



Fayetteville Village Apartments,
FOUBU Environmental Services, LLC
Final Environmental Impact Statement
Prologue
July 2019

As the designated State Environmental Quality Review Act (SEQRA) Lead Agency for the Fayetteville Village Apartments project for FOUBU Environmental Services, LLC (“Applicant”), the Village of Fayetteville directed the Applicant to prepare the Final Environmental Impact Statement (FEIS) for the project. Per the SEQRA requirements the FEIS is a document of the Lead Agency and as such the Village of Fayetteville offers the following assertions to be included with the FEIS prepared by the applicant.

Requested Action

In its application, the Applicant is requesting that the Village of Fayetteville Board of Trustees enact a zone change. The property that is the subject of the application is currently zoned Industrial (I-1) and Residential (R-1), and the Applicant has requested that the zoning be changed to a Planned Unit Development District (“PUD”) for five (5) three-story apartment buildings with 30 units each, ten (10) two-story townhouse style units with five (5) units each, four (4) two-story mixed-use buildings including apartments and retail, service, restaurant or other commercial use, a community center/pool, and a new two-way continuous left turn lane from the proposed westerly site driveway to the intersection of East Genesee Street and New York State Route 257. A zone change is a legislative act, and the discretion of a legislative body is very broad in determining which laws should be enacted for the welfare of the people, and when and how its police power should be exercised.

Reasonable Alternatives

In evaluating the proposed subdivision, the Lead Agency is required to prepare a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. The Village in its review of the Draft EIS and the FEIS is of the opinion that the applicant did not adequately review other potential viable alternatives for the subject property, including other re-development alternatives that could have significantly less impact on the environmental considerations at the subject site, the surrounding neighborhoods and the infrastructure of the area.

Mixed Use Development with Senior Housing and Commercial / Retail

A senior housing development (rather than the proposed market rate apartments) would not have an impact on the school district. As well, a senior housing development has far less traffic impact especially during the morning and evening peak hours. The commercial component of the mixed-use option could be of a similar makeup of the current proposal with small shop retail and some office. This option would look at a patio home independent living community with some 2-story assisted living components. This type of development would be less dense and therefore less



impactful on the environmental conditions of the site and storm water runoff into Bishops Brook. This alternative would have a similar impact to the hazardous waste issues with the site and have potentially have a larger impact to the Village EMS services.

Building Re-Use as an Industrial, Warehouse or Distribution Site

Re-use and renovation of the existing building as an industrial, warehouse or distribution site would have no or less impact on schools, traffic, hazardous site, density and neighborhoods. This type of re-use would not require a zone change for the subject property. Depending on the user there could be additional truck traffic which would be a negative impact on the Route 5 / Route 257 intersection.

Renovation of the Site for Retail Use

Retail use would require razing the building structure but could potentially utilize the existing slab, thus reducing the hazardous waste impact on the site. This use would have no or less impact on the schools, density and neighborhoods. This type of use potentially would have a less of an impact on the morning peak traffic and a similar impact in the afternoon traffic.

Senior Housing

An alternative for the subject site could be a senior housing development without the commercial component but more of a continuing care retirement community approach, with independent, assisted and full care living components in a campus setting. This type of development would not have an impact on schools, and have less of an impact on the traffic, density, and neighbors. Again, the Village EMS service may be impacted to provide additional services for the elderly.

School District

The village recognizes and wanted to add to the FEIS record the potential impact the proposed project would have on the Fayetteville Manlius School district. Based on correspondence received from the Superintendent of Schools for the district, Dr. Craig Tice, the school district is concerned that the approval and construction of the market rate apartments will introduce additional enrollment in the school district, especially at the elementary school age. The school district is currently at 100% capacity at its three (3) elementary schools.

In its FEIS draft, the Applicant calculated the number of students it believes will be added to the school district using reports by the National Multi-Housing Council and the Joint Center for Housing Studies at Harvard University, which utilized data from American Housing Survey. The Applicant determined 22-40 new students would be added across 12 grade levels. That number of new students alone will be problematic for a grade school that is at maximum capacity. However, the Lead Agency believes the Applicant's numbers may not be accurate and the total number of new students could be higher than they calculated. The Applicant made its determination based on only 200 residential units, though if the Applicant includes residential units in its mixed-use buildings there could be a total of more than 200 residential units in their proposed development, which could mean more families with school-age children. Further, the use of national data does not



account for the particulars of the greater Syracuse Metropolitan Area. Fayetteville-Manlius School District has an excellent reputation, which will make the apartments in the proposed development particularly attractive to families with school-age children, and potentially drive the increase in the number of children up from the Applicant's projected national averages.

The Fayetteville-Manlius School District commissioned a demographic study by Dr. Jerome McKibben to determine the effects of new housing developments within the Fayetteville-Manlius district. The school district has asked the Village to take this information into consideration when deliberating on the environmental review as well as the zone change for the project. Dr. McKibben's study determined that the proposed market rate apartments could potentially increase elementary enrollment by 92 students, which would require drastic infrastructure changes for the school district in the form of building additions. Any such increase would be at the cost of the taxpayers.

Character of the Neighborhood / Density

Throughout the FEIS, the Applicant indicates that the proposed development is 200 units. By the Village review of the application there are at least 212 apartment units (plus the 22,000 square feet of commercial retail space, plus the club house and pool). While the subject site is 31.81 acres the actual development is compressed to the south portion of the site (due to topographic considerations). For the subject site, if we discount the north section of the property as unusable due to flood plain or steep slopes, the usable lot area is approximately 18.6 acres. Therefore, the density of the development is over 11 units per acre, and that does not include the commercial component of the development or the club house or maintenance building.

In all of the Village of Fayetteville residential zoning districts the maximum percent lot coverage is 30%. Over this useable area the proposed development includes approximately 487,875 sf (11.2 acres) of building, drive and parking impervious area, creating a lot coverage of 60% over the usable lot area which greatly exceeds the lot coverage allowed in all other Village of Fayetteville residential districts.

The proposed conceptual layout does not comply with the Village ordinance with regard to parking space size (200 sf minimum where the plan provides for 162 sf per parking space). Also, the proposed parking lot plan requires cars to be stacked directly in front of garage stalls which is a nonconforming parking space. As a result, any final plan for this scale of development will include additional impervious areas and that will further impact the lot coverage and thus the density of the development.

The proposed conceptual layout does not provide for a place holder for NYSDEC mandated stormwater runoff reduction and water quality basins at the source of the runoff. The Village of Fayetteville as a MS4 community for the NYSDEC SPDES program will mandate strict conformance to all stormwater management and mitigation requirements. By not accounting for at least place holder areas for water quality mitigation the overall layout of the proposed development



could be greatly impacted. This impact can affect the density of the development and also create additional or greater environmental impacts.

The proposed development includes five (5) – three story apartment buildings each with a foundation footprint of 16,000 square feet (approximate 80 feet by 200 feet) There are no residential apartment structures anywhere in the Village that come close to this scale and size. As well there are no 3-story – 35-foot-tall residential apartment buildings in the Village. This scale of residential building is out of character for the neighborhood.

Hazardous Waste

The applicant states in the FEIS (response to comment 7, page 19) “The exact nature or extent of the residual contamination is not yet known,” and acknowledges that this property has been under a groundwater treatment program for approximately 20 years and that NYSDEC has released the site for redevelopment under the Brownfield project. The Village also is aware that there are unknowns with regard to the potential for contamination to be uncovered during the construction of the development.

For the protection of the future residents as well as the down gradient areas (Bishops Brook) and the environmental protection of the Village in general, the Village has asked for a proposed action plan to handle contamination discovered during construction (again acknowledging that NYSDEC will be the ultimate reviewing authority on any Brownfield / environmental cleanup protocols).

Will discovered contamination be excavated and removed from the site or will it be stockpiled and treated onsite (a potential for a pedestrian hazard)? Will additional pump and treat well points be required and if so what are the sound and odor impacts of such to a new residential development? Is the residential use, especially with children, the best use for this contaminated site even with slab on grade construction? The applicant has not presented grading plans of the development so it is difficult to evaluate areas of cut that may expose contaminated areas.

Due to the sensitive environmentally hazardous nature of this property, the Village is of the opinion that the applicant needs to better identify the potential hazards and better outline a proposed approach to clear this site of hazardous materials to make it suitable for a residential development.

Stormwater

The Village acknowledges that the applicant under final design will have to meet the NYSDEC stormwater management requirements as mandated by the SPDES General Permit process. As was stated above, it is the Village’s opinion that the concept plans need to provide for approximately sized place holders for runoff reduction volume and water quality mitigation systems. NYSDEC requires these elements to be close to the runoff source and not “end of the pipe” treatment methods. As such these water quality elements can significantly impact the proposed layout of the development.



In the DEIS appendix for stormwater management, the applicant provides for water quantity mitigation and in the appendices, but there is a “not to scale” graphic showing the grading of a storm basin north of the development. Reading the grading plan, it indicates that the basin will be in over 35 feet of cut. This is a significant impact. If this is the only way to construction the mitigation basin then a geotechnical analysis of this cut needs to be performed. In itself the construction of this basin is an environmental impact.

Final Environmental Impact Statement



FOUBU Environmental Services, LLC
Fayetteville Village Apartments
Fayetteville, New York

July 2019



Final Environmental Impact Statement

**FOUBU Environmental Services, LLC
Fayetteville Village Apartments
Fayetteville, New York**

Lead Agency: Fayetteville Village Board
425 East Genesee Street
Fayetteville, NY 13066

Date of Acceptance by Lead Agency:	
------------------------------------	--

July 2019

PREPARED BY
O'Brien & Gere Engineers, Inc.

TABLE OF CONTENTS

List of Tables.....	ii
List of Figures.....	ii
List of Appendices.....	ii
List of Acronyms.....	ii
1. Introduction.....	1
1.1 Project Description.....	1
1.1.1 Project Purpose.....	1
1.1.2 Background and History.....	2
1.1.3 Project Location.....	4
1.1.4 Project Elements.....	5
1.1.5 Construction Sequence and Activities.....	8
1.1.6 Operation and Maintenance Requirements.....	8
1.1.7 Project Schedule (Including Phasing).....	9
1.2 Document Purpose.....	9
1.2.1 Coordinated Review.....	9
1.2.2 Lead Agency Coordination.....	10
1.2.3 Notice of Determination of Significance/Notice of Intent to Prepare an Environmental Impact Statement.....	10
1.2.4 Scoping.....	10
1.2.5 Draft Environmental Impact Statement.....	10
1.2.6 Final Environmental Impact Statement (FEIS)/Findings.....	11
1.3 Permits and Approvals.....	12
2. Corrections and Revisions to DEIS.....	14
3. Responsiveness Summary.....	16
3.1 Project Description.....	16
3.2 Alternatives Considered.....	18
3.3 Construction and Operations.....	19
3.4 Surface Water.....	21
3.5 Transportation.....	23
3.6 Land Use and Zoning.....	25
3.7 Community Services.....	28
3.8 Visual Resources.....	31
3.9 Energy.....	31
3.10 Noise and Odor.....	32
3.11 Other.....	32

LIST OF TABLES

Table 1. Estimated Project Water Demands..... 7
 Table 2. Summary of Potential Permits and Approvals..... 12
 Table 3. Comparison of Village Zoning Options..... 28

LIST OF FIGURES

Figure 1. Conceptual Site Plan (and Phasing)..... 2
 Figure 2. Site Location Map 5
 Figure 3. 547 East Genesee Street Concept Plan (Source: Village Comprehensive Plan; Updated August 2014) compared to Project Conceptual Site Plan..... 26

LIST OF APPENDICES

- A. Notice of Completion of the DEIS – Village Board Resolution
- B. Notice of Public Informational Meeting
- C. Public and Agency Comments
- D. Fayetteville-Manlius School District Data

LIST OF ACRONYMS

ACM	asbestos containing materials
ADC	Accurate Die Casting Corporation
APE	Area of Potential Effect
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
C&D	construction and demolition
cfh	cubic feet per hour
COC	Certificate of Completion
DEIS	Draft Environmental Impact Statement
E&SCs	erosion and sedimentation controls
EAF	Environmental Assessment Form
ECL	Environmental Conservation Law
EIS	Environmental Impact Statement
FEIS	Final Environmental Impact Statement
F-M	Fayetteville-Manlius

GML	General Municipal Law
gpd	gallons per day
I/I	inflow/infiltration
ITT	ITT Corporation
KW	kilowatt
LBP	lead-based paint
NAPL	non-aqueous phase liquid
NYCRR	New York Codes, Rules and Regulations
NYS	New York State
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation
OBG	O'Brien & Gere
OCDWEP	Onondaga County Department of Water Environment Protection
OCWA	Onondaga County Water Authority
OSHA	Occupational Safety and Health Administration
PAHs	polycyclic aromatic hydrocarbons
PCBs	polychlorinated biphenyls
PSC	Public Service Commission
PSIG	pounds per square inch gauge
PUD	Planned Unit Development
RAWP	Remedial Action Work Plan
RIWP	Remedial Investigation Work Plan
ROW	right-of-way
SCOs	Soil Cleanup Objectives
SEQR	State Environmental Quality Review (the process)
SEQRA	State Environmental Quality Review Act (the statute)
sf	square feet
SHPO	State Historic Preservation Office (SHPO)
SMP	Site Management Plan
SMTCC	Syracuse-Metropolitan Transportation Council

SPDES	State Pollution Discharge Elimination System
SRIWP	Supplemental Remedial Investigation Work Plan
SSF	State Superfund Program
SWPPP	Stormwater Pollution Prevention Plan
TCE	trichloroethylene
TIS	Traffic Impact Study
TWLT	two way left turn lane
USEPA	United States Environmental Protection Agency
UST	underground storage tank
v	volt
VOCs	volatile organic compounds
WWTP	Wastewater Treatment Plant

1. INTRODUCTION

1.1 PROJECT DESCRIPTION

1.1.1 Project Purpose

FOUBU Environmental Services, LLC (“FOUBU”) (the “Applicant”) is proposing to undertake further remediation of the former Accurate Die Casting site for future sale and redevelopment as a mixed-use, multi-family residential/commercial development (the “Project”) including:

- Demolition of the former Accurate Die Casting Corporation (ADC) facility and additional site remediation in accordance with a New York State Department of Environmental Conservation (“NYSDEC”) Brownfield Cleanup Program (“BCP”) agreement
- As illustrated on the conceptual site plan (Figure 1)¹, construction of Project elements not to exceed the following:
 - » Five (5) three-story apartment buildings, 30 units each (totaling 150 units)
 - » Ten (10) two-story townhouse style units, 5 units each (totaling 50 units)
 - » Four (4) two-story mixed-use buildings (maximum total of 44,000 square feet [sf]); uses to include retail, apartment, service, restaurant or other commercial use
 - » A new two-way continuous left turn lane from the proposed westerly site driveway to the intersection of East Genesee Street and New York State Route 257.

Implementation of the Project will assist the Village to meet its Comprehensive Plan-stated goal of providing a balanced blend of quality housing opportunities including the following strategies²:

- Support the development of a variety of housing for different age groups, family sizes and income levels
- Encourage development of accessible and conveniently located affordable housing in proximity to daily services, institutional uses (library, bank, grocery), public transit and neighborhoods.

The conceptual site plan (Figure 1) demonstrates that the proposed apartment buildings and garages will be set back from NYS Route 5 (Genesee Street) and positioned around a central open space, with surrounding townhouse buildings, the community center/pool, and additional open spaces within and around the site, and the mixed-use buildings at the front of the site; sidewalks are shown throughout the site; and bicycle racks will also be available.

¹ The site plan and complete PUD rezone application is included as Appendix A to the DEIS.

² <http://www.fayettevilleny.gov/files/VoFComprehensivePlanPartI.pdf>



Figure 1. Conceptual Site Plan (and Phasing)

The property is presently located in two zoning districts – Industrial-1 (“I-1”) along Genesee Street and Residential-1 (R-1) in the rear, northern portion of the site. Multi-family residential is currently prohibited in the I-1 and R-1 Districts. Consistent with the Village’s Comprehensive Plan, which recommends “a campus-like development that is compatible with the adjacent residential character and is sensitive to the Bishop Brook open space corridor” (<http://www.fayettevillenyc.gov/files/VoFComprehensivePlanPartI.pdf>, page 30), the Applicant has submitted a Planned Unit Development (“PUD”) Application to allow a mixed-use development on approximately 32± acres of the Site.

Per the Village of Fayetteville zoning ordinance, the requested zoning, PUD, is intended to “permit establishment of areas in which diverse uses may be brought together in a compatible unified plan of development which shall be in the interest of the general welfare of the public,” and allows the proposed mixed-use development. A copy of the Applicant’s PUD Application was appended to the Draft Environmental Impact Statement (“DEIS”) (see DEIS Appendix A).

1.1.2 Background and History

The property is a well-known brownfield located in the Village of Fayetteville. The building, which was previously used by ADC for the production of zinc and aluminum castings for the automotive and other industries, still remains – although it is in poor condition and on occasion has been used by squatters as shelter.

ADC and its predecessors conducted manufacturing operations at the Site from approximately 1950 until 1988 when it abandoned the facility.

ITT Commercial Finance Corporation, now ITT Corporation (“ITT”), acquired the site in 1988 as a result of foreclosure proceedings. The Site was leased to O’Brien & Gere Technical Services, Inc. (“OBG”) in 1993 and was later sold to OBG in 1999. Additional industrial and commercial tenants occupied leased space in the building during this time. OBG discontinued operations at the site in 2012 and the site was sold to 547 East Genesee Street, LLC, and then to its current owner, FOUBU in 2017.

The Site has for the most part remained vacant since that time. However, Fayetteville-Manlius (“F-M”) School District utilized the site for approximately one-year (2012-2013) as a temporary bus garage, while their existing garage was being renovated.

The property was impacted from the disposal of contaminants during the time it was owned and operated by ADC and was subject to an Order on Consent and Administrative Settlement (the “Consent Order”) issued by the NYSDEC. Previously identified soil and/or groundwater contaminants included polycyclic aromatic hydrocarbons (“PAHs”), polychlorinated biphenyls (“PCBs”), and volatile organic compounds (“VOCs”) including trichloroethylene (“TCE”). The Consent Order required indefinite pump and treat obligations, soil vapor intrusion monitoring and the imposition of restrictive covenants to limit potential future uses of the Site to commercial and industrial without the express written waiver of the NYSDEC (the “Restrictive Covenants”).

In June 2014, following extensive remediation of the Site, the NYSDEC changed the classification of the Site from a Class 2 site (meaning one presenting significant threat to the public health or environment – action required) to a Class 4 site (meaning one where the site is properly closed – requires continued management). Correspondence from the NYSDEC, dated June 4, 2014 (see DEIS Appendix B), states that “A significant threat to public health and the environment no longer exists at the site.” At that time, the Site was unoccupied without an anticipated future occupant for the facility.

