November 11,2019

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

**Re: Response to Miscellaneous Town Comments**
**Townhomes at Dryden project**

Dear Mr. Burger:

We have received the following comments regarding the Townhomes at Dryden project and offer the following in response. A list of all submitted materials can be found at the end of this letter.

**September 26, 2019 review comments issued by TG Miller, P.C**

1. Extend DA-3 to include 24" culvert from the northeast on Mount Pleasant Road. After extending DA-3, analyze the impact to the existing storm system on Mount Pleasant Road with the additional connection from pond-3 (refer to attached map).
   *The Existing Storm Sewer Capacity calculations have been revised to reflect discharge contributing to the Town's existing storm sewer along the south side of Mount Pleasant Road. Results of this review can be found within Appendix P of the attached Stormwater Pollution Prevention Plan (SWPPP).*

2. Review overland watershed and storm sewershed along NYS Rte. 366. Revise design points accordingly for overland and piped flows (refer to attached map).
   *Trough a series of roadside curbs, catch basins and rooftops which deflect runoff into the stormwater management facilities, development of the site will reduce by 4.8 acres the contributing drainage area that currently sheet flows across the adjoining properties and into the inlets highlighted in yellow on the map provided by the Town Engineer. The reduction in area will be beneficial to the DOT system east of the site. In its current condition, the existing 12" storm sewer in front of the entrance is not adequate to accept the outfall from the underground detention basin located behind Building 2. To provide adequate outfall for the stormwater management facility, additional storm sewer is now proposed to provide relief from the pond at the location at which the site currently drains. Note that underground detention coupled with an engineered control structure will attenuate developed discharge at this location to existing peak rates. Note that while the proposed pond outfall is suitable, the applicant may consider working with the NYSDOT to upgrade their existing system from a point in front of the site to the end section located just west of Varna Auto. However, this additional DOT permitting is not considered consequential to the project as the current design is also sufficient.*

3. Show overflow path for northern pond-3 and underground chambers to ensure overflow is not directed onto neighboring properties. Will location of proposed stormwater system cause water problems to downgradient properties? Are any mitigation measures proposed?
   *Exhibit A (found in SWPPP Appendix P) shows the intent to depress the sidewalk in front of the northern pond (SWM 3) spillway/outlet such that should the pond ever overtop, runoff would be directed away from the adjoining properties. Note that the overland flow path is the path that runoff will travel under the unlikely scenario of a failing or clogged underground drainage system or if a storm larger than the design storm (100-year recurrence interval in this case) is encountered.*
   *Overland flow for the underground chambers is also directed into the right-of-way by use of a diversion dam along the property line and swales leading to the right-of-way. This can be seen on attached Drawing L4.0.*

4. If overflow from pond -3 is directed to Mt. Pleasant roadside ditch, review conveyance of the 100-yr flow down to the intersection. Are improvements necessary within ROW to safely convey the additional flow without increasing potential for erosion?
   *As noted in the response to question 1, SWM Pond 3 is an infiltration facility designed to detain and infiltrate runoff from storm events up to and including the 25-year recurrence event. Runoff from larger events will stage to an elevation that will send drainage into the top of the riser, through the outlet pipe and into the Town's system.*

5. Include new drain inlet adjacent to new drive off Mount Pleasant Road (refer to attached map).
   *A drainage inlet has been added along the south side of Mt. Pleasant Road just above the proposed entrance to the parking garage as suggested. This inlet will prevent right-of-way drainage from entering the subject property.*

6. Provide infiltration tests summary within the SWPPP if conducted.
   *A copy of the results of the field Infiltration testing completed by Intertek/PSI Terracon, PC can be found in Appendix J.1 of the SWPPP.*

7. Update narrative and drawings to describe where installation of the hydrodynamic separator units are proposed.
   *Drawings have been updated to show proposed stormwater treatment unit locations across the site. These locations can and the anticipated treatment unit manufacturer's information can be found on Exhibit B (attached).*

