

**Planning Board Agenda**

**January 8, 2019**

**7:30 P.M.**

**Old Business**

- 1.) Leonidas – Site Plan Approval

**New Business**

- 1.) Theodore Testa – Subdivision
- 2.) McKeown Group – Subdivision
- 3.) Gary Sloan – Squeaky Clean Car Wash – Conditional & Aquifer Permits
- 4.) Route 13 Solar – Conditional & Aquifer Permits
- 5.) Lime Hollow Solar – Conditional & Aquifer Permits
- 6.) Cortland-Virgil Road Solar – Conditional & Aquifer Permits
- 7.) McLean Solar 2 – Conditional & Aquifer Permits
- 8.) East River Road Solar – Conditional & Aquifer Permits

**PROJECT NARRATIVE SUPPLEMENT  
STARR ROAD PLANNED UNIT DEVELOPMENT  
STARR LITE RIDGE RESIDENTIAL COMMUNITY**

**RESPONSE TO PUBLIC HEARING COMMENTS OF 11/27/2018**

This supplemental narrative is being submitted to the Town of Cortlandville in response to the comments made during the above-referenced public hearing for the Starr Lite Ridge Site Plan Approval process with the Town Planning Board. This narrative will be a summary response to the main issues of concern, with specific detailed responses and other backup data attached.

Based on the comments, the main issues of concern appear to be the project density and compatibility with the existing neighborhood, traffic, stormwater management, and accuracy of the Long Form EAF submitted to the Town.

**Project Density and Neighborhood Compatibility**

It is proposed to construct 10 two-family buildings; one six-family building, and 3 eight family buildings for a total of 50 dwelling units, and a Recreational Club/Community Building for use by unit owners and residents in the general area for a membership fee.

Typically, PUD density enhancements (recreation, architectural style, open space, site design, landscaping, etc.) are used to increase the allowed project density above that allowed in the zone, but after extensive planning meetings and public hearings it was decided not to ask for an increase over that which is allowed in the R-2 zone (4.5 DU/Acre). The now-proposed project density (4.3 DU/Acre) is less than the allowed. Even though the present site plan amounts to a reduction in the total project density allowed (52 dwellings), all the originally proposed project amenities (picnic/playground areas, community center, hiking paths, etc.) have been left in as part of the project, even though they are not now required for any density increase. Contrary to the statements made at the public hearing, this is not a high-density residential project. It is less than allowed by right.

The project will be privately owned, and common areas maintained and operated by a Homeowner's Association, the access driveway will also be privately maintained by the HOA, as will the water mains and sewer mains. The target population for the development is for retirees (empty-nesters) and young working families.

In terms of neighborhood compatibility, the 10 duplex buildings proposed are allowed by right in this zone and will be similar in architectural style to existing neighborhood dwellings (colonial/rural rustic). While there are several single-family homes to the west and across the street from the proposed project, there is also a multi-family apartment project located immediately west of the proposed project. This existing

apartment project consists of 16 dwelling units housed in three buildings on 5.2 acres of land, with only minimum set-backs from Starr Road.

In terms of compatibility, this project is of allowed/similar land uses and building styles that exist immediately adjacent to the proposed project. When one considers the vegetative screening/buffering of the Parti Drive properties, the downcast "Dark Sky" lighting to be used, and the substantial set-backs (more than zone minimums) from other existing dwellings that are proposed for the Starlite Ridge project, compatibility and protection from any objectional features of this project should not be an issue.

### **Traffic Analysis and Trip Generation**

Contrary to some of the statements made at the public hearing, a thorough traffic analysis on the project was prepared and submitted to the Town of Cortlandville. Standard ITE trip generation tables were used to estimate the peak hour trips generated by the proposed project and listed in the EAF, field traffic and turn counts were made during the peak am and pm hours, County & NYSDOT AADT counts were reviewed, and interviews held with the Town and County Highway Superintendents. The data and comments from the Superintendents all indicated that existing Starr Road volumes were well below the level of service capacity, and that the proposed project with its projected 31 peak pm trips generated would have only minimal impact on traffic conditions in the area. The data sets are attached to this narrative. Also note the attached table from The SEQRA Work Book Page 52, where 190 condominium units are listed at the threshold for potential significant traffic impacts.

As a side note, if one examines the ITE tables, if 52 single-family homes were constructed on the site instead of the dwelling mix proposed, the actual estimated trips during the peak pm hour would increase to 52 per hour, a 66% increase over the 31 projected for the proposed project.

### **Stormwater Management**

The entire project will be subject to the NYSDEC' s Phase II Stormwater regulations which mandate that permanent stormwater management facilities be installed to minimize erosion and sediment generated from the project and construction, and to keep peak runoff from the site to levels at or below the pre-project peak runoff flows. This will be accomplished through a series of stormwater rain gardens/bio-retention swales constructed at each building/parking area proposed (which are not experimental – runoff reduction practices are required at each new impervious location). Additionally, a more major retention/infiltration basin system will be installed at the lower end of the project for the roadway runoff treatment overflow bio-swale infiltration. It should be noted that after the first phase of the project is constructed, there will be no surface stormwater runoff from the site onto Starr Road or any adjacent properties. All existing and future stormwater discharges will be

directed to the infiltration basins located at the lower portion of the site, where the accumulated runoff will seep into the ground. The present periodic flooding experienced in the general area will be eliminated. Site soil testing performed in April of 2015 has confirmed that this concept is reasonable, and with a final SWPPP and stormwater management design submitted, conditional approvals by both the CCSWCD and the Town of Cortlandville' s Engineering Consultant (Clough Harbor) have been granted (with conditions) in writing. The proposed project and stormwater controls can only help the runoff problems in the Starr Road area, not make it worse.

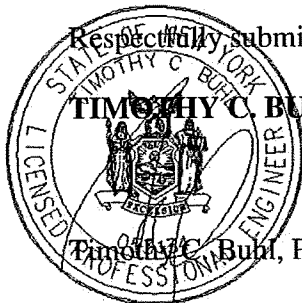
### **EAF Accuracy**

Several of the oral and written comments were directed at the inaccuracy of the Long Form EAF submitted to the Town for review. It should be noted that this form is nearly identical to that submitted to the Town in 2016 as part of the PUD review and approval process – 50 dwellings, private roadway, infiltration for stormwater management, sewer and water, and same general layout of all improvements. The only thing that has changed is that now the detailed design for all facilities and improvements have been completed, which allow for a much more in-depth review of the project.

