



January 18, 2019

Ms. Katherine S. Wickwire
Chairperson
Town of Cortlandville Planning Board
Raymond G. Thorpe Municipal Building
3577 Terrace Road
Cortland, NY 13045

**Re: *Proposed Leonidas Group of Virgil, LLC Starr Road Residential PUD Site Plan Review
SEQR Review Part 2 & 3
Tax Map No. 96.10-1-19.1
CHA Project No. 19646.5005***

Dear Ms. Wickwire:

As you are aware, the Applicant for the above referenced project has submitted Part 1 of the Full Environmental Assessment Form (FEAF), which is dated 11/5/2018, as part of the SEQR process. The Starr Road Residential PUD project involves the development of 50 residential apartment and condominium units (ten (10) 2-unit duplex homes, three (3) 8-unit buildings, and one (1) 6-unit building) on 11.61 acres of land located on Starr Road.

CHA, on behalf of the Town, has reviewed Part 1 of the FEAF, as well as the Applicant's previously submitted project site plans and information, and a recent project narrative in response to comments received at the November 27, 2018 Public Hearing.

Please note that the Applicant shall make the following changes to Part 1:

- B.a-The PUD was approved by the Town Board on 7/20/2016. The water and sewer will be private utilities and will not require sewer or water district extensions to be approved by the Town Board. The Aquifer Permit should be listed and dated noted of approval.
- B.d-The water and sewer connections will require a Permit Applications from the Town Sewer and Water Department. The roadway connection to Parti Drive will require a Town Highway Work Permit.
- B.e.-The County Department of Health approval will be required for both the water and sanitary sewer facilities.
- B.g-A SPDES Permit for Wastewater Discharge from NYSDEC will not be required for this project.
- C.2.b- Answer Yes. Identified Plan is the NYS Major Basins: Upper Susquehanna
- D.1.e.ii-The Applicant has stated that the project will not be constructed in phases. This needs to be clarified.
- The EAF Mapper Summary Report should be run for the Long EAF.

Based upon our review of the documents and information, CHA is providing the following information for the Board's consideration as it relates to the completion of Part 2 of the FEAF.

1. Impact on Land

The proposed action may involve construction on, or physical alteration of, the land surface of the proposed site.

Answer: Yes.

Specifically, the proposed action may involve construction on slopes of 15% or greater, may involve construction that continues for more than one year or in multiple phases, and may result in increased erosion, whether from physical disturbance or vegetation removal.

The project will result in the disturbance of approximately 10 acres of land of the 11.6-acre site. Construction activities that have the potential to cause erosion and sedimentation include all soil movement, trenching, and excavations. Potential impacts associated with soil disturbance (erosion, sedimentation, compaction) can be mitigated by adherence to best management practices that are designed to avoid or control erosion and sedimentation, stabilize disturbed areas, and prevent the potential for spills of fuels or lubricants. All soil and sedimentation control shall be applied pursuant to The New York Standard and Specifications for Erosion and Sediment Control. The project must conform to the Town of Cortlandville Zoning Code, Article XVI: Stormwater Management and Erosion and Sediment Control.

Because the Project will disturb more than one acre of land, the Project will require a State Pollution Discharge Elimination System (SPDES) General Permit for Construction Activities (GP-0-10-001). Therefore, consistent with the requirements of the Environmental Conservation Law (ECL) a Stormwater Pollution Prevention Plan (SWPPP) will be submitted to NYSDEC prior to construction and will include definition of and locations of erosion and sediment control measures that will be constructed and implemented during construction.

Both CHA and CCSWCD have reviewed the updated stormwater models, report, and plans, and have determined that the stormwater management system adequately meets the Town Code's Stormwater Management and Erosion and Sediment Control and is consistent with the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.

As such, it is important that the construction of the stormwater management facilities are consistent with the plans and that regular inspection and maintenance of the facilities takes place once the project is complete. The Town will need to require that these actions are taken by the developer/land owner/homeowner's association.

Therefore, based upon the information available, it is reasonable to conclude that a small impact may occur.

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site.

Answer: No.



3. Impact on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies.

Answer: Yes.

The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.

