

**Agenda**  
**Special Joint Meeting**  
**Budget, Capital and Personnel and**  
**Facilities and Infrastructure Committees**

Wednesday, April 10, 2019 4:00 PM

Legislature Chambers

1. **Call to Order**
2. **Changes to the Agenda**
3. **Resolutions**
  - a. **Resolution:** Making a Negative Determination of Environmental Significance in Relation to Resolution No. \_\_\_ of 2019: Authorizing Acquisition of Property for an Additional Downtown County Government Office and Associated Parking, and Amend 2019-2023 Capital Plan and Budget to Incorporate this Acquisition (ID #8526)
  - b. **Resolution:** Authorizing Acquisition of Property for an Additional Downtown County Government Office and Associated Parking, and Amend 2019-2023 Capital Plan and Budget to Incorporate this Acquisition (ID #8527)
  - c. **Resolution:** Balancing Test Analysis Regarding Purchase of Property in the City of Ithaca on North Tioga Street (ID #8525)
4. **Adjournment**



**Facilities and Infrastructure Committee**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 04/10/19 04:00 PM  
Department: Assessment  
Category: Real Property  
Functional Category:

**SCHEDULED**

**RESOLUTION NO.      DOC ID: 8526**

1      **Making a Negative Determination of Environmental Significance in**  
2      **Relation to Resolution No. \_\_\_\_ of 2019: Authorizing Acquisition of**  
3      **Property for an Additional Downtown County Government Office and**  
4      **Associated Parking, and Amend 2019-2023 Capital Plan and Budget**  
5      **to Incorporate this Acquisition**

6            WHEREAS, in Resolution No. \_\_\_\_ of 2019 the County authorizes the acquisition of properties at 408 and 412-  
7      414 North Tioga Street and at 117 and 119 Sears Street in the City of Ithaca for the purpose of constructing a County  
8      office building, and  
9

10           WHEREAS, according to the New York State Environmental Quality Review Act (SEQRA) regulations, the  
11      Tompkins County Legislature had determined that this is an Unlisted Action requiring the completion of a Short  
12      Environmental Assessment Form (EAF), and  
13

14           WHEREAS, the City of Ithaca's "City Environmental Quality Review Ordinance" classifies the project as a  
15      Type I Action, requiring the completion of a Full EAF, and  
16

17           WHEREAS, the County has a policy of complying to the extent practical with local land use regulations and  
18      has determined to complete a Full EAF, and  
19

20           WHEREAS, the County examined the proposed action consisting of:

- 21           • demolishing the existing building located at 412-414 North Tioga Street;
- 22           • building a three-story office building approximately 32,000-46,000 sf. in size;
- 23           • renovating the existing 3,841 sf. historic structure located at 408 North Tioga Street for office space or  
24           selling the property as is;
- 25           • developing parking to support the office uses; and
- 26           • adjusting lot lines to allow the residentially-zoned portions of the property to be sold for the development  
27           of one to five residential units along Sears Street, and  
28

29           WHEREAS, the project would help the Tompkins County meet future space needs and consolidate County  
30      offices into a single location in order to maximize efficiencies and remove or reduce lease payments, and  
31

32           WHEREAS, the County has prepared the EAF and supporting documentation, now therefore be it  
33

34           RESOLVED, on recommendation of the Facilities and Infrastructure and the Budget, Capital, and Personnel  
35      Committees, That Resolution No. \_\_\_\_ of 2019 is an Unlisted Action,  
36

37           RESOLVED, further, That the Legislature hereby makes a negative determination of environmental  
38      significance in regard to Resolution No. \_\_\_\_ of 2019.