In addition to OBG’s obligation to operate and maintain existing NYSDEC-required environmental controls, such as the groundwater pump and treat system, anticipated redevelopment of the Site provides an opportunity to further remediate existing contamination. To encourage additional remediation and future redevelopment of the property, FOUBU applied for the Site’s acceptance into the BCP. On June 1, 2015, NYSDEC approved the BCP application and executed the BCP Agreement. FOUBU subsequently provided notice to NYSDEC of an intended “Change of Use” for the site as an initial action to allow demolition of the existing building in preparation for additional remediation and site redevelopment. A Remedial Investigation Work Plan (“RIWP”) was submitted to NYSDEC as a component of the BCP at the site in February 2019. FOUBU intends to complete the remedial action under the BCP as a Volunteer³.

Under 6 New York Codes, Rules and Regulations (NYCRR) § 375-3, the remedial program will comply with a NYSDEC-approved Track 4 cleanup with restricted-residential use criteria.⁴ Under this cleanup track, institutional and engineering controls will be used to mitigate exposures to site-related constituents as needed. Exposed surface soil to a depth of two feet will need to meet Restricted-Residential Soil Cleanup Objectives (“SCOs”) established by 6 NYCRR § 375-6.8(b) or be covered by buildings, pavement, or other similar surfaces. Based on the Site’s recorded restrictive covenants⁵, redevelopment of the site currently has the following use restrictions:

³ A Volunteer is an applicant who is not liable for disposal of hazardous waste or discharge of petroleum at the site.

⁴ The BCP remedial plan will comply with NYSDEC standards, requirements and restrictions. Use of the BCP results in a COC, which demonstrates both NYSDEC and NYDOH’s confirmation that the remedy is protective of human health and the environment.

⁵ Declaration of Covenants and Restrictions, 547 East Genesee Street, LLC, May 12, 2014.

- No construction, use or occupancy of the Property that results in the disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results in unacceptable human exposure to contaminated soils
- Owner shall not disturb, remove, or otherwise interfere with the installation, use, operation, and maintenance of engineering controls required for the Remedy which are described in the Site Management Plan (“SMP”) (unless in each instance the owner first obtains a written waiver)
- Owner shall prohibit the Property from ever being used for purposes other than for industrial or commercial use without the express written waiver from the NYSDEC
- Use of groundwater underlying the Property is prohibited without necessary water quality treatment as determined by New York State Department of Health (NYSDOH) or Onondaga County Department of Health to render it safe for use as drinking or for industrial or commercial purposes (user must first notify and obtain written approval from the NYSDEC).

The BCP is the mechanism, which is available to modify the restrictive covenants and allow for the Property’s use to be changed to something other than industrial/manufacturing (*e.g.*, a “restricted residential SCO”).⁶ In addition to the restrictions noted above, an additional restriction will be added to the deed based on the proposed Track 4 cleanup for restricted residential use. This additional restriction will require the property to remain under single ownership.

1.1.3 Project Location

The Site is located at 547 East Genesee Street, Fayetteville, NY (see Figure 2) with walkable connectivity to the Village Center. The site is located east of the New York State Route 5/Route 257 intersection in the Village Center and is situated between/behind a Nice-N-Easy gas station/grocery, a U.S. Post Office, daycare center, and a residential office building. The developed front (southern portion) of the Property along East Genesee Street (NYS Route 5) is zoned Industrial and contains the former ADC facility to be demolished. The undeveloped rear (northern portion) of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the rear portion of the Site is surrounded by other R-1 neighborhood parcels and residential land. A site plan was recently approved for a new Honda Dealership, which is currently under construction on another long-vacant property located on the south side of East Genesee Street (534 East Genesee Street), directly across from the Project site.⁷

⁶ http://www.dec.ny.gov/docs/remediation_hudson_pdf/cpsoil.pdf

⁷ <http://www.fayettevilleny.gov/Government/Meetings>; a Notice of Determination of Non-Significance (“Negative Declaration”) was issued by the Village for this project on June 11, 2018, indicating that construction and operation of the Honda Dealership would not have a significant impact on the environment.

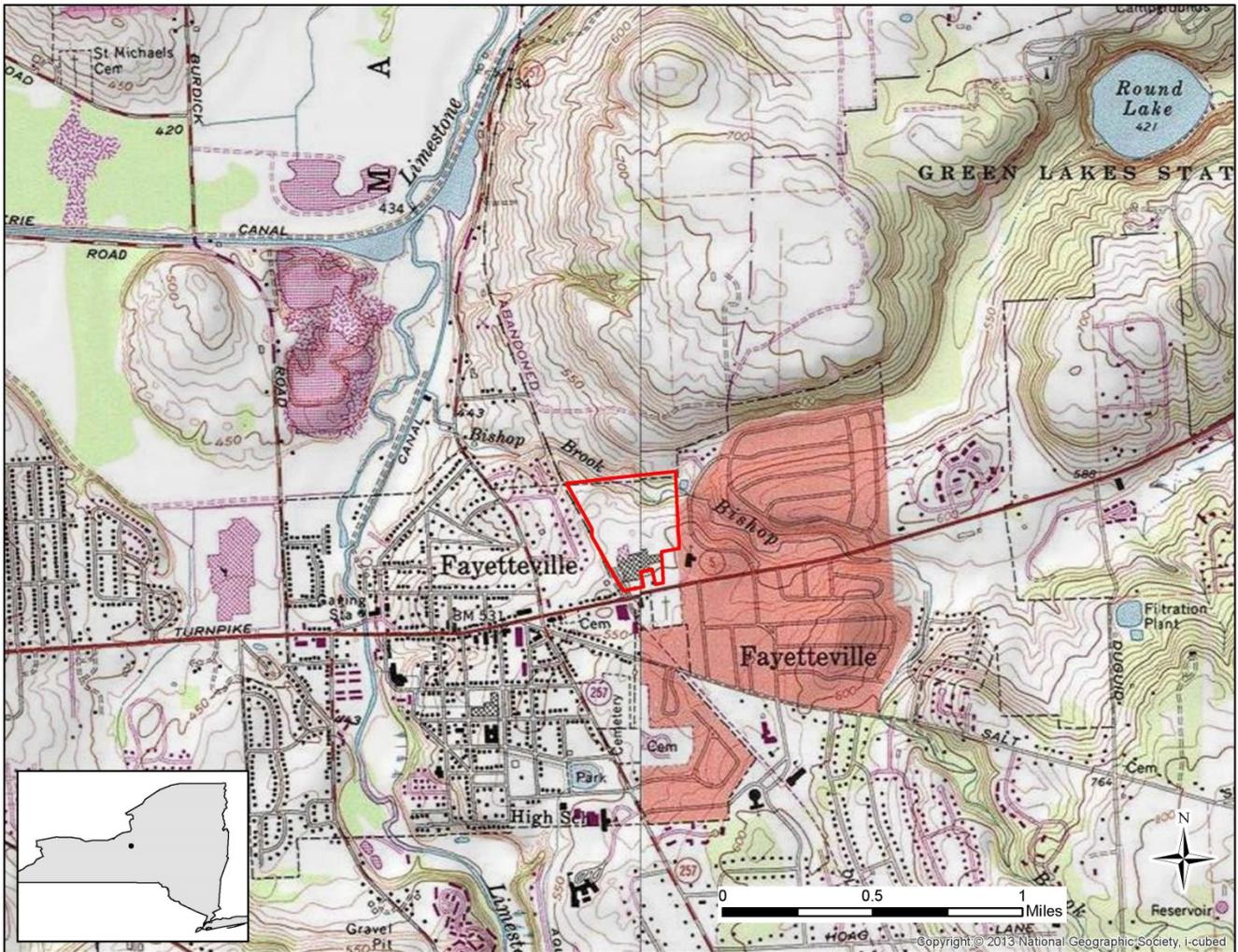


Figure 2. Site Location Map

1.1.4 Project Elements

Descriptions of the project elements are provided below.

Demolition & Remediation

To prepare the Site for the Project, the following activities will be completed (see also Section 3.1):

- Abatement of potential hazardous materials⁸ including removal and off-site management of materials in accordance with state and federal regulations
- Implementation of BCP-related RIWP activities including:
 - » Assessment of whether the top two feet of soil at the Site meets the restricted-residential SCOs identified in 6 NYCRR Part 375.

⁸ A hazardous materials survey was conducted in 2015 by Atlantic Testing Laboratories at the former ADC facility to identify asbestos containing materials (“ACM”) and lead paint and potential other hazardous materials/universal wastes.

- » Assessment of whether constituents are present in the surficial soil above the identified SCO, which may present a potential exposure to humans
 - » Evaluation of whether grossly contaminated material such as non-aqueous phase liquid (“NAPL”) is present below the existing building⁹
 - » Evaluation of the concentration of constituents that may be present in the northwest portion of the Site
 - » Evaluation of the residual petroleum-related constituents that may be present in the vicinity of the former underground storage tanks (“USTs”), which are located within or adjacent to the existing building footprint
 - » Assessment of the potential exposure impact of Site-related constituents on public health and the environment consistent with a Track 4 cleanup
 - » Preparation and implementation of a Track 4 cleanup remedy to address the residual soil contamination, if required.
- Removal of former USTs
 - Demolition of the former ADC facility and off-site management of construction and demolition (“C&D”) debris at a permitted facility.

Redevelopment

The following activities will be implemented to redevelop the site for mixed-use:

Structures

As indicated in Section 1.1.1, Project facilities will consist of a mixed-use development that does not exceed the following:

- Five (5) three-story apartment buildings, 30 units each (totaling 150 units)
- Ten (10) two-story townhouse style units, 5 units each (totaling 50 units)
- Four (4) two-story mixed-use buildings (maximum total of 44,000 sf); uses to include retail, apartment, service, restaurant or other commercial use

As requested by the Village, the maximum height of proposed structures will be 35-feet, with three-story buildings utilizing a flat-roof design (see DEIS Appendix K).

Access/Egress

The conceptual site plan shows one proposed full access driveway and one right-in/right-out only driveway on East Genesee Street, both of which must meet the requirements of the New York State Department of Transportation (“NYSDOT”); the proposed right-in/right-out driveway is intended to also provide access to East Genesee Street for the adjacent residential office building.

⁹ The former ADC facility will be demolished as part of the Site redevelopment. The approach to assessing the sub-slab conditions varies based on the portion of the building to be investigated and will be accomplished under NYSDEC and NYSDOH oversight within the BCP:

- Eastern End of Building – The investigation on the eastern end of the building will include the use of direct sensing techniques, specifically a membrane interface probe to identify the presence and extent of VOCs followed by completion of soil borings to facilitate visual inspection of the subsurface material and the collection of soil samples for analysis.
- Western End of Building – Soil borings will be completed in this area to evaluate conditions prior to demolition of the building.

Infrastructure

Implementation of the Project will require the following infrastructure improvements:

- Demolition of the exiting ADC building and relocation of existing utility service connections
- On-site installation of utility service connections (water, sewer, electric, natural gas, telecommunications); no off-site work is anticipated.

Project-related utility demands are summarized below. Will-serve letter from utility purveyors were provided in DEIS Appendix C.

Water

Potable water is provided to the Site by the Onondaga County Water Authority (“OCWA”). The Project will connect to OCWA’s existing 12-inch water main located within the right-of-way (“ROW”) of NYS Route 5. The existing service line to the ADC facility, which currently connects to the existing OCWA 12-inch main, will be relocated and upgraded for the Project. Project water demands are summarized in Table 1.

Table 1. Estimated Project Water Demands

Use	Water Demand (gpd) ¹
Apartments	40,700 ¹ (6,000 ²)
Mixed-Use	2,695
Office Space	1,500
Retail	1,600
TOTAL	46,495¹

1. New York State Standards for Intermediate Sized Wastewater Treatment Systems (NYSDEC 2014).
2. OCWA notes that overall water demand has decreased in its service area in the last few years. This decrease, which may be due to a combination of water conservation efforts (including water conserving fixtures) and a trend toward a smaller family size, is also reflected in the demands of other, similar projects operated by the Applicant in the region (6,000 gpd calculated from meter readings at the similarly sized “Landings at Meadowood” in Baldwinsville, NY; <https://www.morgancommunities.com/apartments/ny/baldwinsville/the-landings-at-meadowood/>). While the NYSDEC design standards remain a conservative estimating tool, actual demands from operating projects reveal a significant reduction in actual water use.

OCWA has indicated that their system has adequate capacity to serve the Project at the conservative, higher demand estimate of 46,495 gallons per day (“gpd”) (see DEIS Appendix C).

Sanitary Sewer

Based on information compiled by Costich Engineers (see DEIS Appendix D), the Village of Fayetteville maintains an existing 8-inch diameter sanitary sewer located on the north side of NYS Route 5. A second, 12-inch diameter sanitary sewer trunk, owned by the Onondaga County Department of Water Environment Protection (“OCDWEP”), is located on the north side of the Site.

Sanitary sewer discharges are collected and conveyed to OCDWEP’s Meadowbrook-Limestone Wastewater Treatment Plant. The existing service line to the ADC facility, which currently connects to the Village’s existing sanitary sewer, will be relocated and upgraded for the Project.

Anticipated peak discharges from the Site, based on the conservative NYSDEC estimating protocol, are equal to the water demand — 46,495 gpd.

The Project will connect to the Village's existing 8-inch diameter sewer located within the NYS Route 5 ROW. Connection to the system will require an off-set agreement with, and payment to, the Village, to facilitate on-going collection system wet weather inflow/infiltration ("I/I") abatement work.¹⁰

Electric and Natural Gas

Electric and natural gas services are provided to the Site by National Grid. During demolition activities, the existing service lines to the ADC facility will be relocated and upgraded for the Project.

Total electric demand for the Project is estimated at 2,048 kilowatts ("KW"). The demand accounts for:

- Nine 5-unit apartment buildings at 206 amps @ 240 volts ("v") = 1,854 amps total = 445 KW demand
- Five 30-unit apartment buildings at 1,236 amps @ 240 v = 6,180 amps total = 1,483 KW demand
- 49,500 sf of mixed-use buildings and Club House at 491 amps @ 240 v = 120 KW demand

In a letter dated February 1, 2019 (see DEIS Appendix C), National Grid "has agreed to provide electrical service to this property subject to PSC [Public Service Commission] Electric Tariff No. 220 rules and regulations and any environmental remediation that may be required."

Natural gas demand for the Project is estimated at between 2,000 to 3,000 cubic feet per hour ("cfh"). According to National Grid, the Site is served by a 12-inch diameter steel pipeline with an at street pressure of 45 pounds per square inch gauge ("PSIG"). The pipeline is located within the NYS Route 5 ROW.

Stormwater Management

Stormwater runoff from the developed site will be conveyed through a stormwater management system to a wet extended detention pond to detain stormwater runoff and provide the required water quality and quantity volumes for the Project. Additional information regarding the stormwater management system is provided in DEIS Section 3.2.

1.1.5 Construction Sequence and Activities

Implementation of the Project will require the physical alteration of land within the Project footprint. Generally, construction activities within the project footprint will include:

- Installation and maintenance of construction-phase erosion and sedimentation controls ("E&SCs")
- Demolition and clearing of existing facilities
- BCP-related activities including investigation and remedial activities
- Utility relocations
- Site grading
- Construction of Project facilities and utility extensions/connections
- Site stabilization and removal of temporary, construction phase E&SCs.

In addition, construction activities will require access and egress to and from the site by construction workers, as well as equipment and materials over the anticipated three phase construction schedule.

1.1.6 Operation and Maintenance Requirements

The residential elements of the Project will be occupied 24-hours per day, 7-days per week, 365-days per year; commercial activities will conform to local and state statutes regarding schedules of operations. Site

¹⁰ <http://www.ongov.net/wep/uselaws.html>.

maintenance activities will include periodic mowing/landscaping and snow plowing, as well as general maintenance and repair activities to maintain mechanical equipment over the long-term life of the Project.

1.1.7 Project Schedule (Including Phasing)

The Project would likely be developed in three phases.¹¹ As illustrated on Figure 1 (and in DEIS Appendix A), roughly 50% of the residential and 50% of the mixed-use buildings will be constructed in the last two phases. Market demand for any use can result in changes in the Project phasing. Phase I would include:

- Installation of E&SC devices and construction-phase stormwater management
- Demolition of the former ADC building, implementation of additional NYSDEC-approved BCP remediation, and relocation of utilities
- Clearing, grubbing, and earthwork

It is anticipated both phases of earthwork and stormwater management would be performed in Phase I. Stabilization practices will be installed per local, state and federal requirements.

Phase II would include:

- Installation of utility connections (sanitary and storm sewers, water, electric and natural gas, telecommunications)
- Construction of Phase I residential buildings including (as illustrated on Figure 1 and in Appendix A) Buildings A, B, C, I, G and F, totaling 105 units
- Construction of the clubhouse, maintenance building, and two 6,000 sf, two-story mixed-use buildings adjacent to East Genesee Street.

Highway improvements would also be constructed in Phase II.

Phase III would consist of:

- Construction of Buildings D, E, H, J, K, L, M, N, and O, totaling 95 units
- Construction of the 4,000 sf, two-story and 6,000 sf, two-story building (totaling 20,000 sf).

It is anticipated each phase will be accomplished in consecutive construction seasons, with some overlap.

1.2 DOCUMENT PURPOSE

Pursuant to Article 8 of the New York State Environmental Conservation Law (“ECL”) (also known as State Environmental Quality Review Act (SEQRA)), and Part 617 of Chapter 6 of the New York Codes, Rules and Regulations (6 NYCRR Part 617), an environmental review must be completed for projects that may result in a significant adverse environmental impact so that these impacts can be identified and avoided or mitigated to the maximum extent practicable. This Final Environmental Impact Statement (“FEIS”), which incorporates the previously issued DEIS by reference, has been prepared to evaluate potentially significant adverse impacts and reasonable alternatives. Moreover, measures to reduce/mitigate any significant adverse impacts that may potentially result from the construction and operation of the Project are identified in the FEIS. Steps of the State Environmental Quality Review (SEQR) process are summarized below.

1.2.1 Coordinated Review

Coordinated review is the process by which involved agencies cooperate in one integrated environmental review. Coordinated review has two major elements: establishing a lead agency (from among involved agencies)

¹¹ This is a clarification from the DEIS; see FEIS Section 2.

and identifying the interests and concerns of involved agencies so that they may be considered by the lead agency in the determination of significance and scoping the content of the DEIS.

1.2.2 Lead Agency Coordination

On April 2, 2018, based on its receipt of an application requesting a rezone of the site to a PUD, and in its role as a potential involved agency, the Village Board classified the proposed action as a Type I action and initiated a 30-day lead agency coordination process with other identified potential involved agencies to coordinate the designation of a Lead Agency. A copy of the Village's resolution was included in DEIS Appendix E.

