultants, P.C., was contracted to conduct a "Visual Resource Evaluation" to determine which areas within the Town of Dryden will contain views of the proposed 165' foot tall wireless telecommunications structure.

### Setting:

The proposed site is located off of 2150 Dryden Road in the Town of Dryden, Tompkins County, New York. Within the study area the topography ranges in elevation from 1,000' +/- AMSL (Above Mean Sea Level) to 1,900' +/- AMSL. The predominant forest species are mixed deciduous and coniferous, with an estimated height of 30 to 80 feet. The field study for this visual resource evaluation was conducted in the winter season during 100% leaf off conditions. The leaf off condition represents a worst case scenario in that it is a scenario in which the visibility of the structure is maximized due to the lack of leaves on existing vegetation.

### Methodology:

On Monday December 7<sup>th</sup>, 2015, Tectonic Engineering & Surveying Consultants, P.C., conducted a field investigation for the purpose of evaluating the view shed associated with the proposed installation of the 165' foot tall structure with a 5 foot lightning rod. Conditions were cloudy, approximately 38°-43°, with wind speeds of approximately 5-6 mph. The study area consisted of a two (2) mile radius from the project site. The two (2) mile radius is generally consistent with current industry practices. Creating a view shed greater than a two (2) mile radius is generally unwarranted. Due to the fact that objects tend to appear smaller the farther they are from the viewer, in this case, the tower would appear very small, if visible at all, from a distance of more than two (2) miles.

The methodology utilized during this field investigation is referred to as a "balloon test." The height of the proposed structure was simulated by floating a three-foot diameter, helium-filled weather balloon at 165 feet above ground level (AGL). The balloon is set at the top of the tower (165'), as opposed to the top of the lightning rod (170') because the lightning rod is very narrow and is notably less visible than the antenna array. The balloon provided reference points for height as well as location and also provides a known dimension that later aids in the production of photo simulations.

The participants then proceeded with a review of the proposed structure's visual impact by noting those areas on a USGS 7.5 Minute Series Topographic Quadrangles Map that fall within the study area and marking those points from which, in theory, one might see the structure upon its completion. The terrain represented in the topographic map, was then analyzed to determine those areas from which views would be "blocked by topography," and therefore from which one would not see the structure upon its completion.

Tectonic drove the study area to confirm the potential visibility of the tower based on the view shed map. Areas delineated as "blocked by topography" were confirmed by viewing the site from public roadways within the two (2) mile radius and it was found

---

that the topography only view shed map first produced was correct and accurate, and that the balloon was in fact not visible from areas indicated to be blocked by topography. During the "in field" review, the participants conducted a second analysis to determine those areas from which views of the tower may be "visible", "partially visible through vegetation" or "concealed by vegetation." The resulting data from this second analysis was reviewed and referenced on the "View Shed Analysis Map" attached. Colors are used to differentiate between areas from which the tower will be visible (Green), areas from which a view of the tower will be partially visible through vegetation (Blue), concealed by vegetation (Yellow) and areas from which a view of the tower will be blocked by topography (Red). The view shed analysis resulted in the discovery that the proposed tower would be visible from some locations within the two (2) mile radius. The structure will be visible south of the proposed location along Dryden Road, Irish Settlement Road, Ferguson Road and the adjacent farm fields. It will also be visible northeast of the proposed location along Hart Road and Freeville Road.

Photographs were taken from various vantage points within the study area to document the actual view towards the proposed tower, as well as the general character of the view shed. Each photograph attached includes a brief description of the location and orientation from which it was taken, as summarized below:

1. *View from 2150 Dryden Road, looking northeast towards the proposed structure from approximately 685' away.*
2. *View from the intersection of Yellow Barn Road & Ferguson Road, looking northeast towards the proposed structure from approximately 4,330' away.*
3. *View from 237 Johnson Road, looking southeast towards the proposed structure from approximately 3,590' away.*
4. *View from 2085 Dryden Road, looking northeast towards the proposed structure from approximately 2,270' away.*
5. *View from the intersection of Dryden Road & Irish Settlement Road, looking west towards the proposed structure from approximately 1,215' away.*
6. *View from the intersection of Irish Settlement Road & Ferguson Road, looking northwest towards the proposed structure from approximately 3,750' away.*
7. *View from the intersection of Main Street & North Street, looking west towards the proposed structure from approximately 9,345' away.*
8. *View from the intersection of Route 38 & Hart Road, looking southwest towards the proposed structure from approximately 4,435' away.*
9. *View from the George Junior Free School District on Route 38, looking south towards the proposed structure from approximately 5,230' away.*