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

**3.a.a**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Sponsor Information.**

Name of Action or Project: <b>North Tioga Street County Office Building</b>		
Project Location (describe, and attach a general location map): <b>Properties located 408 and 412-414 N. Tioga St.; and at 117 and 119 Sears St. in the City of Ithaca, NY.</b>		
Brief Description of Proposed Action (include purpose or need): The project consists of acquisition of the listed properties; remove the existing building located at 412-414 N. Tioga St.; build a three- or four-story office building of between 32,000 and 46,000 sf in size; renovate or sell the existing 3,841 sf historic structure located at 408 N. Tioga Street; and develop parking to support the office uses. In addition, several scenarios are being explored to adjust lot lines to allow the residentially-zoned portions of the property to be sold for the development of one to five residential units along Sears St.  The project would help Tompkins County meet future space needs and consolidate County offices into a single location to maximize efficiencies and remove/reduce lease payments.		
Name of Applicant/Sponsor: <b>Tompkins County</b>	Telephone:	E-Mail:
Address: <b>125 East Court Street</b>		
City/PO: <b>Ithaca</b>	State: <b>NY</b>	Zip Code: <b>14850</b>
Project Contact (if not same as sponsor; give name and title/role): <b>Jason Molino, County Administrator</b>	Telephone: <b>(607) 274-5551</b>	E-Mail: <b>jmolino@tompkins-co.org</b>
Address: <b>125 East Court Street</b>		
City/PO: <b>Ithaca</b>	State: <b>NY</b>	Zip Code: <b>14850</b>
Property Owner (if not same as sponsor): <b>Dental Properties Company, LLC</b>	Telephone:	E-Mail:
Address: <b>412 North Tioga Street</b>		
City/PO: <b>Ithaca</b>	State: <b>NY</b>	Zip Code: <b>14850</b>

**Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)**

**B. Government Approvals**

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tompkins County Legislature - sponsorship and funding	Legislature decision anticipated on April 16, 2019
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

**C. Planning and Zoning**

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

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

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

**C.2. Adopted land use plans.**

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

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

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

**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?

The property under discussion is in two zoning districts. The area along North Tioga Street, where the new building would be constructed, is zoned Courthouse-Special Use; the area along Sears St. where new housing may be developed is zoned Residential (R-2b). The entire area is in the PUD Overlay District.

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

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

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

a. In what school district is the project site located? Ithaca City School District

b. What police or other public protection forces serve the project site?  
Ithaca City Police Department; Tompkins County Sheriff

c. Which fire protection and emergency medical services serve the project site?  
Ithaca Fire Department

d. What parks serve the project site?  
The two nearest parks are DeWitt Park and Thompson 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)?  
Government office building and residential.

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 0.95 acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ 0.95 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 0.95 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will 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 3
- Anticipated commencement date of phase 1 (including demolition) July month 2019 year
- Anticipated completion date of final phase Dec month 2020 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: The project will include three parts which will take place independently. One part is the demolition of the existing building and construction of a new County office building. The second part is the potential sale or renovation of the historic building. The third part is the construction of residential units on Sears St. Parts two and three may require further environmental review and approvals from the City of Ithaca. The dates shown reflect best estimates for parts one and two.

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

f. Does the project include new residential uses?

Yes  No

If Yes, show numbers of units proposed.

One Family      Two Family      Three Family      Multiple Family (four or more)

Initial Phase \_\_\_\_\_

At completion of all phases

Several alternatives are being considered, which would propose between one and five residential units.

g. Does the proposed action include new non-residential construction (including expansions)?

Yes  No

If Yes, Detailed plans have not been prepared. The following estimates are provided.

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 30-50 height; 65 width; and 130 length

iii. Approximate extent of building space to be heated or cooled: 32,000-46,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes  No

If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

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

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

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

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?

Yes  No

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

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

iv. Will there be onsite dewatering or processing of excavated materials?

Yes  No

If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

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

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

viii. Will the excavation require blasting?

Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes  No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

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

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

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

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

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

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

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

i. Total anticipated water usage/demand per day: up to 3,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: City of Ithaca
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

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

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

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

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

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

i. Total anticipated liquid waste generation per day: up to 3,000 gallons/day

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

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

- Name of wastewater treatment plant to be used: Ithaca Area Wastewater Treatment Facility
- 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

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

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

If Yes:

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 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)?

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

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

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

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

If Yes, identify:

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

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

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year ([metric] short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year ([metric] short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year ([metric] short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year ([metric] short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year ([metric] short tons) of Carbon Dioxide equivalent of [Hydroflorocarbons] Hydroflouorocarbons ([HCFS] HFCs)
- \_\_\_\_\_ Tons/year (metric) of Hazardous Air Pollutants (HAPs)



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

If Yes:

- i. Estimate methane generation in tons/year (metric): \_\_\_\_\_
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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

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

\_\_\_\_\_

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

If Yes:

- i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_
- iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_
- iv. Does the proposed action include any shared use parking?  Yes  No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

\_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 372 MWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Not fully determined. It is likely to be a combination of grid electricity and either on-site or off-site solar PV.