1.2.3 Notice of Determination of Significance/Notice of Intent to Prepare an Environmental Impact Statement

A determination of significance is the critical step in the SEQR process in which the Lead Agency decides whether an environmental impact statement must be prepared for an action. The two key considerations in determining significance are "magnitude" (*i.e.*, severity) and "importance" (*i.e.*, in relation to its setting) of impacts. On January 28, 2019, the Village Board, as Lead Agency, issued a "Notice of Determination of Significance (Positive Declaration) indicating its intent to require the preparation of an Environmental Impact Statement to assess potential significant environmental impacts from the project. Copies of the resolution and Positive Declaration are included in DEIS Appendix E.

1.2.4 Scoping

Scoping is a process that identifies potential environmental impacts of an action or actions which should be addressed in a DEIS, as well as the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information. The purpose of scoping is to narrow issues to be addressed in the DEIS to facilitate the preparation of a concise, accurate and complete DEIS that is adequate for public review. The scoping process is intended to:

- Create consensus among involved agencies
- Provide additional opportunities for public participation by seeking input from the public regarding the content of the DEIS
- Minimize the inclusion and review of unnecessary issues.

On March 25, 2019, the Village Board accepted a Draft Scoping Document, prepared by the Applicant, initiating a 30-day review period to solicit written public and agency review comments. Written comments on the Draft Scoping Document were accepted by the Village until April 16, 2019. Based on a review of the comments (written and oral), the Board issued a Final Scoping Document on May 3, 2019. A copy of the Final Scoping Document is provided in DEIS Appendix E.

1.2.5 Draft Environmental Impact Statement

In addition to issues identified in the final scoping document, SEQR regulations require that the following elements be included in the DEIS:

- Cover sheet
- Table of contents
- Summary of the document
- A concise description of the proposed action, its purpose, public need and benefits, including social and economic considerations
- A concise description of the environmental setting of the areas to be affected, sufficient to understand the impacts of the proposed action and alternatives

- A statement and evaluation of the potential significant adverse environmental impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence including, as applicable:
 - » Reasonably related short-term and long-term impacts, cumulative impacts and other associated environmental impacts
 - » Those adverse environmental impacts that cannot be avoided or adequately mitigated
 - » Any irreversible and irretrievable commitments of environmental resources that would be associated with the proposed action
 - » Any growth-inducing aspects of the proposed action
 - » Impacts of the proposed action on the use and conservation of energy
 - » Impacts of the proposed action on solid waste management and its consistency with the state or locally adopted solid waste management plan
- A description of the mitigation measures
- A description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor including the “no action”¹² alternative.
- A list of any underlying studies, reports, EISs and other information obtained and considered in preparing the DEIS.

The DEIS is supported by field and issue-specific studies and evaluations that describe the project's potential impact and methods to reduce/mitigate any potential significant adverse impact on the environment. Information from these supporting studies is relied upon in the document, with the complete reports provided as appendices.

On June 10, 2019, the Village Board, as SEQR Lead Agency, issued a Notice of Completion of the DEIS, indicating that the document was complete, conformed to the approved scoping document, addressed the issues required to be addressed in the scoping document, and was adequate for public review and comment. The Village issued a Public Notice on June 18, 2019, which identified a Public Informational Meeting date of June 24, 2019 to hear public comments on the DEIS. The Village Board indicated in the Village News¹³, it would accept written comments through July 11, 2019. A copy of the Notice of Completion of the DEIS is provided in Appendix A. A copy of the Notice of Public Informational Meeting is included as Appendix B to this FEIS Responsiveness Summary.

1.2.6 Final Environmental Impact Statement (FEIS)/Findings

This FEIS¹⁴, which was prepared upon the close of the public comment period, consists of the following documents:

- The DEIS, by reference
- Any necessary corrections or revisions to the DEIS

¹² Discussion on the “no action” alternative includes an evaluation of the adverse or beneficial site changes that may occur in the absence of the proposed actions.

¹³ <http://www.fayettevilleny.gov/NewsAndInformation/VillageNews/EIS547EastGenesee>

¹⁴ This FEIS was prepared by OBG, a Ramboll Company, with contributions from Bond, Schoeneck & King, and other contributors, as referenced in the document.

- Copies of comments received, indicating their source (correspondence, public informational meeting, *etc.*)
- Responses to substantive comments¹⁵ (Responsiveness Summary)

The FEIS will be used by the Involved Agencies (including the Village Board, as Lead Agency) to make written findings regarding the environmental effects of the proposed actions. In their respective findings, Involved Agencies weigh and balance the relevant environmental impacts along with social, economic, and other essential considerations to determine whether the action will minimize or avoid environmental impacts to the maximum extent practicable. “Findings” will be based on information presented in the FEIS. Implementation of the action will not proceed until written findings are filed and all other applicable permits and approvals are obtained (see Section 1.3, below).

1.3 PERMITS AND APPROVALS

Construction and operation of the project will require the acquisition of discretionary¹⁶ and ministerial¹⁷ permits and approvals from various state and local jurisdictional agencies. A summary of potential permits and approvals is provided in Table 2.

Table 2. Summary of Potential Permits and Approvals

	Permit/Approval	Activity	Agency
	State		
1	State Pollution Discharge Elimination System (“SPDES”) General Permit for Storm Water Discharges from Construction Activity (GP-0-15-002)	Storm water discharges from construction phase activities disturbing one-acre or greater.	NYSDEC Village (as MS4)
2	Change of Use Notification	60-day advanced notification for change in site use, change in site ownership, change in responsibility for the proposed ongoing or completed remedial program, and transfer of Certificate of Completion.	NYSDEC

¹⁵ As identified in the NYSDEC’s SEQR Handbook (<https://www.dec.ny.gov/permits/6188.html>), the Lead Agency must respond to “substantive comments.” General statements of objection or support should be noted in the comment summary but need no response. The Lead Agency may choose to group comments by topic, and respond only once for each topic, so that responses in the FEIS are not repetitive. Comments do not need to be responded to individually or in order of their receipt.

The Lead Agency decides which comments on a DEIS constitute substantive comments and must, therefore, be responded to in the FEIS. In determining whether comments received are substantive, the Lead Agency should assess the relevance of the comments to identified impacts, alternatives and mitigation, or whether the comments raise important, new environmental issues, not previously addressed. The Lead Agency may also choose to use its responses to comments as an opportunity to explain why an impact is not significant, why a topic is not included in the FEIS, or how an alternative or proposed mitigation would work. Clarification of scientific terms, concepts or data interpretation may also be necessary in a FEIS.

When a subject has been raised frequently, even if the issue is not relevant to the proposed action, it is good practice to address that topic at least briefly. Speculative comments, or assertions that are not supported by reasonable observations or data, need no response. Where comments identify minor discrepancies in wording, or typographical errors, the Lead Agency should make those corrections, but no other response is needed.

¹⁶ Discretionary decisions are those where there are choices to be made by the decision makers that determine whether and how an action may be taken.

¹⁷ A ministerial action is an action performed upon a given state of facts in a prescribed manner imposed by law without the exercise of any judgment or discretion as to the propriety of the act (*e.g.*, a building permit); ministerial actions are not subject to review under the SEQRA.

	Permit/Approval	Activity	Agency
3	Highway Work Permit	Work within NYS highway right-of-way (ROW).	NYSDOT
4	Consultation	Compliance with State & National Historic Preservation Acts	State Historic Preservation Office (SHPO)
Local			
5	Rezone	Rezone to allow proposed use	Village Board
6	Site Plan Review	Review and approval of site plan	Village Planning Board
7	General Municipal Law (GML) § 239-m	County Planning review of activities located within 500-feet of State or County highway, municipal boundary or park.	Onondaga County Planning Board
8	Water and Wastewater System Improvements Approval of Plans	Approval of water and wastewater infrastructure improvements and connections.	OCWA
			Onondaga County Health Department
9	Sanitary Sewer Discharge Offsets	Purchase of offset reductions for discharges into the Meadowbrook Limestone WWTP service area to compensate for inflow and infiltration (I&I) issues.	OCDWEP
			Village
10	Building & Demolition Permits	Building code compliance.	Village
11	Certificate of Occupancy	Approval to occupy building.	Village

2. CORRECTIONS AND REVISIONS TO DEIS

The following information has been updated since the release of the DEIS:

- The previously proposed developer (Morgan Properties) has withdrawn from the Project; the current developer and Applicant is FOUBU¹⁸, which owns the Site.
- The DEIS indicates that a RIWP was submitted to NYSDEC as a component of the BCP at the site in February 2019. This document, as originally submitted, was titled “Supplemental Remedial Investigation Work Plan (“SRIWP)”. However, NYSDEC requested that “Supplemental” be removed from the title of the work plan as not to confuse the current remedial investigation under the BCP with the prior remedial investigation conducted under the State Superfund Program (“SSF”). OBG is in the process of incorporating this, and additional NYSDEC and NYSDOH comments, into the work plan. With this knowledge, the DEIS reflected the revised title of the work plan.
- The project schedule identified in Section 1.1.7 of the DEIS has been revised as described below:

The Project would likely be developed in three phases. The initial phase will include the following:

- » Installation of E&SC devices and construction-phase stormwater management
- » Demolition of the former ADC building and relocation of utilities
- » Clearing, grubbing, and earthwork
- » Installation of utility connections (sanitary and storm sewers, water, electric and natural gas, telecommunications)

It is also anticipated that earthwork and stormwater management would be performed in Phase I. Stabilization practices will be installed per local, state and federal requirements.

BCP-related activities are on-going and would continue in Phase I. As part of the BCP, the items listed below will be completed by FOUBU (via an environmental engineering firm licensed to perform engineering services in the State of New York).

- » Prepare RIWP
- » Conduct Remedial Investigation (“RI”)
- » Prepare Remedial Investigation Report (“RIR”)
- » Prepare Remedial Action Work Plan (“RAWP”)
- » Implement Remedial Actions
- » Prepare Final Engineering Report (“FER”) and SMP
- » Implement SMP

However, NYSDEC may request additional efforts (*e.g.*, Interim Remedial Measures (“IRM”) Work Plan based on results of the investigation.

Upon successful implementation of the selected remedy (*i.e.*, NYSDEC, as the regulatory authority of the BCP, determines that the remedial action objectives for the Site as defined in the Decision Document have been achieved), NYSDEC will issue a Certificate of Completion (“COC”). The issuance of the COC indicates that the

¹⁸ FOUBU is a limited liability company, which was created to provide the expertise and services required to satisfy the requirements of the BCA.

NYSDEC has determined that remediation has been satisfactorily completed under the BCP. Therefore, impacts associated with marketability of the site due to concerns of contamination is not anticipated.

Phases II and III will commence following issuance of the COC.

Following successful implementation of the remedial actions associated with the BCP, roughly 50% of the residential and 50% of the mixed-use buildings will be constructed in the two remaining phases (Phases II and III). Market demand for any use can result in changes in the Project phasing. The first of these project development phases would include:

- » Construction of Phase I residential buildings including (as illustrated on Figure 1, and in Appendix A) Buildings A, B, C, I, G and F, totaling 105 units
- » Construction of the clubhouse, maintenance building, and two 6,000 sf, two-story mixed-use buildings adjacent to East Genesee Street.
- » Highway improvements.

The remaining phase (Phase III) would consist of:

- » Construction of Buildings D, E, H, J, K, L, M, N, and O, totaling 95 units
- » Construction of the 4,000 sf, two-story and 6,000 sf, two-story building (totaling 20,000 sf).

It is anticipated each phase will be accomplished in consecutive construction seasons, with some overlap.

3. RESPONSIVENESS SUMMARY

The following section sets forth a summary of substantive comments received on the DEIS and responses to those comments. A complete record of the written and oral comments is provided in Appendix C of this FEIS Responsiveness Summary.

3.1 PROJECT DESCRIPTION

Comment 1 Summary:

Who is FOUBU? What qualifications do they have to undertake a remediation of this scope and importance? Who is the developer? What qualifications does the developer have to undertake an expansive development such as this? Is FOUBU the owner and/or developer? Who owns the Site, what is their relationship to FOUBU, who will pay for the investigation and remediation, and who will develop the Site?

Additional comments were provided in regard to the previously proposed developer (*i.e.*, Morgan Properties).

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019
- Howard Boatwright, Resident of Fayetteville, Email dated July 1, 2019
- Joseph Adams, Resident of Fayetteville, Email dated July 1, 2019
- Bob Webber, Resident of Fayetteville, Email dated July 1, 2019

Response to Comment 1:

FOUBU is the owner of the property. As stated in Section 2, FOUBU is a limited liability company, which was created to provide the expertise and services required to satisfy the requirements of the BCA. As indicated in Section 1.1.2, FOUBU applied for the Site's acceptance into the BCP. On June 1, 2015, NYSDEC approved the BCP application and executed the BCP Agreement. FOUBU subsequently provided notice to NYSDEC of an intended "Change of Use" for the site as an initial action to allow demolition of the existing building in preparation for additional remediation and site redevelopment. As indicated in the DEIS, anticipated redevelopment of the Site provides an opportunity to further remediate prior land use impacts on the environment.

FOUBU intends to complete the remedial action under the BCP as a Volunteer. BCP-related activities will be performed by an environmental engineering firm licensed to perform engineering services in the State of New York, on behalf of FOUBU, and with the oversight of NYSDEC and NYSDOH.

As stated in Section 2, the previously proposed developer (Morgan Properties) has withdrawn from the Project; the current developer and Applicant is FOUBU.

Remediation and development of the Site will be the responsibility of the Site owner and developer.

Comment 2 Summary:

Commenter(s) indicated that DEIS Section 1.1.7 Project Schedule does not consider any of the BCP requirements related to Site Investigation, Risk Assessment, Feasibility Study, Selection of Remedy, and Remedial Action and the public comment periods associated with those items. How does the developer intend to accommodate those required items in the schedule?

Additionally, DEIS Section 3.1.2 states that "Following implementation of the remedial actions, construction of the complex is anticipated to be completed in two phases over the course of approximately 18-months." How long will remedial actions take?

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019
- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 2:

As indicated in the DEIS, anticipated redevelopment of the Site provides an opportunity to further remediate existing onsite contamination. To encourage additional remediation and future redevelopment of the property, FOUBU successfully applied for the Site's acceptance into the BCP. Please refer to Section 2 for revisions to the proposed schedule to reflect the BCP process that is outlined below.

Under the BCP, all parties must sign a Brownfield Cleanup Agreement ("BCA"), whereby the Applicant makes a commitment to undertake remedial activities under NYSDEC's and NYSDOH oversight. Construction of the Project would not be initiated without NYSDEC approval of a RAWP, which is also subject to public review and comment. BCP-related remedial activities can be initiated upon NYSDEC-approval of the RAWP.

NYSDEC issues a COC at the completion of a BCP project and upon a determination that the remedial action objectives for the BCP site as defined in the Decision Document, which describes the selected remedy, have been achieved. All environmental investigation and cleanup activity must be performed in accordance with a RAWP or design documents approved by the NYSDEC. Non-BCP related Project activities will be initiated following receipt of the COC. The timetable for these activities is not prescriptive, but dependent upon NYSDEC and public review timeframes. The Applicant's target is December 31, 2019 to obtain tax credits that sunset on that date.

While remedy selection and implementation of remedial actions under the BCP are not subject to review under SEQRA (6 NYCRR 375-3.11(b)(1)), activities are subject to strict NYSDEC oversight. BCP projects will not have a significant adverse impact on the environmental as a result of the authority granted to NYSDEC to specifically review, approve and certify the measures that will be protective of human health and the environment based specifically on the proposed reuse of the property. Prior to issuing a COC, the NYSDEC, in conjunction with the NYSDOH, ensures that the remedy and proposed use is protective of human health and the environment. The COC includes approval of a SMP, which may provide for institutional controls (easements), engineering controls, and monitoring and maintenance to assure protection of human health and the environment after the remedy is complete.

Comment 3 Summary:

The DEIS states that "The Site was leased to O'Brien & Gere Technical Services, Inc. ("OBG") in 1993 and was later sold to OBG in 1999." It is my understanding that OBG ran a manufacturing operation at the Site. History, ownership and operations need to be clearly defined from site development until today.

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 3:

This information is not necessary to determine whether the Project will result in any significant adverse environmental impacts. Nevertheless, the comment is noted and OBG acknowledges that operations at the Site included metal fabrication operations, primarily for manufacturing industrial process furnaces and ovens. The existing facility was also used by OBG as classroom space for Occupational Safety and Health Administration ("OSHA") training. As previously noted, those operations ceased in 2012 and the facility remains vacant.

3.2 ALTERNATIVES CONSIDERED

Comment 4 Summary:

Commenter indicated that the Alternatives Analysis presented does not adequately review all of the alternatives available for the subject site. Applicant should review and discuss other alternatives that conform to current zoning, as well as alternatives that review a less dense development and thus impacts.

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019

Response to Comment 4:

Section 2 of the DEIS contains an extensive alternatives analysis, including an entire subsection on alternative scale/magnitude & design. As indicated in Section 2.4 of the DEIS, since 2015, in response to collaborative input provided by the public, Village Board of Trustees, Village Planning Board and other stakeholders, the Applicant has continuously revised and refined the Project site plan relative to scale, magnitude and design. This subsection analyzes four different conceptual site plans that the Applicant presented and refined in response to collaborative input provided by the public, Village Board of Trustees, Village Planning Board and other stakeholders.

It is also noted that the Applicant is a private entity seeking to redevelop this site based on its desire to reuse a brownfield property, its strategic location in Central New York, its ability to fulfill a housing market need, and the Project's consistency with the Village's Comprehensive Plan goals and strategies. In accordance with SEQRA implementing regulations (6 NYCRR 617.9(5)(v)), the regulations require that the DEIS describe and evaluate "the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor." Accordingly, SEQRA does not require that every possible alternative be addressed. Nor does SEQRA require an analysis of those alternatives that do not meet the goals or objectives of the project sponsor. Since the current zoning does not permit multi-family residential uses on the Property, alternatives that conform to the current zoning do not satisfy the goals and objectives of the Project Sponsor. In fact, alternatives that conform to the current zoning are not consistent with the Village's own Comprehensive Plan and, therefore, do not satisfy the goals and objectives of the Village. Similarly, further reductions in the number of residential units do not make the project financially viable, and therefore do not serve the goals and objectives of the project sponsor to undertake further remediation of the former ADC site for future sale and redevelopment as a mixed-use, multi-family residential/commercial development.

Comment 5 Summary:

Section 2.2 of the DEIS states that no action would result in "continued potential impacts to the environment and human health".

The DEIS states in numerous places that the Site does not constitute a threat to human health and the environment (*e.g.*, statement regarding the 'Class 4' status). Which is it? Does the Site currently continue to impact the environment and human health?