10. View from 287 George Road, looking southwest towards the proposed structure from approximately 2,590' away.

These photo locations are presented on the "Photo Log Map" attached.

**Process:**

Photographs of the weather balloon from the view points noted were taken with a Canon EOS Digital Rebel XT 8 mega pixel camera using a 55mm focal length lens to mimic the view as observed from the human eye. A three (3) foot diameter red helium filled balloon was floated to a height of 165'. The [3]' diameter was checked with the algebraic formula of circumference = pi x diameter where (pi = 3.14) x (diameter = [3]') = [9.42]' around.

In order to analyze the potential visual impacts of the proposed tower, Tectonic took photographs of the balloon from locations within the search area for the purpose of preparing simulations of the proposed tower. Photographs for which there is a corresponding simulated view (#1, 4, 5, 6, 8 & 10) of the proposed structure were produced by first photographing an existing similar type structure, then photographing the view towards the proposed site where the marker balloon was set to a height of 165' AGL. The digital images of the balloons and similar tower were then merged and scaled through the use of the image editing software, "Adobe Photoshop CS5." With this process, the structure is scaled to the correct height and width by scaling the similar type structure using measurements from the marker balloon. The similar type structure used has an antenna array that spans six feet (6'). By measuring the balloon width of three feet (3'), one can determine the proper width of the antenna array by multiplying the balloon width by two (2).


**Conclusion:**

The View Shed Analysis Map presents a conservative delineation of the view shed within the study area, along the public roadways. Therefore, any area from which any part of the tower may be visible is presented as a "visible area." Although, the viewshed map shows large areas of visibility due to the expansive farm fields, in actuality, the views from many of these areas will be partially obscured by the surrounding vegetation. The installation of this telecommunications structure will not have a significant impact on the view shed and surrounding area.

Sincerely,

TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C.

By:   
\_\_\_\_\_  
Phil Cocca  
Visual Technician

By:   
\_\_\_\_\_  
Ed Frawley  
Vice President



# VIEW SHED ANALYSIS MAP

2 MILE RADIUS

## PROPOSED 165' TALL TELECOMMUNICATIONS STRUCTURE

IRISH SETTLEMENT  
2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NEW YORK

PREPARED FOR:

**verizon**  
1275 JOHN STREET, SUITE#100  
WEST HENRIETTA, NY 14586

### LEGEND

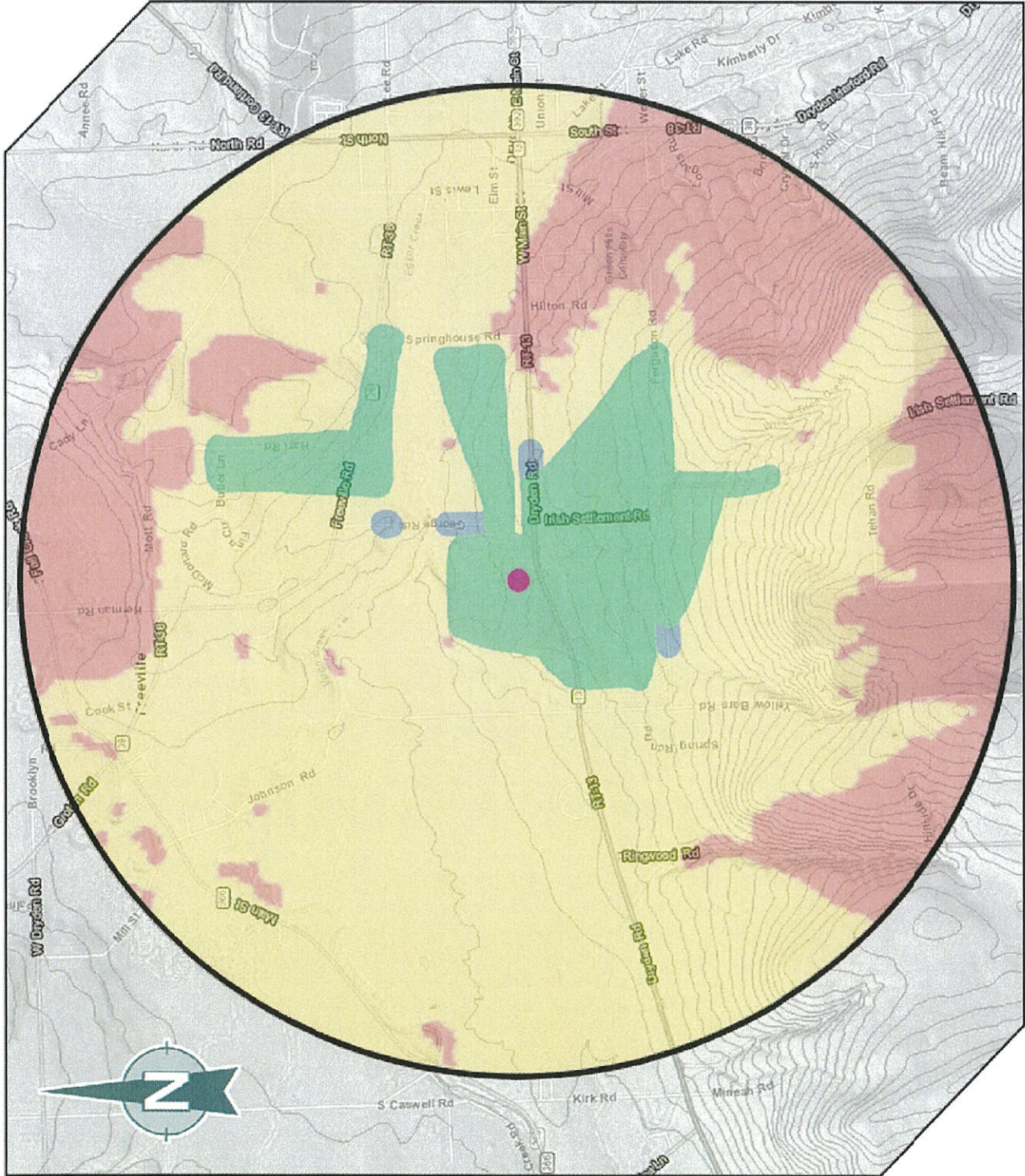
- SITE
- VISIBLE
- NOT VISIBLE DUE TO TOPOGRAPHY
- PARTIALLY VISIBLE THROUGH VEGETATION
- CONCEALED DUE TO VEGETATION
- BUILDINGS OR STRUCTURES

PREPARED BY:

**Tectonic**

38 BRITISH AMERICAN BLVD, SUITE 101  
LATHAM, NY 12110  
518 783 1630 (FAX) 518 783 1544

May 1, 2019  
W.C. # 9684.D8



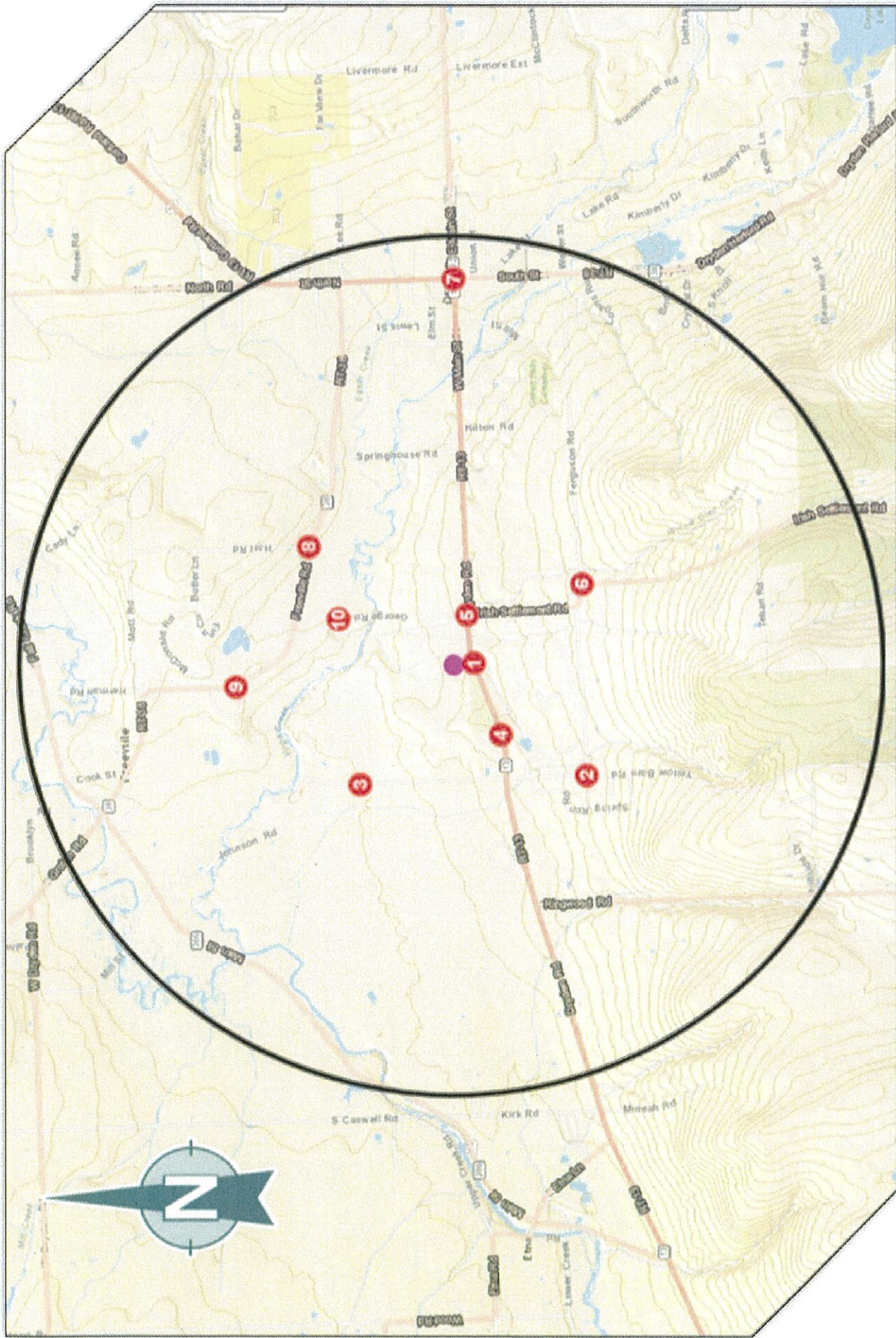


PHOTO  
LOG  
9684.08

Irish Settlement  
2150 Dryden Road  
Dryden, New York 13068

**TECTONIC**  
Practical Solutions. Exceptional Service



Looking northeast from 2150 Dryden Road.  
Proposed structure will be visible from this location.

*Distance from the photographic location to the proposed site is 685±*

**TECTONIC**

Practical Solutions. Exceptional Service

**P-1**

9684.08



Looking northeast from 2150 Dryden Road.  
Proposed structure is visible from this location.

*Distance from the photographic location to the proposed site is 685±*

**TECTONIC**

Practical Solutions, Exceptional Service

**S-1**

9684.08



Looking northeast from the intersection of Yellow Barn Road & Ferguson Road.  
Proposed structure will not be visible from this location.

*Distance from the photographic location to the proposed site is 4,330'±*

**TECTONIC**

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**P-2**

9684.08



Looking southeast from 237 Johnson Road.  
Proposed structure will not be visible from this location.

*Distance from the photographic location to the proposed site is 3,590'±*

**TECTONIC**

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**P-3**

9684.08



Looking northeast from 2085 Dryden Road.  
Proposed structure will be visible from this location.

