1. Call to Order (3:00)
2. Public Comment (3:00)
3. Changes to Agenda (3:05)
4. Chair's Report (3:05)
5. Condominium Development - Michael Cannon, Tompkins Trust Company (3:10)
6. Reports/Discussions/Presentations
   a. Report/Discussion: Report on Community Housing Development Fund Round 17 (ID #8023) (3:40)
   b. Resolution: Negative Declaration for Authorizing CHDF Award for Milton Meadows Apartments (ID #8018) (3:45)
   c. Resolution: Authorizing Disbursement of the Community Housing Development Fund Award for Milton Meadows (ID #8022) (3:50)
   d. Report/Discussion: Developing a Municipal Housing Affordability Matching Fund (ID #8024) (3:55)
   e. Report/Discussion: Update on NY Attorney General Opinion on Use of Local Funds for Community Housing Development Fund (ID #8025) (4:00)
7. Deputy Commissioner's Report - Megan McDonald (4:05)
   a. Chamber of Commerce/Community Foundation Housing Market, Funding Resource, and Solutions Analysis
   b. IDA/CIITAP update
   c. Zero Energy Modular Homes pilot project
   d. Ithaca College Housing Conversation
   e. New York State Community Development Block Grant Update
8. Minutes Approval (4:20)
   a. July 16, 2018
9. Committee Members' Reports (4:25)
10. Adjournment (4:30)
REPORT OR DISCUSSION ITEM NO.  
(ID # 8023)

Report on Community Housing Development Fund Round 17
TO: Housing Committee
From: Megan McDonald, Deputy Commissioner of Planning and Sustainability
Date: August 10, 2018
Re: Report on Community Housing Development Fund Round 17

Action Requested
No action is requested at this time.

Background
The Community Housing Development Fund is a joint effort of Tompkins County, the City of Ithaca, and Cornell University. The purpose of the fund is to help communities and organizations throughout Tompkins County respond to the diverse affordable housing needs of its residents. Projects must include units of affordable housing for low and moderate income households. In Rounds One through Sixteen, there have been 441 housing units supported with $3.1 million in total funding.

Round Seventeen Applications and Recommendations
The 2018 Notice of Funding Availability for the Community Housing Development Fund provides two rolling deadlines one in May and one in October. The County received two applications for the June deadline, which are summarized below together with the funding recommendations, based on the review of the Application Review Committee and recommendation of the Program Oversight Committee.

<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
<th>Applicant</th>
<th>Number of Affordable Units</th>
<th>POC Funding Recommendation (vote)</th>
<th>Proposed Sponsors</th>
</tr>
</thead>
<tbody>
<tr>
<td>402 S. Cayuga St.</td>
<td>City of Ithaca</td>
<td>INHS</td>
<td>4 for-sale units (2 up to 80%, 2 up to 100% AMI)</td>
<td>$140,000 (8-0)</td>
<td>City of Ithaca and Cornell University</td>
</tr>
<tr>
<td>327 W. Seneca St.</td>
<td>City of Ithaca</td>
<td>Visum Development Group</td>
<td>12 rental units</td>
<td>Conditional approval $300,000 (8-0)</td>
<td>To be determined</td>
</tr>
</tbody>
</table>

Due to the conditional approval recommended for the 327 W. Seneca St. project, Program Oversight Committee members plan to meet with the applicant to obtain necessary details to finalize their funding recommendation and then propose sponsors for funding the award.

Resolutions to approve funding of these applications will occur once environmental reviews are complete for the projects.

Contact
Megan McDonald at 607-274-5560 or mmcdonald@tompkins-co.org.
Negative Declaration for Authorizing CHDF Award for Milton Meadows Apartments

WHEREAS, the Tompkins County Legislature through Resolution No. 2015-154, authorized funding for the Community Housing Development Fund Program, and

WHEREAS, the Community Housing Development Fund assists the development costs associated with residential and mixed-use real estate development projects primarily benefiting low- and moderate-income households, and requires that newly constructed or rehabilitated homes supported by the program are not only made available to low- to moderate-income households, but also remain affordable to future generations of renters and buyers, and

WHEREAS, Resolution No. ___ of 2018 would authorize the disbursement of County funds in support of the Milton Meadows project at the Town Center site on Auburn Road in the Town of Lansing, and

WHEREAS, Tompkins County has received and reviewed the Town of Lansing Full Environmental Assessment Form (Parts 1 and 2) documents for the project listed as the Milton Meadows Apartments, and

WHEREAS, as Lead Agency, the Town of Lansing Planning Board has determined the Milton Meadows Apartments project to be a Type I Action with a Negative Declaration, and

WHEREAS, as the Town of Lansing Planning Board granted conditional site plan approval for the Milton Meadows Apartments project on November 27, 2017, and

WHEREAS, Tompkins County concurs with the Town of Lansing Planning Board SEQR Negative Determination of the Milton Meadows Apartments project, and

WHEREAS, the project must comply with Department of Health requirements, and

WHEREAS, the project’s developer, Rochester’s Cornerstone Group, Ltd., renamed the project the Milton Meadows Apartments project subsequent to its application to the Community Housing Development Fund under the project name, Lansing Commons Apartments, and

WHEREAS, Rochester’s Cornerstone Group, Ltd., selected their nonprofit partner, Providence Housing Development Corporation as the ultimate recipient of the Community Housing Development Fund’s award, with Program Oversight Committee concurrence, now therefore be it

RESOLVED, on recommendation of the Housing Committee, That the authorization of the Community Housing Development Fund disbursement and the subsequent construction of the project listed above adequately protects and preserves the environment and will not have any potentially significant adverse effects on the environment.

SEQR ACTION: Full Environmental Assessment Form on File with the Legislature Clerk
TO: Housing Committee
From: David West, Senior Planner, Department of Planning and Sustainability
Date: August 13, 2018
Re: Resolutions to Disburse Funds for Milton Meadows Community Housing Development Fund Award

Action Requested
The proposed action is to approve two resolutions. The first resolution concurs with the Town of Lansing Planning and Development Board’s negative declaration of environmental significance for the award disbursement and subsequent construction of Rochester’s Cornerstone Group’s Milton Meadow project. The second resolution authorizes the disbursement of $23,125 in County funds to support the development of 72 units of affordable rental housing in the Milton Meadows project. Please note that this project has had different names in the past, including Lansing Trails and Lansing Commons. This award was made through Round Fifteen of the Community Housing Development Fund (CHDF). The annual County allocation for the Housing Fund is up to a maximum of $100,000.

The resolutions must also be approved by the full Legislature.

Background
The Community Housing Development Fund is a joint effort of Tompkins County, the City of Ithaca, and Cornell University. The purpose of the fund is to help communities and organizations throughout Tompkins County respond to the diverse affordable housing needs of its residents. Projects must include units of affordable housing for low and moderate income households.

This application and funding recommendation were originally reported to the Planning, Development, and Environmental Quality committee at its September 7, 2017 meeting. However, the project was awaiting a spring 2018 Unified Funding Award announcement to determine whether it would move forward and require action to approve disbursement of funds. The recommendation of the Program Oversight Committee (POC) is summarized below.

<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
<th>Applicant</th>
<th>Number of Affordable Units</th>
<th>POC Funding Recommendation (vote)</th>
<th>Proposed Sponsor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milton Meadows (aka Lansing Commons Apartments)</td>
<td>Town of Lansing</td>
<td>Rochester’s Cornerstone Group</td>
<td>72 rental units</td>
<td>$256,875 (8-0) $233,750 Cornell and $23,125 Tompkins County</td>
<td>Cornell University and Tompkins County</td>
</tr>
</tbody>
</table>

Milton Meadows/Lansing Commons Apartments
Rochester’s Cornerstone Group proposes construction of 72-unit apartment project with 14 rental units for households earning up to 50% AMI, 42 rental units for households earning up to 60% AMI, and 16
rental units for households earning up to 80% AMI. The project is located on a 13.5 acre parcel that is part of the Town of Lansing’s Town Center parcel on Auburn Road in the Town of Lansing.