8. Provided pretreatment "Required Elements" as outlined in the SWDM for each stormwater practice. Will forebays be utilized?
   *Space considerations and environmental/topographic constraints make utilization of forebays on the site difficult. In their place, a combination of online Hydro International First Defense High Capacity and Standard Capacity units are proposed along with isolator rows within the intake rows of the underground storage chambers. Stormwater treatment units will be sized such that smaller, water quality events are conveyed to the treatment unit while runoff from larger events will bypass the unit and enter the infiltration basin directly.*

9. SWPPP Narrative- update tax parcel numbers on the cover page.
   *The SWPPP cover page has been revised to reflect the tax parcel numbers for the subject properties as requested.*

**October 30, 2019 comments issued by Dryden Director of Planning, Ray Berger**

1. Has NYSDOT reviewed the proposed location of the sidewalk and bus stop within State ROW? Provide preliminary confirmation from NYSDOT.
   *HUNT Engineers has spoken to the NYSDOT Region 3 Permits liaison who indicated on November 12, 2019 that the Department did not have any issues with the addition of sidewalks and bus shelters as part of the project. The sidewalks will need to be constructed to their standards which must comply to their details, specifications, material requirements. etc. ADA compliance is strictly enforced. If the bus shelters are built within the DOT's right of way (ROW) an additional permit (Use and Occupancy) will be required.*

2. Clarify that the sidewalks within ROW are to be maintained by the owner. Outline specific requirements for maintenance including repair, snow removal, timing, etc.
   *The Owner will maintain the sidewalks constructed within the NYSADOT right-of-way in the manner suggested by the comment.*

3. Provide trail Kiosk as requested in sketch plan review comments item 4G.
   *A trail kiosk has been added to the design drawings and can be seen on the attached Drawing L2.0, Site improvement Plan.*

4. Revise limits of disturbance to incorporate new sidewalks and utilities that are shown extending past the limits of disturbance line. Revise SWPPP and FEAF accordingly.
   *Limits of disturbance have been revised to be inclusive of all proposed improvements including sidewalks and utilities. This can be seen on attached Drawing L4.0.*

**Materials Submitted Under This Cover:**

- **Errata Sheet for The Village at Varna – 9.23.2019 (revised 11/11/2019)**
- **Applicant Response Letter dated 11/11/19**
- **Revised Zoning Tabulation dated 11/11/19**
- **Current Full Environmental Assessment Form dated 11/11/19**
- **Drawing L2.0 Site improvement Plan last revised 11/11/19**
- **Drawing L4.0 Grading Plan last revised 11/11/19**

Sincerely,

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

John F. Shields, III, P.E.
Project Engineer

Errata Sheet for The Village at Varna – 9.23.2019 (revised 11/11/2019)

| Document (if known) | Name Used | Correct Name or Entity |
|---|---|---|
| SUP/Site Plan Submission | Village at Varna | The Village at Varna |
| SUP/Site Plan Submission | Townhomes at Dryden | The Village at Varna |
| SUP/Site Plan Submission | 959 Dryden Road-Townhomes at Dryden | The Village at Varna |
| SUP/Site Plan Submission | Townhomes at Dryden project | The Village at Varna |
| NYSEG Letter | Village at Varna, 366 Dryden Road | The Village at Varna |
| PSI Geotech & Phase I Report | Proposed Student Housing Development, Seven (7) Parcels in the vicinity of 959 Dryden Road | The Village at Varna |
| SUP/Site Plan Submission | Town Homes at Dryden | The Village at Varna |
| Wetland Delineation Report | Varna Apartments | The Village at Varna |
| Zoning Tabs | Townhouses at Dryden | The Village at Varna |
| SUP/Site Plan Submission | Trinitas Ventures, LLC | Trinitas Development LLC |
| SUP/Site Plan Submission | Trinitas | Trinitas Development LLC |
| SUP/Site Plan Submission | Trinitas Ventures | Trinitas Development LLC |

Errata Sheet for The Village at Varna – 9.23.2019 (revised 11/11/2019)