*Distance from the photographic location to the proposed site is 2,270'±*

**TECTONIC**

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**P-4**

9684.08



Looking northeast from 2085 Dryden Road.  
Proposed structure is visible from this location.

*Distance from the photographic location to the proposed site is 2,270'±*

**TECTONIC**

Practical Solutions. Exceptional Service

**S-4**

9684.08





Looking west from the intersection of Dryden Road & Irish Settlement Road.  
Proposed structure will be visible from this location.

*Distance from the photographic location to the proposed site is 1,215±*

**TECTONIC**

Practical Solutions, Exceptional Service

**P-5**

9684.08



Looking west from the intersection of Dryden Road & Irish Settlement Road.  
Proposed structure is visible from this location.

*Distance from the photographic location to the proposed site is 1,215±*

**TECTONIC**

Practical Solutions. Exceptional Service

**S-5**

9684.08



Looking northwest from the intersection of Irish Settlement Road & Ferguson Road.  
Proposed structure will be visible from this location.

*Distance from the photographic location to the proposed site is 3,750'±*

**TECTONIC**

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**P-6**

9684.08



Looking northwest from the intersection of Irish Settlement Road & Ferguson Road.  
Proposed structure is visible from this location.

*Distance from the photographic location to the proposed site is 3,750'±*

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**S-6**

9684.08



Looking west from the intersection of Main Street & North Street.  
Proposed structure will not be visible from this location.

*Distance from the photographic location to the proposed site is 9,345'±*

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**P-7**

9684.08



Looking southwest from the intersection of Route 38 & Hart Road.  
Proposed structure will be visible from this location.

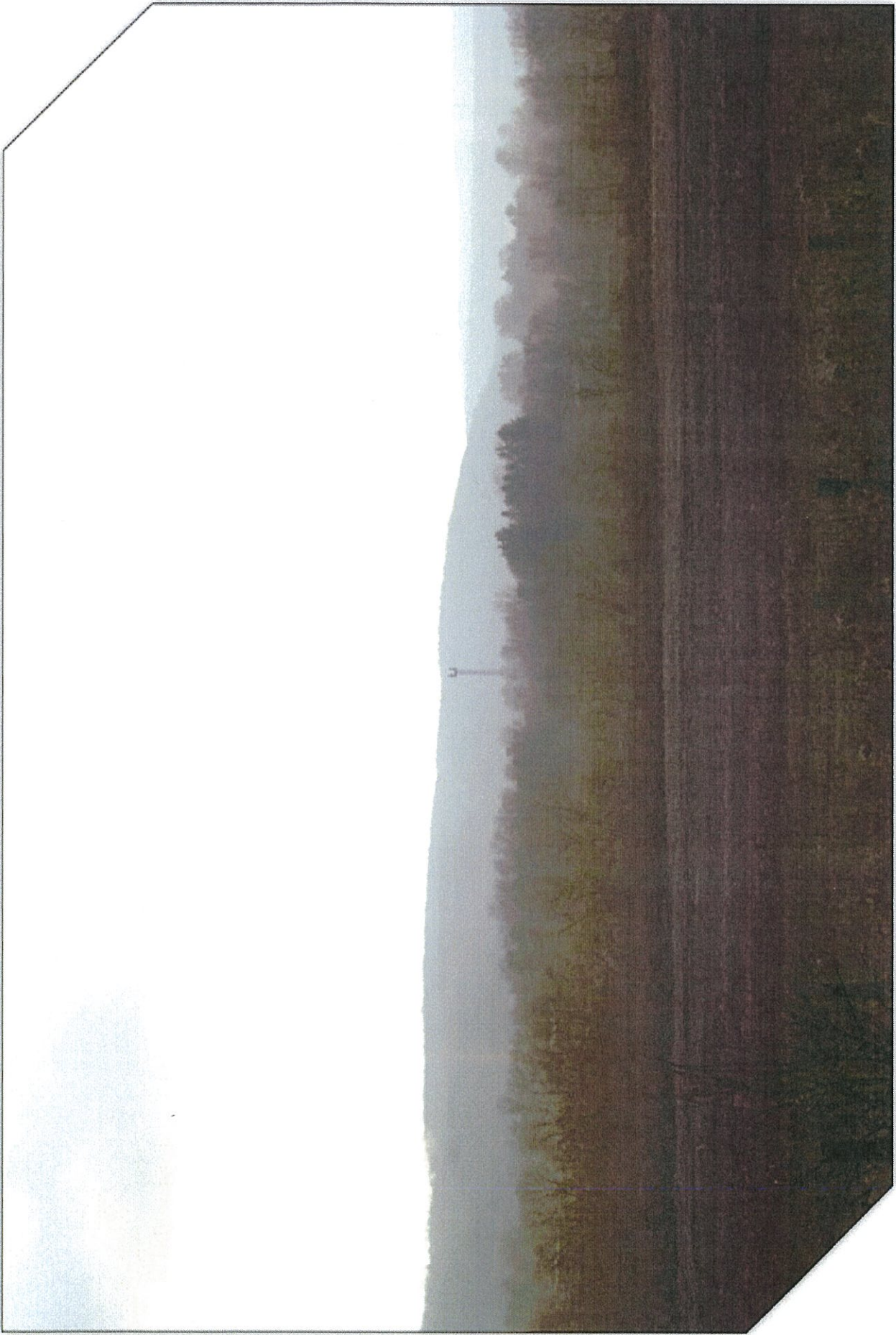
*Distance from the photographic location to the proposed site is 4,435'±*

