

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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Townhomes at Dryden		
Project Location (describe, and attach a general location map): Rte. 366 Dryden Road, Ithaca, NY 14850		
Brief Description of Proposed Action (include purpose or need): The project includes construction of a mix of 1, 2, 3 and 4 bedroom multifamily apartment units within 17 townhouse style buildings along with recreational amenities and a private clubhouse. A +/- 2,200 sf retail component, which could include a coffee shop (or similar shop) is also proposed. Max. height, as defined by the Town of Dryden Zoning Ordinance, will be 40 ft. A total of 428 parking spaces are to be provided via surface spaces and structured spaces within a parking garage to be used for the residence, retail patrons, community garden and the Varna Trail. The project will have access both to Mt. Pleasant and to Dryden Roads and vehicle circulation through the site is sufficient to accommodate life safety equipment such as fire trucks and ambulances. Two surface SWM facilities and one underground SMM Vault will provide quality and quantity controls for stormwater. Utilities serving the site include storm, water, sanitary sewer, electric, phone and cable and no new overhead lines are proposed. There are also off-site infrastructure improvements associated with this project; they include: adding a PRV station next to the Monkey Run Pump station, upsize 2,680 LF of waterline pipe from 8" to 12" along NYS Rt. 366 from the Apple Orchard PRV to Game Farm Rd., upsize 1,440 LF of waterline pipe from 8" to 12" along NYS Rt. 366 from Game Farm Rd. to Forest Home Dr., upsize 2,050 LF of waterline pipe from 8" to 12" along NYS Rt. 366 from Forest Home Dr. to the Site, upsize the pumps and generator at the Varna Sanitary Sewer Pump Station, and upsize 2,150 LF of sanitary sewer pipe from 8" to 10" along NYS Rt. 366 from Forest Home Dr. to the Site.		
Name of Applicant/Sponsor: Trinitas Ventures, LLC		Telephone: (317) 507-7142
		E-Mail: khansen@trinitas.ventures.com
Address: 201 Main Street, Suite 1000		
City/PO: Lafayette	State: IN	Zip Code: 47901
Project Contact (if not same as sponsor; give name and title/role): HUNT Engineers, Architects, Land Surveyors, & Landscape Architects, DPC		Telephone: (585) 327-7950
		E-Mail: keithm@hunt-eas.com
Address: 4 Commercial Street, Suite 300		
City/PO: Rochester	State: NY	Zip Code: 14614
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

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

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

**C. Planning and Zoning**

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

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

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

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

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

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

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(\*\* NYSDOT-driveway and utility connection permits, NYSDEC SPDES permit, MS4 permit, NYSDEC sewer extension, NYSDOH water service approval.)

**C.3. Zoning**

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

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? An elimination of the 15' Setback from the buffer per Section 909.B.3 of the Zoning Ordinance.

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

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

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

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

d. What parks serve the project site?  
Cornell Botanic Gardens, Monkey Run Natural Area, Ellis Hollow Nature Preserve and Dryden Rail Trail

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-family residential with a retail component, clubhouse, surface parking and parking garage.

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

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

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: 17 months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

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

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

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

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

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 20,433 sf (all three buildings) square feet

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

i. Purpose of the impoundment: stormwater detention system and infiltration basin

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

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

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ 2 million gallons; surface area: \_\_\_\_\_ 08 acres

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

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

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  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? Construction of buildings, parking lots, utilities and SWM Facilities

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): +/- 32,000 cubic yards  
 • Over what duration of time? 4-6 months

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

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

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

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

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

viii. Will the excavation require blasting?  Yes  No

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

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): USACOE- Jurisdictional Wetlands of approximately +/- 0.50 Acres PEM cover type. The wetland is located within the southern portion of the project site and is unnamed. Streams A and B will have approximately +/- 0.03 acres and +/- 0.01 acres of disturbance, respectively. However, disturbance to Stream A will be reduced by using an open bottom culvert to keep the wetlands intact.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
Excavation, fill and placement of drainage structures, Existing pond will be regraded and dam will likely be reconstructed. Proposed road, parking and retaining walls also to be constructed. Area of disturbance within waterbody/wetland to be approximately +/- 20,800 sq. ft. or 0.52 Ac.

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

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: 43,500 to 62,200 gallons/day

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

If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
See list at bottom of Page\*
- Source(s) of supply for the district: Varna Water District

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If, Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 43,500 to 62,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary Wastewater (43,500 to 62,200 gallons/day).