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

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

i. During Construction:

- Monday - Friday: primarily 6:30 AM - 5:30 PM
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: primarily 7:30 AM - 5:30 PM
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

During construction, noise is likely to exceed ambient levels. Otherwise, noise levels should match ambient levels.

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

Describe: There is a hedge along Sears St. that will eventually be removed to allow for residential construction. These are likely to remain in place during removal of the existing building and construction of the new County office building.

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

If yes:

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

This level of detail is not available at this time.

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 (over 550 gallons) 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored: \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

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

If Yes:

i. Describe proposed treatment(s): \_\_\_\_\_

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

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

If Yes: This level of detail will depend on the Departments to be relocated to this site, which is undetermined.

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

• Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

• Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

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

• Construction: \_\_\_\_\_

• Operation: \_\_\_\_\_

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

• Construction: \_\_\_\_\_

• Operation: \_\_\_\_\_

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

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

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

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

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

a. Existing land uses.

- i. Check all uses that occur on, adjoining and near the project site.
  - Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
  - Forest  Agriculture  Aquatic  Other (specify): Temple Beth-el
- ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.90	0.90	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscaping</u>	0.05	0.05	0

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Beverly J. Martin Elementary School is located approx. 1400 ft. (or 6 blocks) from the site. Lifelong is located approximately 800 ft. (or 4 blocks) from the site.

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

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

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

a. What is the average depth to bedrock on the project site? > 70 ft. feet

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

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
Soil types have not been mapped. A subsurface investigation has been conducted. \_\_\_\_\_ %  
\_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: 11.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of [S]site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of [S]site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
If Yes, describe: \_\_\_\_\_  
\_\_\_\_\_

h. Surface water features.

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

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

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

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

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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

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

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No

If Yes:  
i. Name of aquifer: \_\_\_\_\_  
[ii. Source of information: \_\_\_\_\_]

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_

none

n. Does the project site contain a designated significant natural community? \_\_\_\_\_

Yes  No

If Yes:

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

ii. Source(s) of description or evaluation: \_\_\_\_\_

iii. Extent of community/habitat:

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

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? \_\_\_\_\_

Yes  No

[If Yes:

i. Species and listing (endangered or threatened): \_\_\_\_\_

ii. Nature of use of site by the species (e.g., resident, seasonal, transient):] \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? \_\_\_\_\_

Yes  No

[If Yes:

i. Species and listing: \_\_\_\_\_

ii. Nature of use of site by the species (e.g., resident, seasonal, transient): \_\_\_\_\_

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?  Yes  No

If Yes:

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

ii. Name: A portion of the site is in the Dewitt Historic District,, established by the City of Ithaca.

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

Areas of significance include: Architecture; Commerce; Education; Political; Religion/Philosophy; Social/Humanitarian; Urban Planning.

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

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

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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

i. Identify resource: The site is within five miles of two distinctive and two noteworthy viewsheds.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Tompkins County Scenic Resources Inventory.

iii. Distance between project and resource: The distance ranges from 1.0 - 4.5 miles.

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

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

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

**F. Additional Information**

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

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

**G. Verification**

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

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

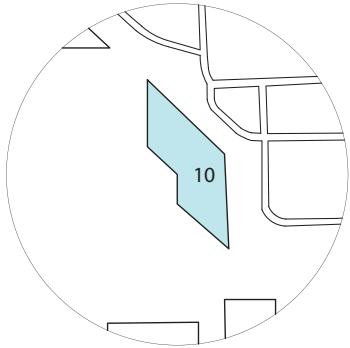
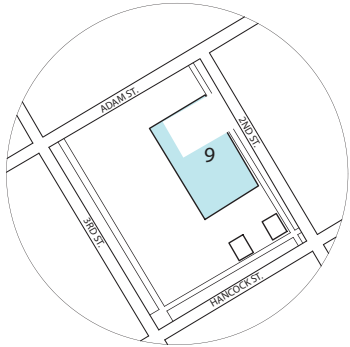
Signature \_\_\_\_\_ Title \_\_\_\_\_