The project will disturb more than one acre and will create stormwater runoff during construction and after construction. An infiltration pond is proposed to capture the storm water runoff from the impervious areas of the site.

Because the Project will disturb more than one acre of land, the Project will require a State Pollution Discharge Elimination System (SPDES) General Permit for Construction Activities (GP-0-10-001). Therefore, consistent with the requirements of the Environmental Conservation Law (ECL) a Stormwater Pollution Prevention Plan (SWPPP) will be required.

Both CHA and CCSWCD have reviewed the updated SWPPP, stormwater models, report, and plans, and have determined that the stormwater management system adequately meets the Town Code's Stormwater Management and Erosion and Sediment Control and is consistent with the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual.

Therefore, based upon the information available, it is reasonable to conclude that a small impact may occur.

4. Impact on Groundwater

The proposed action may result in new or additional use of ground water or may have the potential to introduce contaminants to ground water or an aquifer.

Answer: Yes.

The proposed action will create additional demand on supplies from the existing Town water supply wells. The Applicant shall provide an Engineering Report to the Town outlining the proposed anticipated water demand for the project and the ability for the public water supply to serve the development.

The lower portion of the project site is located within the Town's Primary Aquifer Protection District. Therefore, any use of property within the Aquifer Protection District shall be permitted only upon obtaining a special permit from the Town Board of the Town of Cortlandville.

Contaminants from the project that may be introduced into the ground water are related to the impervious surfaces that accumulate pollutants leaked from vehicles and equipment, which during storm events, these pollutants quickly wash off, and are rapidly delivered to downstream waters. Other contaminants to the ground water include pesticides and salts that are applied to roads and parking lots in the winter months. The SWPPP identifies potential non-stormwater discharges during construction, along with the implementation of best management practices, both during construction and post-construction to control these potential discharges.



Therefore, based upon the information available, it is reasonable to conclude that a small impact may occur.

5. Impact on Flooding

The proposed action may result in the development on lands subject to flooding.
Answer: No.

The site is not located within any flood plains or designated floodway. The proposed stormwater management collection system will mitigate the increased runoff from the site and will not modify existing drainage patterns.

6. Impact on Air

The proposed action may include a state regulated air emission source.
Answer: No.

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna.
Answer: No.

According to the NYSDEC Resource Mapper, there are no plants or animals listed as endangered, threatened, rare, or species of special concern in the vicinity of the project.

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources.
Answer: No

The subject property is not located in an Agricultural District.

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.
Answer: No.

The project has been granted a zone change to a Planned Unit Development (PUD) from a Residential R-2 Zone by the Town Board. The existing land uses surrounding the project include single family residential and multi-family residential apartments, which are all located within the Residential R-2 Zone.

There are no known officially designated scenic views, publicly accessible vantage points, or aesthetic resource in the vicinity of the proposed project.



10. Impact on Historic and Archaeological Resources

The proposed action may occur in or adjacent to a historical or archaeological resource.

Answer: No.

According to the NYSDEC Resource Mapper and the Cultural Resource Information System (CRIS), there are no archeological sensitive areas or historic listings.

Due to the project's need for the NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit for Construction Activities (GP-0-10-001), the NY State Historic Preservation Office (SHPO) will need to be consulted to determine the project's impact. The Applicant should request this review from SHPO prior to submitting a Notice of Intent (NOI) for coverage under the SPDES permit.

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

Answer: No.

12. Impact on Critical Environmental Areas

The proposed action may be is located within or adjacent to a critical environmental area.

Answer: No.

NYSDEC does not list any Critical Environmental Areas within this immediate area.

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

Answer: Yes.

The proposed action may alter the present pattern of movement of people or goods. The Applicant has stated that an additional 31 vehicle trips will be added to the Starr Road roadway network. The additional vehicle trips from this project is not a significant increase to the present traffic volumes and does not exceed the threshold to be considered an impact.

Therefore, based upon the information available, it is reasonable to conclude that a small impact may occur.

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

Answer: No.

The project will require electric and gas utilities, but the proposed increase in the use of any energy form is not to the level that would create any type of impact to the existing systems.