Revisions to Documents:

| Document (if known) | Date of Document (Old vs. New) | Revision Made |
|---|---|---|
| SWPPP (Appendix B) | Old Date: October 2018<br>New Date: November 2019 | Addressed Town's Comments from T.G. Miller |
| Zoning Tabulations (Appendix W) | Old Date: September 12, 2018<br>New Date: November 11, 2019 | Revised the Variance requested for the Buffer setback to a Waiver |
| Drawing L2.0 (Site improvement Plan) | Old Date: January 23, 2019<br>New Date: November 11, 2019 | Issued to address T.G. Miller and Code Enforcement Officer comments |
| Drawing L4.0 (Grading Plan) | Old Date: October 25, 2018<br>New Date: November 11, 2019 | Issued to address T.G. Miller and Code Enforcement Officer comments |
| Full Environmental Assessment Form | New Date: November 11, 2019 | Issued in response to T.G. Miller and Code Enforcement Officer comments |

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

Zoning and Site Tabulations
Townhouses at Dryden
Town of Dryden, New York
11/11/2019

Existing Zoning: Varna Hamlet Traditional, Residential and Mixed Used District
Proposed Land Use: Multifamily

| | | |
|---|---|---|
| Parcel 56-3-9: | 0.303 | Acres |
| Parcel 56-3-12: | 0.695 | Acres |
| Parcel 56-5-9, 11, 12, 19.4 & 19.3: | 15.710 | Acres |
| Total Site Area: | 16.708 | Acres |
| Dryden Road Right-of-way: | 0.412 | Acres |
| Mt. Pleasant Right-of-way: | 0.231 | Acres |
| Total Site Area Less Right-of-way: | 16.065 | Acres |

| Unit Break Down: | | | | Parking Required: | | |
|---|---|---|---|---|---|---|
| 1-Bedroom Units | 66 Units | 66 Beds | | 1 space per Unit | 66 | Spaces |
| 2-Bedroom Units | 33 Units | 66 Beds | | 1 space per Unit | 33 | Spaces |
| 3-Bedroom Units | 60 Units | 180 Beds | | 1 space per Unit | 60 | Spaces |
| 4-Bedroom Units | 60 Units | 240 Beds | | 1 space per Bed | 240 | Spaces |
| **SUB TOTAL** | **219 Units** | **552 Beds** | | | **399** | **Spaces** |
| Retail | 1,056 SF | | | 5 space per 1000 SF | 6 | Spaces |
| Coffee Shop | 1,056 SF | | | 1 space per 150 SF | 8 | Spaces |
| **SUB TOTAL** | **2,112 SF** | | | | **14** | **Spaces** |
| | | | | **TOTAL** | **413** | **Spaces** |

**DENSITY CALCULATIONS (Section 703)**

| Allowable Density: | Area in District | | Density | | Units |
|---|---|---|---|---|---|
| Varna Hamlet Residential District: | 12.32 | Acres | 11 | d.u. per ac. | 135.52 |
| Varna Hamlet Traditional District: | 2.54 | Acres | 6 | d.u. per ac. | 15.24 |
| Varna Hamlet Mixed Use District: | 1.85 | Acres | 10 | d.u. per ac. | 18.50 |
| TOTAL: | 16.71 | Acres | 10.13 | d.u. per ac. | 169.26 |
| Green Development Bonus (Section 706): | | | 2 | d.u. per ac. | |
| Redevelopment Bonus (Section 707): | | | 2 | d.u. per ac. | |
| TOTAL ALLOWABLE DENSITY: | | | 14.13 | d.u. per ac. | |

Provided Density: 13.11 d.u. per ac.

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

Zoning and Site Tabulations
Townhouses at Dryden
Town of Dryden, New York
11/11/2019