**SEQR**

On November 27, 2017 the Town of Lansing Planning Board determined that the construction of the Milton Meadows Apartments project was a Type I action that would not have a significant effect on the environment. The County Health Department was an Involved Agency, while the County was only an Interested Agency. Now that the County is involved through the Community Housing Development Fund the County Legislature must make its own determination of environmental significance. The Department reviewed the documents prepared as part of the town’s environmental review and recommends that the County Legislature concur with the Negative Declaration filed by the Town of Lansing.

This is a Type I-5 Action, in that it will construct 72 units of new housing that will not be connected to an existing public sewer system.

The Department reviewed the Part I FEAF prepared by the applicant for the Town of Lansing Review and has the following notes:

1. As noted above, the Tompkins County Legislature is now an Involved Agency since it has been requested to provide funding through the County CDHF.
2. In places, the application refers to this project as Phase I. There are no longer any plans for future phases for this project.
3. Part I of EAF, Section D.2(d), states they will use an existing public wastewater treatment facility. According to the County Health Department, the project is on public water and will have an Onsite Wastewater Treatment System (OWTS). The challenge for the project as far as public health is concerned is that the design firm will have to fit an OWTS on the site that meets both NYS DOH and DEC requirements. This includes the separation distances from the delineated wetlands. The project will not be approved by this office until all OWTS design requirements are met.
4. The applicant submitted a response (attached) to the SEQRA Energy Addendum required by County SEQRA policy. While the response does not directly address each point in the Energy Addendum, the applicant’s engineer, Passero Associates, writes that the project will be constructed to NYSERDA PON 2309, LEED for Homes V4, Energy Star 3.1 Revision 8 and NYS Homes and Community Renewal energy standards which they believe meet or exceed the County’s Energy recommendations. The project does not plan to use any gas or propane.

There were also some minor discrepancies in the FEAF Part I form which we clarify here:

- Part I of FEAF, Section C.3, part b states the proposed use is not permitted by zoning, but part c states that zoning change is not being requested. After reviewing the zoning and consulting with the Town, it is clear that the project is an allowed use.
- Some responses in Part I of the FEAF indicate there are not wetlands on site, others state that there are. There are wetlands on the site and they have been delineated by the applicant.
- Several questions were not answered: hazardous waste generation, depth to bedrock, soil type, and slopes. None of these questions relate materially to potential environmental impacts of residential development on this site.

**SEQR Recommendation**

The Department of Planning and Sustainability’s recommendation is that a Negative Declaration of Environmental Impact is appropriate, subject to the project meeting Health Department requirements.
**Funding Recommendation**
The Department of Planning and Sustainability recommends that the Housing Committee support the distribution of $23,125, based on the recommendation from the Community Housing Development Fund Program Oversight Committee, for the construction of Milton Meadows. It is recommended that the award include a condition that Health Department Permits are issued before funds are disbursed.

**Budget Implications**
Resolution No. 2014-188 committed $600,000 of Tompkins County Program Income funds to continuing the Community Housing Development Fund. None of the County’s contribution involves local tax dollars. All of the County’s contribution comes from funds originally received from the U.S. Department of Housing and Urban Development (HUD) that were loaned under the County’s Homeownership Program and have been repaid by borrowers. These funds can only be used for HUD eligible activities.

**Enclosures**
Resolution No. __: Negative Declaration for Authorizing Disbursement of the Community Housing Development Fund Award for Milton Meadows Apartments

Town of Lansing SEQR Negative Declaration and Full Environmental Assessment Form (FEAF)

Resolution No. __: Authorization to Disburse County Funds to the Community Housing Development Fund for Milton Meadows Apartments

**Contact**
David West at 607-274-5560 or dwest@tompkins-co.org.
RESOLUTION PB 17-12

TOWN PLANNING BOARD RESOLUTION ISSUING NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE FOR MILTON MEADOWS RESIDENTIAL APARTMENTS DEVELOPMENT

WHEREAS, Rochester's Cornerstone Group ("Applicant") has submitted for consideration and approval a combined site plan and subdivision application for a Milton Meadows, a proposed 72-unit apartment complex with a community center building, comprising 10 buildings total, to be located upon 13.5 acres of Parcel C in the Town Center, on the north side of Auburn Road (SR 34), Lansing, New York, and otherwise known as P/0 Tax Map# 37.1-2-16.2 within the BL Commercial Mixed Use Zoning District; and

WHEREAS, this application has been deemed and classified as a SEQRA Type 1 Action; and

WHEREAS, the Town of Lansing Planning Board has responsibility for approving or carrying out the action under SEQRA and the Planning Board had previously decided to be, previously declared its intent to be, and hereby is declared as the lead agency for environmental review; and

WHEREAS, the requisite General Municipal Law § 239 referral was duly delivered to County Planning, and the requisite notices of intent were duly delivered to all involved agencies, and each such agency has duly responded and such comments and responses have been duly reviewed and considered by the Lansing Planning Board; and

WHEREAS, the Planning Board duly noticed and held a public hearing at the Town Hall (29 Auburn Road) concerning the Cornerstone Phase I site plan and subdivision upon August 28, 2017, whereat environmental concerns were also duly considered, and which public hearing was held and kept open until September 25, 2017, whereat all citizens were given an opportunity to continue to voice any concerns respecting the environmental review and to be heard thereupon; and

WHEREAS, as lead agency the Planning Board considered and analyzed each of the potential identified impacts in relation to the question of whether such impacts were so probable of occurring or so significant as to require a positive declaration of environmental impact, and after weighing the actual and potential impacts arising from or in connection with this site plan and subdivision approval, and after also considering (i) the probability of each potential impact occurring, including weighing the speculative nature of some potential future contingencies and the potential non-speculative nature of others, (ii) the duration of each potential impact, (iii) the irreversibility of each potential impact, including a consideration of permanently lost resources of value, (iv) whether each potential impact can or will be controlled or mitigated by permitting, reviews, or other regulatory processes, (v) the regional consequence of the potential impacts, (vi) the potential for each impact to be or become inconsistent with the Town's Master Plan or Comprehensive Plan and local needs and goals, and (vii) whether any known objections to the Project relate to any of the identified potential environmental impacts, the Planning Board found that these factors did not cause any potential negative environmental, or related social or resource, impact to be or be likely to become a moderate or significant negative environmental impact; and
WHEREAS, and after due deliberation upon this matter and a review and analysis of each and all potential environmental impacts, the Planning Board as Lead Agency hereby makes a negative declaration of environmental impacts under SEQRA, and

NOW, THEREFORE, BE IT DECLARED AND RESOLVED AS FOLLOWS:
1. That the Planning Board of the Town of Lansing be and hereby is again declared to be the Lead Agency.

2. This declaration is made in accord with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations promulgated thereunder and, accordingly, the Planning Board of the Town of Lansing, based upon (i) its thorough review of the FEAF, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have any moderate or significant adverse impact on the environment, including, but not limited to, the criteria identified in 6 NYCRR § 617.7(c), and (iii) its completion of the FEAF, including the findings noted therein (if any, and which findings are incorporated herein as if set forth at length), and after consideration of the actual and potential environmental impacts the Planning Board finds that the proposed action of approving the proposed site plan and subdivision for Phase I of the Cornerstone residential project in the Town Center and B1 Zone will neither individually nor cumulatively have any moderate or significant negative environmental consequences or impacts, and the Planning Board therefore hereby makes a negative determination of environmental significance (a "Negative Declaration") in accordance with SEQRA for the above referenced proposed action, and determines that an Environmental Impact Statement is therefore not required.