TC NORTH TIOGA

TOMPKINS COUNTY GOVERNMENT BUILDINGS AND OFFICE LOCATIONS

1/15/2019  
1/64"=1'  
2018093

A1C



- 1. ANNEX BUILDING C, 128 EAST BUFFALO STREET
    - DEPARTMENT OF ASSESSMENT
    - BOARD OF ELECTIONS
    - INFORMATION TECHNOLOGY SERVICES
  - 2. MAIN COURTHOUSE, 320 NORTH TIOGA STREET
    - COUNTY CLERK
    - TOMPKINS COUNTY 6TH JUDICIAL DISTRICT COURTS
    - DISTRICT ATTORNEY
  - 3. OLD JAIL, 125 EAST COURT STREET
    - COUNTY ADMINISTRATION
    - COUNTY ATTORNEY
    - FINANCE DEPARTMENT
    - DEPARTMENT OF HUMAN RESOURCES, PERSONEL
    - PUBLIC INFORMATION OFFICE
    - PURCHASING DIVISION
  - 4. OLD COURTHOUSE, 121 EAST COURT STREET
    - ITHACA-TOMPKINS COUNTY TRANSPORTATION COUNCIL
    - DEPARTMENT OF PLANNING AND SUSTAINABILITY
    - COUNTY LEGISLATURE
  - 5. OFFICE OF HUMAN RIGHTS, 120 WEST MARTIN LUTHE KING JR/ STATE STREET
    - OFFICE OF HUMAN RIGHTS
  - 6. HUMAN SERVICES ANNEX, 214 WEST MARTIN LUTHER KING JR/ STATE STREET
    - OFFICE FOR THE AGING
  - 7. DEPARTMENT OF SOCIAL SERVICES, 320 WEST MAR1 LUTHER KING JR/ STATE STREET
    - DEPARTMENT OF YOUTH SERVICES
    - DEPARTMENT OF PROBATION AND JUSTICE
    - DEPARTMENT OF SOCIAL SERVICES
  - 8. CENTER ITHACA, 171 EAST MARTIN LUTHER KING JR/ STATE STREET
    - ASSIGNED COUNCIL
    - TOMPKINS WORKFORCE NEW YORK
  - 9. MOTOR VEHICLES (DMV), 301 THIRD STREET
    - DEPARTMENT OF MOTOR VEHICLES
  - 10. DEPARTMENT OF HEALTH, 55 BROWN ROAD
    - HEALTH DEPARTMENT
- \* NOT SHOWN:  
 ITHACA TOMPKINS REGIONAL AIRPORT, 72 BROWN ROAD  
 DEPARTMENT OF EMERGENCY RESPONSE, 92 BROWN ROAD  
 FACILITIES DEPARTMENT, 170 BOSTWICK ROAD  
 INDUSTRIAL DEVELOPMENT AGENCY, 401 EAST STATE/ EAST MARTIN LUTHER KING JR ST  
 MENTAL HEALTH DEPARTMENT, 201 EAST GREEN STREET  
 DEPARTMENT OF RECYCLING AND MATERIAL MANAGEMENT, 122 COMMERCIAL AVENUE  
 SHERIFFS OFFICE, 779 WARREN ROAD  
 SOIL AND WATER CONSERVATION DISTRICT, 170 BOSTWICK ROAD  
 TOMPKINS COUNTY PUBLIC LIBRARY, 101 EAST GREEN STREET  
 WEIGHTS AND MEASURES, 170 BOSTWICK ROAD

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental



**Full Environmental Assessment Form**  
**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.

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

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

**2. Impact on Geological Features**

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

 NO YES

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

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

**3. Impacts on Surface Water**

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

 NO YES

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

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

I. Other impacts: \_\_\_\_\_  
 \_\_\_\_\_

**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.t)

NO

YES

*If "Yes", answer questions a - h. If "No", move on to Section 5.*

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

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

NO

YES

*If "Yes", answer questions a - g. If "No", move on to Section 6.*

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

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

**6. Impacts on Air**

The proposed action may include a state regulated air emission source.  
(See Part 1. D.2.f., D,2,h, D.2.g)  
*If “Yes”, answer questions a - f. If “No”, move on to Section 7.*

NO  YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) <u>Q</u> iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of [hydrochlorofluorocarbons (HCFCs)] <u>hydrochloroflourocarbons (HFCs)</u> emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	[D2f,] D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any [two or more] of the thresholds in “a” through “c”, above.	[D1g, D2k] <u>D2g</u>	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**7. Impact on Plants and Animals**

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)  
*If “Yes”, answer questions a - j. If “No”, move on to Section 8.*

NO  YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or	E2p	<input type="checkbox"/>	<input type="checkbox"/>

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

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

**8. Impact on Agricultural Resources**

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

NO  YES

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

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**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.)