Attached to this narrative is a point – by – point response to the oral and written comments by the public on the project. Suffice it to say that all the claims of inaccuracies & erroneous responses are unfounded. No substantial changes to the EAF document attached have been made, other than a substitution for a more legible page 11 which better shows the actual percentages of slopes on the project (item #E.2-f), rewording of the project phasing (now 1 Phase),and noting private ownership of the water and sewer mains serving the project. We stand by the original EAF submittal as accurate and factual, as noted in the attached response.

Respectfully submitted,

**TIMOTHY C. BUHL, P.E.**



12-30-2018

**ATTACHMENT A – TRAFFIC ANALYSIS DATA**

**ITE TRIP GENERATION RATES**

<b>LAND USE (ITE Land Use Code)</b>	<b>UNIT</b>	<b>TRIP RATE (Daily/P.M. Peak)</b>	<b>P.M. PEAK DIR. DISTRIBUTION (In/Out %)</b>
<b>Residential:</b>			
Single Family (210)	du	9.57/1.01	64/36
Multi-Family (220)	du	x 50 units = 6.63/.62	67/33
Mobile Home Park (240)	du	31 peak hour 4.81/.56	62/38
Elderly Housing – Attached (253)	du	3.48/.10	59/41
Elderly Housing – Detached (251)	du	-- /.23	64/36
Retirement Community (250)	du	-- /.27	56/44
Congregate Care (252)	du	2.15/.17	56/44
<b>Lodging:</b>			
Hotel (310)	room	8.23/.61	53/47
Motel (320)	room	5.63/.47	54/46
<b>Recreation:</b>			
Golf Course (430)	acre	5.04/.30	34/66
Racquet club (492)	1,000 sf	17.14/1.83	N/A
Rec. Community Center (495)	1,000 sf	--/1.75	34/66
<b>Institutions:</b>			
Hospital (610)	1,000 sf	16.78/.92	24/76
Hospital (610)	beds	11.77/1.22	34/66
Clinic (630)	1,000 sf	31.45/5.18	N/A
Nursing Home (620)	bed	2.61/.20	39/61
Elementary School (520)	student	1.02/-	N/A
Middle School (522)	student	1.45/.16	47/53
High School (530)	student	1.79/.15	40/60
Junior College/College (540)	student	1.54/.17	68/32
University (550)	student	2.38/.21	30/70
Church (560)	1,000 sf	9.11/.66	54/46
Day Care (565)	1,000 sf	79.26/13.20	47/53
<b>Retail:</b>			
Automobile Parts Sales (843)	1,000 sf	61.91/5.98	49/51
Self-Service Car Wash (847)	wash stalls	108/5.79	52/48
Shopping Center (820)	1,000 sf GLA	42.92/3.74	48/52
Pharmacy w/ Drive Through (881)	1,000 sf	88.16/10.40	49/51
Apparel Store (870)	1,000 sf	66.40/3.83	50/50
Specialty Retail Center (814)	1,000 sf GLA	40.67/2.59	43/57
Furniture Store (890)	1,000 sf	5.06/.45	44/56
Quality Restaurant (831)	1,000 sf	89.95/7.49	67/33
High-turnover Sit-Down Restaurant (832)	1,000 sf	130.34/10.86	60/40
Fast Food Restaurant w/ Drive Through (834)	1,000 sf	496.12/33.48	52/48
Service Station w/ Convenience Market (845)	pump	162.78/13.38	50/50
Supermarket (850)	1,000 sf	111.51/11.51	51/49
Convenience w/ Gas Pumps (853)	1,000 sf	845.6/60.61	50/50

Traffic count for Starr Road and Abdallah  
Intersection 10/1/15 4:00pm to 6:00pm

\*Starr road to Abdallah left turn (11)

\*Starr road to Abdallah right turn (9)

\*Abdallah to Starr road left turn (6)

\*Abdallah to Starr road right turn (6)

Total Vehicle through the Intersection (32) during 2 Hours count period .

Five people walking dogs Two people riding Bicycles

Traffic count for Starr Road and Abdallah  
Intersection 10/2/15 7:30am to 9:00am

\*Starr road to Abdallah left turn (2)

\*Starr road to Abdallah right turn (2)

\*Abdallah to Starr road left turn (1)

\*Abdallah to Starr road right turn (1)

Total Vehicle through the Intersection (6) during 1 ½ hour count period

No people waking dogs or riding Bicycles

# NYSDEC SEQRA WORKBOOK PAGES

## Traffic

Understanding the demands new development places on a community's street and road network and transportation services is an important part of evaluating the overall impacts of that development. New development can generate or change traffic, or create a new demand for public transportation. For example, enough traffic may be generated by a new land use to create congestion, to change community character, or to require the community to invest in additional roads. Traffic congestion itself results in a number of problems, including economic costs due to delayed travel times, air pollution and accidents. As one roadway becomes congested, drivers might use others not necessarily intended or designed for through-traffic. Additionally, increased traffic levels resulting from a proposed project may also require parking lots or garages.

### Answering Question D.2.j.

As a starting place, use the table below to determine if your project is likely to have significant increases in traffic. This table uses the number of new **vehicle trips** made during peak traffic hours (early morning and late afternoon) to help you determine if a substantial increase in traffic is likely to occur as a result of your proposed activity. This table assumes that a project generating fewer than 100 peak hour vehicle trips per day will not result in any **significant** increases in traffic.

1. In the table below, match your project as closely as possible to the LAND USES identified in the table
2. Look at column 2 (THRESHOLDS). If your proposed project is less than this number of units or square feet, then it will generate less than 100 peak hour trips. For some of the questions, a definition of gross floor area has been discussed in the DEC Handbook
3. If your project is below the threshold shown in column two, your project will not result in a substantial increase to traffic and you should check 'no'

If your project is at or exceeds the threshold in column 2, then your project should be considered to result in a substantial increase in traffic and you should answer 'yes'. In this case, it is likely a traffic impact analysis will be needed to fully evaluate potential traffic impacts.

Land Use	
Land Use	> Greater than or = equal to 100 Peak Hour Trip Thresholds
Single Family Home	95 units
Apartment	150 units
Condominium/Townhouse	190 units
Mobile Home Park	170 units



Shopping Center	6,000 square feet (gross floor area)
Fast Food Restaurant with Drive-in	3,000 square feet (gross floor area)
Gas Station with Convenience Store (Fueling Positions)	7 fueling positions
Bank with Drive-in	3,000 square feet (gross floor area)
General Office	67,000 square feet (gross floor area)
Medical/Dental Office	31,000 square feet (gross floor area)
Research and Development Facility	73,000 square feet (gross floor area)
Light Industrial/Warehousing	180,000 square feet (gross floor area)
Manufacturing Plant	149,000 square feet (gross floor area)
Park-and-Ride Lot with Bus Service	170 parking spaces
Hotel/Motel	250 rooms

(From: Michael Spack, Nov. 3, 2010 "Review of ITE's New Recommended Practice - Transportation Impact Analysis for Site Development" and Institute of Transportation Engineers "[Transportation Impact Analyses for Site Development](#)", Washington DC, 2010.)

