



August 16, 2016

Town Board
Town of Lysander
Lysander Town Hall
8220 Loop Road
Baldwinsville, NY 13027

**RE: Collington Pointe East Incentive Zoning Application
CHA Proposal No.: 31204**

Dear Town Board:

CHA Consulting, Inc. (CHA), on behalf of Bella Casa Builders, is pleased to submit the Application for Incentive Zoning. We offer the following Scope of Services for your consideration:

Per section 139-72 of the Town Code, the Town Board has determined that it is appropriate to make adjustments to permissible density and area requirements for the specific purpose of preserving farmland and open space as well as to promote the extension of roadways, sewers and other such amenities at a minimum cost to the residents and tax payers. As per the Code, the objectives are stated as follows:

- A. The preservation and enhancement of natural features
- B. The accommodation of land uses and physical arrangements which are not contemplated under conventional zoning
- C. The creation of usable open space, recreation lands and trails
- D. The preservation of water resources, environmentally sensitive areas, significant plant and animal habitat and important ecological resources

In accordance with 261-b of the Town Law of the State of New York, the Town Board of Lysander is empowered to provide for a system of zoning incentives or bonuses in exchange for specific social, economic or cultural benefits or amenities as the Town Board deems necessary and appropriate.

The following benefits or amenities may be either on or off the site of the subject application per Section 139-76 of the Town Code:

1. Preservation of farmland or open space
2. Regional parks
3. Utilities and appurtenances in excess of those required to mitigate proposed impacts of development
4. Preservation of cultural or historic facilities
5. Other facilities or benefits to the residents of the community

The following incentives may be granted by the Town Board to an application per Section 139-77:

1. Increase in residential unit density
2. Change in use
3. Increases in lot coverage

4. Changes in setbacks and height
5. Increases in floor area
6. Reduction in required buffer area

PROPOSED PROPERTY

The proposed site includes three tax parcels located off Patchett Road owned by Bella Casa Builders by Alberici, Inc. More specifically, the parcels are:

- Tax Map ID No. 73.01-01-41 – 25.103+/- acres
- Tax Map ID No. 73.01-01-40.3 – 27.747+/- acres
- Tax Map ID No. 73.01-01-38 – 23.774+/- acres

The proposed project is adjacent to the Collington Pointe and Talamore residential developments developed by Bella Casa Builders over the last ten years. See **Exhibit 1** (Property Survey) and **Exhibit 2** (Overall Area Map) for location and adjacent developments.

The following application for incentive zoning includes the following required information per Section 139-78 of the Town Code:

1. Concept plan of the proposed site developed to its fullest extent under the existing zoning (AR-40). See **Exhibit 3**.
 - Development per existing zoning would provide 45 lots per AR-40 zoning requirements
2. Concept Plan of the proposed site developed under the Incentive Zoning request. See **Exhibit 4**.
 - Development to have 122+/- lots varying in acreage and lot width

INCENTIVES

Bella Casa Builders offers the following incentives as part of the Collington Pointe East residential development assuming the project will have 122 building lots:

1. Patchett Road Improvements to provide 2' gravel shoulders from River Road to the intersection of Collington Pointe Way

Length of Improvements – 4,900 LF from Collington Pointe Way to River Road

Box Out Shoulder 2' wide by 6" deep and install 6" NYSDOT Type 2 Subbase

Grade Shoulder to Grade at 2:1 to 3:1 slopes with common fill

Top soil & seed disturbed areas

Installation of 1300 LF of 12 HPDE, catch basins and outlet structures in existing ditch locations

Estimated Cost of Incentive: \$308,000

Payment: The developer proposes four payments for the proposed incentive:

-Payment 1: \$77,000 upon all necessary Town Approvals for development

-Payment 2: \$77,000 upon acceptance of Phase I Roadways and Infrastructure by Town Engineer and Town Board



- Payment 3: \$77,000 one year after acceptance of Phase I Roadways and Infrastructure
- Payment 4: \$77,000 two years after acceptance of Phase I Roadways and Infrastructure

2. A cash contribution of \$1,500 per lot to be set aside to provide sewers to the properties in the Red Rock and Hayes Road neighborhoods. This will also accommodate OCDWEP's requirement on any sanitary sewer offsets.

Sanitary Sewer offset to be utilized in any portion of the "Lysander Peninsula" at \$1,500 per lot

Estimated Cost of Incentive: \$183,000

Payment: The developer proposes the following payment schedule for the proposed improvements:

- Payments will be made per Section Developed in the following manner:
 - A. Lots 1-40: \$1,500 paid at approval of building permit
 - B. Lots 41-80: \$750 paid at approval of Phase/Section and \$750 paid at approval of building permit
 - C. Lots 81-Full Development: \$1,500 paid at time of approval of Phase/Section

3. A stone dust walking trail around the existing and proposed storm water management areas for the development to be maintained by the Town

Completion of Proposed Improvement: The stone dust trails will be completed during the construction of the storm water management facilities. The stone dust trail around the existing basin will be constructed during the development of Section 1 of the proposed project.