3. A responsible officer of the Planning Board of the Town of Lansing is hereby authorized and directed to complete and sign the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed FEAF, findings statement, and determination of significance shall be incorporated by reference herein.

4. The Planning Board Clerk is directed to deliver or file a copy of this Resolution with the following persons and agencies: (i) the Town Clerk and Town Supervisor of the Town of Lansing; (ii) all Involved and Interested Agencies; (iii) any person requesting a copy; and (iv) a summary and notice hereof with NYSDEC for publication in the Environmental Notice Bulletin (ENB), by sending such notice, in forms required by the DEC, to the ENB at 625 Broadway, Rm. 538, Albany, NY 12233-1750 (or via delivery to the ENB electronically at www.dec.state.ny.us, as required by 6 NYCRR § 617.12).

Dated: November 27, 2017

Motioned by: Dean Shea, Alternate member
Seconded by: Larry Sharpsteen

VOTE AS FOLLOWS:

Sandra Dennis Conlon – Aye
N. Lin Davidson – Aye
Al Fiorille - Aye
Larry Sharpsteen - Aye
Deborah Trumbull - Aye
Dean Shea - Aye
RESOLUTION PB 17-13

RESOLUTION CONDITIONALLY APPROVING MILTON MEADOWS APARTMENTS SITE PLAN AND SUBDIVISION APPLICATION

WHEREAS, Rochester’s Cornerstone Group (“Applicant”) has submitted for consideration and approval a combined site plan and subdivision application for Milton Meadows Apartments, a proposed 72-unit apartment complex with a community center building, comprising 10 buildings total, to be located upon 13.5 acres of Parcel C in the Town Center, on the north side of Auburn Road (SR 34), Lansing, New York, and otherwise known as p/o Tax Map # 37.1-2-16.2 within the B-1 Commercial Mixed Use Zoning District (the “Project”); and

WHEREAS, the proposal and Project are for a permitted use in the B-1 Commercial Mixed Use Zone, subject to obtaining site plan approval from the Planning Board and subdivision approval for the lot to be carved off as part of Parcel C from the Town’s Town Center lands, and the Town has considered and carefully reviewed the subdivision and site plan review requirements of the Project, the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed Project, and the Town has also considered the Town’s Comprehensive Plan and compliance therewith; and

WHEREAS, a Negative Declaration was duly issued by the Planning Board pursuant to SEQRA; and

WHEREAS, General Municipal Law § 239 County Planning referrals were sent to Tompkins County and, by letter dated August 25, 2017, County Planning determined that the proposed action may have negative inter-community or county-wide impacts and recommended the following: (1) that the applicant document that they have considered various energy alternatives; (2) that, in order to help facilitate the safe crossing of State Rt. 34 to Town facilities such as the ball fields, Town Hall, and the Library, appropriate signage, crosswalks and other measures be implemented; and (3) while not part of an official comment, the County offer additional suggested changes to the 100 foot setback, connection of pathways, and reducing the number of parking spaces; and

WHEREAS, the first two of the County’s recommendations have been discussed, became the topic of extensive submissions by the Project developer demonstrating existing compliance with such recommendations, which acceptance and incorporation of County Planning recommendations are further demonstrated by the site planning requirements and conditions for the Project as set forth below, and this approval is none-the-less adopted by a super majority given the subjective nature of the requests and uncertainty as to whether they required proof or implementation or compliance with the county recommendations for residential energy and building construction requirements, even if not preempted by NYS Building Codes; and
WHEREAS, informal recommendations do not require a response but the Town notes that the 100’ setback is a matter of local zoning, such land is required and desired for stormwater management, pathways, and open space and setbacks, and the reduction of parking spaces is not deemed appropriate given the need for visitor spaces and the historical reality that TCAT has not altered its bus routes to accommodate local development, thereby reducing the likelihood that mode-share transportation may reduce the parking needs for this Project; and

WHEREAS, on August 28, 2017 the Planning Board duly scheduled and held public hearings on the Project, the application, and the environmental impacts thereof, which public hearing was continued to September 25, 2017, and all comments and evidence submitted at each thereof was duly considered, and upon September 25, 2017 the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882; and

WHEREAS, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 et seq., including consideration of site characteristics, site lighting, nearby residences, landscaping, parking, and screening, and any potential on and off site environmental impacts, as well as under the Town’s Subdivision Local Law and related provisions of Town Law, and upon due consideration and deliberation by the Town of Lansing Planning Board, and

NOW THEREFORE BE IT DETERMINED AND RESOLVED AS FOLLOWS:

1. The final subdivision of one lot from the Town Center land, as shown upon a survey map entitled “Subdivision Plan Lansing Trails” dated October 10, 2017, as drawn by Passero Associates (the “Map”), be and hereby is approved subject to the following conditions:

   a. The Map be updated and labeled as a “Final Plat.”

   b. The Map be updated to show the final delineated wetlands areas. Such delineated areas shall be a no build, no disturbance zone, except for the trails and stormwater facilities specifically approved in the site plan approval as set forth below.

   c. The existing Town Center Trail be specifically marked and noted as being required to remain in such locations as shown upon the site plan, unless approval by resolution of the Town Board shall be obtained to relocate, remove, or change such trail.

2. Conditional Final Site Plan Approval be and hereby is granted for the Project for 72 units and a community center, all to be located within 10 buildings in the layout and with the landscaping and amenities as submitted in the final site plan materials, all subject to the following specifications and conditions:

   a. Receiving approval from New York State Department of Environmental Conservation (“DEC”) and the State and Tompkins County Health Departments (together, the “DOH”) for the proposed sanitary sewer or septic treatment system servicing the Project. The obtaining of final approvals and permits for such sewer or septic treatment system(s) shall
be a requirement of this site plan approval, and no building permits shall be issued until such permits and approvals are duly obtained, and such system(s) is tested, up, running and operational.

b. Approval from the Southern Cayuga Lake Intermunicipal Water Commission ("Bolton Point") for the installation of one or more master water meters located at points selected by Bolton Point substantially adjacent to the public highways upon such Map. The Developer and owner will be responsible for the installation and maintenance of the complete water system throughout the Project, including fire hydrants, and the payment of all water bills. The obtaining of final approvals and permits from Bolton Point and the final testing and approval of all water lines, hydrants, and systems shall be a requirement of this site plan approval, and no building permits shall be issued until such permits and approvals are duly obtained, and such system is tested, up, running and operational.

c. The construction, inspection, dedication, acceptance, and approval of all public highways and highway improvements depicted or noted upon the proposed site plan or Map, including the following requirements:

i. Adjacent to and extending from Auburn Road to the Project site, including a hammerhead as approved by the Town Highway Superintendent as per the drawings dated November 21, 2017.

ii. Approval by the New York State Department of Transportation ("DOT") of all intersections at and curb cuts upon Auburn Road, at the location depicted upon the site plans and Map, with similar approvals for all roadway intersections and grades, roadway geometries, and highway construction methodologies as may be required by such for connecting roadways within and without the DOT right-of-way. Developer shall be responsible to obtain all state and local permits and approvals, and to abide by the conditions and requirements thereof.

iii. All town roadways and private roads within the Project shall be reviewed and approved by the Town of Lansing Highway Superintendent. Public roads shall be designed to town highway specifications and dedicated to the Town after inspections and upon approval and acceptance thereof by the Town Board. Upon dedication, the Town Board shall name such roadway. The dedication of such public roadway shall be a requirement of this site plan approval and no certificates of compliance or occupancy shall be applied for or delivered until such roadway is duly constructed and dedicated in a form as approved by the Town Board and counsel for the Town.

iv. Developer shall install all required or desired signage and surface markings in and about such roads and intersections.