Even if the development does not generate the threshold level of trips presented in this workbook, a traffic analysis may still be necessary under the following conditions:

- High traffic volumes on surrounding roads may affect movement to and from the proposed development
- Lack of existing left turn lanes on the adjacent roadway at the proposed access drive may cause a problem.
- Inadequate sight distance at access points
- The proximity of the proposed access points to other existing drives or intersections may be a problem.
- A development that includes a drive-through operation may cause other traffic related issues.

### **Traffic Impact Analysis**

In the event the applicant or reviewing agency decides a traffic impact analysis is needed to adequately answer this question,

the following information is generally included in such a study:

- Identification of peak hours and whether weekends will be used in the impact analysis
- Location of proposed Access points



**ATTACHMENT B - LONG FORM EAF (REVISED 12-30-2018)**

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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Sponsor Information.**

Name of Action or Project: SITE PLAN APPROVAL FOR STARR ROAD RESIDENTIAL PUD		
Project Location (describe, and attach a general location map): SOUTH SIDE OF STARR ROAD, CORTLANDVILLE NY - TAX MAP #96.10-1-19.1		
Brief Description of Proposed Action (include purpose or need): PROJECT INVOLVES THE DEVELOPMENT OF 50 RESIDENTIAL APARTMENT/CONDOMINIUM UNITS ON 11.61 ACRES OF LAND. TEN TWO-FAMILY BUILDINGS, ONE SIX-FAMILY BUILDING, AND THREE EIGHT-FAMILY BUILDINGS WILL BE CONSTRUCTED ON THE SITE (TOTAL OF 50 DWELLING UNITS), WITH A PROJECT DENSITY OF 4.3 DWELLING UNITS PER ACRE. APPROXIMATELY 1075 LF OF NEW PRIVATE INTERNAL ROADWAY WILL BE CONSTRUCTED, ALONG WITH A SIMILAR AMOUNT OF NEW PRIVATE WATER AND SEWER MAINS TO SERVE THE DEVELOPMENT.		
Name of Applicant/Sponsor: LEONIDAS GROUP OF VIRGIL, LLC		Telephone: 607.591.9418
		E-Mail: AKRYGER@GREEKPEAKMTNRESORT.COM
Address: P.O. BOX 1107		
City/PO: DRYDEN	State: NY	Zip Code: 13053
Project Contact (if not same as sponsor; give name and title/role): AL KRYGER		Telephone:
		E-Mail:
Address: SAME AS ABOVE		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): SAME AS ABOVE		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	RESIDENTIAL PUD	5-2016 (PUD)
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	SITE PLAN APPROVAL	2-2018
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	CORTLAND CO. HIGHWAY DEPT. (ROADWAY ACCESS); TOWN WATER & SEWER DEPT	5-2019 (SEWER & WATER CONNECTIONS)
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	CORTLAND COUNTY HEALTH DEPARTMENT SANITARY FACILITIES PERMIT	5-2019
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 - STORMWATER SPDES PERMIT	5-2019
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
SITE ZONING IS R-2  
PROPOSED ACTION IS AN ALLOWED USE IN THE PUD ZONE APPROVED, AND SUBJECT TO PLANNING BOARD SITE PLAN REVIEW
- 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? PUD - SPECIAL ZONE DISTRICT - APPROVED JULY OF 2016

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

- a. In what school district is the project site located? CORTLAND CITY SCHOOLS
- b. What police or other public protection forces serve the project site?  
CORTLAND COUNTY SHERRIFF, NY STATE POLICE
- c. Which fire protection and emergency medical services serve the project site?  
CORTLANDVILLE VFD
- d. What parks serve the project site?  
CORTLANDVILLE TOWN PARKS, CITY OF CORTLAND PARKS, ONSITE PLAY AREAS

**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)? MIXED USE RESIDENTIAL - TWO-FAMILY AND MULTI-FAMILY
- b. a. Total acreage of the site of the proposed action? 11.6 acres (INCLUDES PUBLIC ROAD ROW'S)  
b. Total acreage to be physically disturbed? 10.0 acres (INCLUDING LAWNS AND LANDSCAPING)  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11.6 acres (ACRES FOR PROJECT)
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_
- e. Will proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_ 1  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ 5 month \_\_\_\_\_ 2019 year  
• Anticipated completion date of final phase \_\_\_\_\_ 10 month \_\_\_\_\_ 2024 year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:  
SITE PLAN APPROVAL IS FOR THE ENTIRE PROJECT, WHEN PERMITTED, THE ACCESS DRIVE, UTILITES, AND MAIN RETENTION BASINS WILL BE INSTALLED. NEXT, THE LOWER & MID-LEVEL DWELLINGS WILL BE BUILT, & FINALLY THE UPPER LEVEL DWELLINGS

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	<u>0</u>	<u>3</u>	<u>          </u>	<u>2</u>
At completion of all phases	<u>0</u>	<u>10</u>	<u>          </u>	<u>4</u>

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures                     
 ii. Dimensions (in feet) of largest proposed structure:            height;            width; and            length  
 iii. Approximate extent of building space to be heated or cooled:                                    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, (THERE WILL BE STORMWATER RETENTION BASINS AND INFILTRATION PRACTICES)  
 i. Purpose of the impoundment: THAT TEMPORARILY HOLD AND TREAT RUNOFF  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify:                                     
 iii. If other than water, identify the type of impounded/contained liquids and their source.                                     
 iv. Approximate size of the proposed impoundment. Volume:                    million gallons; surface area:                    acres  
 v. Dimensions of the proposed dam or impounding structure:            height;            length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):                                   

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:  
 i. What is the purpose of the excavation or dredging? EXCAVATION FOR DRIVES, PARKING AREAS , & SW PRACTICES  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): 0 CUBIC YARDS (ONSITE MOUNDING TO BE USED)  
 • Over what duration of time? 3-6 MONTH CONSTRUCTION TIME OVER THE INITIAL PHASE  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
IN-SITU TOPSOIL AND SUBSOIL; ALL MATERIALS WILL BE SPOILED ON SITE AND COVERED WITH ONSITE TOPSOIL. CUT AND FILL CALCULATIONS CAN BE PROVIDED DURING THE FINAL DESIGN.  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe.                                     
 v. What is the total area to be dredged or excavated?                                    4.7 acres  
 vi. What is the maximum area to be worked at any one time?                                    3.8 acres  
 vii. What would be the maximum depth of excavation or dredging?                                    6-8 feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan:                                     
ECAVATED SOILS WILL BE MOUNDED ONSITE AND COVERED WITH EXISTING SITE TOPSOILS; TO BE USED OF LAWNS AND OPEN SPACE FOR RESIDENTS.