NO

YES

*If "Yes", answer questions a - g. If "No", go to Section 10.*

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

**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.)

NO

YES

*If "Yes", answer questions a - e. If "No", go to Section 11.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**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.*

NO       YES

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

**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.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

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

 NO YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - g. If "No", go to Section 14.*

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

**14. Impact on Energy**

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

 NO YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

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

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

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

 NO YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

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



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

**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.)  NO  YES  
 If "Yes", answer questions a - m. If "No", go to Section 17.

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

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

**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.

NO

YES

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

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
 (See Part 1. C.2, C.3, D.2, E.3)  
 If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO

YES

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

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

***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.

See attached sheets.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: [ ] Type 1 [x] Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information Feasibility Study for Purchase of Parcels 408, 412-414 North Tioga and 117 & 118 [sic] Sears Street prepared by Holt Architects; Phase I Environmental Site Assessment prepared by GEI Consultants; MEP/FP and Sustainability Narrative prepared by Taitem Engineering; Preliminary Subsurface Investigation Report for Proposed New Office Building 412 N. Tioga Street Ithaca, NY prepared by Elwyn & Palmer Consulting Engineers.

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

[x] 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: North Tioga Street County Office Building

Name of Lead Agency: Tompkins County Legislature

Name of Responsible Officer in Lead Agency: Martha Robertson

Title of Responsible Officer: Chair, Tompkins County Legislature

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Jason Molino, County Administrator

Address: 125 East Court Street; Ithaca, NY 14850

Telephone Number: (607) 274-5551

E-mail: jmolino@tompkins-co.org

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

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

Other involved agencies (if any)

Applicant (if any)

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

Attachment: FINAL N. Tioga Full EAF w map 4-3-19 (8526 : Negative Determination of Environmental Significance)

## North Tioga Street County Office Building

### Full EAF: Part 3

### Determination of Significance

Although the potential for environmental impacts were identified in Part 2 of the Full EAF for this project, no moderate or large impacts were identified. A discussion of the conclusion of “no or small impact may occur” follows.

#### 1. Impact on Land

There will be a change in the use of the property.

- The property along Sears Street is currently used as a parking lot. This would be changed to residential uses.
- The property along Tioga Street is used as office buildings. A new government office building would be constructed and the existing professional building removed. There will be a net increase in office space of approximately 22,000-36,000 square feet. The new building would be three to four stories in height.

As a result, the impacts on the land would be small at worst, since the site is already completely developed with either buildings or parking lots.

During the construction phase of the project, there may be small impacts on the land, but these are expected to be small and temporary in nature.

#### 5. Impact on Flooding

The site is located within the 500 year floodplain of Cascadilla Creek. However, the impacts on flooding of this proposal would be virtually none, since the site is already completely developed with either buildings or parking lots.

#### 10. Impact on Historic and Archeological Resources

One existing building is located within the DeWitt Historic District: 408 North Tioga Street.

The existing 408 N. Tioga Street building would remain. If used as office space by the county, the existing building floor plan will remain intact as much as possible and the building will be repaired. The small shed roof portion of the building to the west will be demolished. That structure looks to be an addition to the original building.

If the County decides not to use the building for office space, it would, instead, sell off 408 North Tioga Street without any changes being made to that structure.

In all, the impact on the historic district should be minimal.

### 13. Impact on Transportation

The County departments being considered for location to this property that would be expected to attract visitors are the Board of Elections, the County Clerk, and Human Resources. The traffic generated would be expected similar to that now generated by the office and medical uses on the property.

Employees will be parking on the site and heaviest employee traffic flows would be expected during commuting hours, between 8 and 9 AM in the morning and between 4:30 and 5:30 in the evening. This mirrors the existing commuter traffic patterns seen on Tioga Street and nearby Court Street.