**GREEN SPACE CALCULATIONS (Section 704)**

| Required Green Space Total Site Area (includes r/w) | | Area in District | Required Green Sp. | Green Sp. |
|---|---|---|---|---|
| Varna Hamlet Residential District: | | 12.32 Acres | 60% of lot | 7.392 Acres |
| Varna Hamlet Traditional District: | | 2.54 Acres | 70% of lot | 1.778 Acres |
| Varna Hamlet Mixed Use District: | | 1.85 Acres | 40% of lot | 0.74 Acres |
| | TOTAL: | 16.71 Acres | 59.3% of lot | 9.91 Acres |

| Required Green Space Total On Site Area (excludes r/w) | | Area in District | Required Green Sp. | Green Sp. |
|---|---|---|---|---|
| Varna Hamlet Residential District: | | 12.17 Acres | 60% of lot | 7.302 Acres |
| Varna Hamlet Traditional District: | | 2.25 Acres | 70% of lot | 1.575 Acres |
| Varna Hamlet Mixed Use District: | | 1.64 Acres | 40% of lot | 0.66 Acres |
| | TOTAL: | 16.06 Acres | 59.4% of lot | 9.53 Acres |

Provided Green Space Computation:

| | | | |
|---|---|---|---|
| Drive Aisles onsite: | 86,914 | square feet | |
| Drive Aisles within r/w: | 2,136 | square feet | |
| Roads within r/w: | 16,106 | square feet | |
| Sidewalks within r/w: | 3,097 | square feet | |
| Parking Spaces for Trail: | 1,438 | square feet | |
| Parking Spaces for Garden: | 1,619 | square feet | |
| rear patios (3-Br) | - | square feet | |
| rear patios (4-Br) | 400 | square feet | |
| Parking Spaces: | 59,727 | square feet | |
| Sidewalks: | 32,097 | square feet | |
| Buildings: | 91,085 | square feet | |
| Maintenance Bldg./Dumpsters: | 4,030 | square feet | |
| Clubhouse: | - | square feet | <---- (7,000 sf included within Bldg. #14) |
| Pool/Deck Area: | 5,471 | square feet | |
| SWM Facilities: | 36,710 | square feet | <---- Counted towards Green Space |
| Green Space Area on Property: | 356,343 | square feet | <---- Counted towards Green Space |
| Green Space Area within r/w: | 8,848 | square feet | <---- Counted towards Green Space for overall site |
| Community Garden: | 14,498 | square feet | <---- Counted towards Green Space |
| Playground: | 7,500 | square feet | <---- Counted towards Green Space |
| TOTAL: | 728,019 | square feet | |
| | 16.71 | Acres | |

| | | | |
|---|---|---|---|
| Provided Green Space: | 9.73 | Acres | <---- Total site area including right-of-way |
| Percentage: | 58.24% | | |
| Provided Green Space onsite: | 9.53 | Acres | <---- Excludes Area within the right-of-way |
| Percentage: | 59.31% | | |

Provided Green Space Computation with Trail Amentities as Green Space:

| | | | |
|---|---|---|---|
| Sidewalks to trail*: | 8,548 | square feet | <---- Counted towards Green Space |
| | 0.20 | Acres | |

* Includes sidewalks that makes the connection from Dryden Road and the site to Varna Trail.

| | | | |
|---|---|---|---|
| Parking Spaces for Trail: | 1,438 | square feet | <---- Counted towards Green Space |
| | 0.03 | Acres | |
| Provided Green Space onsite: | 9.76 | Acres | <---- Excludes Area within the right-of-way |
| Percentage: | 60.7% | | <---- Meets Green Space Requirement |

**NO Waiver Needed**

| | | | |
|---|---|---|---|
| Provided Green Space: | 9.96 | Acres | <---- Total Site Area which includes Area within the right-of-way |
| Percentage: | 59.6% | | <---- Meets Green Space Requirement (when rounded off) |

**NO Waiver Needed**

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

Zoning and Site Tabulations
Townhouses at Dryden
Town of Dryden, New York
11/11/2019

**AREA AND BULK REQUIREMENTS (Section 705)**

| | | |
|---|---|---|
| Front Yard Setbacks: | | |
| Required: | 10 | Feet |
| Provided: | 10 | Feet from parking |
| | 15.6 | Feet from rights-of-way |
| Side Yard Setbacks: | | |
| Required: | 7.5 | Feet |
| Provided: | 7.5 | Feet from building to building |
| | 7.5 | Feet to propertry boundary |
| Rear Yard Setbacks: | | |
| Required: | 25 | Feet |
| Provided: | 25.0 | Feet to propertry boundary |
| Minimum Street Frontage: | | |
| Required: | 45 | Feet |
| Proposed: | 309.3 | Feet |
| Building Height: | | |
| Required: | 40 | Feet |
| Provided: | 40 | Feet |