**TECTONIC**

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**P-8**

9684.08



Looking southwest from the intersection of Route 38 & Hart Road.  
Proposed structure is visible from this location.

*Distance from the photographic location to the proposed site is 4,435'±*

**TECTONIC**

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**S-8**

9684.08



Looking south from the George Junior Union Free School District on Route 38.  
Proposed structure will not be visible from this location.

*Distance from the photographic location to the proposed site is 5,230'±*

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**P-9**

9684.08





Looking southwest from 287 George Road.  
Proposed structure will be partially visible from this location.

*Distance from the photographic location to the proposed site is 2,590'±*

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**P-10**

9684.08



Looking southwest from 287 George Road.  
Proposed structure is partially visible from this location.

*Distance from the photographic location to the proposed site is 2,590'±*

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**S-10**

9684.08

# EXHIBIT 4

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

**A. Project and Sponsor Information.**

Name of Action or Project: Verizon Wireless - Irish Settlement - Unmanned Wireless Communications Facility		
Project Location (describe, and attach a general location map): 2150 Dryden Road, Town of Dryden, Tompkins County, NY 13068		
Brief Description of Proposed Action (include purpose or need): Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless proposes the installation of an unmanned wireless communications facility located in the south-eastern portion of the existing property. Said property being located north-west of the intersection of Dryden Road (New York State Route 13) and Irish Settlement Road (County Route 162A). Access to the proposed facility will originate from Dryden Road utilizing the existing gravel access road.  In general, the installation will consist of the following: a 165'± tall self-supporting tower (170'± including 5' lightning rod), six (6) antennas and related equipment to be mounted to the self-supporting tower at a center-line height of 161'±, an 4'-0" x7'-0" concrete equipment pad, H-Frame, and all related coaxial cabling and utility services (power and telephone). All equipment is to be located inside an 75'x75' fenced enclosure within a 100'x100' lease area.		
Name of Applicant/Sponsor: Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless	Telephone: (315) 399-8741	E-Mail: Taylor.Kline@VerizonWireless.com
Address: 1275 John Street, Suite #100		
City/PO: West Henrietta	State: New York	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): Jared Lusk, Esq., Nixon Peabody LLP	Telephone: (585) 263 1035	E-Mail: JLusk@nixonpeabody.com
Address: 1300 Clinton Sqaure		
City/PO: Rochester	State: New York	Zip Code: 14604-1792
Property Owner (if not same as sponsor): Scott Pinney	Telephone: (585) 263 1000	E-Mail:
Address: 22 Oakwood Drive		
City/PO: Ithaca	State: NY	Zip Code: 14850

**B. Government Approvals**

<b>B. Government Approvals Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Special Use Permit & Site Plan Approval.	TBD
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No		