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): THERE ARE NO FEDERAL OR STATE WETLANDS WITHIN 100' OF THE PROJECT SITE.

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

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

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

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

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 12,500 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: CORTLANDVILLE TOWN 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: \_\_\_\_\_
- \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

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

If, Yes:

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

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

N/A

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

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 12,500 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): \_\_\_\_\_  
DOMESTIC WASTEWATER

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

If Yes:

- Name of wastewater treatment plant to be used: CITY OF CORTLAND WWTP
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No



Yes  No  
 Yes  No

Do existing sewer lines serve the project site?  
 Will line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 3.7 acres (impervious surface) (3.7 ACRES OF NEW ROADS, BUILDINGS, AND DRIVES)  
 \_\_\_\_\_ Square feet or 11.6 acres (parcel size)  
 ii. Describe types of new point sources. BUILDING ROOFS, DRIVEWAYS, PARKING, AND MAIN ACCESS ROADWAY  
 \_\_\_\_\_  
 \_\_\_\_\_

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)?  
RUNOFF WILL BE DIRECTED INTO NYSDEC STANDARD MANAGEMENT PRACTICES AND DISCHARGED INTO ON-SITE SWALES. ALL STORMWATER WILL BE TREATED, HELD & INFILTRATED TO GROUNDWATER VIA ONSITE BASINS DESIGNED FOR THAT PURPOSE.  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
INFILTRATION TO GROUNDWATER; NO OFF-SITE DISCHARGES  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 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 Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

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: (ESIMATED 31 TRIPS ADDED TO STARR ROAD DURING PEAK PM HOUR --- 2/3 ENTERING, 1/3 EXITING, NO IMPACT ON PARTI DRIVE)  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.  
 ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_  
 iii. Parking spaces: Existing 0 Proposed 100 Net increase/decrease 100  
 iv. Does the proposed action include any shared use parking? 100 OPEN+20 GARAGES  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
PROJECT INVOLVES THE CONSTRUCTION OF A PRIVATE ROAD EXTENDING OFF OF STARR ROAD AND ALSO CONNECTING TO PARTI DRIVE AT THE SOUTH END FOR EMERGENCY ACCESS ONLY THROUGH A GATED ENTRANCE.

---

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
N/A  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
N/A  
 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 - 5 PM  
 • Saturday: N/A  
 • Sunday: N/A  
 • Holidays: N/A  
 ii. During Operations:  
 • Monday - Friday: N/A  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_

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:  
 TEMPORARY DURING CONSTRUCTION ONLY \_\_\_\_\_

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

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 DOWNCAST LIGHTS ON POLES AT COMMUNITY BUILDING AND PARKING AREAS; DOWNCAST BUILDING SCONCES, ADDITIONAL WALKWAY LIGHTING - ALL WITH DOWNCAST FIXTURES. \_\_\_\_\_

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

---

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 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: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 SINGLE FAMILY RESIDENTIAL TO THE EAST AND NORTH, MULT-FAMILY TO THE WEST, RURAL RESIDENTIAL AND OPEN SPACE TO THE SOUTH AND WEST

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	0	3.7	+3.7
• Forested	1.6	1.6	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10.0	0	-10.0
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features STORMWATER PRACTICES (lakes, ponds, streams, rivers, etc.)	0	1.2	+1.2
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: LAWNS AND LANDSCAPED AREAS, OPEN SPACE, PLAY/PICNIC AREAS	0	5.1	+5.1

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

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

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

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_

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

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

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 10-12 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:

HOWARD GRAVELLY LOAM	_____	33 %
CONESUS SILT LOAM	_____	25 %
LANSING GRAVELLY LOAM	_____	28 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 15 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 33 % of site  
 Moderately Well Drained: \_\_\_\_\_ 33 % of site  
 Poorly Drained \_\_\_\_\_ 34 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 80 % of site  
 10-15%: \_\_\_\_\_ 15 % of site  
 15% or greater: \_\_\_\_\_ 5 % 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 \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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: CORTLAND - HOMER - PREBLE AQUIFER (THE NOTHEREN PORTIN OF THE SITE OVERLAYS A SHALLOWER TRIBUTARY AREA OF THE MAIN AQUIFER AT THE CONTACT POINT WITH THE CONFINING BEDROCK HILLSIDE)

m. Identify the predominant wildlife species that occupy or use the project site:	<input type="text"/>						
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black; padding: 2px;">DEER</td> <td style="width: 33%; border-bottom: 1px solid black; padding: 2px;">WOODCHUCKS</td> <td style="width: 33%; border-bottom: 1px solid black; padding: 2px;">SQUIRRELS</td> </tr> <tr> <td style="border-bottom: 1px solid black; padding: 2px;">SNAKES</td> <td style="border-bottom: 1px solid black; padding: 2px;">FIELD BIRDS</td> <td style="border-bottom: 1px solid black; padding: 2px;"></td> </tr> </table>	DEER	WOODCHUCKS	SQUIRRELS	SNAKES	FIELD BIRDS		
DEER	WOODCHUCKS	SQUIRRELS					
SNAKES	FIELD BIRDS						
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:							
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____							
<i>ii.</i> Source(s) of description or evaluation: _____							
<i>iii.</i> Extent of community/habitat:							
<ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>							
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ (NOTE: NO FIREARM HUNTING IS ALLOWED WITHIN 500' OF A RESIDENCE OR PUBLIC HIGHWAY)							
<b>E.3. Designated Public Resources On or Near Project Site</b>							
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____							
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____							
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:							
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____							
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:							
<i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____							