d. Construction of no more than, but up to, 1 Community Building plus 9 buildings of 8 dwelling units each, for a total maximum of 72 dwelling units, per the revised site plan drawing packages dated November 21, 2017.
e. Review and approval of the overall stormwater plans, retention basins, and drainage systems as included within the final site plan drawings dated November 21, 2017, including specific approvals as follows:

i. All stormwater calculations and designs shall be approved by the Town Engineer.

ii. The final SWPPP shall be duly approved by the Town Engineer and the Town’s SMO.

iii. All permanent stormwater practices shall be subject to adequate easements and a stormwater operation, management, and reporting agreement (“SOMRA”) to ensure the long term viability of stormwater practices and improvements, as well as mandated reporting per EPA Phase II Stormwater Rules and the requirements of DEC and the Town’s Stormwater Local Law, with the form of such easements and SOMRA to be approved by the Town Engineer and the Attorney for the Town.

iv. The execution of such SOMRA and emplacement of such easements shall be a requirement of this site plan approval, and no certificates of compliance or occupancy shall be applied for or delivered until such SOMRA and any such easements are duly executed, dedicated and accepted, and filed in the Tompkins County Clerk’s Office (at Developer’s sole expense).

f. That trails be located upon the final site plan for Milton Meadows Apartments in the locations as shown in the site plan dated November 21, 2017. All trails and pathways shall be in final form, installation, and locations as approved by the Town Department of Parks & Recreation. All such trails shall also be the subject of an easement dedicated to the Town of Lansing to improve, maintain, and manage such trail, including by or through such agreements or special districts as are or may hereafter be approved by the Town Board, upon the advice and consent of its counsel.

g. Approval is for a septic system, if in the future a significant sewer treatment infrastructure is developed or used for the Project, including but not limited to treatment or package plants, or public septic or treatment systems requiring regular onsite monitoring by licensed individuals or entities, then, in the sole discretion of the Town, the Developer shall apply for, support, vote in favor of, and pay all expenses of a wastewater management district structured “underneath” the Developer’s planned sewerage and treatment system(s) to ensure that the cost of such services is tied only to the properties benefitted by such system. Such district, if created now or in the future, shall include such easements and authorities as the Town Board may determine after preparation and a review of the proposed district’s Map, Plan & Report.

h. The Developer shall pay for and support the extension of the Town’s Consolidated Water District (“CWD”) to cover the whole parcel being developed, whether by an Article 12-A district extension or boundary amendment, and such extension shall be paid for, and all improvements made and installed, by and at the expense of the Developer. A Final
Order establishing such CWD district or extension shall be a requirement of this site plan approval, and no certificates of compliance or occupancy shall be applied for or delivered until a Final Order is duly filed and such district formed or extended. Notwithstanding such extension, the CWD shall not own any water lines, mains, distribution systems, meters, or appurtenances located beyond the master meters referred to above unless such system is built or upgraded to Town specifications and offered and accepted for dedication.

i. The Developer shall assure proper building labelling. If required under Local Law #4 of 2006, Developer shall install lockboxes in accord with such local law, with input and approval from the applicable Lansing fire department(s).

j. The Developer shall put into place such covenants and restrictions, in a form as reasonably approved by the Town and its counsel, to ensure that all future buildings and improvements meet the architectural designs and renderings disclosed in Developer building profiles and samples as delivered to the Planning Board, and that such buildings and improvements meet other designated site plan criteria as approved, including downcast or Dark Sky lighting elements, the protection and maintenance of stream buffers, pathways, bus stops of pull-offs, playground locations and improvements, plantings and buffer characteristics (including plant specifications and maintenance protocols), and such other guidelines as set forth in the site plan or as proposed through the site planning and SWPPP processes. The development, approval, and filing of such covenants and restrictions in the Tompkins County Clerk’s Office shall be a requirement of this site plan approval, and no certificates of compliance or occupancy shall be applied for or delivered until such documents are approved by the Town and duly so filed.

3. A copy of this Resolution be delivered to County Planning as a report upon final action and an explanation as to the Town’s decisions relative to the GML § 239 recommendations, both as required by GML § 239-m(d)(6).

Dated: November 27, 2017

Motioned by: Dean Shea, Alternate member
Seconded by: Deborah Trumbull

VOTE AS FOLLOWS:

Sandra Dennis-Conlon – Abstained
N. Lin Davidson – Aye
Al Fiorille - Aye
Larry Sharpesteen – Aye
Deborah Trumbull – Aye
Dean Shea - Aye
August 31, 2017

Town of Lansing
Attn: Mike Long, Planner
121 East Court Street
Ithaca, NY 14850

Re: Lansing Trails Apartments – Town of Lansing – Site Plan Review
Response to Tompkins County 239 Comments

Dear Mr. Long:

This letter is regarding the comments letter we received from Edward Marx of the Department of Planning and Sustainability dated August 31, 2017 for the above-mentioned project. The comments are in the order received and our responses are in bold italics.

Recommended Modifications

- It is unclear from the materials received what energy saving techniques are being utilized. The Tompkins County Energy Roadmap sets forth a path our community needs to take to reduce greenhouse gas emissions 80% by 2050. To help attain this goal, new buildings need to be increasingly more efficient and utilize more energy from renewable sources. We are recommending to all municipalities that they require the applicants proposing new construction to document that they have considered each of the energy elements outlined in the attached addendum.

  Response: The project will be designed to NYSERDA PON 2309, LEED for Homes Version 4, Energy Star 3.1 Revision 8 and NYS Homes and Community Renewal energy standards. These standards meet or exceed the County’s Energy recommendations that were provided. We would not be using any gas or propane fired appliances or equipment. The project will incorporate R-49 ceilings, R-19 wall cavity insulation + 1” of rigid insulation, high efficiency electric heat pumps, LED lighting, daylight sensors for apartment exterior lighting, Energy Star appliances, and WaterSense Labeled low flow plumbing fixtures. The units will include individual blower door tests and duct leakage tests to meet the air tightness standards of the NYSERDA program. A HERS Index will be created for each home to evaluate the energy efficient aspects of the project.

- To help facilitate the safe crossing of State Route 34B to Town facilities such as ball fields, Town hall and the library, we recommend that appropriate signage, crosswalks and other measures be implemented.

  Response: Signage and Striping will be installed in accordance with, and subject to, NYS DOT requirements.
General Comments

While not part of our official comment, the Department offers the additional suggested changes to the plan:

- The 100’ setback proposed on the north and east sides of the proposed development seems excessive and would likely limit the integration of this neighborhood with future development in the area.
  
  *Response: The 100’ setback is required by Town Zoning. If the project were to propose a decreased setback, this would add the need for multiple variances. Additionally, this area is crucial to the design as it is being used for grading and stormwater management purposes.*

- The Town should consider requiring the connection of paths to adjacent properties and additional access roads to the east and to the north (from Phase 2 to future development) connecting to the future circulation road identified as “Proposed R.O.W.” on the plan.
  
  *Response: The proposed dedicated roadway has been designed to a point that would provide access to the proposed development. The development does not require a second roadway, as the NYS Fire Code mandates that a development with 200 units requires a second access (128 are proposed at full build). Additionally, the project is maintaining all walking paths within the property, and providing crosswalk striping and signage where the existing walking trail crosses the new dedicated roadway.*

- The amount of parking provided appears to exceed that which is required for multi-family residences by Town Law. We believe a reduced amount of parking throughout the project phases should be considered.
  