4. Developer will design deed restrictions or covenants on the project that require the home owners to install two trees within the face of the house and the front yard setback within one year from the date of Certificate of Occupancy. The developer will provide the Town with a list of proposed trees that will be allowed.

BENEFITS TO THE COMMUNITY

The following benefits will be conveyed to the community due to the implementation of the above referenced incentives to be provided.

1. ***Long Term Infrastructure Cost Reduction*** – The final build out of the proposed plan will include the addition of 122 lots (\pm) which will be connected to existing sanitary and storm water facilities of adjacent neighborhoods. As with all infrastructure, these facilities will require maintenance at various times throughout its life. These long term costs ultimately get conveyed back to the communities who are serviced by said facilities. With the addition of 122 lots, these costs will be dispersed between a larger group thus reducing the cost conveyed to each property owner within associated neighborhoods.
2. ***Improved Water Quality in Seneca River*** – A cash contribution in the amount of \$1,500 per lot will be set aside to help the Town provide public sewers for a neighborhood directly adjacent to the Seneca River whose properties are currently on septic systems. Many of these systems do not meet NYS Dept. of Health standards and frequently fail ultimately resulting in sanitary wastewater infiltrating to the Seneca River. With the help of proposed monetary offering, public sewers will eliminate these unwanted discharges to the river thus improving the water quality.



3. **Additional Recreational Opportunities** – Proposal includes construction of an 8’ stone dust walking trail which will be routed around the existing Collington Pointe and proposed Collington Pointe East storm water management areas. Access will be provided for both Collington Pointe and Collington Pointe East developments for use. The trail will provide residents the opportunity to enjoy the natural beauty of the land and promote healthy living within the community.
4. **Retain Open Space and Wetland Areas** – Through the implementation of deed restrictions and covenants, future home owners will be required to retain open space with a requirement that they must plant a minimum number of trees of approved type within a certain timeframe. The required trees will help provide habitat for animals and keep a rural feel to the landscape. In addition to the front yard requirements, there are a number of lots which will be located adjacent to a wetland area. These lots will have deed restrictions which will encompass any portion of their lot which extends into the 100’ wetland buffer zone. Development and use of this space will be restricted to help preserve the natural geography and landscape of the wetland area.
5. **Increased Tax Base** – As previously discussed, under current zoning, the maximum buildout of subject properties will allow for 45 lots. Based on a comparative market analysis of similar sized developments, these homes are estimated to be valued at approximately \$500,000 resulting in a tax base of \$22.5 M. The proposed plan will create 122 lots of smaller size. Based on the same market analysis for the smaller lots, the estimated value of these homes will be approximately \$300,000 resulting in a tax base of 36.6 M for the development. This increase in assessed taxable value will help alleviate the tax levy for the entire town thus decreasing the tax burden required of all property owners within the community.

We believe that the proposal provides the Town with some great new residential development on Patchett Road to complement the existing Collington Pointe and Talamore residential developments and provides infrastructure and amenities to the Town of Lysander.

Thank you for your consideration and review, and we look forward to working with you on the approval of this project. Should you have any questions, please do not hesitate to contact my office at (315) 471-3920.

Very truly yours,



James F. Trasher, P.E.
Vice President

JFT

Cc: Stacey Alberici, Bella Casa Builders
Al Yager, Town Engineer

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FIGURES

Exhibit 1 – Property Survey

Exhibit 2 – Overall Area Map

Exhibit 3 – Full Build W/ Existing Zoning

Exhibit 4 – Proposed Layout W/ Incentive Zoning

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 Saved: 8/23/2016 10:00:00 AM Plotted: 8/23/2016 11:23:26 AM Current User: Plonko, Zach Last Saved By: 3933



0 200 400
 Scale in feet

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE LOCATION, ALTERED BY, FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

COLLINGTON
 POINTE EAST

No.	Submitted / Revision	Appl.	By	Date

OVERALL AREA MAP

Designed By: PBY	Drawn By: PBY	Checked By: JFT
Issue Date: 06-22-2016	Project No: 31204	Scale: AS SHOWN