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

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

**(SEE SOILS MAP, SHPO MAP, AND WETLANDS/BUFFERS MAP ATTACHED AFTER PART 3)**

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**

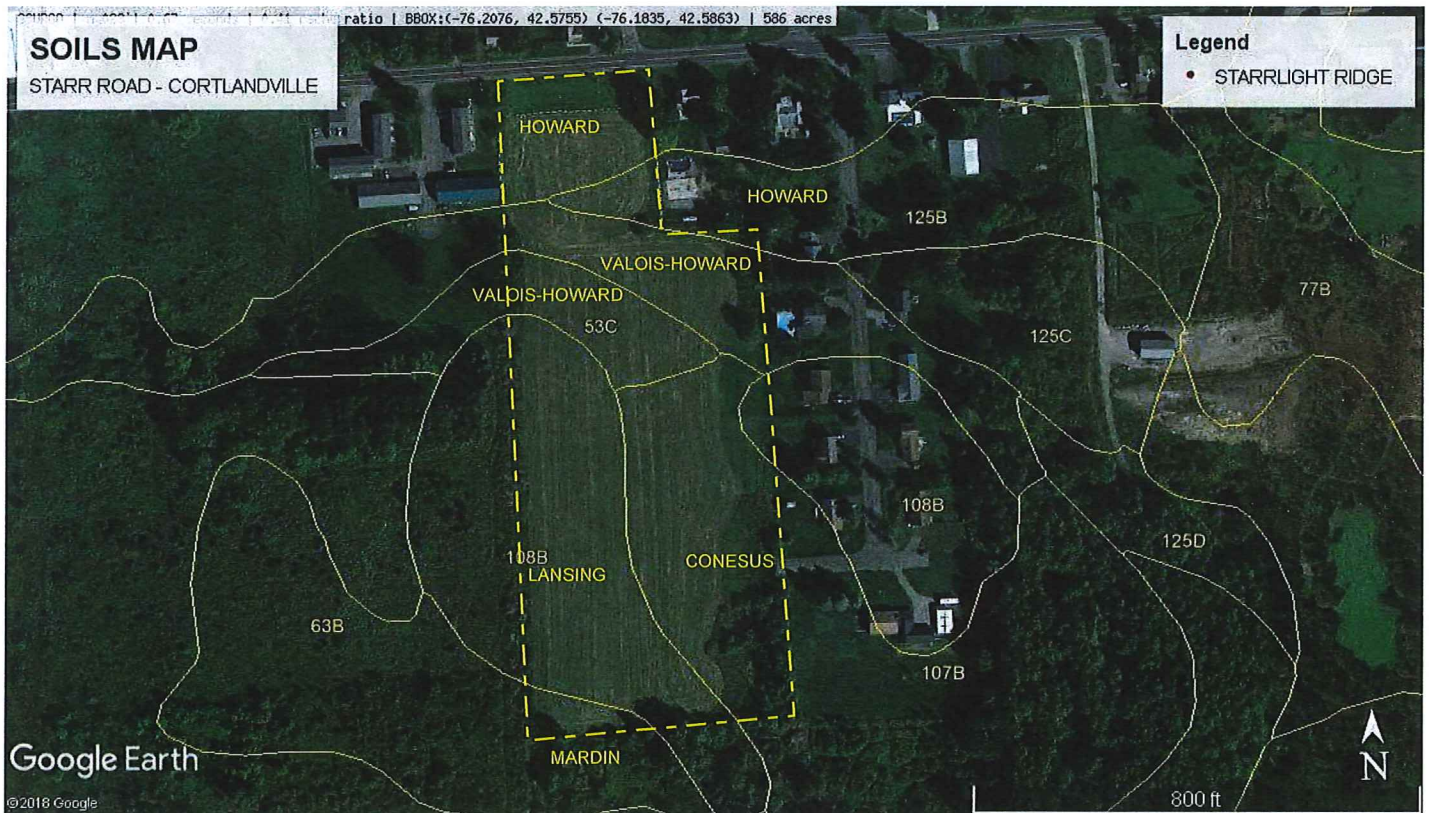
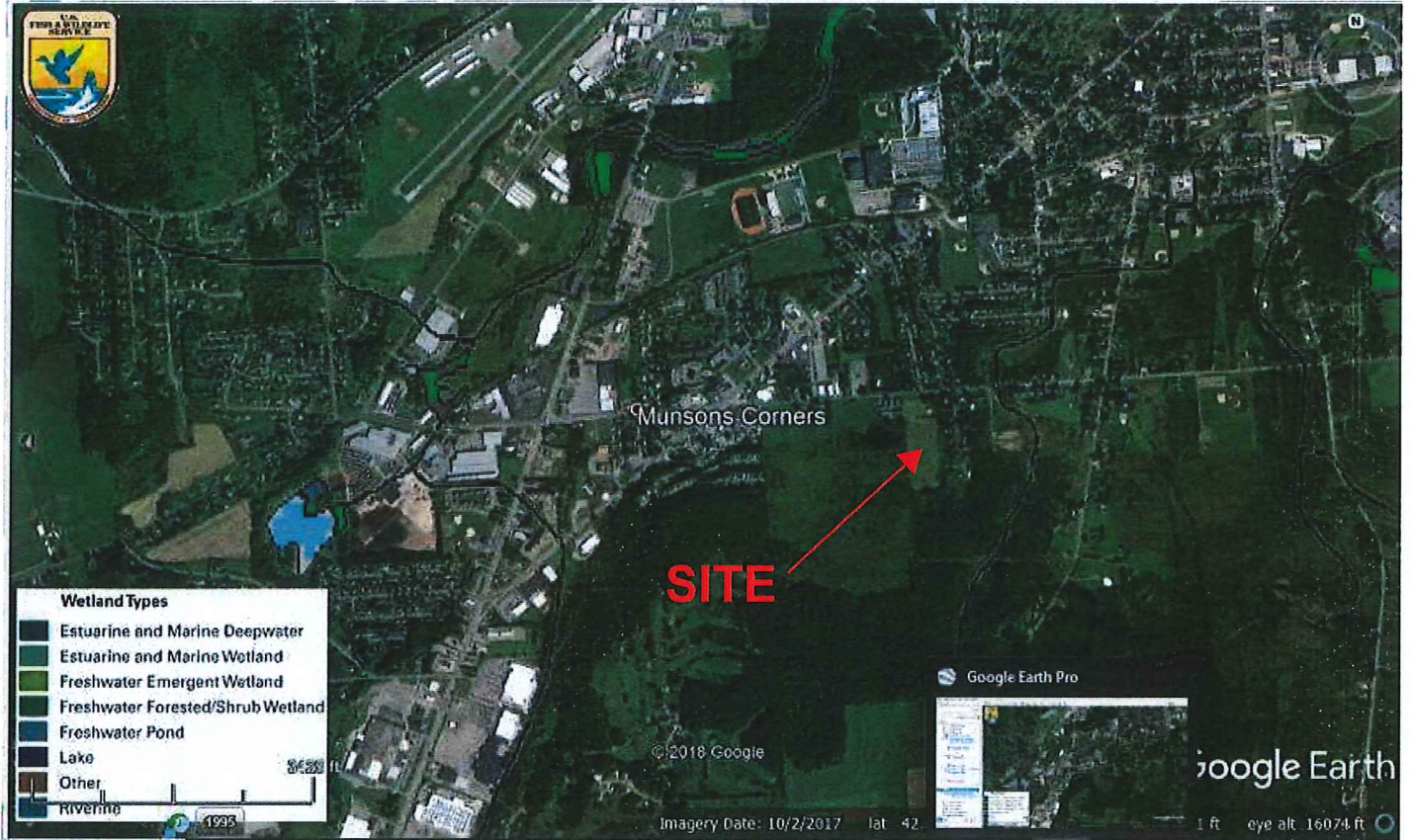
I certify that the information provided is true to the best of my knowledge.