With the closing of the parking entrance on Sears Street, and the construction of one to five new residential units instead, there should be a net reduction on traffic on that street.

The nearest transit facility is a TCAT bus stop on Tioga and Court Street (½ block from the property) which serves the Route 10 bus route to and back from the Cornell campus. A major transit stop for the TCAT system is located on Seneca Street at Tioga Street, approximately 2½ blocks south of the property.

The site is fully served by the City's existing sidewalk network. Tioga Street is a Bike Boulevard and the County will provide bicycle parking facilities for staff and visitors on the site.

In total, impacts on traffic will be similar to existing traffic patterns, with small potential reductions on Sears Street and small potential increases on Tioga Street.

### 14. Impact on Energy

The County is working with Taitem Engineering to identify ways to decrease its energy usage in the proposed new building and, at a minimum, is aiming to achieve an energy goal of at least 30% better than current energy code standards. It is also worth noting that the County's internal Green Building Policy that all major renovations and construction of public buildings meet at least the equivalent of LEED silver standards and to focus its point system principally on energy efficiency and materials selection.

Examples of improvements under consideration to meet these goals:

- Domestic Hot Water:
  - Domestic hot water is provided by two 50 Gal Electric resistance water heaters.
  - Minimum of 0.95 UEF.
  - No recirculation system.
- Heating and Cooling:
  - The system will be a variable refrigerant flow system with heat recovery.
  - Heat pumps located on the roof mounted to equipment stands 24" above roof line.
  - Ducted fan coils in the ceiling space will distribute conditioned air through a ductwork to diffusers and registers in the ceiling grid.
  - Each zone will have the capability to heat and cool simultaneously.
  - A programmable thermostat will control the temperature for each zone.

- Ventilation and Exhaust:
  - A dedicated outdoor air system will provide ventilation air to each space.
  - CO2 sensors will monitor the air quality and control the system to provide demand controlled ventilation.
  - Economizer mode will provide low cost cooling when conditions allow.
- Power Distribution: On-site solar PV array to meet 5% of building loads.
- Lighting: Interior light fixtures to achieve a 40% better than and exterior light fixtures to achieve a 50% better than AHRAE 90.1-2013 standards.

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

The potential for impacts from noise and odor are expected to only be those occurring during construction of the project, which will be small and temporary in nature.

Lighting impacts will be permanent in nature. Lighting of the proposed building and parking areas will follow County practices for safety and security and, to the extent possible, follow the EMC Indoor and Outdoor Lighting Resource (2017) which provides recommendations for minimizing the health and environmental impacts of “blue light.”

### 17. Consistency with Community Plans

The existing use of the property includes parking lots (a nonconforming use) along Sears Street, a two-story office building (containing law offices and an insurance office) at 408 N. Tioga St., and a two-story professional building (a dental office and a former salon) at 412-414 N. Tioga Street.

The proposal would change the use of the property.

- The property along Sears Street is currently used as a parking lot. This would likely be changed to residential uses or may remain as parking.
- The property along Tioga Street is used as office buildings. A new government office building would be constructed and the existing professional building removed. There will be a net increase in office space of approximately 22,000-36,000 square feet. The new building would be three to four stories.

The existing zoning of the property is mixed.

- The property along Tioga Street is zoned C-SU (Courthouse-Special Use). This allows office buildings and medical uses, but does not permit government buildings. Under this proposal, this is where the County office building would be built.
- The property along Sears Street is zoned R-2b. This allows residential uses. Under this proposal, this is where one to five residential units would be built.

The City’s Comprehensive Plan identifies this area as Medium Density Residential. This is inconsistent with all of the existing uses of the property. The proposed government building is inconsistent, but the proposed residential units would be consistent.

The proposed development of the property would result in some impacts, but given the nature of the existing use of the property, these are considered to be small to negligible.