**PARKING REQUIREMENTS (Section 902)**

| | | |
|---|---|---|
| Required: | 413 | Spaces |
| Surface Spaces: | 293 | Spaces including Handicap and garage roof |
| Under roof Garage Spaces: | 127 | Spaces |
| Total Parking for Site: | 420 | Spaces |
| Community Garden Spaces: | 2 | Spaces |
| Varna Trail Spaces: | 6 | Spaces |
| Total Spaces Provided: | 428 | Spaces |
| Reduction: | N/A | |

**NO Variance Needed**

| | | |
|---|---|---|
| Required Interior Landscape Area: | 15% | |
| Provided Interior Landscape Area: | 9,500 | Square Feet |
| | 15.9% | |

**BUFFER REQUIREMENT (Section 909)**

| | | |
|---|---|---|
| Required width: | 20 | Feet |
| Provided width: | 20 | Feet |
| Required Setback from Buffer: | 15 | Feet |
| Provided Setback from Buffer: | - | Feet |

**Waiver Requested for no setback from buffer.**

11/11/19

## 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 1is accurate and complete.

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

| | | |
|---|---|---|
| Name of Action or Project:<br>Townhomes at Dryden | | |
| Project Location (describe, and attach a general location map):<br>Rte. 366 Dryden Road, Ithaca, NY 14850 | | |
| Brief Description of Proposed Action (include purpose or need):<br>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:<br>Trinitas Ventures, LLC | Telephone: (317) 507-7142<br>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):<br>HUNT Engineers, Architects, Land Surveyors, & Landscape Architects, DPC | Telephone: (585) 327-7950<br>E-Mail: keithm@hunt-eas.com | |
| Address:<br>4 Commercial Street, Suite 300 | | |
| City/PO:<br>Rochester | State:<br>NY | Zip Code:<br>14614 |
| Property Owner (if not same as sponsor): | Telephone:<br>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, or Village Board of Trustees ☑Yes ☐No | Town Board, Special Use Permit, Site Plan | |
| b. City, Town or Village Planning Board or Commission ☐Yes ☑No | | |
| c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No | ZBA: Buffering setback variance | |
| d. Other local agencies ☐Yes ☑No | | |
| e. County agencies ☑Yes ☐No | County Planning Board | |
| f. Regional agencies ☐Yes ☑No | | |
| g. State agencies ☑Yes ☐No | NYSDEC: SPDES, Water Qual. Cert., dam permit, DOH: water and sewer. DOT: Utility/driveway | |
| h. Federal agencies ☑Yes ☐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? ☐Yes ☑No

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

**C. Planning and Zoning**

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

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐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? 13.7 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.

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

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

If Yes,

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

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

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

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

If Yes,

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

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

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

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

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

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

**D.2. Project Operations**

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

If Yes:

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

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

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

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

Top soil, structural and non-structural fill will be removed from the site and used at other construction sites or NYSDEC approved fill locations.

i*v.* 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 +/-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 ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



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

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

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

*iii.* Parking spaces: Existing 42 Proposed 428 Net increase/decrease +386

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

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
The site will be accessible both from Rte. 366 and 2 access points from Mt. Pleasant (1-full movement; 1-restricting left turns out from garage).

*vi.* Are public/private transportation service(s) or facilities available within 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

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

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.

| | Property Management | Maintenance | Commercial (i.e. coffee shop) |
|---|---|---|---|
| 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.

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

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

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

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Tree removal is required for development. Trees along the property line will be kept to a minimum through the use of walls and building designs that step down with the grading. Any trees removed will supplemented with proposed landscaping buffers.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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

If Yes:

*i.* Product(s) to be stored _____

*ii.* Volume(s) _____ per unit time _____ (e.g., month, year)

*iii.* Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

*i.* Describe proposed treatment(s):

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

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

If Yes:

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

- Construction: construction waste* tons per 40 tons/month (unit of time)
- Operation : residential uses tons per 36 tons/month (unit of time)

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

- Construction: See below**
- Operation: Recycling dumpsters will be available for separate trash and pick-up. Recycling will be encouraged.