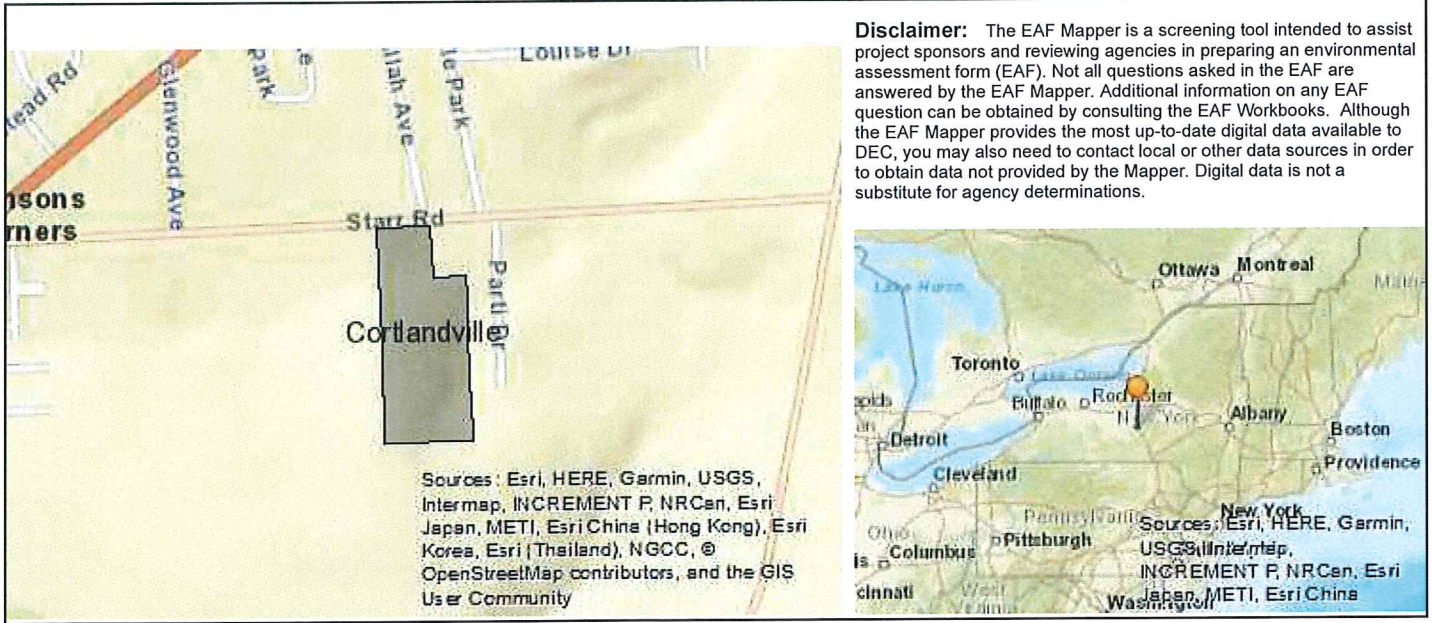
Applicant/Sponsor Name TIMOTHY C. BUHL, P.E. Date 12-30-2018

Signature  Title PROJECT ENGINEER



# STARR ROAD WETLANDS MAP





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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

Agency Use Only [If applicable]

Project :   
 Date :

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

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

**Tips for completing Part 2:**

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

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

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

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

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

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

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

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

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

**4. Impact on groundwater**  NO  YES

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If "Yes", answer questions a - h. If "No", move on to Section 5.*

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

**5. Impact on Flooding**  NO  YES

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)  
*If "Yes", answer questions a - g. If "No", move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

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

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

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

**8. Impact on Agricultural Resources**  
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)  NO  YES  
*If "Yes", answer questions a - h. If "No", move on to Section 9.*

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

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

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



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

<b>11. Impact on Open Space and Recreation</b>			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2c, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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

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

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

**17. Consistency with Community Plans**  
 The proposed action is not consistent with adopted land use plans.  NO  YES  
 (See Part 1. C.1, C.2. and C.3.)  
 If "Yes", answer questions a - h. If "No", go to Section 18.

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

**18. Consistency with Community Character**  
 The proposed project is inconsistent with the existing community character.  NO  YES  
 (See Part 1. C.2, C.3, D.2, E.3)  
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

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

Project :

Date :

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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

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

SEQR Status:       Type 1                       Unlisted

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

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

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

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

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

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

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

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

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

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

Other involved agencies (if any)

Applicant (if any)

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

**PRINT FULL FORM**

**ATTACHMENT C - SPECIFIC HEARING COMMENTS & RESPONSES**

Date: November 27, 2018

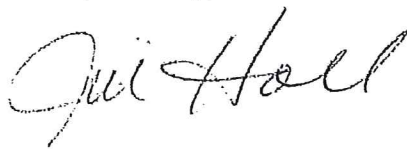
To: Cortlandville Town Board

Re: Starr Road Leonindas Project

Quite honestly I am at a loss of words as to why this project is still being discussed let alone even considered! You – as board member – are supposed to be representing the people that live in your district. We have submitted residents' signatures opposing this project and voiced our concerns for a few years now. For some reason we are not being heard! Mr. Ferris knew the zoning when he acquired this property. No one owes him anything! Why should you change the zoning for someone to profit from it? The zoning should remain as is for those that live adjacent to it as well as in the surrounding neighborhood. Quite frankly, you and those of us that live in the neighborhood have spent way too much time on this project that does not fit with the neighborhood. No-one would be wasting yours and our time if someone was interested in developing the property with single family homes. Please represent US and not some business group that wants to change our neighborhood!

Thank you!

Respectively,



Jill Holl  
25 Abdallah Ave  
Cortland, NY 13045  
607-745-2465

**THIS LETTER IS PRIMARILY ABOUT THE ZONE CHANGE TO PDD-R. IT IS NOT RELATED TO ANY OF THE SITE PLAN ISSUES.**



THI  
OZ



Help us Leonidas, LLC and the Star Lite Ridge Planned Unit Development

10 TWO FAMILY (ALLOWED BY RIGHT) AND 4 MULTI-FAMILY BUILDINGS

14 separate multi-family dwellings housing 50 separate units on the 11 acre site located at 1188 Starr Road! Leonidas, LLC owns the property and is anxious to begin construction which is certain to change our neighborhood of primarily single family homes, and negatively affect our property values because of issues identified below. The Cortlandville Planning Board meets this Tuesday, Nov. 27th at 7:30pm at the Town Offices. Please attend and sign up to speak against this project and to lend support to the request that a Positive Declaration be declared. It is also at this meeting that Leonidas is to present their final plans to the Planning Board. Please attend and join your neighbors in voicing your concerns. In 2016 most of our neighbors (97%) signed a petition against the project which was presented to the Planning Board but nevertheless the Town has continued to entertain this project. Our elected officials must be made to understand that public opinion should and must matter to them! The best way to do this is to attend all relevant meetings *en masse*.