## Facilities and Infrastructure Committee

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 04/10/19 04:00 PM  
Department: Assessment  
Category: Real Property  
Functional Category:

SCHEDULED

RESOLUTION NO.      DOC ID: 8527

# Authorizing Acquisition of Property for an Additional Downtown County Government Office and Associated Parking, and Amend 2019-2023 Capital Plan and Budget to Incorporate this Acquisition

WHEREAS, the Tompkins County Legislature has been reviewing the office space needs of County Government for many years including preparation of the *Center of Government Business Case Analysis* (completed in 2011), and

WHEREAS, the County Legislature believes that retaining County departments in the City of Ithaca downtown business core is advantageous for the delivery of services to County residents, and

WHEREAS, there are many Tompkins County offices in spaces that are currently rented or leased from private landlords in several locations across the County, and

WHEREAS, there are also Tompkins County offices that are in older buildings that are not energy efficient and are nearing the end of their period of probable usefulness, and

WHEREAS, County Administration has been reviewing potential locations wherein multiple County departments could be co-located, and

WHEREAS, County Administration and County staff have investigated available sites including properties that the County currently owns, properties listed for sale, and properties identified by private developers, and have determined the site at 408 and 412-414 North Tioga Street and 111, 113, 117, and 119 Sears Street to be the most desirable, and

WHEREAS, the County Legislature, in Resolution No. 2018-258 of November 8, 2018, authorized an Option Agreement for Purchase of said property and funded a feasibility study of same, and

WHEREAS, The Director of Assessment, pursuant to Administrative Policy Manual Section 09-07, has performed an appraisal of this site and determined that the fair market value of the property is \$1,800,000, and

WHEREAS, the County Legislature has addressed the Public Interest Test as outlined in the New York State Court of Appeals decision in the City of Rochester vs. County of Monroe (72 NYS2d 338 (1988)), and

WHEREAS, the necessary geotechnical reviews have determined that the soil under this property is typical of the Ithaca downtown area and can be used as a bearing layer for deep foundations such as driven piles, and

WHEREAS, results of the Phase I environmental report have revealed no apparent evidence of Recognized Environmental Conditions (RECs), Historic Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) in connection with the site at 408 and 412-414 North Tioga Street and 111, 113, 117, and 119 Sears Street, and

WHEREAS, the County Administrator has convened a Development Team tasked with determining whether this site, or other potential sites, would best address the space needs of the County, and



1 WHEREAS, this Development Team has met many times during this four-month option period, including site  
2 visits to this property and to other properties that were under consideration, and  
3

4 WHEREAS, Holt Architects has met with each individual department being considered for occupancy in a  
5 new building to update the 2011 *Center of Government Business Case Analysis* and has determined that this North  
6 Tioga Street site can support the current and short-term future space needs of the County, now therefore be it  
7

8 RESOLVED, on recommendation of the Facilities and Infrastructure and the Budget, Capital, and Personnel  
9 Committees, That the County Legislature has determined that the site at 408 and 412-414 North Tioga Street and 111,  
10 113, 117, and 119 Sears Street, currently owned by Dental Properties Company LLC, is the best option for a new  
11 office building site where multiple offices could be consolidated at a single location,  
12

13 RESOLVED, further, That the County's 2019-2023 Capital Plan and Budget be and hereby is amended to  
14 include the Acquisition and Improvement of the aforementioned property at a total cost of \$1,800,000, of which  
15 \$25,000 was already paid to secure a non-refundable, exclusive Option Agreement,  
16

17 RESOLVED, further, That the County Administrator be and hereby is authorized to negotiate the acquisition  
18 of the site at 408 and 412-414 North Tioga Street and 111, 113, 117, and 119 Sears Street a cost not to exceed  
19 \$1,800,000 plus any associated closing costs, and on such other terms and conditions as the County Administrator may  
20 approve in his reasonable discretion and upon consultation with the County Attorney,  
21

22 RESOLVED, further, That the County Legislature directs the County Administrator to execute all documents  
23 to exercise the purchase offer and to close on this property in a timely fashion,  
24

25 RESOLVED, further, That the Director of Finance be, and hereby is, authorized to allocate \$1,775,000 in  
26 fiscal year 2019 from the General Fund Unassigned Fund Balance to the North Tioga Campus Project Capital Account  
27 (HBXXXX.59239.YY.ZZ).  
28

29 **A FUND - GENERAL FUND**

31 Decrease Fund Balance: A30909000	Unassigned Fund Balance	\$1,775,000
32 Increase Expense Account: A9576.54802	Contribution to Construction	\$1,775,000