  *Response: Based on our experience of similar projects, and their use, we are providing 9 more spaces in phase 1 and 11 more spaces in phase 2, then are required by code. This is to provide parking for visitors to the tenants and additional parking at the community centers. Additional parking was recommended by the Planning Board through comments received prior to the August 14 planning board meeting.*

Sincerely,

Tim Harris, PE
Project Engineer

TH:paf

Cc: File
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.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>MILTON MEADOWS APARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>TOWN OF LANSING AUBURN ROAD PORTION OF PARCEL C - NORTH SIDE OF AUBURN ROAD NYS ROUTE 34/34B</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>The proposed action include the development of 72 apartment units in the Town of Lansing, Stormwater management infrastructure improvements to gain access to the site's fire water needs.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
<th>Telephone: 585-424-1400</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 460 WHITE SPRUCE BLVD</td>
<td>E-Mail: <a href="mailto:carol@rcgltd.net">carol@rcgltd.net</a></td>
</tr>
<tr>
<td>City/PO: ROCHESTER</td>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 14623</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact (if not same as sponsor; give name and title/role):</th>
<th>Telephone: 585-424-1400</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 460 WHITE SPRUCE BLVD</td>
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<tr>
<td>Zip Code: 14623</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
<th>Telephone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 29 AUBURN ROAD</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>City/PO: LANSING</td>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 14882</td>
<td></td>
</tr>
</tbody>
</table>
## B. Government Approvals

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

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>☐ Yes ☐ No</td>
<td>TOWN BOARD PURCHASE CONTRACT EXECUTED MAY 17, 2017</td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☐ Yes ☐ No</td>
<td>TOWN PLANNING BOARD - SITE PLAN APPROVAL</td>
</tr>
<tr>
<td>c. City Council, Town or Village Zoning Board of Appeals</td>
<td>☐ Yes ☐ No</td>
<td>SOUTHERN CAYUGA LAKE INTERMUNICIPAL WATER COMMISSION - BOLTON POINT</td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐ Yes ☐ No</td>
<td>TOMPKINS COUNTY HEALTH DEPARTMENT COUNTY 239 REVIEW</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☐ Yes ☐ No</td>
<td>NYSDEC (WWTP), NYSDOT (WORK PERMITS), NYSHCR (PROJECT FUNDING)</td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☐ Yes ☐ No</td>
<td>OCTOBER 2017 APPLICATION DECEMBER 2017 APPLICATION</td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>i. Coastal Resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>2. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>3. Is the project site within a Coastal Erosion Hazard Area?</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>

## C. Planning and Zoning

### C.1. Planning and zoning actions.

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

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

### C.2. Adopted land use plans.

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

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

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

   If Yes, identify the plan(s):

   __________________________

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   ___
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? B1-COMMERCIAL

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
   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? LANSING CENTRAL SCHOOL DISTRICT

b. What police or other public protection forces serve the project site? TOMPKINS COUNTY SHERIFF’S OFFICE

c. Which fire protection and emergency medical services serve the project site? LANSING FIRE DEPARTMENT/DISTRICT

d. What parks serve the project site? LANSING TOWN 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/MULTI-FAMILY

b. Total acreage of the site of the proposed action? 13.5 acres
t. Total acreage to be physically disturbed? 7.5 acres
t. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 22.4 acres
c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _______________ Units: ____________________________
d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) RESIDENTIAL (WILLDIVIDE TOWN PARCEL "C" INTO TWO LOTS)
   ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
   iii. Number of lots proposed? 2
   iv. Minimum and maximum proposed lot sizes? Minimum 8.9 Maximum 13.5

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

Page 3 of 13
2 MONTHS

PROPOSED STORMWATER MANAGEMENT AREA WILL CREATE A POND

EXISTING ON SITE SOIL WILL BE EXCAVATED AND MOVED. NO SOIL IS PROPOSED TO LEAVE THE SITE. THE SITE WILL BE DESIGNED TO BALANCE THE EARTHWORK.

ALL MATERIAL EXCAVATED ON SITE IS PROPOSED TO REMAIN ON SITE. TOPSOIL WILL BE STRIPPED, STOCKPILED, AND REPLACED ON SITE.

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): 0 cy
- Over what duration of time? 2 MONTHS

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

EXISTING ON SITE SOIL WILL BE EXCAVATED AND MOVED. NO SOIL IS PROPOSED TO LEAVE THE SITE. THE SITE WILL BE DESIGNED TO BALANCE THE EARTHWORK:

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?

vi. What is the maximum area to be worked at any one time?

vii. What would be the maximum depth of excavation or dredging?

viii. Will the excavation require blasting?

Yes No

ix. Summarize site reclamation goals and plan:

ALL MATERIAL EXCAVATED ON SITE IS PROPOSED TO REMAIN ON SITE. TOPSOIL WILL BE STRIPPED, STOCKPILED, AND REPLACED ON SITE.

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):
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?  
If Yes, describe: __________________________

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?
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: __________________________

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

vii. If a new water supply district or service area is proposed to be formed to serve this project: 
Name of district or service area: N/A
Applicant/sponsor for new district: N/A
Describe extensions or capacity expansions proposed to serve this project: N/A
Proposed source(s) of supply for new district: N/A

ii. Total anticipated water usage/demand per day: __________________________ gallons/day

i. Name of district or service area: BOLTON WATER POINT

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. If line extension within an existing district is necessary to supply the project?  
Yes ☐ No ☐

Describes extensions or capacity expansions proposed to serve this project: 
THE PROJECT WILL INSTALL APPROX. 600 LF OF NEW DEDICATED WATER MAIN TO SERVE THE PROPOSED DEVELOPMENT.

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

• Applicant/sponsor for new district: N/A
• Date application submitted or anticipated: N/A
• Proposed source(s) of supply for new district: N/A

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: _______ N/A gallons/minute.

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

i. Total anticipated liquid waste generation per day: 19000 gallons/day

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

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

• Name of wastewater treatment plant to be used: __________________________
• 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 ☐
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  
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?  
If Yes:  
i. How much impervious surface will the project create in relation to total size of project parcel?  
   _____ Square feet or 5 acres (impervious surface)  
   _____ Square feet or 22.4 acres (parcel size)  

ii. Describe types of new point sources.  

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)?  

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  

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?  
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?  
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)  

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 Hydrofluorocarbons (HFCs)  
• ______ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)
EXISTING UTILITY/ELECTRIC INFRASTRUCTURE ON AUBURN ROAD

ENERGY ESTIMATED WILL BE APPROXIMATELY 500KW

THE PROJECT WILL CONSTRUCT APPROX. 1400 LF OF TOWN DEDICATED ROAD TO THE ENTRANCE OF THE PROPOSED SITE. THE PROJECT WILL ALSO INSTALL PRIVATE ACCESS ROADS WITHIN THE SITE FOR ACCESS TO BUILDINGS AND PARKING AREAS.

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?

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):

   iii. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?

   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?

   If Yes:
      i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

      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?

      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 ½ mile of the proposed site?

      vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?

      viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?

   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 result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?

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

l. Hours of operation. Answer all items which apply.

   i. During Construction:

      • Monday - Friday: 7-4
      • Saturday: 7-4
      • Sunday: 7-4
      • Holidays: N/A

   ii. During Operations:

      • Monday - Friday: N/A
      • Saturday: N/A
      • Sunday: N/A
      • Holidays: N/A
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  
Yes ☐ No ☑

i. Provide details including sources, time of day and duration:
CONSTRUCTION EQUIPMENT WILL OPERATE DURING TIMES NOTED BY LOCAL TOWN ORDINANCE AND BETWEEN THE HOURS OF 7AM AND 7PM, UNLESS EXTENUATING CIRCUMSTANCES ARE ENCOUNTERED (i.e. water main break, etc).