15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odor, or outdoor lighting.

Answer: Yes.

The Applicant is proposing the addition of exterior building lights and light poles for the access driveway and parking areas. A Lighting Photometric Plan has been provided by the Applicant which shows no impact to the adjoining parcels.

As with any construction project, noise levels will increase over ambient levels. Noise levels and potential adverse effects due to construction activities would vary depending on the type of equipment, the location of the equipment, the duration of operations, and the time of operations. The most common noise source in construction areas would be from engine-powered machinery such as earth-moving equipment (excavators), material-handling equipment (cranes), and stationary equipment (generators). Mobile equipment (trucks) operates in a sporadic manner, while stationary equipment (generators and compressors) generate noise at a fairly constant level.

Typical noise levels from construction equipment range from 75 dBA to 85 dBA range measured 50 feet from the source. To the human ear, noise at 65 dBA is intrusive and 80 dBA is disruptive. At 80 dBA, people must shout to be heard. Hearing protection is recommended at noise levels above 90 dBA. Noise levels between 110 dBA and 120 dBA are typical of a rock concert. Construction noise beyond 50 feet would decrease by 6 dBA to 8 dBA for each doubling of the distance from the source. For example, if the noise level is 90 dBA at 50 feet from the source, it would decrease to about 83 dBA at 100 feet and 76 dBA at 200 feet.

To limit impacts related to construction noise and noise during operations, mitigation measures will limit days of operation, restrict hours of operation and specify hours of access and egress, and noisier operations will be limited to normal working hours. Construction equipment would typically operate during the hours of 7:00 am to 6:00 pm, Monday through Saturday. Construction equipment would not be operated on Sundays, State and Federal Holidays or from 6:00 pm to 7:00 am.

Therefore, based upon the information available, it is reasonable to conclude that a small impact may occur.

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contamination.

Answer: No.



17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

Answer: No.

The project has been granted a zone change to a Planned Unit Development (PUD) by the Town Board.

Under Town of Cortlandville Town Code §178-53, a Residential PUD is permitted within any zoning district and the General Development Regulations under §178-54 were met, as follows:

- Minimum 10 contiguous acres.
- Requires a minimum 25 percent for open space and the proposed project has approximately 44 percent open space.
- Minimum requirement for providing at least two housing types by providing for single-family attached (duplex) units and multi-family attached units.
- Meets the base density for single family uses permitted in the original district. The original R-2 District permitted a density of 4.5 Dwelling Units (DU)/Acre. The proposed project density is at 4.3 DU/Acre and is less than the allowed in the R-2 District with the 50 dwelling units.

Therefore, the proposed action is consistent with local land use plans and zoning regulations.

In terms of land use components, this project is not in sharp contrast to current surrounding land use patterns, as there are several single-family homes to the north and east of the site and several apartment buildings to the west of the site.

The proposed action will create additional demand on existing infrastructure, but it does not appear to be significant and the existing infrastructure can support the proposed project. The Applicant shall provide an Engineering Report to the Town outlining the proposed anticipated sanitary sewage generated from the project and the ability for the public wastewater system to convey and treat the wastewater. The proposed action will also create additional demand from the existing Town water supply wells. The Applicant shall provide an Engineering Report to the Town outlining the proposed anticipated water demand for the project and the ability for the public water supply to serve the development.

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

Answer: No.

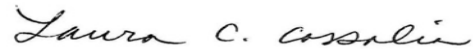
The project has been granted a zone change to a Planned Unit Development (PUD) by the Town Board. The project is residential in nature and similar to the residential uses in the neighborhood or area, which is not in sharp contrast to what exists. The density of the project is also less than permitted in the R-2 Zone. Therefore, the project will not impact the community character along the Starr Road corridor.



In summary, it appears that small impacts may occur as a result of the proposed project. Since the impacts have not been identified as potentially moderate to large, there is not a need to further explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

If you have any questions or should require additional information, please do not hesitate to contact our office.

Very truly yours,



Laura C. Cassalia, P.E.
Project Manager

LCC

cc: Planning Board Members
Bruce Weber, Town Planning/Zoning Officer
John Folmer, Town Attorney

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