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 5:

As stated in the DEIS, the "no action" alternative would leave a contaminated building to decay on a site with residual contamination. As such, there would be continued potential impacts to the environment and human health from this residual contamination. However, the potential for continued impacts is not inconsistent with the conclusion that the site no longer represents a significant threat (*i.e.*, an imminent menace, to human health and the environment), which is the reason that NYSDEC downgraded the site from a Class 2 to a Class 4 site.

Specifically, the Property was subject to an Order on Consent and Administrative Settlement (the “Consent Order”) issued by the NYSDEC. Previously identified soil and/or groundwater contaminants included PAHs, PCBs, and VOCs including TCE. The Consent Order required indefinite pump and treat obligations, soil vapor intrusion monitoring and the imposition of restrictive covenants to limit potential future uses of the Site to commercial and industrial without the express written waiver of the NYSDEC (the “Restrictive Covenants”). These institutional and engineering controls eliminated the significant threat of imminent harm, but did not eliminate the continued potential for impacts as a result of residual contamination since those controls were specific to the identified reuse of the Property for commercial or industrial uses.

In the absence of the requested change of use to permit the proposed mixed-use multi-family residential development, the demolition of the existing facility and additional remedial activities required by the BCP to change the propose reuse would not have occurred.

3.3 CONSTRUCTION AND OPERATIONS

Comment 6 Summary:

Several commenters inquired about the details relating to the remedial investigation and remedial actions associated with the BCP, as well as marketability of contaminated land.

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019
- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019
- Harlan La Vine, Email dated July 9, 2019
- Chris & Sara Bollinger, Letter dated June 2019
- Bob Webber, Email dated July 1, 2019

Response to Comment 6:

See Response to Comment 2.

Comment 7 Summary:

There remain unknowns with regards to the subsurface conditions below the building areas. In direct terms, NYSDEC has indicated no basements on the site and no groundwater use. NYSDEC has released the site for redevelopment under the Brownfield program. The DEIS should directly and more specifically discuss the health concerns and factors of construction approximately 250 residential apartment units on this site. What are the contaminants that remain in the groundwater and the potential contaminants that remain in the subsurface and what are the risks of accidental public contact with these contaminants?

In addition, residents expressed concerns regarding health risks.

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019
- Nicole Halbig, Email dated July 11, 2019

Response to Comment 7:

The exact nature or extent of the residual contamination is not yet known. Previously identified soil and/or groundwater contaminants included PAHs, PCBs, and VOCs including TCE. However, the RI undertaken as part of the BCP will identify the subsurface conditions below the building and elsewhere on the site.

The BCP provides for varying levels of cleanup depending on the end use. Restricted residential is a permissible use provided the cleanup complies with the requirements and standards for that level, which include institutional and engineering controls and removal of exposed surface soil to a depth of two feet. If removal of the surface soil does not meet Restricted-Residential SCOs established by 6 NYCRR § 375-6.8(b), then it will need to be covered by buildings, pavement, or other similar surfaces. NYSDEC will not issue a COC unless the site is cleaned to the required levels rendering it safe for human occupancy. Once the required cleanup levels are achieved and the engineering and institutional controls are implemented, then the risk of accidental public contact with contaminants is minimal.

The issues raised in this comment were also addressed in DEIS Sections 1.1.2 and 3.1.3 and in Responses to Comment 2 and Comment 5.

Comment 8 Summary:

Commenter inquired as to whether the buildings to be demolished contained asbestos and, if so, how will the materials be managed.

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 8:

The results of the previous limited hazardous building materials survey identified the presence of asbestos containing materials (“ACM”). As indicated in Section 3.1.3 of the DEIS, ACM will be removed, stockpiled, handled, transported and disposed in accordance with applicable local, state¹⁹ and federal regulations, and this, conducted in a manner that will eliminate or mitigate potential impacts.

The Applicant will obtain a demolition permit for the removal of the existing building. As required by existing regulations, a comprehensive hazardous building materials survey will be conducted to identify the potential presence of hazardous materials such as ACM and lead-based paint (LBP) in buildings to be demolished. Based on the survey and as indicated by the Project Sponsor in the DEIS, the New York State Department of Labor’s Code Rule 56 requires that all work that disturbs ACM be done by trained workers following special procedures and engineering controls (including air monitoring) to prevent the spread of asbestos into the air and ensure ACM has been properly removed.

The United States Environmental Protection Agency (“USEPA”) and the State of New York maintain regulations that address identification, handling, monitoring and proper disposal of identified and/or presumed hazardous materials. These procedures will be adhered to throughout the duration of the Project to reduce potential exposure to workers and the public.

ACM, if identified, will be removed prior to or during demolition activities by a licensed asbestos abatement contractor and disposed of in an approved landfill. Third party air monitoring will be conducted throughout the Project, as required by regulation.

Comment 9 Summary:

Absent from the DEIS is a discussion of any impacts of the Project on the existing groundwater pump and treat system. Project diagrams suggest demolitions and/or construction activities in the location of the existing groundwater pump and treat system. Impact by the Project on the groundwater pump and treat system has the potential to significantly affect public health and safety. Commenter requested that the Environmental Impact

¹⁹ For ACM abatement projects, the New York State Department of Labor’s Code Rule 56 requires that all work that disturbs ACM be done by trained workers following special procedures and engineering controls (including air monitoring) to prevent the spread of asbestos into the air and ensure ACM has been properly removed.

Statement (“EIS”) specifically and in detail address any potential impacts by the Project on the existing, operating groundwater pump and treat system, including how the groundwater pump and treat system will be protected, maintained and continued in operation during Project activities. Commenter also requested that the EIS address whether it is the intent of the Project Sponsor to seek a modification and waiver of restrictions which prohibit disturbance, removal or interference with the groundwater pump and treat system and, if so, how it intends to continue to prevent any off-property migration of groundwater contaminants.

What if expansion of the groundwater treatment system is needed?

Commenter(s):

- ITT (via Michael Peters of The West Firm), Signatory to the Consent Order, Letter dated July 10, 2019
- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 9:

To be clear, the existing site controls required by Consent Order, including the existing groundwater pump and treat system, will be maintained by OBG until such time the NYSDEC indicates that it is no longer necessary. The existing area of potential effect (“APE”) for the Project is based on a conceptual layout, which generally illustrates site programming and responsiveness to prior Village-requested design considerations. As the Project design progresses through the approval processes, maintenance of Consent Order obligations will be fulfilled, including the indefinite operation of the pump and treat system. Detailed Project plans will be advanced upon approval of the requested zone change. These future design plans will illustrate how the pump and treat system will be protected and maintained. Furthermore, the BCP RAWP will account for the change in use of the site to restricted residential, which will likely include additional remedial measures to protect human health and the environment. As previously mentioned, these additional remedial measures could include institutional and engineering controls and removal and/or capping of surface soil. Although no changes are currently proposed to the pump and treat system, if any such changes are necessary, they will be advanced under strict oversight by the NYSDEC, with the opportunity for public involvement.

See also Response to Comment 2.

3.4 SURFACE WATER

Comment 10 Summary:

The stormwater report provides calculation for the water quantity analysis. However, the report does not provide analysis and calculation for “Runoff Reduction” and “Water Quality Mitigation”. By implementing runoff reduction and water quality practices, the overall layout of the development can be impacted and thus the configuration and density of the development differ than what has been presented. Noting as well, NYSDEC requires water quality treatment practices closer to the source and frowns upon “end of the pipe” treatment solutions. As such rain gardens and micro-bioretenion areas within parking areas and adjacent to buildings become the preferred solutions.

The stormwater mitigation needs to review the impacts of mitigation practices with regards to the site being a hazardous waste site and thus a ‘hotspot’. This classification will require appropriate stormwater management in accordance with the NYSDEC design manual.

With regards to the proposed quantity mitigation basin, the proposed grading plan for the basin indicates that the basin is to occur in over 30 feet of cut. Borings should verify the depth to rock refusal and ground water depth in the area of this cut to verify that this mitigation basin can actually be constructed and that it will function properly. It is our opinion that the 30 foot cut poses an environment condition that needs to be addressed in the DEIS. Comments also indicated that a 30 foot deep detention pond would be considered hazardous.

Regarding surface water, how will runoff and infiltration affect known subsurface contamination in soil and groundwater?

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019
- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019
- Nicole Halbig, Email dated July 11, 2019
- Chris & Sara Bollinger, Letter dated June 2019

Response to Comment 10:

The information and assessment provided in the DEIS is consistent with the level of analysis required by the Final Scoping Document approved by the Village Board, as SEQR Lead Agency (DEIS Appendix E). The purpose of SEQRA is to identify potential environmental and socio-economic impacts that could result from local and state agency discretionary decision-making and to assess whether those impacts can be minimized. SEQR review is often conducted early in the planning stages of a project to facilitate the incorporation of mitigation and/or design changes to further minimize potential significant adverse impact. As indicated in DEIS Section 3.2.3, the Project will require coverage under the NYSDEC's SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). Also, as stated in the DEIS, it is understood that, to appropriately mitigate potential impacts from the increase in stormwater, design and construction criteria will conform with the "NYS Stormwater Management Design Manual" (Manual). The Manual provides designers with a general overview on how to size, design, select, and locate stormwater management practices at a development site to comply with State stormwater performance standards. This manual is a key component of the Phase II SPDES General Permit for Stormwater Runoff from Construction Activities from all sizes of disturbance. Information relative to compliance with the Manual was appended to the DEIS.

In conjunction with the future detailed design phase, the Applicant will obtain coverage under the SPDES General Permit, which requires preparation, implementation and maintenance of a Stormwater Pollution Prevention Plan ("SWPPP") designed to conform with the Manual. Conformance with the General Permit, SWPPP and Manual provide sufficient stormwater-related mitigation for development projects. Furthermore, Chapter 9 of the Manual indicates that "redevelopment of previously developed sites is encouraged from a watershed protection standpoint because it often provides an opportunity to conserve natural resources in less impacted areas by targeting development to areas with existing services and infrastructure. At the same time, redevelopment provides an opportunity to correct existing problems and reduce pollutant discharges from older developed areas that were constructed without effective stormwater pollution controls." In addition, residual contamination is present on the Site. As a result, runoff and infiltration from previously impacted soils is presently impacting groundwater and is the reason for the continued operation of the existing pump and treat system. Additional cleanup of contaminated soils, together with the implementation of stormwater management practices on site will minimize impacts from runoff and infiltration and improve existing conditions.

As the Project advances into detailed design, the Applicant will coordinate with the NYSDEC and the Village to identify specific stormwater management infrastructure, including the potential integration of "green" elements.

See also Responses to Comment 2, Comment 5 and Comment 9.

Comment 11 Summary:

Commenters expressed concerns relating to the protection of Bishops Brook and downstream water bodies (*i.e.*, Limestone Creek and Oneida Lake).

Commenter(s):

- Harlan La Vine, Email dated July 9, 2019
- Chris & Sara Bollinger, Letter dated June 2019

Response to Comment 11:

As stated in prior responses, the Project includes the following mitigation measures:

- Continued maintenance and operation of the groundwater pump and treat system
- Additional remedial activities required by the BCP RAWP, including removal and/or capping of contaminated soils.
- Operation and maintenance of a stormwater management system in conformance with NYS requirements, which requires quality and quantity attenuation to ensure that the Project will not contravene state water quality standards.

Comment 12 Summary:

Section 3.2.1 discusses surface water quality. Are TCE and other contaminants still entering Bishops Brook via seeps? When was this last evaluated? How will the development plan address this?

Is remediation needed in the area of the stormwater retention pond? How will construction and use of this new pond affect groundwater flow, collection and treatment?

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 12:

The existing groundwater pump and treat system mitigates impacts to Bishops Brook. As previously indicated, the Project will maintain that system. In addition, the BCP-related RI will provide a site-wide evaluation of additional remediation required by the Project, including the area where the retention pond will be located.

See Responses to Comment 2, Comment 9 and Comment 10.

3.5 TRANSPORTATION**Comment 13 Summary:**

We understand that NYSDOT has agreed in concept to the applicant providing for a “two way left turn lane” from the project driveway to the Route 5 / Route 257 intersection. This agreement does not alleviate the need for the applicant to thoroughly review and discuss the impact that the project will have on the village and the public with regards to the traffic impact caused by the project. The DEIS needs to clearly and concisely outline the impacts to peak hour que lengths, additional delays and any and all impacts to the bottleneck at the Route 5 / Route 257 intersection. (Stating an intersection level of service alpha does not adequately outline the impact).

The DEIS needs to look closely at the design of this two way left turn lane and is there enough DOT Right of Way to fit a 3rd lane in all the way to the Route 5 / Route 257 intersection or will additional land acquisition be required to implement this solution. Design plans to date have not detailed this project improvement and should be included in the DEIS (along with any property acquisitions proposed).

We believe that it would be helpful for the applicant to provide a “SYNCRO” animation video of the traffic movements, signal operations, and backups today and provide a contrasting video of the same in the full build scenario to give the village and the public a visual view of the impact on traffic in the Village due to the development.

As noted below, several commenters expressed concerns regarding increased congestion and safety and did not feel that the traffic impact study was adequate.

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019
- Harlan La Vine, Email dated July 9, 2019
- Bryan and Patricia Ennis, Letter dated July 11, 2019
- Nicole Halbig, Email dated July 11, 2019
- Dorothy Money, Email dated July 9, 2019
- Chris & Sara Bollinger, Letter dated June 2019
- Bradley Hudson, Email dated July 1, 2019
- Barbara Olum, Email dated July 1, 2019
- Peter Ricciardiello, Email dated July 1, 2019
- Helen Rezak, Email dated July 1, 2019
- Randy Archambault, Email dated July 1, 2019
- Stacey Garback, Email dated July 1, 2019
- Howard Boatwright, Email dated July 1, 2019
- Bob Webber, Email dated July 1, 2019
- Joseph Adams, Public Information Meeting (6/24/2019) Minutes
- Pat Greenburg, Public Information Meeting (6/24/2019) Minutes
- Lisa Caldwell, Public Information Meeting (6/24/2019) Minutes
- Bob Duncanson, Public Information Meeting (6/24/2019) Minutes
- Mrs. Aeillo, Public Information Meeting (6/24/2019) Minutes
- Betsy Bower, Public Information Meeting (6/24/2019) Minutes

Response to Comment 13:

As previously stated, scoping is a process that identifies potential environmental impacts of an action or actions which should be addressed in a DEIS, as well as the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information. The purpose of scoping is to narrow issues to be addressed in the DEIS to facilitate the preparation of a concise, accurate and complete DEIS that is adequate for public review. A scoping process was initiated by the Village, as SEQRA Lead Agency, to identify the potential Project-related impacts to be assessed and the breadth of information required for the assessment. Comments relative to content of the DEIS were limited to that scoping process.

With respect to the analysis of traffic impacts, the Final Scoping Document approved by the Village Board, as SEQRA Lead Agency, clearly identified that the scope of the traffic impact analysis included in the DEIS “was determined through meetings with the applicant, the applicant’s traffic engineers and NYSDOT.” The traffic analysis in the DEIS, which was based on the Traffic Impact Study (“TIS”) attached to the DEIS, conformed to the level of information required by the Scoping Document, and was subsequently reviewed and approved by the NYSDOT, as the authority having jurisdiction over NYS Route 5. As previously stated, the SEQRA process does not change the existing jurisdiction of agencies nor the jurisdiction between or among State and local agencies (6 NYCRR 617.3(b)). Jurisdiction over NYS Route 5 and work within its right-of-way remain under NYSDOT purview. As stated in the DEIS (Section 3.3.3) and based on the NYSDOT’s review of the TIS (March 15, 2018 approval email from NYSDOT), the Project would include the following traffic-related mitigation measures:

- A two way left turn lane (“TWLTL”) on Route 5 from ‘Fayetteville Square’ eastbound, with dedicated east bound left turn lanes for the development’s driveways
- Consideration to transportation demand management options including the promotion of multi-modal transportation alternatives.

There is sufficient space in the existing NYSDOT right-of-way for the two-way left turn lane on Route 5. The comment regarding the additional Synchro study is not timely and the applicant cannot legally be required to

submit additional studies on potential traffic impacts that were identified and discussed during the formal public scoping process – that was reviewed and approved by the Village Board.

It is also worth noting that despite non-expert opinion that the Village has a traffic problem, the Syracuse-Metropolitan Transportation Council (“SMTC”) prepared the Village of Fayetteville Route 5 Transportation and Land Use Analysis in 2016. As part of this analysis, the SMTC completed a time-travel study comparing Route 5 and Route 290 between Mycenae and Syracuse. The travel times for both routes were comparable – under 20 minutes on average. Although greater congestion was observed during the evening peak period, most segments of both routes were found to be uncongested during the peak periods and areas of congestion were relatively short.

Accordingly, potential impacts associated with traffic have been adequately addressed and mitigated.

3.6 LAND USE AND ZONING

Comment 14 Summary:

The documents states that “...; the rear portion of the Site is surrounded by other R-1 neighborhood parcels and residential land.

This statement is misleading as the provided map does not appear to show any residential use to the rear (north) of the Site. Why is this statement included?

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 14:

This statement refers to how these parcels are zoned and does not refer to current land use.

Comment 15 Summary:

Comments were made that the proposed project was not consistent with the zoning code or with the character of the Village, misapplies mixed uses, will increase crime and will decrease property values.

Commenter(s):

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Joseph Adams, Email dated July 1, 2019 ■ Stacey Garback, Email dated July 1, 2019 ■ Nicole Halbig, Email dated July 11, 2019 ■ Bryan and Patricia Ennis, Letter dated July 11, 2019 ■ Chris & Sara Bollinger, Letter dated June 2019 ■ Dorothy Money, Email dated July 9, 2019 | <ul style="list-style-type: none"> ■ Harlan La Vine, Email dated July 9, 2019 ■ Jennifer Weekes Osada, Public Information Meeting (6/24/2019) Minutes ■ Jason Fuellner, Public Information Meeting (6/24/2019) Minutes ■ Martin Butts, Public Information Meeting (6/24/2019) Minutes |
|---|---|

Response to Comment 15:

As noted in Section 3.4 of the DEIS, a comparison of the Applicant’s rezone application and the Village’s Comprehensive Plan²⁰ goal for the Site, suggests a substantial consistency with both the Village’s and Applicant’s intended use of the Site.

²⁰ <http://www.fayettevilleny.gov/TheVillage/ComprehensivePlan>

The Village’s Comprehensive Plan (the Plan) identifies the Site as a “focal planning area” and examines opportunities to apply the Village’s goals and strategies to achieve its Vision Statement to the area. The Plan’s stated goal for the Site is to provide a balanced blend of quality housing opportunities, which will support the following strategies:

- Support the development of a variety of housing for different age groups, family sizes and income levels
- Encourage development of accessible and conveniently located affordable housing in proximity to daily services, institutional uses (library, bank, grocery), public transit and neighborhoods.