Issues of concern include but are not limited to: The Public Water Supply and protecting the aquifer.

There is at least one property on the north side of Starr Road which depends on a shallow well.

THE SITE IS NOT DIRECTLY UPGRADIENT OF ANY PUBLIC WATER SUPPLY SOURCES. STARR ROAD HAS PUBLIC WATER AVAIABLE

Flooding, a problem which already exists from time to time. How is this to be mitigated? The water coming down the hill is to be collected at the bottom of the hill with rain gardens? What if old problems

reoccur and new ones pop up? THIS IS INACCURATE. ALL STORM WATER RUNOFF WILL BE INFILTRATED INTO THE GROUND. NO SURFACE DISCHARGE WILL OCCUR. EXISTING RUNOFF PROBLEMS WILL BE MITIGATED BY THIS PROJECT.

Density vs. Slope. The project is much too dense for a property that size and a slope that steep. 80% OF THE SITE IS 0-10% THE PROJECT DENSITY IS BELOW THE ALOWED AMOUNT FOR THIS ZONE. NO BUILDINGS WILL BE CONSTRUCTED ON STEEPER SLOPES.

Lighting. This will be a major change to the character of the neighborhood.Noise. Adding that many new residents into that small of an area will definitely have an effect on the character of the neighborhood.

ALL-MULTIFAMILY UNITS ARE MORE THAN 275' FROM STARR RD. AND IMMEDIATELY SOUTH OF AN EXISTING MULTI-FAMILY SITE.

Traffic. No study been done. How many cars will this project add? Currently there is no shoulder on Starr Road and accidents happen frequently. Added traffic will only exacerbate this problem. Why do the Parti

Drive property owners have to be burdened with the 'second' traffic egress point? Let the developers figure out a traffic plan which meets the standards within their own property. Privacy. How is this project

being designed so it impacts little on our privacy?Property Values. The neighbors PVs are likely to go down.Finances. Will this project be bonded? What about other issues such as landscaping, etc. Since

Leonidas closed on the property they have done nothing to it and have allowed it to become overgrown.

Does the developer plan to sell these units or rent these units? In the past it has been said they will sell,

but if they cannot sell, then they will rent...to whom? Will local landlords buy units and then rent them to

students? Have any feasibility studies been done addressing any of this?

TRAFFIC ANALYSIS WAS DONE. PARTI DRIVE ACCESS IS EMERGENCY ONLY & GATED. ALL OF THESE LAST ITEMS HAVE BEEN PREVOULSY DISCUSSED AND ADDRESSED ORALLY AND IN WRITING.

The project can be viewed online:

[https://www.cortlandville.org/sites/cortlandvilleny/files/agendas/file\\_for\\_p.b.\\_9-25-2018\\_8.pdf](https://www.cortlandville.org/sites/cortlandvilleny/files/agendas/file_for_p.b._9-25-2018_8.pdf)

Please contact me at 607.756.2078 if you have any questions. I ask that you leave a message along with your phone number and I will call you back during the evening.

Kevin Pristash, 3607 Parti Drive (last 18 years) Cortlandville, NY 13045

In 2016 CV officials violated NYS SEQRLAW when they granted a Negative Declaration to the Leonidas Star Rd high density housing project in the absence of review or investigation of any of the expected impacts.

THE PROJECT IS NOT HIGH DENSITY. THE DENSITY IS LOWER THAN THAT ALLOWED BY RIGHT IN THIS ZONE

CV also violated of NYS Law when the Leonidas Kryger/Hatfield property was Spot Zoned to a PUD. This was also done above the objections of people in the surrounding area

THIS IS NOT SPOT ZONING. PUD ZONE CHANGES ARE LEGAL AND PART OF THE TOWN'S ORDINANCE. PUD ZONES HAVE BEEN APPROVED ALL OVER NY STATE

This is completely unacceptable. Cortlandville deserves better. As lead agency you can do better.

You cannot do what CV Tn Bd did...which was to assume that all of the impacts could be mitigated away before they were even investigated..

Because of the magnitude and number of expected impacts you must give the Starr Rd high density housing project a Positive Declaration and require a Draft Environmental Impact Statement.

NOT HIGH DENSITY

You can insist that an actual traffic study be done, you can insist that questions on the EAF be answered truthfully and accurately, (many have not been)

A TRAFFIC ANALYSIS WAS DONE AND THE DATA SUBMITTED TO THE CORTLANDVILLE PLANNING BOARD. THE EAF QUESTIONS WERE ANSWERED TRUTHFULLY AND ACCURATELY.

Some of the errors and omissions in the EAF are

P3 D1bc: WRONG answer ZERO was given...This is a false answer because one of the Leonidis partners is Tom Hatfield, he owns contiguous forested acreage.

TOM HATFIELD DOES NOT OWN ANY CONTIGUOUS LAND - THIS STATEMENT IS FALSE AND THE EAF RESPONSE WAS ACCURATE AND CORRECT

P4 Dh Wrong answer given to question re water impoundment

THE ANSWER IS CORRECT. THERE ARE NO PERMANENT WATER IMPOUNDMENTS PLANNED. THE DETENTION/INFILTRATION BASINS WERE ACCURATELY MENTIONED, BUT DO NOT HOLD WATER FOR ANY MORE THAN A DAY OR SO. THE ANSWER IS CORRECT

P5 and 6D2c..wrong answers given re water and sewer extensions

THE ANSWERS TO THESE QUESTIONS ARE ACCURATE. TOWN- WIDE SEWER AND WATER DISTRICTS EXIST,NO NEW EXTENSIONS ARE REQUIRED. EXISTING MAINS RUN PAST THE SITE, AND PRIVATE CONNECTIONS TO SERVE THE DEVELOPMENT WILL BE EXTENDED BY THE DEVELOPER. WATER PRESSURES AND FLOWS TO PARTI DRIVE WILL BE GREATLY IMPROVED, AS IT WILL NO LONGER BE A DEAD END MAIN.