Drawing No.:
Exhibit - 2

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Proposed Subdivision - Collington Pointe East		
Project Location (describe, and attach a general location map): Extension off East side of Collington Pointe Subdivision to the north of Patchett Road.		
Brief Description of Proposed Action (include purpose or need): Proposed project includes construction of a multi-phase residential development which will expand and connect to the Collington Pointe Subdivision. There will be two access roads off of Patchett Road and one connecting to Collington Pointe Rd. The overall development will ultimately consist of 122 new lots which will be built as demand allows. The development will be constructed in 7 phase per provided phasing plan. The initial phase will start with the connection to Collington Pointe Road.		
Name of Applicant/Sponsor: Bella Casa Builders Inc.	Telephone:	E-Mail: staceyalberici@aol.com
Address: 4750 Woodward Way		
City/PO: Liverpool	State: NY	Zip Code: 13088
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting Inc. (C/O James Trasher)	Telephone: 315-471-3920	E-Mail: JTrasher@chacompanies.com
Address: 441 S. Salina Street		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): Bella Casa Builders by Alberici Inc.	Telephone:	E-Mail:
Address: Same as applicant		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board Incentive Zoning Approval	8/2016
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Review	10/2016
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCDWEP-BSP5	1/2017
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC(SWPPP)	11/2016
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <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?
Currently zoned AR-40 with an Incentive Zoning Overlay

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

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Baldwinsville

b. What police or other public protection forces serve the project site?
Village of Baldwinsville Police, Onondaga County Sheriffs, and NYS Police

c. Which fire protection and emergency medical services serve the project site?
Baldwinsville Fire Dept.

d. What parks serve the project site?
Lysander Park

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)? Residential

b. a. Total acreage of the site of the proposed action? _____ 76.624 acres
b. Total acreage to be physically disturbed? _____ 65 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 76.624 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 85 current plus 122 Units: _____ Lots _____

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)
Residential

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 122
iv. Minimum and maximum proposed lot sizes? Minimum 80' x 125' Maximum 160' x 260'

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 _____ 7
• Anticipated commencement date of phase 1 (including demolition) _____ 5 month 2017 year
• Anticipated completion date of final phase _____ 10 month 2027 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phase 1 will commence with extension of road from Collington Pointe Rd. Road will be installed and lots rough graded. Properties will be developed and sold as demand allows. Once Initial phase is complete, roads will be constructed for next phase followed by property development and so on.

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	122			
At completion of all phases	122			

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,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Per Jurisdictional Determination, isolated wetlands will be removed and all other wetlands will be avoided, thus requiring no permit.

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: _____ 48,800 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: OCWA
- 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: _____
Line extensions will loop between Collington Pointe Road Main and Patchett Road Main Through site.
- Source(s) of supply for the district: Otisco/Ontario Lakes

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 48,800 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary Sewer

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

If Yes:

- Name of wastewater treatment plant to be used: Baldwinsville-Seneca Knolls
- Name of district: Collington Pointe Extension No. 1
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

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

If Yes:

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

New sanitary sewer mains will be installed throughout site and connected to existing Collington Pointe Sewer District

- 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?

683,648 Square feet or 15.69 acres (impervious surface)

3,337,741 Square feet or 76.62 acres (parcel size)

- ii. Describe types of new point sources. Stormwater will be collected in with variouse catchbasing within roads and conveyed via pipes to proposed stormwater mangagment facility on site followed by discharge to adjacent wetlands

- 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 collected and conveyed to proposed stormwater mangagment area adjacent to existing collington Pointe management pond.

- If to surface waters, identify receiving water bodies or wetlands: _____
 Waters will be ultimately discharged to BAL-14 wetland following treatment and mangagment in proposed stormwater facilities.

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

Construction Equipment

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

- 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 (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

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: _____

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

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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 6 PM _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Residential - NA _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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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:

 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:

 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:
 Generally bound by residential subdivision to West and South, site currently mostly vacant forested Land, Agricultural/residential to the East, with wetland to the north.

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.024	16.194	+16.17
• Forested	34.00	4.5	-29.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	34.00	-	-34.00
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	8.60	8.60	-
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Mowed Residential Yards</u>	-	47.330	+47.33

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? _____ > 8 _____ 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:

Ontario Loam - OGB	_____	_____	60 %
Cazenovia Silt Loam - CfB	_____	_____	30 %
Ontario Gravely Loam - OnC	_____	_____	10 %

d. What is the average depth to the water table on the project site? Average: _____ 2-4 _____ feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	60 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	25 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	15 % of site

f. Approximate proportion of proposed action site with slopes:

<input type="checkbox"/> 0-10%:	_____	85 % of site
<input type="checkbox"/> 10-15%:	_____	10 % of site
<input type="checkbox"/> 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 897-43 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size 95 Ac.
- Wetland No. (if regulated by DEC) BAL-14

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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Deer _____ Birds _____ Small Mammals _____</p> <p>Reptiles _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Indiana Bat</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: ONON 003</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name James Trasher, PE -CHA On Behalf of applicant Date 11/9/16

Signature  Title Vice President