34 **HB FUND - BUILDING IMPROVEMENTS FUND**

36 Increase Revenue Account: HBXXXX.45031.YY.ZZ Interfund (A)	\$1,775,000
37 Increase Expense Account: HBXXXX.59239.YY.ZZ North Tioga Campus	\$1,775,000

38 **SEQR ACTION:** Unlisted

40 (Full Environmental Assessment Form on file with the Clerk of the Legislature)



**Facilities and Infrastructure Committee**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 04/10/19 04:00 PM  
Department: Assessment  
Category: Real Property  
Functional Category:

**SCHEDULED**

**RESOLUTION NO.**      *DOC ID: 8525*

**Balancing Test Analysis Regarding Purchase of Property in the City  
of Ithaca on North Tioga Street**

WHEREAS, the County intends to purchase a property on North Tioga Street/Sears Street located in the City of Ithaca, and

WHEREAS, this proposed purchase of the property would result in the probable construction a three-story approximate 37,000 square foot office building, and

WHEREAS, this proposed construction would likely not be in compliance with the various zoning classifications that are on this property, and

WHEREAS, the New York State Court of Appeals in the City of Rochester vs. County of Monroe, 72 NYS2d 338 (1988), determined that various criteria should be considered to determine whether an action is subject to local zoning requirements, and

WHEREAS, the County has thoroughly examined the criteria, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure and the Budget, Capital, and Personnel Committees, That the County concludes this action is not subject to local zoning, for reasons summarized in the attached analysis.

**SEQR ACTION:** TYPE II-20

Attachment:

**The Balancing Test-Analysis of Criteria with respect to the Purchase of the property on N Tioga St/Sears St  
located in the City of Ithaca**

**1. The Nature and Scope of the Instrumentality**

Tompkins County, a Charter County in New York State, has the responsibility to provide for the health, safety, and welfare of County residents. It also has the power and responsibility to care for its properties. The project is in the City of Ithaca, a municipality in the County.

**2. The Kind of Function of Land Use Involved**

The county intends to construct an approximate 37,000 square foot building located in the City of Ithaca. The property is currently used as a dental office and is a legal non-conforming use. The parking located on Sears St is a "Violation of Zoning Ordinance" however it has not been enforced. This new building would be utilized by existing downtown county office spaces whereby they could be consolidated into a single building thereby increasing efficiencies by co-locating departments and reducing rental payments being made.

**3. The Extent of Public Interest to be Served Thereby**

1 The project will primarily serve the public taxpayers. The Public interest is served in numerous ways: (a)  
 2 consolidated government locations; (b) less lease payments made; (c) a model government building whereby our  
 3 greenhouse gas emissions are reduced dramatically as compared to the current buildings that are occupied; (d)  
 4 maintaining a presence in the downtown central County government core of the City of Ithaca.

5  
 6  
 7 **4. The Effect Local Land-Use Regulations Would Have Upon the Enterprise Concerned**

8  
 9 Current local land-use regulations would not permit the future planned use of the property. The current local land-use  
 10 regulations do not permit the current uses that are occurring on the property.

11  
 12 **5. The Impact Upon Legitimate Local Interest**

13  
 14 The impact on legitimate local interest is positive. The proposed improvement will potentially restore a residential use  
 15 to the Sears St property which would bring that portion of the property into zoning compliance. The County itself is in  
 16 the best position to judge the need, design, and utility of the facility.

17  
 18 **6. The County's Legislative Grant of Authority**

19  
 20 The county is authorized to manage its real property. County Law §215.

21  
 22 **7. Alternative Location for the Facility in Less Restrictive Zoning Areas**

23  
 24 The County considered several alternative locations and structures. However, this location, maximizes efficiency by  
 25 keeping these offices in the downtown central County government core of the City.

26  
 27 **8. Alternative Methods of Providing the Needed Improvement**

28  
 29 The County considered several alternative locations and existing structures. However, this location, maximizes  
 30 efficiency by keeping these offices in the downtown central County government core of the City. It was only after an  
 31 extremely lengthy consideration of possible alternatives that the County decided to proceed with the chosen  
 32 project.

33  
 34 **9. The Intergovernmental Participation in Project Development and Opportunity to be**  
 35 **Heard**

36 The City of Ithaca has received detailed information on the project and has been present for multiple meetings on this  
 37 proposed project. The City of Ithaca has invited the County to speak at two public meetings regarding this project.