The Plan includes a concept plan (DEIS Figure 7), which illustrates a campus-type development that is compatible with the surrounding residential character areas and is sensitive to the Bishop Brook open space corridor. Figure 7 is strikingly similar to the PUD as proposed in the Applicant’s rezone application.

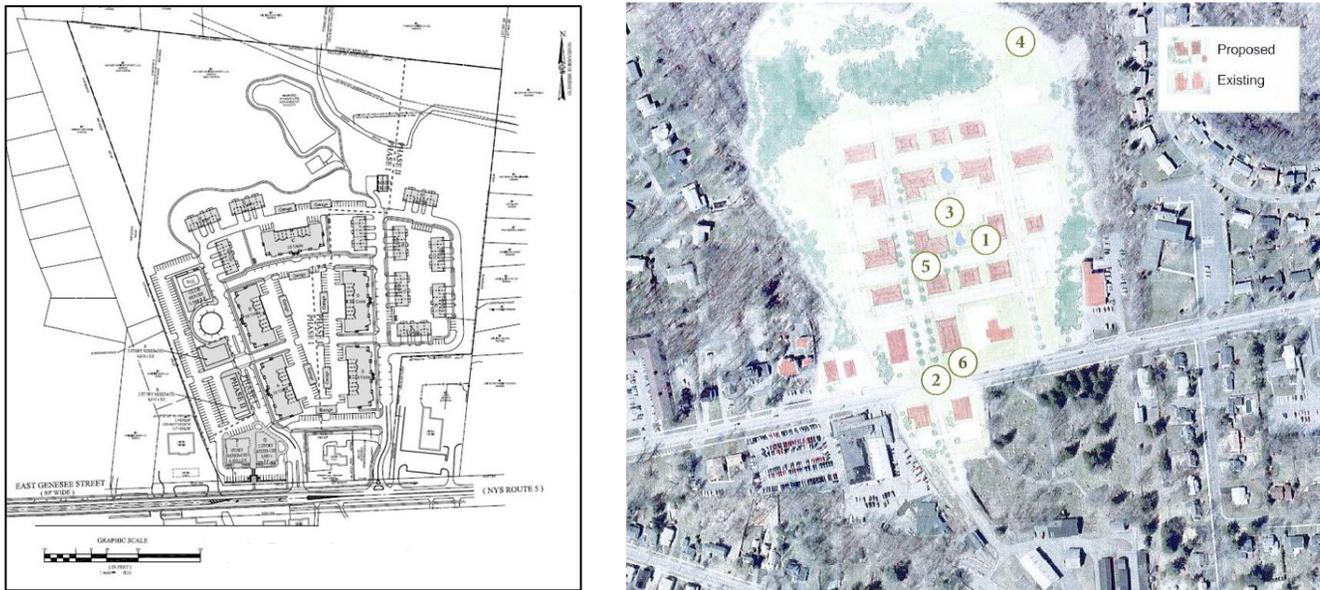


Figure 3. 547 East Genesee Street Concept Plan (Source: Village Comprehensive Plan; Updated August 2014) compared to Project Conceptual Site Plan

The property is currently split into two zoning districts: Industrial and Residential 1. The Village Zoning Code prohibits residential uses in Industrial Districts and permits only single-family homes in Residential 1 Districts. However, the current zoning designations are not in accordance with the Village’s Comprehensive Plan as required by the New York State Village Law. Accordingly, the proposed rezone application is not only consistent with local zoning but required by New York State law to render the Village’s Zoning Code consistent with the Village’s Comprehensive Plan.

The proposed project, which will establish commercial uses along Genesee Street and residential uses on the interior of the site is also consistent with the character of the Village. At present there is a commercial corridor along Genesee Street and the proposed project would add to and enhance that existing commercial corridor. Residential uses would also be similar to neighboring residential uses adjacent to the interior of the site.

The proposed project is a mixed-use development because it contains both residential and commercial uses. The Village Zoning Code does not contain a definition of mixed use and the Chair of the Village Planning Board acknowledged that there are no minimum use percentage requirements to qualify as a mixed use under the Village Zoning Code. Rather the Planned Unit Development District provisions simply permits “the combination of residential and nonresidential uses in a single district where that combination enhances the general welfare of the community. The PUD is intended to promote site design and land use flexibility not feasible in other

zoning districts, such as where a project combines multiple uses that could not permissibly coexist in any other single zoning district.” See Village Zoning Code §187-7(M). The PUD designation is consistent with the Comprehensive Plan language concerning a campus-type development with mixed residential uses.

Decisions whether to purchase property are complicated and varied. Nevertheless, most studies and reports on the impact of dense multi-family residential development on nearby single-family homes reveal that the impact is either negligible or positive. However, many studies have shown that hazardous waste sites such as the subject property negatively impact the value of nearby residential properties by 10% or more. Accordingly, the proposed project, which involves cleaning up a hazardous waste site and returning it to use will actually increase the value of adjoining residential properties.

With respect to crime, this issue was not identified in the scoping document as a topic to address in the DEIS. Nevertheless, those studies that have been conducted on whether multi-family housing leads to an increase in crime demonstrate that crime rates between the different types of housing are comparable and/or that there is no connection between crime and housing density. To the contrary, “many apartment residents say they choose apartment living specifically because they feel more secure there.”

Comment 16 Summary:

Comments were made on the density of the proposed project and that it is too large for the site and the Village. These included comments with respect to the height of the buildings, increase in Village population.

Commenter(s):

- Harlan La Vine, Email dated July 9, 2019
- Nicole Halbig, Email dated July 11, 2019
- Bryan and Patricia Ennis, Letter dated July 11, 2019
- Randy Archambault, Email dated July 1, 2019
- Jim Matthews, Public Information Meeting (6/24/2019) Minutes

Response to Comment 16:

In response to concerns with respect to the density of the project, the Applicant has reduced the number of residential units from 312 units to 200 units, the minimum number of units to ensure the economic viability of the project. Likewise, although the Planning Board requested additional commercial square footage, the Applicant has indicated its willingness to reduce the commercial square footage from 44,000 to 20,000.

Moreover, when compared with the requirements of the existing zoning districts, and the other potential rezoning options, the density of the proposed Project is consistent with the density requirements set forth in the Zoning Code. For example, if the property retained its industrial designation, 35% of the lot could be covered (Project is proposing 32%), the height of the buildings could be 35 feet (Project is proposing 35 feet), and the uses could include health care facility, shopping center, restaurants, mixed uses, cemetery, religious institution, membership club, hotel/motel, motor vehicle sales, service, or repair, gasoline service facility, industrial uses, warehousing or wholesale business. See Village Zoning Code Section 187-7. Many of these uses are clearly as intense or as dense as the proposed project and would bring more people to the area on a transient basis which could negatively impact property values and potentially increase crime.

As set forth in the chart below (Table 6 from the DEIS), the density of the proposed project is also consistent with the density requirements set forth in other zoning districts that permit multi-family residential uses.

Table 3. Comparison of Village Zoning Options

Description	Proposed (FUD)	Town Code Requirements			
		R-4 Code: 187-7D	FRD Code: 187-7J	FUD Code: 187-7M	RE ³ Code: 187-7E
Permitted Property ¹ Use	Multi-family/ Mixed Use	1.) One-family and two family dwellings 2.) Multi-family dwelling 3.) Townhouses	1.) Residential uses 2.) Customary accessory or associated uses	Residential and Non-Residential as approved by Village Board	1.) One & Two family dwellings 2.) Multiple-family dwelling 3.) Office (w/approval) 4.) Retail (w/approval)
Minimum Land Area	31.8 acres (+/-)	10000 sf	50 acres ²	3 acres ²	10,000 sf
Height	3-story (35' +/-)	2-story/35'	35'	Determined by Village Board	Traditional Business & Non-residential: 2 story (35') Residential Accessory: 15'
Parking	2 spaces/unit	N/A	2 spaces/unit	Determined by Village Board	No front yard parking, limited to side/rear of building
Density	6.3 units/acre (32% Residential Use Only)	30% Lot Coverage	4 units/acre	Determined by Village Board	30% Lot Coverage
Setback: Front	54'	30'	Determined by Village Board	Determined by Village Board	Traditional Business & Non-residential: 30' Residential Accessory: N/A
Setback: Side	11'	10'	Determined by Village Board	Determined by Village Board	Traditional Business & Non-residential: 10' Residential Accessory: 5'
Setback: Rear	456'	50'	Determined by Village Board	Determined by Village Board	Traditional Business & Non-residential: 50' Residential Accessory: 5'

¹ See attached zoning ordinance sections for detailed information

² Can be reduced by Village Board

³ Maximum Building Size for each story = 7500 sf

	Proposed (FUD)	R-4 Code: 187-7D	FRD Code: 187-7J	FUD Code: 187-7M	RE ³ Code: 187-7E
Property * Yield	200 Units	91 Lots with Two Family Dwellings 182 Units (909,968 SF/ 10,000 SF) = 91 Units	112 Units (Residential or Customary accessory associated uses) 4 units/acres(27.86acres) = 112 Units	Determined by Village Board	91 Lots with Two Family/Multifamily Dwellings OR 91 Lots with Transitional Business/Non-Residential Uses OR Some determined combination of both (909,968 SF/ 10,000 SF) = 91 Units

* See attached calculation sheet for further detail

Red: Non Compliant Code Condition Blue: Zoning Hardship For Zoning District Classification For Proposed Project

The data illustrates that, while the Project will increase the population of Fayetteville, the growth will not significantly different than the growth allowed under other zoning districts and will not be adverse. Rather it is proposed to:

1. Take advantage of an existing housing need (young professionals and empty nesters)
2. Leverage existing connectivity with the Village Center, including quality of life attributes (support existing businesses with a walkable clientele)
3. Increase property and sales tax revenue to facilitate attainment of the community vision.

3.7 COMMUNITY SERVICES

Comment 17 Summary:

The Limestone Meadowbrook Wastewater Treatment Plant (WWTP) is in discussions with NYSDEC and USEPA regarding frequent raw sewage overflows. The DEIS has acknowledged that the project will have to pay appropriate OCDWEP sewer offsets. The DEIS should specifically address the sewer connection issue and obtain letter concurrence from OCDWEP that a sewer connection for over 50,000 gpd will be allowed and supported by the sewer authority.

Commenters also inquired as to whether there has been any discussion regarding funding for the increase in waste water capacity and how stormwater would be captured.

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019
- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019
- Bob Jureller, Public Information Meeting (6/24/2019) Minutes

Response to Comment 17:

As stated in the DEIS, (Section 3.5.2), the existing service line to the ADC facility, which currently connects to the Village’s existing sanitary sewer, will be relocated and upgraded to manage the anticipated peak 46,495 gpd sanitary flows from the Project. While the Applicant requested a “will serve” letter from OCDWEP, such a commitment cannot be obtained until an off-set agreement is agreed upon by the developer and the Village. As stated in the DEIS, the Project will connect to the Village’s existing 8-inch diameter sewer located within the NYS Route 5 ROW. Connection to the system will require an off-set agreement with, and payment to, the Village, to facilitate on-going collection system wet weather I/I abatement work; such an agreement cannot be authorized until after the completion of the SEQR process.

The Meadowbrook-Limestone WWTP is operated by Onondaga County and treats wastewater from the Towns of Dewitt and Manlius; along with smaller portions of the Town of Pompey and the City of Syracuse. The problem at the plant is not that wastewater flows exceed capacity, the problem is that during heavy rains and snow melt, millions of gallons of clean water infiltrate the wastewater collection pipes and overwhelm the plant’s capacity causing sewage to flow into Limestone Creek. Onondaga County (County) has been cited by NYSDEC for these violations and to correct those violations is undertaking a \$9,000,000 repair project. The Village of Fayetteville is responsible for \$800,000 of these repairs. Despite these issues, neither the County nor the NYSDEC has imposed a moratorium on new development or on new wastewater discharges. Rather, the County requires a 1:1 offset for new wastewater discharges, which as identified above and in the DEIS, the Applicant plans to meet. Although this has been an issue for a number of years, the Village has never prohibited development or found that the impacts from new development would be significant and adverse thereby requiring further study in an EIS. In fact, further study of impacts on the wastewater treatment plant has already been done and a solution is already underway. In the meantime, the solution is to comply with the 1:1 offset, to which the Applicant has done.

In regard to stormwater management, see DEIS Section 3.2.3 and Response to Comment 10 for additional information.

Comment 18 Summary:

Comments were raised with respect to the impact of the Project on the Schools.

Commenter(s):

- | | |
|--|---|
| ■ Harlan La Vine, Email dated July 9, 2019 | ■ Randy Archambault, Email dated July 1, 2019 |
| ■ Bryan and Patricia Ennis, Letter dated July 11, 2019 | ■ Stacey Garback, Email dated July 1, 2019 |
| ■ Bradley Hudson, Email dated July 1, 2019 | ■ Chris & Sara Bollinger, Letter dated June 2019 |
| ■ Nicole Halbig, Email dated July 11, 2019 | ■ Madeline Bort, Public Information Meeting (6/24/2019) Minutes |
| ■ Helen Rezak, Email dated July 1, 2019 | ■ Mary Teske, Public Information Meeting (6/24/2019) Minutes |

Response to Comment 18:

According to data maintained by the New York State Education Department (see Appendix D), the F-M School District enrolled 1,811 students in grades K-5. This number has fluctuated up and down annually since 2002-2003 anywhere from 0 to 6%. Peak enrollment in grades K-5 occurred in 2005-2006 at 1,981 students. The current enrollment is approximately 9% less (170 fewer students) than the peak year. Specific grade level fluctuations are often more volatile as the number of students in each grade year over year can range up or down from 7 students to 40+ students.

According to the National Multi-Housing Council and the Joint Center for Housing Studies at Harvard University²¹, data collected from the American Housing Survey shows that, on average, when considering new construction, new single-family homes add approximately twice as many school age children as new apartment units. Based on data collected in 2001, the Joint Center for Housing Studies concluded that “100 single-family owner-occupied houses include 51 school-age children.” By contrast, apartments are attractive to single people, couples without children, and empty nesters, which is why 100 apartment units average just 31 children. The disparity is even greater when considering only new construction: 64 children per 100 new single-family houses vs. 29 children per 100 new apartment units.

Using the US Census Bureau’s 2015 American Community Survey, the National Association of Homebuilders calculated that the average number of school age children living in new apartment units is down to 22 children per 100 apartment units. However, for multi-family housing with more than 20 units, the average number of school age children decreases further to 11 children per 100 housing units²².

This information is consistent with information provided by the Applicant to the Village during previous Village Board and Planning Board meetings that the number of elementary aged school children in similar complexes constructed in and around Central New York ranged from 3-7.

The Project is proposing 200 units, which conservatively could add approximately 22-40 students across 12 grade levels or say 2-3 students per grade level. Given the present annual fluctuation in enrollment at every elementary grade level at F-M Central School District, the addition of 2-3 students per grade level is negligible and will not result in any significant or adverse environmental impact.

Comment 19 Summary:

Comments were made about the impact on Village services and/or emergency services.

Commenter(s):

- Joseph Adams, Email dated July 1, 2019
- Randy Archambault, Email dated July 1, 2019
- Bradley Hudson, Email dated July 1, 2019
- Madeline Bort, Public Information Meeting (6/24/2019) Minutes
- Mary Teske, Public Information Meeting (6/24/2019) Minutes

Response to Comment 19:

The increase in Village population represented by the Project will result in the need for additional services. Nevertheless, high density development is more efficient on building services than low-density development. High density development means shorter utility lines and a smaller area for police and fire to patrol. In addition, these issues were addressed in Section 3.5 of the DEIS and demonstrate that existing utility and emergency

²¹ http://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

²² http://www.nahbclassic.org/fileUpload_details.aspx?contentTypeID=3&contentID=255505&subContentID=691348

services are more than sufficient to serve the proposed development. In fact, the fire chief stated publicly during a Village Board meeting in January that the fire department had the ability to service this project.

3.8 VISUAL RESOURCES

Comment 20 Summary:

Several commenters indicated that the Project would result in visual impacts to properties which abut the Site. Commenters also indicated that the proposed layout of buildings would be too tall and it is out of character with the neighborhood. One Commenter indicated that the comprehensive plan recommends single family homes.

Commenter(s):

- Nicole Halbig, Email dated July 11, 2019
- Bryan and Patricia Ennis, Letter dated July 11, 2019
- Chris & Sara Bollinger, Letter dated June 2019

Response to Comment 20:

The extent of potential visual impacts were identified in the Final Scoping Document approved by the Village Board, as SEQR Lead Agency. These impacts and mitigation were addressed in DEIS Sections 3.6.2 and 3.6.3, respectively.

The Conceptual Design, including height, is based on prior consultation with the Village Board. As indicated in DEIS Section 1.1.4, the maximum height of proposed structures will be 35-feet, with three-story buildings utilizing a flat-roof design, as requested by the Village and as permitted in all zoning districts within the Village.

The Conceptual Plan presented in the DEIS is consistent with the Village's Comprehensive Plan, which illustrates a campus-type development that is compatible with the surrounding residential character areas and is sensitive to the Bishop Brook open space corridor (DEIS Section 3.4.1). See also Response to Comment 15.

3.9 ENERGY

Comment 21 Summary:

Simply stating that National Grid agreed to provide service is not enough.

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 21:

The opinion is noted. As indicated in DEIS Section 3.7.2 and DEIS Appendix C, National Grid has indicated it has sufficient capacity to serve the Site.

Comment 22 Summary:

The Plan calls for about 200 housing units and additional buildings.

What 'green' sources will be used to heat/cool/power homes and businesses? Solar, wind, geothermal? Will electric charging stations be installed for automobiles? Will composting toilets and low-flow features be used in the units? Will sustainable materials be used in construction? Will the site include a bus stop? If not, this development will have huge, and unacceptable, carbon footprint.

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 22:

As indicated in DEIS Section 3.7.3, the Project will conform with the NYS Building Code and New York State Energy Conservation Construction Code.

As indicated in DEIS Section 3.3.3, consideration will be given to transportation demand management options including the promotion of multi-modal transportation alternatives:

- Centro currently provides transit services to the Fayetteville area via several different routes including 62, 162, 262, 462, and 262X. Consideration should be given to extending routes that currently turn from East Genesee St at NYS Route 257 to continue east along East Genesee Street.
- The Project takes advantage of the existing pedestrian infrastructure system in place along NYS Route 5. Providing sidewalks from the development to the existing concrete sidewalk along the front of the proposed development may promote higher levels of pedestrian activity. From a bicyclist's perspective, the paved shoulders can be used as a space for bicyclists to ride. As previously stated, the Project will incorporate bicycle racks to encourage bicycle ridership as an alternative mode of transportation. Implementing, to the extent practicable, pedestrian and bicycle design features into the overall site plan can encourage a healthy, active lifestyle while potentially reducing vehicle trips generated by the Site.
- Employer/employee carpooling will be encouraged by Project management, which could include the provision of incentives and other services such as ride matching. Residents of the Project may also reduce peak hour travel through telecommuting and compressed work schedules.