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

If Yes:

- Name of wastewater treatment plant to be used: Ithaca Area Wastewater Treatment Facility
- Name of district: S2422-Varna Sewer Prime
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

\*Water Extensions or capacity expansions proposed to serve this project as requested in c.iii. above:

Add a PRV station next to the Monkey Run Pump station, upsize 2,680 LF of pipe from 8" to 12" along NYS Rt. 366 from the Apple Orchard PRV to Game Farm Rd., upsize 1,440 LF of pipe from 8" to 12" along NYS Rt. 366 from Game Farm Rd. to Forest Home Dr., upsize 2,050 LF of pipe from 8" to 12" along NYS Rt.366 from Forest Home Dr. to the Site and connect to 12" line along Rt. 366 and extend into site.

- Do existing sewer lines serve the project site?  Yes  No
- Will a line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

Upsize the pumps and generator at the Varna Sanitary Sewer Pump Station and upsize 2,150 LF of sanitary sewer pipe from 8" to 10" along NYS Rt. 366 from Forest Home Dr. to the Site. Make connection to line along Rte. 366 running adjacent to site and extension to site.

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

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

\_\_\_\_\_

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

\_\_\_\_\_ none \_\_\_\_\_

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or  $\pm 8.0$  acres (impervious surface)

\_\_\_\_\_ Square feet or  $16.7$  acres (parcel size)

- ii. Describe types of new point sources. Roofs, parking lots, access roads, sidewalks, existing roads, and SWM Facilities

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site Stormwater Management.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

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

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (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 Hydroflouorocarbons (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 truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 iii. Parking spaces: Existing 42 Proposed 428 Net increase/decrease +386  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
 The site will be accessible both from Rte. 366 and 2 access points from Mt. Pleasant (1-full movement; 1-restricting left turns out from garage).  
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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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: \_\_\_\_\_  
Approximately 1,900,000 kilowatthours (kWh)  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Via grid/local utility (NYSEG).  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: 7 AM to 6 PM  
 • Saturday: 8 AM to 5 PM  
 • Sunday: N/A See Note (1)  
 • Holidays: N/A  
 ii. During Operations:  
 • Monday - Friday: See Note (2), (3) and (4)  
 • Saturday: See Note (2), (3) and (4)  
 • Sunday: See Note (2), (3) and (4)  
 • Holidays: See Note (2), (3) and (4)

**NOTES TO HOURS OF OPERATION:**

- (1) There will be no Construction Hours on Sunday but the Property Management Office will be open from 12 PM to 4 PM.
- (2) The clubhouse will be operating 24 hours with controlled access outside Property Management Hours.
- (3) The maintenance will be on call 24/7 for emergencies and will be available on-site during the weekends for any repairs to the pool.
- (4) Residence will be 24 hours a day - 7 days a week.

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

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
Construction vehicles will exceed existing ambient noise levels. Construction hours are anticipated to be Monday - Friday 7AM to 6PM and Saturdays from 8 AM to 5 PM with no construction on Sundays and Holidays.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: Some existing trees will be remove during construction. Some existing tree buffers will remain but some tree buffers will be removed and replanted.

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n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Light pole fixtures located through parking areas to provide safe access in the parking lot to the residence. Fixtures will be between 16-25 ft. in height and toward the ground. The lights are proposing to be LED and night-sky compliant lighting. Section 910 of local Zoning Ordinance shall be met.

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

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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 the 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: \_\_\_\_\_ construction waste\* tons per \_\_\_\_\_ 40 tons/month (unit of time)  
 • Operation : \_\_\_\_\_ residential uses tons per \_\_\_\_\_ 36 tons/month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: See below\*\*  
 \_\_\_\_\_  
 • Operation: Recycling dumpsters will be available for separate trash and pick-up. Recycling will be encouraged.  
 \_\_\_\_\_

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

Notes to Solid Waste Disposal

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

\*\*Reduction by correct use, storage and material management. Recycle of building material packaging - i.e. pallets, plastic, cardboard, wrapping, etc.

Purchasing of specific waste factor percentage to drive trades towards minimizing waste. Construction waste will be separated by trade and by building.

Materials identified as recyclables will be placed in recyclable haul off dumpsters and waste materials will be placed in haul off waste dumpsters. Monitoring and removal will be performed by a reputable and reliable company/companies under bulk purchase agreement of contract for the entire project. Each subtrade will be held responsible by way of their contract to separate waste from recyclables to minimize waste.



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

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

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

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

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

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.2	8.00	+6.80
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	14.88	7.69	-7.19
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.84	+0.84
• Wetlands (freshwater or tidal)	0.62	0.18	-0.44
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: _____ _____			

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Cornell University, Varna Community Association, Inc., daycare center within the Varna Community Association.