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

- Construction: Subcontractors solid waste companies will remove debris from site and dispose of them locally under proper jurisdictional code requirements. Subcontractor recycling companies will remove recyclables and process them locally under same.
- Operation: Dumpster pick-up with local waste management and recycling companies.

Notes to Solid Waste Disposal

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

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

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

## E. Site and Setting of Proposed Action

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

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

*ii.* If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

| Land use or Covertype | 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: _____

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

a. What is the average depth to bedrock on the project site? > 25' feet

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

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

| | |
|---|---|
| Hudson Silt Loam | 31.9 % |
| Darien Gravely Silt Loam | 19.1 % |
| Rhinebeck Silt Loam | 17.4 % |

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

e. Drainage status of project site soils:

| | |
|---|---|
| ☑ Well Drained: | 21.3 % of site |
| ☑ Moderately Well Drained: | 31.9 % of site |
| ☑ Poorly Drained | 46.8 % of site |

f. Approximate proportion of proposed action site with slopes:

| | |
|---|---|
| ☑ 0-10%: | 64.9 % of site |
| ☑ 10-15%: | 17.4 % of site |
| ☑ 15% or greater: | 17.7 % of site |

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

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

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:

| | | |
|---|---|---|
| white tail deer | eastern cottontail rabbit | gray squirrel |
| raccoon | eastern skunk | white-footed mouse |
| green frog and American toad | year-round birds* | seasonal birds* |

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

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

*ii.* Source(s) of description or evaluation: _____

*iii.* Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

*i.* Species and listing (endangered or threatened): _____

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. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

*i.* Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No

*i.* If Yes: acreage(s) on project site? 2.4

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

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

*i.* CEA name: _____

*ii.* Basis for designation: _____

*iii.* Designating agency and date: _____

*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? ☐ Yes ☑ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

*ii.* Name: _____

*iii.* Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s): _____

*ii.* Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

*i.* Identify resource: *See below for list.

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park

*iii.* Distance between project and resource: 0.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation: _____

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**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**

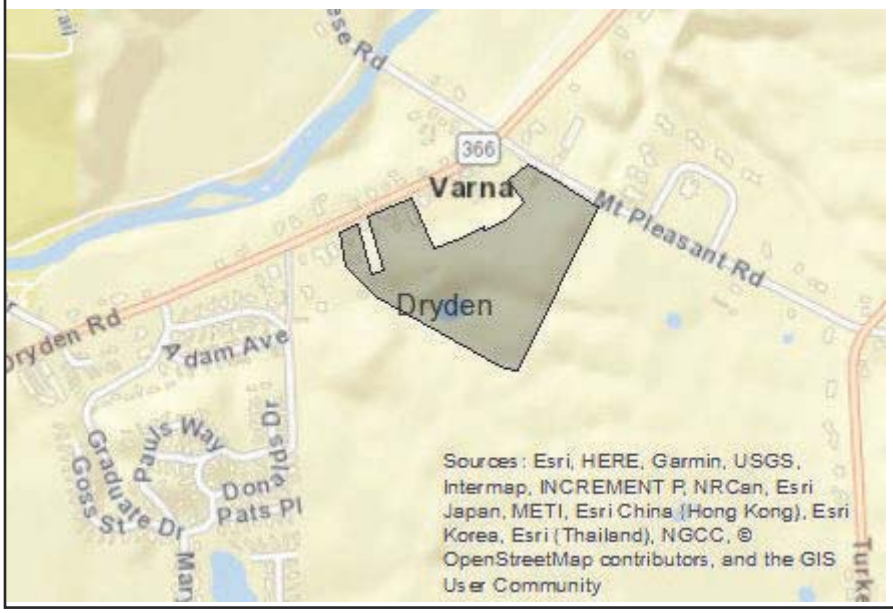
I certify that the information provided is true to the best of my knowledge.

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

Signature Michael B. Keith 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)

PRINT FORM




**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 |