P7 J wrong answers given re impacts on traffic. There has been NO Traffic study. There are 50 housing units planned, 100 parking spaces and 20 garages...they project that there will only be 31 extra trips during rush hour. That number was likely **pulled out of a hat.**

A TRAFFIC ANALYSIS WAS DONE AND THE DATA PRESENTED TO THE TOWN; DATA INCLUDED ON-SITE COUNTS, TRIP GENERATION ESTIMATES, HISTORIC TRAFFIC COUNTS FROM COUNTY HIGHWAY & THE NYSDOT. THE ANSWERS WERE NOT "PULLED OUT OF A HAT"

And they answered that they would be connected to existing pedestrian and bicycle pathways.

WRONG answer: there are no pedestrian or bicycle pathways in the area

THE MANY PED. PATHWAYS AND BIKEWAYS PROPOSED FOR THE PROJECT CAN AND WILL BE TIED INTO IN THE SURROUNDING AREA PATHS AND WALKS IF THEY ARE CONSTRUCTED BY THE TOWN.

P 10 E1d Wrong answer given: there ARE 2 group homes in the area...one is almost directly across the road from the Starr Rd property...it is owned by the Racker Center, the other is approx. .4 to the East.

THE QUESTION ALSO ASKS ABOUT SCHOOLS, SENIOR HOUSING, DAYCARE CENTERS, ETC. IN ADDITION TO GROUP HOMES - NONE OF THESE ARE PRESENT. IN SPEAKING WITH THE FACILITIES DIRECTOR AT THE RACKER CENTER, THE DWELLINGS ACCROSS FROM THE PROJECT & NEARBY ARE CONSIDERED RESIDENCES BY LAW, NOT GROUP HOMES. ONLY ONE FULL-TIME RESIDENT IS HOUSED ACROSS THE STREET. THE CENTER HAS NO OBJECTIONS TO THE PROJECT.

P11 Ef NO Answers are given re the number of acres at any of the slope levels 10, 15 or greater...only plus signs are provided with no number of acres or percentages of the total property indicated.

THE ANSWERS WERE GIVEN, BUT JUST NOT DISPLAYED PROPERLY DUE TO THE NATURE OF THE NYSDEC FORM AND HOWEVER PRINTED IT OUT. THE PERCENTAGES SHOW UP ON THE ORIGINAL FORM (80%,15%, AND 5%).THE PROBLEM HAS BEEN RECTIFIED IN THE ATTACHED REVISED EAF DATED 12-30-2018

## Part 2

P3 Impact on flooding: add to this section that they are planning to add 3.7 acres of impervious surface to the property in an area that already floods. Residents routinely have their basements pumped out

AS STATED PREVIOUSLY, THE PRESENT SURFACE RUNOFF PROBLEMS IN THE AREA WILL BE CORRECTED BY THE PROPOSED PROJECT WHICH RESULTS IN A ZERO SURFACE WATER DISCHARGE FROM THE SITE. THE TECHNICAL ASPECTS OF THIS CONCEPT HAVE BEEN REVIEWED AND APPROVED BY THE TOWN'S ENGINEERING CONSULTANT (CLOUGH HARBOR) AND THE CCSWCD STAFF, BOTH IN WRITING.

P 9

Impacts on transportation: the applicant is completely punting here...No Traffic study has been done...I FOIL requested...it did not exist as of last week.

A TRAFFIC ANALYSIS WAS DONE - SEE ABOVE AND ATTACHED.

Traffic flow could be very very significantly impacted by the proposed high density housing project in an area with the narrow 2 lane road and no sidewalks.

AGAIN, THE PROJECT IS NOT HIGH DENSITY AND AN INTENSIVE SYSTEM OF INTERNAL PATHWAYS ARE PLANNED BETWEEN RESIDENCES, PLAY AREAS, AND THE ONSITE COMMUNITY CENTER. AS THERE ARE NO NEARBY OR WALKABLE AMENITIES ON STARR ROAD, THIS IS PROBABLY WHY THERE ARE NO SIDEWALKS TO CONNECT TO.

Racker Center owns and operates a group home on Starr Rd within a few dozen feet of the N end of the project.. Another group home is within .4 mile east of the proposed housing project.

I SPOKE WITH RON JONES OF RACKER; HE INDICATED THERE IS TYPICALLY ONE ONE FULL TIME RESIDENT AT THE 1163 STARR ROAD ADDRESS, AND MAYBE ONE OR TWO OTHERS ON THE WEEKENDS. NONE OF THE RESIDENTS TYPICALLY GO OUT INTO THE NEIGHBORHOOD, AS THEY ARE SEVERELY HANDICAPPED. THEY ALSO HAVE ANOTHER RESIDENCE ON LEVYDALE AVE WITH 3-4 RESIDENTS.

I live 2 houses away from a group home on Collegeview Drive...we often see emergency vehicles and medical vehicles making stops at the group home on my street.

Any changes in traffic flow on Starr Rd could have life altering impacts on residents of the facilities for disabled people on Starr Rd.

P 11 #17, 18...remember that the area was illegally SPOT ZONED so of course it is inconsistent with surrounding land uses

NOT SPOT ZONED - A PUD ZONE CHANGE IS ALLOWED AND LEGAL ALL OVER NY STATE. EXISTING LAND USES ADJACENT TO THE SITE ARE SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY. DUPLEX UNITS ARE ALLOWED IN THE ZONE BY RIGHT EVEN WITHOUT A PUD. THE MULTI-FAMILY BUILDINGS (4) ARE SIMILAR TO THOSE TO THE WEST BUT SET BACK MUCH FURTHER FROM STARR ROAD.

Additionally, because the Leonidas partnership is comprised of the same two people who lead Greek Peak into bankruptcy, this board should have many very serious second thoughts about the financial aspects and liabilities of this project...say in the

case of catastrophic failure of the experimental stormwater systems. What would be Cortlandville's liability if the owners or operators went belly up?

ECONOMIC VIABILITY IS NOT PART OF THE SITE PLAN APPROVAL. EVEN SO, IT WAS DISCUSSED AT LENGTH DURING THE PUD APPROVAL PROCESS. IT WAS ALSO NOTED THAT BECAUSE THE PROJECT IS A CONDOMINIUM PROJECT, THERE WILL BE BANK FINANCING AND A HOMEOWNER'S ASSOCIATION. IF IT FAILS, THE BANK WILL SELL THE PROJECT AT A REDUCED AMOUNT, AND IT WILL CONTINUE ON WITH NEW OWNERS AT MORE FAVORABLE TERMS, JUST AS WOULD HAPPEN WITH ANY OTHER PROJECT APPROVED BY THE TOWN OF CORTLANDVILLE.

For these reasons and many more as mentioned by the neighbors, the only possible actions which the Planning Board can take are to give a Positive Declaration to the high density housing project and to require a Draft Environmental Impact Statement to be produced by the applicant.

Thank you,

Pam Jenkins

Cortlandville resident