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**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?  
Rural Agricultural (RA) and Conservation (C)

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? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Dryden Central School District

b. What police or other public protection forces serve the project site?  
Village of Dryden Police Department (16 South St., Dryden, NY 13053)

c. Which fire protection and emergency medical services serve the project site?  
Village of Dryden Fire Department (26 North St., Dryden, NY 13053)

d. What parks serve the project site?  
N/A

**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)? Unmanned public utility/personal wireless service facility

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 157.9 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 0.30 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 0.30 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 proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ 3 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

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

i. Total number of structures 1 (tower)

ii. Dimensions (in feet) of largest proposed structure: 170' height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 0 square feet

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

i. Purpose of the impoundment: \_\_\_\_\_

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

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

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

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

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

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

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

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If Yes, describe: \_\_\_\_\_

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

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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: \_\_\_\_\_ 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: \_\_\_\_\_
- 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: \_\_\_\_\_
- Source(s) of supply for the 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), 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: \_\_\_\_\_ 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): \_\_\_\_\_

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

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- 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 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

• Will stormwater runoff flow to adjacent properties?  Yes  No  
 iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

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)  
 Construction Equipment  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 N/A  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 Generator after construction is complete  
 \_\_\_\_\_

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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

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): \_\_\_\_\_

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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): \_\_\_\_\_

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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 semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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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: \_\_\_\_\_  
 Minimal increase in electrical power usage as necessary to operate the facility.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
 Local utility \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8-5 _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 hrs _____</li> <li>• Saturday: _____ 24 hrs _____</li> <li>• Sunday: _____ 24 hrs _____</li> <li>• Holidays: _____ 24 hrs _____</li> </ul>
--	---

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:  
During construction, noise associated with the operation of construction equipment, once construction is complete the generator will be the only contributing factors to noise levels.

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

---

n.. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
One (1) switch operated LED light fixtures attached to the h-frame structure, designed to illuminate the equipment area only.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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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: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

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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

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

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

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	14.06	14.10	+0.04
• Forested	88.51	88.51	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.25	3.21	-0.04
• Agricultural (includes active orchards, field, greenhouse etc.)	50.93	50.93	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.15	1.15	0.00
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• 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: \_\_\_\_\_  
Carousel of Love Daycare - 390 George Road, Freeville, NY 13068

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  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): \_\_\_\_\_  
 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: \_\_\_\_\_

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >6 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:

Ha - Halsey silt loam	_____	75 %
ArB - Arkport fine sandy loam	_____	20 %
HdC - Howard gravelly loam	_____	5 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 0.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ 25 % of site  
 Poorly Drained: \_\_\_\_\_ 75 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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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 898-250 & 898-254 Classification C(T)
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site:		
Rabbits	Squirrels	Groundhogs
Deer	Various birds	Raccoons
Small rodents	Woodchucks	
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____		
<i>ii.</i> Source(s) of description or evaluation: _____		
<i>iii.</i> Extent of community/habitat:		
<ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>		
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If yes, give a brief description of how the proposed action may affect that use: _____		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If Yes, provide county plus district name/number: <u>TOMP001</u>		
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
<i>i.</i> If Yes: acreage(s) on project site? _____		
<i>ii.</i> Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
<i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
<i>i.</i> CEA name: _____		
<i>ii.</i> Basis for designation: _____		
<i>iii.</i> Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<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.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<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 Steven Matthews, PE - TECTONIC Engineering      Date 5/1/2019

Signature \_\_\_\_\_ Title Manager of Engineering



**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]

Project :   
 Date :

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)  NO  YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)  NO  YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
*If "Yes", answer questions a - g. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (See Part 1. D.2.m., n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>



d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>16. Impact on Human Health</b>			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) If "Yes", answer questions a - h. If "No", go to Section 18. <span style="float: right;"><input type="checkbox"/> NO      <input type="checkbox"/> YES</span>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. <span style="float: right;"><input type="checkbox"/> NO      <input type="checkbox"/> YES</span>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project : Date : 

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:  Type 1  Unlisted

Identify portions of EAF completed for this Project:  Part 1  Part 2  Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

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and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

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

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

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

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

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>