3.10 NOISE AND ODOR

No comments were received regarding noise and odor.

3.11 OTHER**Comment 23 Summary:**

Response to Environmental Assessment Form (EAF) "moderate to significant impact" items: In the village's review of the project EAF several items of environmental concern were raised. It is our opinion that each and every EAF paragraph that the Village identified as an environmental impact should be re-numerated, the issue in question discussed and the applicant's proposed mitigation for that item be directly discussed and supported with technical reports and / or detailed plans and specifications. In this manner the Village and the public can see the issues that were raised (line by line) and be able to review the applicant's direct response to each item.

Based on the Village Trustee's resolution the following major topics were identified as areas of moderate to large impact: Impact on Land; Impact on Aesthetic Resources; Impact on Transportation; Impact on Noise, Odor and Light; Impact on Human Health; Consistency with Community Plans; and Consistency with Community Character.

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019

Response to Comment 23:

The content of the DEIS was prepared based on the Final Scoping Document approved by the Village Board, as SEQRA Lead Agency (DEIS Appendix E). The relevant topics from the EAF, which were incorporated by the Lead Agency in the Final Scoping Document, and subsequently the DEIS, were those topics that were identified in the Positive Declaration Resolution adopted by the Village Board and consisted of: Construction & Operations,

Surface Water, Transportation, Land Use & Zoning, Community Services, Visual Resources, Energy, and Noise & Odor. The Commenter is referred to those specific sections of the DEIS for the respective impact and mitigation evaluations.

As indicated in Response to Comment 10, the information and assessment provided in the DEIS is consistent with the level of analysis required by the Final Scoping Document approved by the Village Board, as SEQR Lead Agency (DEIS Appendix E).

Comment 24 Summary:

Based on previous review of the plotted to scale project plan, it appears that the parking spaces size provided does not conform to the village code requirement of every parking space to be 200 sf (10x20). As well the layout provides parking spaces in the residential spaces where one car is stacked directly behind another (requiring the rear car to be moved to get the front car out). The DEIS needs to address these layout concerns to provide conforming parking space size and a parking layout that does not rely on cars to be moved to exit. The impact could be adding additional impervious surface to the proposed plan and thus propagating to further environmental impacts.

As well the current layout does not provide for adequate adjacent parking for the mixed-use retail buildings in a convenient and marketable manner. We have seen in the local area where projects have failed when the parking is not direct and convenient (*i.e.*; Madison Row in Village of Manlius). Again, these layout issues will affect the overall development and thus become an environmental impact.

Commenter(s):

- Matthew R. Napierala, P.E., (Napierala Consulting), at request of the Village, Letter dated July 2, 2019

Response to Comment 24:

The project plan included in the DEIS is based on a conceptual layout, which generally illustrates the site layout. Detailed design drawings will be developed as the Project advances beyond the rezoning phase and will contain the number of parking spaces required by the Village Board in the PUD designation.

Comment 25 Summary:

Commenter provided comments on the Draft RIWP.

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 25:

As part of the BCP, is subject to public review and comment. See also Response to Comment 2.

Comment 26 Summary:

The document states that “.....the DEIS considers impacts relative to Construction and Operations, Surface Water, Transportation, Land Use and Zoning, Community Services, Visual Resources, Energy, and Noise and Odor.”

Where is surface water, energy and noise addressed?

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 26:

A discussion on surface water, energy and noise is included in the DEIS in Sections 3.2, 3.7 and 3.8, respectively. Responses to substantive comments on these topics included in above sections.

Comment 27 Summary:

One commenter indicated there were discrepancies between the BCP Application and the DEIS.

Commenter(s):

- James F. Blasting, PG, Resident of Town of Manlius, Letter dated June 28, 2019

Response to Comment 27:

The BCP Application was prepared in 2015. Information provided in the DEIS reflects current information known about the Site. As noted in the Response to Comment 2, potential environmental impacts associated with site contamination will be mitigated as the Applicant completes the BCP process with strict NYSDEC oversight.



**Notice of Completion of
the DEIS – Village Board
Resolution**

RESOLUTION

At a meeting of the Board of Trustees of the Village of Fayetteville, held at the Village Hall in said Village, County of Onondaga, State of New York on the 10th day of June, 2019, at 6:00 p.m.

The meeting was called to order by Mayor Mark Olson, and upon roll being called, the following were:

PRESENT: Mark Olson, Mayor
Daniel Kinsella, Deputy Mayor
Dennis Duggleby
Michael Small

ABSENT: Pam Ashby

Trustee Duggleby presented the following "Resolution" which was seconded by Trustee Small:

RESOLUTION OF THE VILLAGE OF FAYETTEVILLE BOARD OF TRUSTEES ACCEPTING THE DRAFT ENVIRONMENTAL IMPACT STATEMENT AS COMPLETE AND READY FOR PUBLIC COMMENT PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT RELATIVE TO THE PLANNED UNIT DEVELOPMENT PROJECT PROPOSED FOR 547 EAST GENESEE STREET IN THE VILLAGE OF FAYETTEVILLE

WHEREAS, the Village of Fayetteville Board of Trustees ("Board of Trustees") has received an application from Morgan Properties, which has since assigned it rights in the application to FOUBU Environmental Services, LLC ("Applicant") for demolition of facilities on the former Accurate Die Casting site with an address of 547 East Genesee Street, Fayetteville, New York ("Property"); the rezoning of the Property to Planned Unit Development ("PUD") district; development of the site with five (5) 3-story apartment buildings each comprised of 30 apartments, ten (10) 2-story townhouse style apartment buildings each comprised of 5 apartments, for a total of 200 units; four 2-story commercial/mixed use buildings to include residential and commercial uses; construction of ancillary support facilities including a community center, maintenance building, parking, access, landscaping, open green space, and stormwater management ("Project").

WHEREAS, the Project requires a zone change to a PUD district; site plan review; sanitary service connection approval from the Village of Fayetteville, sanitary discharge approval from Onondaga County Department of Water Environment Protection; water service connection approval from Onondaga County Water Authority; a Highway Work Permit; and coverage under the New York State Department of Environmental Conservation Construction Stormwater General Permit; and the Project site is a contaminated property and is in the

Brownfield Cleanup Program with site identification number C734052.

WHEREAS, the Board of Trustees declared itself the Lead Agency with respect to the Project in accordance with the SEQRA regulations at 6 NYCRR § 617.6 on January 28, 2019;

WHEREAS, on January 28, 2019, the Board of Trustees conducted SEQRA review and issued a Positive Declaration pursuant to the State Environmental Quality Review Act (“SEQRA”), which then necessitates the preparation of an Environmental Impact Statement;

WHEREAS, on March 20, 2019 the Applicant submitted a Draft Scope for the Draft Environmental Impact Statement (“Draft Scope”), which document is required by 6 NYCRR § 617.8, and the draft Scope was accepted by this Board as complete on March 25, 2019;

WHEREAS, on May 23, 2019 the Applicant submitted a Draft Environmental Impact Statement (“DEIS”) pursuant to 6 NYCRR 617.9;

WHEREAS, the Board of Trustees has reviewed the DEIS and now desires to accept the document and declare it adequate for public comment;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF VILLAGE OF FAYETTEVILLE BOARD OF TRUSTEES AS FOLLOWS:

- A. The Mayor is hereby directed to file the DEIS with respect to the Project consistent with this resolution, in the office of the Board of Trustees and to provide a copy of the DEIS to the Involved and Interested Agencies, and any person who requests a copy, to post a copy of the same on the Village website, and to publish notice of same in the statewide Environmental Notice Bulletin.
- B. This Resolution shall take effect immediately.

THE FOREGOING RESOLUTION, was put to vote as follows:

<u>Name</u>	<u>Vote</u>
Mark Olson, Mayor	Aye
Daniel Kinsella, Deputy Mayor	Aye
Dennis Duggleby	Aye
Michael Small	Aye

This Resolution was thereupon duly adopted.



**Notice of Public
Informational Meeting**



Department of
Environmental
Conservation

ENB - Region 7 Notices 6/19/2019

Public Comment Period

Draft Tioughnioga Unit Management Plan

The New York State Department of Environmental Conservation (NYS DEC) is seeking public input for the Draft Tioughnioga Unit Management Plan (Draft UMP). The 4,646 acre Unit includes DeRuyter, Morrow Mountain and Stoney Pond State Forests and Nelson Swamp Unique Area located in the Towns of Cazenovia, DeRuyter, Georgetown and Nelson, New York.

Significant management proposals in the Draft UMP include:

- Maintain 216 acres of early successional habitat.
- Harvest 2,155 acres of timber over the next 20 years.
- Construct the Nelson Swamp Trail to provide universal trail access.
- Reconstruct Stoney Pond Boat Launch to provide universal access for fishing/boating.
- Reconstruct DeRuyter State Forest lean-to.
- Install two new kiosks.

The [Draft UMP](https://www.dec.ny.gov/lands/22563.html) is posted on the NYS DEC website at: <https://www.dec.ny.gov/lands/22563.html>

Written comments on the Draft UMP are welcome and will be accepted by the contact below by mail or e-mail until August 15, 2019.

Contact: Gregory Owens, NYS DEC - Region 7 Sherburne Sub Office, Division of Lands and Forests, 2715 State Route 80, Sherburne, NY 13460, Phone: (607) 674-4017 extension 638, E mail: R7.UMP@dec.ny.gov

Negative Declaration

Broome County - The New York State Department of Environmental Conservation (NYS DEC), as lead agency, has determined that the proposed Offspring Acres, LLC Mining Expansion will not have a significant adverse environmental impact. The action involves a proposal by the applicant to expand an existing 5 acre permitted mine to a 24.6 acre bluestone mine on a 106.4 acre parcel owned by Offspring Acres, LLC. The mine entrance is located at the end of Marsh Pond Road. Typical mining activity includes use of excavator, truck transport, sawing, and occasional blasting. No significant increase in noise levels are anticipated at nearby receptors. No protected streams or wetlands are to be directly impacted. Drainage is to be internal with no off-site stormwater runoff. Reclamation would be to stable slopes vegetated for wildlife habitat. The project is located at the end of Marsh Pond Road in the Town of Sanford, New York.

Contact: Joe Dlugolenski, NYS DEC - Region 7 Cortland Sub Office, Division of Environmental Permits, 1285 Fisher Avenue, Cortland, NY 13045, Phone: (607) 753-3095 extension 233, E-mail: DEP.R7@dec.ny.gov

Cayuga County - The New York State Department of Environmental Conservation (NYS DEC), as lead agency, has determined that the proposed Ducks Unlimited West Loop Road Wetland Restoration Project will not have a significant adverse environmental impact. The action involves a proposal by the applicant for a wetland restoration project to restore 140 acres of agricultural land back to historic wetland and grassland habitat (125 acres of emergent marsh; 15 acres of grassland) to benefit

wildlife and improve water quality. The project will recreate a wetland that accepts spring high flows from the Seneca River and restore natural hydrology of the site, resulting in the reestablishment of wetland vegetation and habitat. This will be accomplished through the following activities: plugging/filling existing man-made ditches; excavate three shallow scrapes (depressions) to regain wetland microtopography; installation of a 30 inch culvert fabricated with a flapgate to control water levels; management of parcel for desired wetland and grassland vegetation; and the construction of a new five car parking area. This project is being conducted in partnership with NYS DEC, on NYS DEC land within the Montezuma Wetland Complex. The project is located in the Montezuma Wetland Complex in the Town of Montezuma, New York.

Contact: Jon Stercho, NYS DEC - Region 7 Office, Division of Environmental Permits, 615 Erie Boulevard West, Syracuse, NY 13204, Phone: (315) 426-7444, E-mail: DEP.R7@dec.ny.gov

Notice of Acceptance of Draft GEIS and Public Comment

Onondaga County - The Village of Fayetteville, as lead agency, has accepted a Draft Generic Environmental Impact Statement on the proposed Fayetteville Village Apartments by Morgan Properties. **Written comments on the Draft GEIS will be accepted until July 11, 2019.** The Draft GEIS is available from the contact listed below and on line at: www.fayettevilleny.gov/newsandinformation/villagenews.

The Property is presently located in two zoning districts, Industrial-1 (I-1) along Genesee Street and Residential-1 (R-1) in the rear. Multi-family residential is prohibited in the I-1 and R-1 Districts. Morgan Properties is seeking a Rezoning Application for the development of approximately 31.81 acres of mixed use multi-family residential/commercial development including:

- Five (5) three-story apartment buildings, 30 units each (totaling 150 units);
- Ten (10) two-story townhouse style units, 5 units each (totaling 50 units);
- Four (4) two-story mixed-use buildings (maximum total of 44,000 square foot), uses to include retail, apartment, service, restaurant or other commercial use;
- A new two-way continuous left turn lane from the proposed westerly site driveway to the intersection of East Genesee Street and New York State Route 257.

The Property is a well-known brownfield located in the heart of the Village of the Fayetteville. The building was previously used by Accurate Die Casting Corporation (ADC).

The project is located at 547 East Genesee Street in the Village of Fayetteville, New York.

Contact: Lorie Corsette, Village of Fayetteville, 425 East Genesee Street, Fayetteville, NY 13066, Phone: (315) 637-9864, E-mail: lorcorsette@fayettevilleny.gov

Village of Fayetteville

New York


[Home](#)
[The Village](#)
[Government](#)
[News & Information](#)
[Departments](#)
[Contact](#)


EIS for 547 E Genesee property

[Home](#) > [News & Information](#) > [Village News](#) > EIS for 547 E Genesee property

6/18/2019

Please find below links to document(s) received pertaining to the Environmental Impact Statement submitted to the Village of Fayetteville in regards to the proposed Fayetteville Apartments project at 547 East Genesee Street.

[DRAFT SCOPE ENVIRONMENTAL IMPACT STATEMENT](#)

[FINAL SCOPE OF THE DRAFT EIS for FAYETTEVILLE VILLAGE APARTMENTS](#)

[DRAFT ENVIRONMENTAL IMPACT STATEMENT \[MAY 2019\] *](#)

*The Draft E.I.S. was accepted by the village Board of Trustees at their meeting on June 10, 2019. [Village [Resolution](#)]

Anyone wishing to comment on the proposed Environmental Impact Statement (EIS) documents may do so no later than July 11, 2019 by mail or by email to lorsette@fayettevilleny.gov
The public comment period on the Draft EIS ends JULY 11, 2019.

Comments should be addressed to:

Mayor Mark Olson
Village of Fayetteville
425 East Genesee Street
Fayetteville, NY 13066

PUBLIC NOTICE

The Village of Fayetteville will be holding a Public Informational Meeting on Monday June 24, 2019 at or around 6:00pm to hear Public Comments on the Draft Environmental Impact Statement (DEIS) relative to the Planned Unit Development Application submitted for 547 East Genesee Street. An electronic copy of the DEIS can be found on the Village Website, www.fayettevilleny.gov, under News and Information and is also available on the NYS Department of Environmental Conservation Environmental Notice Bulletin. The informational meeting will be held at the Village of Fayetteville Municipal Building, 425 East Genesee Street, Fayetteville, NY 13066 in the 1st Floor Board Room.

Dated: June 18, 2019
Lorie C. Corsette
Village Clerk-Treasurer

News & Information

- › [Village News](#)
- › [Village Calendar](#)
- › [Developer Guidelines](#)
- › [Fayetteville Festival](#)
- › [Deer and Tick Management](#)
- › [Energy and Sustainability](#)
- › [Newsletters](#)
- › [Cemetery Association](#)
- › [* VILLAGE LAWS and CODES *](#)
- › [Files And Forms](#)

[Home](#) [The Village](#) [Government](#) [News & Information](#) [Departments](#) [Contact](#)

Connect with Us

Website Design by Function One
Copyright ©2019 Village of Fayetteville LTD

Village of Fayetteville

New York


[Home](#)
[The Village](#)
[Government](#)
[News & Information](#)
[Departments](#)
[Contact](#)


Legal Notices

[Home](#) > [Government](#) > Legal Notices

VILLAGE OF FAYETTEVILLE LEGAL NOTICE

PUBLIC NOTICE

The Village of Fayetteville will be holding a Public Informational Meeting on Monday June 24, 2019 at or around 6:00pm to hear Public Comments on the Draft Environmental Impact Statement (DEIS) relative to the Planned Unit Development Application submitted for 547 East Genesee Street. An electronic copy of the DEIS can be found on the Village Website, www.fayettevilleny.gov, under News and Information and is also available on the NYS Department of Environmental Conservation Environmental Notice Bulletin. The informational meeting will be held at the Village of Fayetteville Municipal Building, 425 East Genesee Street, Fayetteville, NY 13066 in the 1st Floor Board Room.

Dated: June 18, 2019
Lorie C. Corsette
Village Clerk-Treasurer

Notice of Public Hearing on 2019-20 Tentative Budget

PURSUANT TO Section 5-508(3) of the Village Law, the tentative 2019-20 Village Budget has been prepared and filed with the Village Clerk-Treasurer at the Village Office, 425 East Genesee Street, Fayetteville, New York, where it may be inspected by any interested parties between the hours of 8:00 am and 4:00 pm. Said tentative budget includes maximum compensation for the Mayor of \$18,000.00 per annum and for the Trustees of \$6,500.00 per annum. A public hearing on the Tentative Budget will be held at the Fayetteville Village Hall Board Room on April 22, 2019 at or after 6:00 pm to consider same before final adoption.