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 ☑

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
PROJECT WILL PROPOSED 16' TALL DECORATIVE LIGHTS ON SITE. THESE LIGHTS WILL BE LED AND DARK SKY COMPLIANT

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 ☑

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 ☑

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 ☑

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
   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
   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): RECREATION TRAIL
   
   ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious</td>
<td>0</td>
<td>5</td>
<td>+5</td>
</tr>
<tr>
<td>surfaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forested</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>16.4</td>
<td>11.4</td>
<td>-5</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Deserve: ____________________________________</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
c. Is the project site presently used by members of the community for public recreation?  
   i. If Yes: explain: Town trail system (project proposes an on site re-routing the disturbed portion of the trail system) ✔ Yes ✔

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?  
   If Yes,  
   i. Identify Facilities:  

  e. Does the project site contain an existing dam?  
   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?  
   If Yes:  
   i. Has the facility been formally closed?  
      • 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?  
   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?  
   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 – 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?  
      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?  
   • 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?  
   • Explain:  

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site?  ________________ feet 

b. Are there bedrock outcroppings on the project site?  
   If Yes, what proportion of the site is comprised of bedrock outcroppings?  ________________% 

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

   ________________%  ________________%  ________________% 

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

e. Drainage status of project site soils:  
   [ ] Well Drained:  ________________% of site  
   [ ] Moderately Well Drained:  ________________% of site  
   ✔ [ ] Poorly Drained  _________% of site 

f. Approximate proportion of proposed action site with slopes:  
   [ ] 0-10%:  ________________% of site  
   ✔ [ ] 10-15%:  ________________% of site  
   [ ] 15% or greater:  ________________% of site 

g. Are there any unique geologic features on the project site?  
   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?  
   If Yes to either i or ii, continue. If No, skip to E.2.i.  
   [ ] Yes [ ] No 

   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?  
   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?  
   If Yes:  
   i. Name of aquifer:  

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m. Identify the predominant wildlife species that occupy or use the project site:
- DEER
- SQUIRRELS
- BIRDS

n. Does the project site contain a designated significant natural community?  
   Yes  No
   If Yes:
   i. Describe the habitat/community (composition, function, and basis for designation):

   ii. Source(s) of description or evaluation:

   iii. Extent of community/habitat:
   - Currently: ____________________ acres
   - Following completion of project as proposed: ____________________ acres
   - Gain or loss (indicate + or -): ____________________ acres

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

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

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  
   Yes  No
   If yes, give a brief description of how the proposed action may affect that use:

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  
   Yes  No
   If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?  
   Yes  No
   i. If Yes: acreage(s) on project site? ____________________
   ii. 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?  
   Yes  No
   If Yes:
   i. Nature of the natural landmark:  
      - Biological Community  
      - Geological Feature
   ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

   d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  
   Yes  No
   If Yes:
   i. CEA name:
   ii. Basis for designation:
   iii. Designating agency and date:
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?
   If Yes:
   i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District
   ii. Name: ______________________________________
   iii. Brief description of attributes on which listing is based: _______________________________________

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

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No
   If Yes:
   i. Identify resource: ______________________________________
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _______________________________________
   iii. 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? ☑ Yes ☐ No
   If Yes:
   i. Identify the name of the river and its designation: ______________________________________
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☑ Yes ☐ No

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

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

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

   Applicant/Sponsor Name  Jess D. Sudol, PE  Date 11/9/17

   Signature  see original  Title Vice President
**Part 2 - Identification of Potential Project Impacts**

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.

### 1. Impact on Land

<table>
<thead>
<tr>
<th>Relevance</th>
<th>Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
</table>

a. The proposed action may involve construction on land where depth to water table is less than 3 feet.

b. The proposed action may involve construction on slopes of 15% or greater.

c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.

d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.

e. The proposed action may involve construction that continues for more than one year or in multiple phases.

f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).

g. The proposed action is, or may be, located within a Coastal Erosion hazard area.

h. Other impacts: **NONE**

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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)

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) affected: ________________________________</td>
<td>E2g</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: ________________________________</td>
<td>E3c</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts: ________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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)

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2b, D1h</td>
<td>☑</td>
</tr>
<tr>
<td>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.</td>
<td>D2b</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td>☑</td>
</tr>
<tr>
<td>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.</td>
<td>E2h</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td>☑</td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2c</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2d</td>
<td>☑</td>
</tr>
<tr>
<td>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.</td>
<td>D2e</td>
<td>☑</td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>E2h</td>
<td>☑</td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D2q, E2h</td>
<td>☑</td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td>D1a, D2d</td>
<td>☑</td>
</tr>
</tbody>
</table>
4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1, D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.r)

If “Yes”, answer questions a - h. If “No”, move on to Section 5.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may allow or result in residential uses in areas without water and sewer services.</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may include or require wastewater discharged to groundwater.</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>h. Other impacts: NONE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. Impact on Flooding

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.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 50 year floodplain.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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)
If “Yes”, answer questions a - f. If “No”, move on to Section 7.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>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:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>iv. More than 0.45 tons/year of sulfur hexafluoride (SF₆)</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>D2h</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>D2f, D2g</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td>□</td>
</tr>
<tr>
<td>f. Other impacts: ______________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.)
If “Yes”, answer questions a - j. If “No”, move on to Section 8.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>E2o</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>E2o</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>E2p</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>E2p</td>
<td>□</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

Source: __________________________________________

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2c, E3b</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>E2n</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

| 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. |

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2m</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

| 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: __________________________________________

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. |

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2q</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

j. Other impacts: __________________________________________

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1 E.3.a. and b.)

If "Yes", answer questions a - h. If "No", move on to Section 9.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts: NONE</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Page 5 of 10
9. Impact on Aesthetic Resources  
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) 
If "Yes", answer questions a - g. If "No", go to Section 10.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</td>
<td>E3h, C2b</td>
<td>☐</td>
</tr>
</tbody>
</table>
| 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 | ☐ | ☐ |
| 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 | ☐ | ☐ |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | E3h | ☐ | ☐ |
| 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 | ☐ | ☐ |
| g. Other impacts:  
  ____________________________ | | ☐ | ☐ |

10. Impact on Historic and Archeological Resources  
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) 
If "Yes", answer questions a - e. If "No", go to Section 11.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>E3e</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>E3f</td>
<td>☐</td>
</tr>
</tbody>
</table>
| 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 | ☐ | ☐ |
d. Other impacts: ____________________________________________________________

If any of the above (a-d) are answered "Moderate to large impact may occur", 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.
ii. The proposed action may result in the alteration of the property’s setting or integrity.
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.

| E3c, E3g, E3f | E3c, E3f, E3g, E1a, E1b |
| E3e, E3f, E3g, E3h, C2, C3 |

11. Impact on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If “Yes”, answer questions a - e. If “No”, go to Section 12.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>D2e, E1b E2h, E2m, E2o, E2n, E2p</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c, E2q</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c E1c, E2q</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2c, E1c</td>
<td>□</td>
</tr>
<tr>
<td>e. Other impacts: ____________________________________________________________</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>

12. Impact on Critical Environmental Areas
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If “Yes”, answer questions a - c. If “No”, go to Section 13.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>E3d</td>
<td>□</td>
</tr>
<tr>
<td>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.</td>
<td>E3d</td>
<td>□</td>
</tr>
<tr>
<td>c. Other impacts: ____________________________________________________________</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>
### 13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>f. Other impacts: NONE</td>
<td></td>
<td>☑</td>
</tr>
</tbody>
</table>


The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k</td>
<td>☑</td>
</tr>
<tr>
<td>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.</td>
<td>D1f, D1q, D2k</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.</td>
<td>D1g</td>
<td>☑</td>
</tr>
<tr>
<td>e. Other Impacts: NONE</td>
<td></td>
<td>☑</td>
</tr>
</tbody>
</table>

### 15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.)

If “Yes”, answer questions a - f. If “No”, go to Section 16.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation.</td>
<td>D2m</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.</td>
<td>D2m, E1d</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day.</td>
<td>D2o</td>
<td>☑</td>
</tr>
<tr>
<td>6.b.b</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may result in light shining onto adjoining properties.</td>
<td>D2n</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.</td>
<td>D2n, Ela</td>
<td>☑</td>
</tr>
<tr>
<td>f. Other impacts: NONE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 16. Impact on Human Health

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.)