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ 15 feet  
• Dam length: \_\_\_\_\_ 180 feet  
• Surface area: \_\_\_\_\_ 0.5 acres  
• Volume impounded: \_\_\_\_\_ 1.6 Million gallons OR acre-feet  
ii. Dam's existing hazard classification: "A" or "low hazard"  
iii. Provide date and summarize results of last inspection:  
Dam was inspected 6/23/98 by NYSDEC Div. of Water and found to be in need of repairs. Specifically, the existing earthen berm was though to be poorly constructed. Deficiencies of the embankment and the blow out at the control structure were noted and remedial measures recommended.

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): 1710909  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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? \_\_\_\_\_ > 25' feet

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

c. Predominant soil type(s) present on project site:

Hudson Silt Loam	_____	31.9 %
Darien Gravely Silt Loam	_____	19.1 %
Rhinebeck Silt Loam	_____	17.4 %

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

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

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 64.9 % of site  
 10-15%: \_\_\_\_\_ 17.4 % of site  
 15% or greater: \_\_\_\_\_ 17.7 % of site

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

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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 2 streams unnamed - associated with Falls Creek. Classification Intermittent Streams
- Lakes or Ponds: Name none Classification \_\_\_\_\_
- Wetlands: Name Unnamed Approximate Size 0.62
- 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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">white tail deer _____</td> <td style="border: none;">eastern cottontail rabbit _____</td> <td style="border: none;">gray squirrel _____</td> </tr> <tr> <td style="border: none;">raccoon _____</td> <td style="border: none;">eastern skunk _____</td> <td style="border: none;">white-footed mouse _____</td> </tr> <tr> <td style="border: none;">green frog and American toad _____</td> <td style="border: none;">year-round birds* _____</td> <td style="border: none;">seasonal birds* _____</td> </tr> </table>	white tail deer _____	eastern cottontail rabbit _____	gray squirrel _____	raccoon _____	eastern skunk _____	white-footed mouse _____	green frog and American toad _____	year-round birds* _____	seasonal birds* _____	
white tail deer _____	eastern cottontail rabbit _____	gray squirrel _____								
raccoon _____	eastern skunk _____	white-footed mouse _____								
green frog and American toad _____	year-round birds* _____	seasonal birds* _____								
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>The NYSDEC has identified the subject property to lie within habitat known to have or support a threatened or endangered species (Sedge Wren and Northern Long Eared Bat). NYSDEC Staff has evaluated the project and concluded that they do not anticipate the proposed action to result in a take of the Sedge Wren. In addition, our wetland consultant has written a letter providing recommendation to avoid any takes of the Northern Long Eared Bat.</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>										
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? 2.4 _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): NYS Agricultural Land Classification System _____</p>										
<p>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></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: *See below for list. _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local Park</u>	
<i>iii.</i> Distance between project and resource: _____ 0.5 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

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

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

**G. Verification**

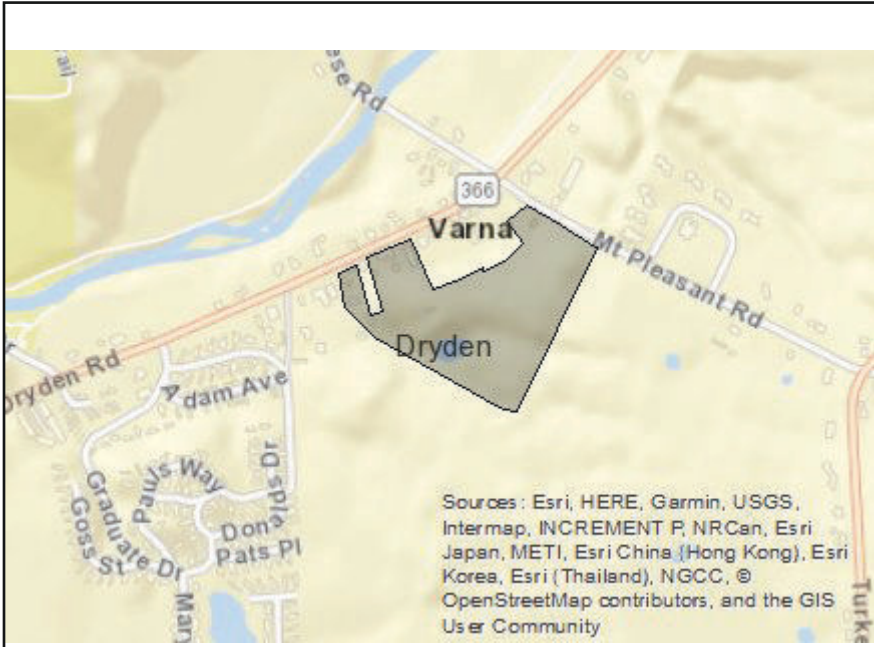
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Michael B. Keith Date 9/27/2018

Signature  Title Engineer of Record

\*Notes on Official Designated Resources:

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



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No