By Order of the Board of Trustees
Village of Fayetteville
Lorie C. Corsette, Clerk-Treasurer
Dated: April 9, 2019

Please take notice that the Board of Trustees of the Village of Fayetteville will hold a Public Hearing on Monday, April 22, 2019 on or about 6:00pm, to hear public comment on a proposed Local Law regarding proposed language for Vacant Commercial Buildings, Chapter 56, to the Village of Fayetteville Code. The hearing will be held in the Municipal Building, 425 E. Genesee Street in the 1st floor Board Room. At the above time and place all interested parties will be heard. Written comment on the proposal may be submitted prior to the public hearing at the Office of the Village Clerk, 425 East Genesee Street, Fayetteville, New York 13066. Copies of the proposed Local Law are available for inspection at Village Hall,

Government

- › [Board Agendas & Minutes](#)
- › [Budgets](#)
- › [Document Links](#)
- › [Legal Notices](#)
- › [Rosters](#)
- › [Biographies](#)

Village of Fayetteville, 425 East Genesee Street, Fayetteville NY 13066 and may also be viewed by clicking on this link: [Vacant Commercial Building Local Law draft](#)

Dated: April 9, 2019
Lorie Corsette
Village Clerk-Treasurer
Village of Fayetteville

Please take notice that the Board of Trustees of the Village of Fayetteville will hold a Public Hearing on Monday, April 8, 2019 on or about 6:00pm, to hear public comment on a proposed Local Law to amend Chapter 187 adding Section 187-81, Siting of "Small Cell" Telecommunication Infrastructure of the Village of Fayetteville Code. The hearing will be held in the Municipal Building, 425 E. Genesee Street in the 1st floor Board Room. At the above time and place all interested parties will be heard. Written comment on the proposal may be submitted prior to the public hearing at the Office of the Village Clerk, 425 East Genesee Street, Fayetteville, New York 13066. Copies of the proposed Local Law are available for inspection at Village Hall, Village of Fayetteville, 425 East Genesee Street, Fayetteville NY 13066 and may also be viewed by clicking on this link: [Small Cell Telecommunication Infrastructure Local Law](#)

Dated: March 26, 2019
Lorie Corsette
Village Clerk-Treasurer
Village of Fayetteville

Please take notice that the Board of Trustees of the Village of Fayetteville will conduct a Public Hearing on Monday, April 8, 2019 at or around 6:00PM at the Village of Fayetteville, Village Hall, 425 East Genesee Street, Fayetteville NY 13066 to hear public comments on the proposed Local Law to override the Tax Levy Limit established in General Municipal Law Section 3-c. At the above time and place all interested parties will be heard. Written comment on the proposed local law may be submitted prior to the public hearing at the Office of the Village Clerk, 425 East Genesee Street, Fayetteville NY 13066.

Dated: March 25, 2019

Lorie Corsette, Village Clerk-Treasurer

A draft scope Environmental Impact Statement has been submitted to the Village of Fayetteville in regards to the proposed Fayetteville Apartments project at 547 East Genesee Street. Please find a below link to the document for your review.

[DRAFT SCOPE ENVIRONMENTAL IMPACT STATEMENT](#)

Please take notice that the Village of Fayetteville Board of Trustees will be holding a special meeting on January 22, 2019 on or around 6:00pm to conduct a review of Part I of the Full Environmental Assessment Form (EAF), under the New York State environmental Quality Review (SEQR), for the proposed 547 East Genesee Street Planned Unit Development Application, Parcel ID# 009.-04-19.1. The proposed application would allow for a mixed use development that proposes construction of 5-3 story apartment buildings, 10 – 2 story townhouse style apartments, Community Center and 2- 2 story mixed use buildings.

Dated: January 16, 2019

Lorie C. Corsette
Village Clerk-Treasurer
Village of Fayetteville

NOTICE OF

ACQUISITION OF 103-105 FEEDER STREET BY

VILLAGE OF FAYETTEVILLE UNDER EMINENT DOMAIN PROCEDURE LAW

The Village of Fayetteville Board of Trustees has adopted Determination and Findings pursuant to Section 204 of the New York State Eminent Domain Procedure Law ("EDPL") regarding the acquisition of 103-105 Feeder Street (Tax Map No. 007-03-58.2, Village of Fayetteville, Town of Manlius). This was done November 26, 2018, subsequent to a public hearing on the matter held September 24, 2018. This notice is a brief synopsis of the Determination and Findings. The parcel was selected because of its location adjacent to existing park land. The Village of Fayetteville Board of Trustees ("Condemnor") has found that the acquisition of the parcel for public use as park land in accordance with the EDPL is in the best interests of Village and its residents without any significant adverse environmental impacts because, among other things: (1) the property is surrounded by publicly owned properties utilized for public park purposes and has limited utility for any use other than park land, (2) it will allow the Village the opportunity to improve the existing park for the benefit of its residents, and (3) the property is located within a federal floodway and adjacent to Limestone Creek and affords the Village additional opportunities to mitigate flooding and erosion as well as to enhance fish habitat, all of which will have a positive effect on the environment and residents. As a result, the Board of Trustees will proceed with the acquisition of the parcel in accordance with the EDPL. Additional details are included in the Determination and Findings. Copies of the Determination and Findings will be forwarded

upon written request without cost. Under Section 207 of the EDPL there are thirty (30) days from the completion of the Village of Fayetteville's Board of Trustees' newspaper publication requirements to seek judicial review of the Village's Determination and Findings. Under Section 207 and 208 of the EDPL, the exclusive venue for judicial review of the Village's Board of Trustees' Determination and Findings is the Appellate Division of the Supreme Court in the Fourth (4th) Judicial Department.



**Public and Agency
Comments**

ElaDistribution List

Mark Olson, Mayor
Daniel Kinsella, Trustee
Michael Small, Trustee
Dennis Duggleby, Trustee
Pamela Ashby, Trustee
Lorie Corsette, Clerk-Treasurer
Patrick Massett, DPW Superintendent
DPW Bulletin Board
Paul Hildreth, Fire Chief
James Hughes, Village Justice
Mike Jones, Codes Enforcement Officer
Ted Spencer, Attorney, Mackenzie Hughes LLP

VILLAGE OF FAYETTEVILLE
BOARD OF TRUSTEES

6/24/2019

DRAFT

Minutes of the Village of Fayetteville Board of Trustees meeting held Monday, June 24, 2019 at 6:00pm.

PRESENT:

Mayor Olson	Clerk Corsette	Bob Duncanson	Mary Stewart
Trustee Kinsella	Attorney Spencer	Marguerite Ross	Penny Sills
Trustee Small	Supt Massett	Mike Sills	Janet Hiemstra
Trustee Ashby	Mike Jones, CEO	Jason Fuellner	Mary Stewart
Trustee Duggleby	Tim McCarthy	Jessica McCarthy	David Harding
Sara Bollinger	Elaine Denton	Scott Taylor	Ed Osada
Chris Bollinger	Joseph Adams	Madeline Bort	Jennifer Osada
Linda Lovy	Martin Butts	Dorothy Hall	Patricia Greenberg
Nicole Halbig	Gerald Greenberg	Lisa Caldwell	Laura Podesta
Harlen Lavine	Ronald Bort	Jim Matthews	Heather Waters
Robyn Gilels-Aiello	Patricia Welch		

Mayor Olson called the meeting to order at 6:00pm in the Board Room of the Fayetteville Village Hall.

Mayor Olson led those present in a recitation of the Pledge of Allegiance

MINUTES JUNE 10, 2019

Trustee Ashby made a motion to accept the minutes of the June 10, 2019 meeting. Trustee Duggleby seconded the motion and it was carried by a unanimous vote.

ABSTRACT #2

Trustee Kinsella made a motion to approve Abstract #2 in the amount of \$108,216.31. Trustee Duggleby seconded the motion and it was carried by unanimous vote.

PUBLIC INFORMATION MEETING – 547 E. GENESEE STREET

Mayor Olson introduced Attorney Holly Austin and Engineer, Matt Napierela who are working with the Village on SEQR and the Draft Environmental Impact Statement. Mayor Olson stated that the meeting is a Public Information Meeting only not a Public Hearing and he would give anyone that would like to make a comment 2 minutes to speak.

Attorney Holly Austin explained the SEQR Process and the Draft Environmental Impact Statement (DEIS) as well as the applicant's response to the initial comments. Attorney Austin further explained that we are currently in the 30 day Public Comment Period which goes from June 11th to July 11th, this is the period of time where both the public and the village can submit their comments on the DEIS to the applicant prior to them submitting the Final Environmental Impact Statement (FEIS).

Matt Napierala, Engineer, reviewed the DEIS submitted by the Applicant and provided the following initial comments:

Comments

The following is an outline summary of initial review items that we believe require further attention by the applicant:

- Direct Response to EAF "moderate to significant impact" items: In the village's review of the project EAF several items of environmental concern were raised. It is our opinion that each and every EAF paragraph that the Village identified as an environmental impact should be re-numerated, the issue in question discussed and the applicant's proposed mitigation for that item be directly discussed and supported with technical reports and / or detailed plans and specifications. In this manner the Village and the public can see the issues that were raised (line by line) and be able to review the applicant's direct response to each item.

Based on the Village Trustee's resolution the following major topics were identified as areas of moderate to large impact: Impact on Land; Impact on Aesthetic Resources; Impact on Transportation; Impact on Noise, Odor and Light; Impact on Human Health; Consistency with Community Plans; and Consistency with Community Character.

- Alternative Analysis: It is our opinion that the Alternative analysis presented do not adequately review all of the alternatives available for the subject site. The applicant should review and discuss other alternatives that conform to the current zoning (not requiring a zone change) as well as alternatives that review a less dense development and thus less impacts.

- Stormwater: The stormwater report provides calculation for the water quantity analysis. However, the report does not provide analysis and calculation for "Runoff Reduction" and "Water Quality Mitigation". By implementing runoff reduction and water quality practices the overall layout of the development can be impacted and thus the configuration and density of the development differ than what has been presented. Noting as well NYSDEC requires water quality treatment practices closer to the source and frowns upon "end of the pipe" treatment solutions. As such rain gardens and micro-bioretenion areas within parking areas and adjacent to buildings become the preferred solutions.

The Stormwater mitigation needs to review the impacts of mitigation practices with regards to the site being a hazardous waste site and thus a 'hotspot'. This classification will require appropriate stormwater management in accordance with the NYSDEC design manual.

With regards to the proposed quantity mitigation basin, the proposed grading plan for the basin indicates that the basin is to occur in over 30 feet of cut. Borings should verify the depth to rock refusal and ground water depth in the area of this cut to verify that this mitigation basin can actually be constructed and that it

will function properly. It is our opinion that the 30 foot cut poses an environment condition that needs to be addressed in the DEIS.

- Traffic: We understand that NYSDOT has agreed in concept to the applicant providing for a “two way left turn lane” from the project driveway to the Route 5 / Route 257 intersection. This agreement does not alleviate the need for the applicant to thoroughly review and discuss the impact that the project will have on the village and the public with regards to the traffic impact caused by the project. The DEIS needs to clearly and concisely outline the impacts to peak hour que lengths, additional delays and any and all impacts to the bottleneck at the Route 5 / Route 257 intersection. (Stating an intersection level of service alpha does not adequately outline the impact.

The DEIS needs to look closely at the design of this two way left turn lane and is there enough DOT Right of Way to fit a 3rd lane in all the way to the Route 5 / Route 257 intersection or will additional land acquisition be required to implement this solution. Design plans to date have not detailed this project improvement and should be included in the DEIS (along with any property acquisitions proposed). We believe that it would be helpful for the applicant to provide a “SYNCRO” animation video of the traffic movements, signal operations, and backups today and provide a contrasting video of the same in the full build scenario to give the village and the public a visual view of the impact on traffic in the Village due to the development.

- Hazardous Waste Site: There remains unknowns with regards to the subsurface conditions below the building areas. In direct terms, NYSDEC has indicated no basements on the site and no groundwater use. NYS DEC has released the site for redevelopment under the Brownfield program. The DEIS should directly and more specifically discuss the health concerns and factors of construction approximately 250 residential apartment units on this site. What are the contaminants that remain in the groundwater and the potential contaminants that remain in the subsurface and what are the risks of accidental public contact with these contaminants?

Attached to this summary is a review letter from Jim Blasting. The applicant should respond to Mr. Blasting comments as they deal in detail to the hazardous waste aspects of the proposed development.

- Sanitary Sewer: The Limestone Meadowbrook WWTP is in discussions with NYSDEC and USEPA regarding frequent raw sewage overflows. The DEIS has acknowledged that the project will have to pay appropriate OCWEP sewer offsets. The DEIS should specifically address the sewer connection issue and obtain letter concurrence form OCWEP that a sewer connection for over 50,000 GPD will be allowed and supported by the sewer authority.

- Layout: Based on previous review of the plotted to scale project plan, it appears that the parking spaces size provided does not conform to the village code requirement of every parking space to be 200 sf (10x20). As well the layout provides parking spaces in the residential spaces where one car is stacked directly behind another (requiring the rear car to be moved to get the front car out). The DEIS needs to address these layout concerns to provide conforming parking space size and a parking layout that does not rely on cars to be moved to exit. The impact could be adding additional impervious surface to the proposed plan and thus propagating to further environmental impacts.

As well the current layout does not provide for adequate adjacent parking for the mixed use retail buildings in a convenient and marketable manner. We have seen in the local area where projects have failed when the parking is not direct and convenient (ie: Madison Row in Village of Manlius). Again these layout issues will affect the overall development and thus become an environmental impact.

Mayor Olson opened the meeting for Public Comment:

Joseph Adams – 202 Euclid Drive commented that the traffic study should be done during a peak time of the year, not during the Summer when school is not in session or over the 4th of July Holiday.

Pat Greenburg- 129 Brookside Lane is concerned with traffic especially in the afternoon, she has had tradesmen unwilling to come to her house to do work because of how long it takes to get through the village.

Madeline Bort – Elm Street stated that she is concerned about the burden that a development so large would put on the Police, Fire and Schools.

Scott Taylor- Brooklea Drive is concerned that there will be many vacancies if there are not enough people renting the apartments.

Lisa Caldwell- 7957 East Genesee Street is concerned with safety and what will happen because of the increased traffic, we are already seeing an increase in the traffic because of development in Chittenango

Bob Jureller- 108 Brookside Lane asked if there was any discussion of funding for the increase in Wastewater Capacity.

Mayor Olson explained that the village is working towards reducing Inflow and Infiltration and there is enough capacity during the dry weather to accommodate the additional development.

Jim Matthews- 830 Oakwood Street would like to see the property remain an Industrial Zone and a factory site.

Bob Duncanson- Oakwood Street is concerned about the increase in traffic

Mrs. Aeillo – Cleveland Boulevard does not think we need the development and the increased traffic and believes there is more of a need for Retirement Housing

Jason Fuellner- 831 Oakwood Street feels that the density of the project does not fit the character of the village and surrounding neighborhoods

Marguerite Ross – Camnot Lane stated that she had been following this project since its conception and agrees strongly with comments made by Matt Napierala and also believes that the applicant has given the village a lot of misinformation specifically on the Environmental Issues, Ms Ross believes that the applicant has intentionally deceived the public on what can and can't be done with the property.

Martin Butts- 104 Vollmer Road said that he moved here from Florida and chose Fayetteville for its character and does not feel that the proposed project would fit into the character of the Village, the traffic and density of the project is too large for the area

Betsy Bower- 313 S. Manlius Street is concerned about traffic and motorists that try and take alternate routes to avoid traffic and create safety issues.

Harlan Lavine- 1 Bishop Drive asked if the applicant addressed Bishop Brook and any run off into the stream that would be caused by the project.

Engineer, Matt Napierala said that they are maintaining a large set back from Bishops Brook and with proper design it can be done properly and mitigated.

Mr, Lavine feels that OBG are trying to bail themselves out of their situation and does not feel that the village should have to be responsible for their mess.

Jennifer Weekes Osada, 110 Cammot Lane is concerned because her property backs up to the proposed project site and she is not comfortable with what is being proposed and transient living.

Mary Teske- Redfield Avenue is concerned about many factors with the proposal and she does not want to see her property taxes increased because of the strain this project may put on services such as Police, Fire and the School District.

Nicole Halbig- 112 Cammot Lane is not in favor of the project

Patricia Welch- Spring Street is not in favor of the proposed project

FORESTRY PLAN

Trustee Duggleby handed out information to the Board of Trustees to review regarding the Forestry Management Plan from the NYSDEC as it pertains to Duguid Park as well as information on an invasive species of vine that is taking over and needs to be eradicated.

SAFE ROUTES TO SCHOOL SIDEWALK BIDS

Mayor Olson informed the Board that the village did not receive any bids for the Fayetteville Sidewalk Project, Mayor Olson is meeting with the NYSDOT on July 3rd to discuss what our options are and possibly awarding from the County Contract.

CODES REPORT

Code Officer Jones submitted a Code Report to the Village Board that included all open and closed code violations and a current list of the Zombie Properties for June.

DPW REPORT

Superintendent Massett submitted the following report:

Purchases:

1. Replace 2008 Large 6 wheel dump truck with plows, dump body, salter and liquid tank. Estimate for new replacement \$270,000 on contract. Truck would not be delivered until spring of next year and lease would start 20-21 budget year.
2. Replace 1994 Vermeer stump cutter. Estimate for a new replacement \$51,000 to \$54,000. Lease this year.
3. Replace 2008 and 2012 pickup trucks. Estimate \$40,000 each. Lease this year.

Open Projects:

1. Village Signs: Gary Way will start building new signs.
2. Elm St. Drainage: Residents letters have been signed. Will start as soon as possible.

3. Sidewalks Grant: 2019 Salt Springs St. and S. Manlius St. project waiting on bid opening.
4. Brush: Clifton Recycling will be here as soon as possible to grind brush in June.
5. Road Work Schedule: Cape sealing Southfield Area, John St. and Green St. Oil and stone done on June 4th. Later this summer a top seal will be applied. Roads Ledyard Ave. and Elm St. are done.
6. Bridges: Walnut St. Rehab or repair bridge report from B&L Engineers has been sent to the village. Franklin St. Bridge on watch list.
7. Western Gateway: DPW will be running wire for new street lights in preparation of new street lights being delivered this summer. Light have been ordered.
8. Ice Clearing Policy: PESH/ Labor department notice of violation and order to comply has been received. Will meet with Labor Board representative tomorrow to go over notice of violation. Prepare a contract for clearing the pond ice for August meeting.
9. The DPW will start 10 hour days from July to end of August and will be back on normal work schedule of 8 hour days starting in September.
Work week in July and August will be Tuesday to Friday 6:30 am to 5 pm.
Brush will be picked up starting on Tuesdays. Thursday July 4th pick up will be moved to July 1st and notices will be dropped off this week.
10. Senior Center: See sheet

List of things to be done at the Senior Center

1. Electrical, Old wires, conduit on west side and porch
2. Porch Roof removal
3. Replace cellar window west side
4. Remove all bushes on east, west and south sides
5. Remove trees, Maples on west side and south side by ramp
6. Quote for tree removal and trim Bartlett
7. Pressure wash back ramp
8. Re-work east side deck and stairs

Trustee Small made a motion to authorize Superintendent Massett to purchase a 2020 International HV507 Chasis from Stadium Equipment under County Contract #8996 for a cost of \$258,164 to replace the 2008 large 6 wheel dump truck and to pay for the truck with a Lease Purchase Agreement. Trustee Kinsella seconded the motion and it was carried by unanimous vote.

Trustee Small made a motion to authorize Superintendent Massett to purchase a Bandit Stump Cutter under National Contract for a cost not to exceed \$48,000. Trustee Duggleby seconded the motion and it was carried by unanimous vote.