If "Yes", answer questions a - m. If "No", go to Section 17.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.</td>
<td>Elg</td>
<td>☑</td>
</tr>
<tr>
<td>b. The site of the proposed action is currently undergoing remediation.</td>
<td>Elh</td>
<td>☑</td>
</tr>
<tr>
<td>c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.</td>
<td>Elh</td>
<td>☑</td>
</tr>
<tr>
<td>d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).</td>
<td>Elh</td>
<td>☑</td>
</tr>
<tr>
<td>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.</td>
<td>Elh</td>
<td>☑</td>
</tr>
<tr>
<td>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.</td>
<td>D2t</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action involves construction or modification of a solid waste management facility.</td>
<td>D2q, Elf</td>
<td>☑</td>
</tr>
<tr>
<td>h. The proposed action may result in the unearthing of solid or hazardous waste.</td>
<td>D2q, Elf</td>
<td>☑</td>
</tr>
<tr>
<td>i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.</td>
<td>D2r, D2s</td>
<td>☑</td>
</tr>
<tr>
<td>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.</td>
<td>Elf, Elg, Elh</td>
<td>☑</td>
</tr>
<tr>
<td>k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.</td>
<td>Elf, Elg</td>
<td>☑</td>
</tr>
<tr>
<td>l. The proposed action may result in the release of contaminated leachate from the project site.</td>
<td>D2s, Elf, D2r</td>
<td>☑</td>
</tr>
<tr>
<td>m. Other impacts: NONE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2, and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

<table>
<thead>
<tr>
<th>Relevant Part 1 Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1a E1a, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>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%.</td>
<td>C2</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>C3, D1c, D1d, D1f, D1d, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d D2j</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)</td>
<td>C2a</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other: __________________________________________________________</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

### 18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

<table>
<thead>
<tr>
<th>Relevant Part 1 Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f D1g, E1a</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>☑</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3 E1a, E1b E2g, E2h</td>
<td>☑</td>
</tr>
<tr>
<td>g. Other impacts: NONE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**PRINT FULL FORM**

Page 10 of 10
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 

☐ 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: MILTON MEADOWS APARTMENTS SITE PLAN APPROVAL

Name of Lead Agency: TOWN OF LANSING PLANNING BOARD

Name of Responsible Officer in Lead Agency: N. LIN DAVIDSON

Title of Responsible Officer: VICE-CHAIRMAN

Signature of Responsible Officer in Lead Agency: [Signature] Date: 11-27-2017

Signature of Preparer (if different from Responsible Officer) MICHAEL LONG [Signature] Date: 11-27-2017

For Further Information:

Contact Person: MICHAEL LONG, AICP • CONSULTING PLANNER
Address: 29 AUBURN ROAD
Telephone Number: 607-533-7054
E-mail: mlong@lansingtown.com

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)
Authorizing Disbursement of the Community Housing Development Fund Award for Milton Meadows

WHEREAS, the Tompkins County Legislature through Resolution No. 2015-154 authorized funding for the Community Housing Development Fund, and

WHEREAS, the Community Housing Development Fund (CHDF) assists with the development costs associated with residential and mixed-use real estate development projects primarily benefiting low- and moderate-income households, and requires that newly constructed or rehabilitated homes supported by the program are not only made available to low- to moderate-income households, but also remain affordable to future generations of renters and buyers, and

WHEREAS, the Notice of Funding Availability was made available to interested parties with a deadline of July 24, 2017, for Round 15, and

WHEREAS, an application for the Lansing Commons Apartments, subsequently renamed the Milton Meadows Apartments, was received and reviewed by the CHDF Application Review Committee, which made formal funding recommendations for funding to the CHDF Program Oversight Committee, and

WHEREAS, the Program Oversight Committee accepted and recommended that the proposal receive funding as indicated in the table, and

<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
<th>Applicant</th>
<th>Number of Affordable Units</th>
<th>POC Funding Recommendation (vote)</th>
<th>Proposed Sponsor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milton Meadows</td>
<td>Town of Lansing</td>
<td>Rochester’s Cornerstone Group</td>
<td>72 rental units</td>
<td>$256,875 (8-0) $233,750 Cornell and $23,125 Tompkins County</td>
<td>Cornell University and Tompkins County</td>
</tr>
</tbody>
</table>

WHEREAS, the Town of Lansing SEQR review process has been completed for the Milton Meadows Apartments, with a Negative Determination, and

WHEREAS, the Tompkins County Legislature through Resolution No. __ of 2018 concurs with the Town of Lansing’s SEQR Negative Declaration determination for Milton Meadows Apartments, and

WHEREAS, Rochester’s Cornerstone Group, Ltd.’s nonprofit partner, Providence Housing Development Corporation, will be the recipient of the grant award in order to maximize the benefits of Low Income Housing Tax Credits awarded towards completion of the project, now therefore be it

RESOLVED, on recommendation of the Housing Committee, That, Tompkins County authorizes the expenditure of $23,125 of its funds to support the Milton Meadows Apartments project as recommended by the CHDF Program Oversight Committee,
RESOLVED, further, That the Director of Finance is authorized to make the following 2018 budget adjustment:

Revenue CD8695.42411  Program Income  $23,125
Appropriation CD8695.54400  Program Expense  $23,125

RESOLVED, further, That the County Administrator or his designee is authorized to execute agreements in order to effect this grant program consistent with this resolution.

SEQR ACTION: Full Environmental Assessment Form on File with the Legislature Clerk
Developing a Municipal Housing Affordability Matching Fund
Update on NY Attorney General Opinion on Use of Local Funds for Community Housing Development Fund
Attendee Name | Title | Status | Arrived
--- | --- | --- | ---
Martha Robertson | Chair | Present | 
Michael Sigler | Vice Chair | Late | 3:40 PM
Anna Kelles | Member | Present | 
Anne Koreman | Member | Late | 3:02 PM
Deborah Dawson | Member | Present | 
Henry Granison | Legislator | Present | 
Katrina McCloy | Deputy Clerk | Present | 
Megan McDonald | Deputy Planning and Sustainability Commissioner | Present | 
David West | Planner, Planning and Sustainability Department | Present | 
Marcia Lynch | Public Info. Officer, County Administration | Present | 

Guests: Kathy Schlather and Tierra Labrada, Human Services Coalition; Teresa Alt, City of Ithaca resident; Nels Bohn, Director, Ithaca Urban Renewal Agency; James Salk, Esq.; Paul Younger, Ithaca College; members of the public, and media.

Call to Order

Ms. Robertson, Chair, called the meeting to order at 3:01 p.m.

Public Comment

Teresa Alt, City of Ithaca resident, spoke in support of additional affordable housing and referred to a March 2018 report entitled Community Over Commodities by Homes For All Campaign of Right To The City Alliance that contained a variety of additional housing ideas.

Ms. Koreman arrived at this time.

Changes to Agenda

There were no changes to the agenda.

Chair's Report

Ms. Robertson believes it would be beneficial for the Committee to discuss condominium development. She referred to the Housing Strategy and said there are 200 plus rental units and 300 plus ownership units needed annually. She is concerned that the numbers of ownership units are not moving forward as quickly as they are needed. She and Mr. West met with Jim Salk, a local attorney who has done legal work related to condominium development.

Ms. Robertson reported that she spoke with Michael Mead, Director, Inter Governmental Affairs, New York State Attorney General’s Office, regarding condominium development. She said he offered and is setting up a conference call with others named in Mr. Bronfin’s Study of Condominium Development in New York State. Ms. Robertson would like to discuss the Offering Plan that is a document required to be submitted to the New York State Attorney General’s Office for approval of
Minutes
Housing Committee
Monday, July 16, 2018

condominium plans. She stated this plan seems to be a major barrier to condominium development. She will continue her review of Mr. Bronfin’s Study and work on removing other barriers to condominium development.

Reports/Discussions/Presentations

The Path Forward for Housing Funding Discussion (ID #7964)

Mr. West reviewed the Path Forward for Housing Funding Discussion in detail and provided an update as to the status of the initiatives as follows:

1. The letter to the Attorney General's Office has been drafted and given to the County Attorney's Office for their review.
2. He anticipates the proposal for a Municipal Affordable Housing Support Matching Fund will be completed in the Fall 2018.
3. The Department continues to reach out to municipalities for data regarding the in-fill analysis and expects to have the review completed by Fall 2018 to be able to provide a priority list in the end.
4. The Department will be participating in the Policy Lab Study and it has been included in the 2018 Department work plan; more information will be available as that moves forward.
5. Continue outreach to regional developers to market Tompkins County's locations noted in the in-fill analysis and general marketing of the Community Housing Development Fund. Both are currently being worked on along with the County Administrator’s outreach focused on single-room occupancies (SRO).

Ms. Robertson inquired about being in the process of vetting data already obtained with municipalities. Mr. West stated the focus is on obtaining better information for municipalities specifically about the developmental focus areas. He said they expect to take the data they already have to the municipality staff to be certain the Department is not missing anything. Ms. McDonald stated this will also tie into the municipal outreach the Department is doing while respecting the time of those involved and they plan to have a refined list by the end of the year.

Committee members inquired about how receptive municipalities have been to the Departments outreach. Ms. McDonald explained that all municipalities have not been contacted yet but the Department will be providing a presentation at the July 26th Tompkins County Council of Governments (TCCOG) meeting following an internal meeting between staff. She stated there are plans to also discuss this at and gain input from the Planning Advisory Board in their attempt to build a full package of information to municipalities.

RESULT: COMPLETED

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City Housing Initiatives

Mr. Bohn spoke of four initiatives the City of Ithaca is working on in an attempt to expand housing options including planning and zoning, infrastructure investment, grant applications, and incentives including the Community Investment Incentive Tax Abatement Program (CIITAP). He explained that each initiative is equally important as they attempt to encourage development in the City and increase the housing stock. He said the planning and zoning initiative includes the goals of the Comprehensive Plan and the follow-up neighborhood plans and spoke of changes in zoning that may
open other possibilities that were not thought of initially. He said it is costly to live in downtown Ithaca but the alternative locations may look appealing if the quality of life could be maintained and connections could be made.

Mr. Bohn stated infrastructure is sometimes taken for granted and the City makes large expansion and maintenance investments in its infrastructure. He spoke of the parking issue in the downtown area and explained that the aging parking garages are in need of reinvestment.

Mr. Bohn stated the City will be submitting a Better Utilizing Investments to Leverage Development (BUILD) Grant application for Federal Department of Transportation funds for a redesign of the Route 13 corridor from Purity to Dey Street. The application includes a plan to convert the area to a more urban boulevard with an additional intersection, sidewalks, and bicycle accommodations. In addition, he spoke of another grant application being submitted for a non-automobile focus grant to build the bridge across the flood control channel at Cecil Malone Drive that will tie together the Black Diamond Trail going through the City. A grant application is being submitted to support the organic waterfront project seeking assistance to create a spur of the waterfront trail for a public access component along the waterfront edge and support infrastructure for future housing development in that area.

Mr. Bohn stated the Green Street Garage project is waiting for requests for proposals for development to be submitted by July 31st. He stated the initial proposal fell short of what the Common Council considered significant number of affordable housing units.

Mr. Bohn said Common Council did adopt recommendations from the Industrial Development Agency (IDA) regarding the CIITAP program. The recommendations include expansion of the eligible geographic area to incorporate the waterfront zone and to require any project that receives CIITAP assistance and contains rental housing to have at least 20% affordable housing units. An affordable housing unit is defined as a unit in which the rent is 30% of the household income and the household income is defined as 75% of the area median income. In addition, Common Council recognized the rental income in those units would be lower and is therefore recommending additional supplemental incentives/abatements.

Mr. Bohn distributed a copy of the City of Ithaca resolution entitled Expansion of the Community Investment Incentive Tax Abatement Program (CIITAP) Boundaries and Mandatory Inclusion of Affordable Housing adopted on July 5, 2018. He stated the IDA must approve and include these recommendations in the CIITAP. Ms. Robertson provided a brief history of the CIITAP and stated the IDA is currently reviewing this. She stated there should be caution taken so that developers are not discouraged regarding projects within the City of Ithaca.

Mr. Sigler arrived at this time.

Condominium Development Update

Mr. Salk provided information regarding the Offering Plan that is a part of condominium development and is more common in New York City and the downstate area. The Offering Plan is a document that discloses all material aspects and information pertinent to making an informed decision in regard to purchase of a unit. He explained the document is not a difficult document to draft but is tedious and time consuming and therefore can be costly due to the time a legal office must put into drafting it. The range can be $40,000 to $60,000.

Mr. Salk stated once the plan is drafted it is sent to the New York State Attorney General’s Office for approval and it is unlikely approval is granted on the first attempt. The New York State Attorney
General’s Office basis its approval on ensuring everything is clear and the consumer will understand it.

Following Ms. Kelles’ inquiry, Mr. Salk stated if an approved Offering Plan is changed it must also obtain a new approval to the amendment made. He stated amendments are required but are usually approved quickly.

Ms. Robertson asked if there were some local financial institutions more receptive to do this type of development than others. Mr. Salk stated they are beginning to understand it a bit more and are becoming more receptive. He said the primary reason for their hesitation has been due to lack of experience and he believes developers are the same way.

Ms. Robertson said a message should be sent out that this is not as difficult as some may think and suggested Mr. Salk organize a Continuing Legal Education (CLE) course for attorneys explaining this.

Deputy Commissioner's Report

Ms. McDonald stated the Human Services Coalition is moving forward with Tompkins County Housing Initiatives and the first program will be Renting By Choice Or By Chance: Explore the Truth About Rent Subsidy Programs and Source of Income Anti-Discrimination Laws on July 31, 2018 at 9:00 a.m., at the Tompkins County Public Library, Borg Warner Room.

Ms. McDonald said the Community Development Block Grant (CDBG) includes funding for housing, economic development, and infrastructure and the majority of these funds are included in the Consolidate Funding Application process with the exception of housing. The federal portion of funding is disbursed through the Housing and Urban Development (HUD) Entitlement Community program and eligibility for that program is based on population. A portion of the Community Development Block Grant (CDBG) is released to the State for them to disburse to communities with lower populations not eligible for the HUD Entitlement Community programs. She expects to see a notice for applications for CDBG Housing funds in the near future. The Department did not plan on applying for CDBG funding this year due to the work being done in the office to spend down funds in the circulating loan program. She explained that housing funds are focused on homeownership including programs the County has been participating in since 1993 and have provided assistance in ownership in over 400 dwellings. In addition, housing rehabilitation has also been completed but more sporadically. The Tompkins County Housing Market is challenging for perspective home owners when they try to find housing in the required price ranges needed for the home ownership packages.

Minutes Approval

June 18, 2018

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Deborah Dawson, Member
SECONDER: Anne Koreman, Member
AYES: Robertson, Sigler, Kelles, Koreman, Dawson

Committee Members' Reports

Ms. Dawson spoke of her experience in the Village of Lansing in regard to a proposed "quasi-cluster" housing development consisting of cottages similar to those of Ecovillage at Ithaca. She said the
development has been proposed to be on vacant land between two more expensive development areas and has been rejected. She was surprised to see the community members opposed to this development. She stated developers are attempting to work something out that will be more palatable to the neighbors that surround the proposed development area.

Ms. Robertson spoke of proposed housing development in Varna of approximately 220 rental units with a mix of sizes. She stated there has been opposition to this project also.

**Adjournment**

The meeting adjourned at 4:54 p.m.