Trustee Small made a motion to authorize Superintendent Massett to purchase 2 pickup trucks to replace the 2008 and 2012 pick-up trucks for a cost not to exceed \$40,000 per truck. Trustee Kinsella seconded the motion and it was carried by unanimous vote.

FIRE DEPARTMENT APPLICATIONS

Trustee Kinsella made a motion to approve the application from Anthony Fedele to the Fayetteville Fire Department. Trustee Ashby seconded the motion and it was carried by unanimous vote.

Trustee Ashby made a motion to approve the application from Shaundell Terry to the Fayetteville Fire Department. Trustee Kinsella seconded the motion and it was carried by unanimous vote.

AMBULANCE BID APPROVAL

Trustee Small made motion to accept the bid from North Eastern Rescue Vehicles for the purchase of 3 Braun Chief XL Ambulances for a total cost of \$479,140 and to pay for the purchase with a Lease Purchase Agreement. Trustee Ashby seconded the motion and it was carried by unanimous vote.

DONATION OF SICK TIME- MATTHEW PARKER

Trustee Kinsella made motion to authorize Mayor Olson to sign a Memorandum of Understanding with the Fayetteville Career Firefighters allowing them to transfer Sick Leave Credits to Firefighter Parker. Trustee Small seconded the motion and it was carried by unanimous vote.

FEEDER STREET – EMINENT DOMAIN

Attorney Spencer has been working with Attorney James to draft a letter to the County Court to move the Eminent Domain Process forward and seek the assistance of the court to allow the village access to the property for purposes of obtaining an appraisal.

LETTER OF REQUEST – DAVID VICKERS

Attorney Spencer addressed the letter the village received from David Vickers requesting that the Village remove his property from the incorporated Village Boundaries. Attorney Spencer explained that there is a process that has been established but it is not something that the Village Board of Trustees can do by a simple board motion. Attorney Spencer also pointed out that it does not make practical sense to consider removing this piece of property because it is surrounded on all sides by Village Property.

Trustee Small made a motion to enter an agreement with Central New York Regional Planning and Development to participate in a Water Quality Improvement Project Grant for purposes of a MS4 Mapping Project. Trustee Kinsella seconded the motion and it was carried by unanimous vote.

ROUNDTABLE

Mayor Olson informed the board that we will be receiving Extreme Winter Condition funding through the NYSDOT Program and with this additional funding we will be able to pave Mill Street and/or Pratt Lane.

EXECUTIVE SESSION

Trustee Small made a motion to go into Executive Session at 8:00pm for personnel matter and to include Clerk Corsette and Attorney Spencer. Trustee Ashby seconded the motion and it was carried by unanimous vote.

Trustee Duggleby made a motion to come out of Executive Session and reconvene the regular meeting. Trustee Small seconded the motion and it was carried by unanimous vote

No further business discussed

Trustee Duggleby made a motion to adjourn the meeting at 8:20pm. Trustee Small seconded the motion and it was carried by unanimous vote.

Respectfully submitted,

Lorie Corsette, Village Clerk

Proposed Development of 547 E. Genesee St. PUD

<u>Apartment Structures</u>	<u>Apartments per building</u>	<u>Total Apartments</u>	<u>Total Bedrooms</u>	<u>Occupancy</u>			<u>Parking Spaces</u>
				<u>Min</u>	<u>Max</u>	<u>Probable</u>	
Buildings	5						
Apartments	30						80 Garaged Parking
1 Bedroom	12	60	60	60	120	90	
2 Bedroom	16	80	160	160	320	240	
3 Bedroom	2	10	30	30	60	45	
Total	30	150	250	250	500	375 Average	
Townhouses							
Buildings	10						
Apartments	50						100 Townhouse Parking
1 Bedroom	0	0	0				
2 Bedroom	2	20	40	40	80	60	
3 Bedroom	3	30	90	90	180	135	
Total	5	50	130	130	260	195 Average	
Total		200	380	380	760	570 Average	335 Open Resident & Visitor Parking
		<u>Apartments</u>	<u>Bedrooms</u>		<u>Residents</u>		<u>Parking Spaces</u>

Fayetteville Village	2010 Census and 2016 Estimate	
People	4373	4150
Households	1912	
Families	1202	
Area	1.7 sq. miles	

Population Density of Village 2,600/ residents per sq. mi

Residents 570 13% increase in population

25 acres = .04 square miles (The entire 32 acre parcel cannot be built on)

Population Density of PUD 14,250 /residents per sq. mile

5.5 times the current Village Density rate

--- By contrast Brookside has 260 single family homes on 110 acres right next door to the PUD. Assuming 3 residents per home the density is 4,500 residents per sq. mile, 1/3 of this PUD density.
 --- Briar Brook has 48 single family homes on 48 acres and 59 town homes on 24 acres. Assuming 3 residents per home the density is 2,900 residents per square mile.
 --- The PUD is for 200 apartments. Assuming less than 3 residents per apartment/townhome the density is 14,250 per sq. mile. **Three times the density of Brookside and five times the density of Briar Brook. 5.5 times the population density of our village overall.**

Distance from Property to Intersection of Route 5 and 257 1324 feet 0.25 miles 88 car lengths	{ If only half of the 515 car parking spaces (258) left each morning they would stretch from the light at Dunkin Donuts all the way back to Briar Brook and Signal Hill, not including any other vehicles.
--	--

This is a great project for an area that's not as crowded as the Village of Fayetteville already is.



Michael W. Peters
Direct Dial: (518) 641-0514
Direct Facsimile: (518) 615-1514
E-Mail: mpeters@westfirmlaw.com

July 10, 2019

**VIA OVERNIGHT MAIL to Mayor Olson and E-MAIL to
LCORSETTE@FAYETTEVILLENY.GOV**

Mayor Mark Olson
Village of Fayetteville
425 East Genesee Street
Fayetteville, NY 13066

**Re: Comments on Draft EIS for the Proposed Fayetteville Village Apartments at
547 East Genesee Street**

Dear Mayor Olson:

On behalf of ITT LLC (formerly ITT Corporation) (“ITT”) we submit the comments below regarding the Draft Environmental Impact Statement (“Draft EIS”) for the proposed Fayetteville Village Apartments at 547 East Genesee Street in the Village of Fayetteville, New York the “Project”).

As an initial matter, please note that ITT in general does not object to the Project proposed by the Project Sponsor, FOUBU Environmental Services, LLC (“FOUBU”) and encourages the re-use of the property in the manner proposed by FOUBU. ITT’s comments are limited to a single issue that the Draft EIS does not address.

As mentioned in the Draft EIS in Section 1.1.2 (Background and History), a Consent Order with the New York State Department of Environmental Conservation (“NYSDEC”) requires the indefinite operation of a pump and treat system for groundwater contaminants on the Project property. (Actually, the NYSDEC’s Record of Decision issued in accordance with the Consent Order contains this site remedy requirement.) In addition, as also noted in the Draft EIS, restrictive covenants in a recorded deed restriction on the Project property prohibits any construction or other activity on the property which threatens the integrity of the engineering controls (which includes the groundwater pump and treat system) and requires that the owner shall not disturb, remove or interfere with the operation of the pump and treat system and other engineering controls. ITT, as the signatory to the Consent Order, originally installed and operated the pump and treat system as part of the remedy to remove groundwater contaminants and to prevent any migration of the groundwater contaminants off the property boundaries. While the NYSDEC has relieved ITT of any further responsibilities on the Project property and has declared that ITT has fulfilled its obligations under the Consent Order for remediation activities on the property, the NYSDEC has stated that the Consent Order remains in effect, and ITT remains obligated, for any and all off-site obligations and requirements.

Absent from the Draft EIS is a discussion of any impacts of the proposed Project on the groundwater pump and treat system. As stated in the SEQRA Handbook, a guidance document prepared by the NYSDEC and expressly referenced in the Draft EIS, “[t]he EIS systematically considers the *full range of potential environmental impacts*.....” Certainly, under SEQRA, the impact by a proposed project on an operating groundwater pump and treat system is a potential environmental impact that an EIS is required to address. This is particularly the case here as the Project diagrams appear to show demolition and/or construction activities in the location of the operating groundwater pump and treat system. Any impact by the Project on the groundwater pump and treat system has the potential to significantly affect public health and safety should such impact result in the failure of the system to continue to prevent migration of groundwater contaminants off the Project property to neighboring properties.

The Final EIS is the responsibility of the Lead Agency, here the Village of Fayetteville. That responsibility includes ensuring the adequacy and accuracy of the Final EIS. As such, the Village may request that the Project Sponsor respond to the substantive comments of the public (including those provided here) and submit a preliminary version of the Final EIS that addresses those comments. The Village may also require a Supplemental EIS to address issues that were not addressed or were inadequately addressed in either a Draft or Final EIS.

Accordingly, ITT respectfully requests that the Village, as Lead Agency, require that the EIS specifically and in detail address any potential impacts by the Project on the existing, operating groundwater pump and treat system, including how the groundwater pump and treat system will be protected, maintained and continued in operation during Project activities. Also, because the Project Sponsor has specifically referenced in the Draft EIS modifications to the restrictive covenants in the recorded deed restriction and has indicated that an owner may seek to obtain a written waiver from engineering controls, the EIS should also address whether it is the intent of the Project Sponsor to seek a modification and waiver of the restrictions which prohibit disturbance, removal or interference with the groundwater pump and treat system and, if so, how it intends to continue to prevent any off-property migration of groundwater contaminants.

Finally, should the Village, as Lead Agency, not require that the EIS for the Project adequately address ITT’s concerns regarding this potential environmental impact, and/or the Project (should it go forward) impact the continued operation of the groundwater pump and treat system, ITT affirmatively disavows any responsibilities, obligations or requirements for any resulting off-property migration of groundwater contaminants from the Project property.

Very truly yours,



Michael W. Peters

cc: Jeff Stanek, ITT
John Grathwol, NYSDEC
Harry Warner, NYSDEC
Michael Belveg, NYSDEC
Eamonn O'Neil, NYSDOH
Maureen Schuck, NYSDOH

Lorie Corsette

From: Bradley Hudson <bjhudson2@gmail.com>
Sent: Monday, July 01, 2019 10:50 PM
To: Lorie Corsette
Subject: Comment on EIS 547 E. Genesee St.

Dear Ms. Corsette,

I'd like to provide a comment for the record concerning the EIS for the proposed project at 547 E. Genesee St. I live at 5073 North Eagle Village Road, Manlius, NY 13104 and I will be affected by this project.

Although I am **not** speaking on behalf of the department, as a firefighter for the Village of Fayetteville it is my belief that a large apartment complex would place additional burdens on our overstretched personnel. The population increase would also stress our FM school district where my wife teaches. Finally and not the least important is the additional traffic that would be generated by a large apartment complex. The traffic in the village is already difficult to deal with during morning and evening rush hours, surely we **DO NOT NEED TO ADD TO IT!**

Sincerely,

Bradley Hudson

--

phone: 315-637-6409
bjhudson2@gmail.com

Lorie Corsette

From: BARBARA OLUM <olumb@verizon.net>
Sent: Monday, July 01, 2019 5:46 PM
To: Lorie Corsette
Subject: EIS at 547 E. Genesee St.

I have lived at 329 Highbridge St. for over 60 years. Every year the traffic has grown. I have to be careful leaving my driveway. The EIS proposal for 547 E. Genesee should not be approved. I do not see how this street can handle so many more cars, especially at the corner. Cars entering the Village often go at a high speed and have to be monitored. In the past few years there has been more cars using this road. I hope this current proposal will be rejected. Barbara Olum at 329 Highbridge St. Fayetteville.

Lorie Corsette

From: Peter J. Ricciardiello <pjricc@gmail.com>
Sent: Monday, July 01, 2019 8:56 AM
To: Lorie Corsette
Subject: Comment on EIS 547 E. Genesee St.

Dear Ms. Corsette,

I'd like to add my comments for the record concerning the EIS for the proposed project at 547 E. Genesee St.

My family and I live just off Duguid Road in Fayetteville, about 1.2 miles east on route 5 from the village of Fayetteville, at 7874 E Ridge Pointe Drive. We must drive through the intersection of Rt 5 and Rt 257, in the village, a few to several times each day.

Speaking from 25 years of driving through the village of Fayetteville, I can attest to the fact that the traffic and delays have only gotten worse as more homes have been added along Rt 5 and Oneida Indian Nation properties continue to grow further east on Rt 5.

During rush hour these days, the Rt 5/257 and Rt 5/North Burdict Street intersections are especially troublesome for those driving either east or west on Rt 5, as demonstrated by backups that often extend past the US Post Office on Rt 5 westbound in the village or the mess of the two- to-one lane merge eastbound into the village on Rt 5.

For the village to consider allowing the development of 100 or so apartments without ANY proposed improvements to the entire stretch of Rt. 5 through the village is asking for severe traffic problems and a large degradation of quality of life for all of the Town of Manlius residents who currently use Rt 5 to commute.

I am requesting on behalf of my family and all my neighbors east of the village of Fayetteville that your board outright reject this development proposal.

--

Thank you,

Peter J. Ricciardiello
7874 E Ridge Pointe Dr.
Fayetteville, NY 13066

Lorie Corsette

From: helen rezak <hrezak3@gmail.com>
Sent: Monday, July 01, 2019 6:50 AM
To: Lorie Corsette
Subject: eIS 517 E Genesee St.

I would like to oppose the project proposed for 517 Genesee St in the Village of Fayetteville. Many reasons for this, primarily, traffic, schools . I don't like opposing progress.

There has to be a point when we have to say enough.

Helen Rezak
30 The Orchard
Fayetteville

Lorie Corsette

From: Randy Archambault <rarchamb9710@gmail.com>
Sent: Monday, July 01, 2019 7:51 AM
To: Lorie Corsette
Subject: Apartments on E. Genesee

Dear Ms. Corsette:

I was not able to attend the meeting last Monday for the proposed project at 547 E. Genesee St. I live at 125 Brookside Lane and I will be affected by this project. In recent years I have found the traffic in this area has increased, apartments or not. I am also concerned about the strain on Village resources from and increase in population.

Sincerely, Randy Archambault

Lorie Corsette

From: Stacey Garback <stagar@gmail.com>
Sent: Monday, July 01, 2019 8:48 AM
To: Lorie Corsette
Subject: Comment on EIS 547 E. Genesee St.

Dear Ms. Corsette,

I'd like to provide a comment for the record concerning the EIS for the proposed project at 547 E. Genesee St.

I live at 7153 Woodchuck Hill Road and my family and I would be negatively affected by this project.

This project not only will change the character of the village, but will make traveling through the village impossible with increased traffic in an already congested area.

In addition, there would be a strain on services including our schools.

Thank you,
Stacey Garback
315 632 4382

Lorie Corsette

From: Howard L. Boatwright <HBoatwright@scolaro.com>
Sent: Monday, July 01, 2019 1:53 PM
To: Lorie Corsette
Subject: Comment on EIS 547 E. Genessee St.

Dear Ms. Corsette,

I join all the other Village residents who are rightfully opposed to this project. Too much added traffic added to an already over taxed main intersection on Rt 5....

It also bothers me that the village would consider having a developer with questionable ethics and a shady track record be involved in any sort of project in our village.

How else can people such as this be stopped from getting rich at the Tax payer's expense.

Thanks for the opportunity to comment.

Howard Boatwright
505 Spring St.

Lorie Corsette

From: bud.adams.1@juno.com
Sent: Monday, July 01, 2019 2:49 PM
To: Lorie Corsette
Subject: Comment on EIS 547 E. Genesee St.

Dear Lori,

I have a comment to make about the proposed project at 547 E. Genessee Street.

There have been plenty of valid comments regarding the impact this project will have on traffic flow with the addition of 400 (+) cars to an already distressed roadway grid in that vicinity. As well, comments about contamination, character of the village, and emergency resources - all of which I agree with.

I have strong feelings about our village agreeing to approving this type of project when it involves a family which had been under felony charges by the federal government for committing fraud in its conduct of business involving a development project elsewhere. In my opinion, simply because members of the Morgan family have taken on a different name in partnership with O'Brien and Geare does not change the fact that some, if not all, of the same players are involved. Although Robert Morgan himself has not yet been charged, his second in command, Scott Cresswell has along with Morgan's son, Todd, and nephew, Kevin, have. Cresswell and Kevin Morgan have both pleaded guilty - and Cresswell has stated Robert Morgan as being part of the scheme, having directed him to take the actions he did. Yes, that claim has yet to be proven - but so what.

Why would the Village of Fayetteville allow an entity regardless of its name to undertake a development project when Morgan is involved? If he indeed did direct the fraudulent activity, that is more than enough reason to reject the project. If, on the other hand, he claims he had no idea what was going on, why would we allow someone who has no idea of such a massive fraud undertaken by others in his own small enterprise?

Because of this recent fraudulent activity - along with the several other objections voiced and documented, I ask the village officials to reject this proposed project.

Joseph "Bud" Adams
202 Euclid Drive
Fayetteville

315-637-0468

Lorie Corsette

From: Webber, Bob <BWebber@Scholastic.com>
Sent: Monday, July 01, 2019 11:27 AM
To: Lorie Corsette
Subject: re. comments on EIS 547 E. Genesee St.

Greetings,

I would like to provide a comment for the record regarding the proposed apartment complex at former accurate die plant , 547 e Genesee St.

As a resident of Brookside I would be very adversely affected by the increase in traffic and how the traffic would flow around this development (entering and exiting cars).

Also, that site has extensive hazardous wastes. How is this going to be handled responsibly?

The business record of the company planning this development is fraught with improprieties. Not a responsible party with whom to do business.

Please do not approve this project.

Bob Webber 167 brookside lane.

Bob Webber, Account Executive
Scholastic Education
Office, Text, and Cell, 315.345.5031

New tools to Close the Achievement Gap (or awesome new digital programs);
<http://bit.ly/scholastic-digital>

Christy Rosenbarker

From: Bennett, Kathleen <bennetk@bsk.com>
Sent: Thursday, July 11, 2019 10:36 AM
To: Steve Eckler; Christy Rosenbarker; Joe McNulty; dqueri@queridevco.com
Subject: Fwd: [External] FW: comment on 547 E Genesee development

Sent from my iPhone

Begin forwarded message:

From: "Holly K. Austin" <haustin@hancocklaw.com>
Date: July 11, 2019 at 9:59:20 AM EDT
To: "Bennett, Kathleen" <bennetk@bsk.com>
Subject: [External] FW: comment on 547 E Genesee development

From: Lorie Corsette <lorsette@fayettevillenyny.gov>
Sent: Tuesday, July 9, 2019 3:48 PM
To: Holly K. Austin <haustin@hancocklaw.com>
Cc: 'Matt Napierala' <mnap@napcon.com>
Subject: FW: comment on 547 E Genesee development

Another comment

Lorie Corsette

Clerk - Treasurer, Village of Fayetteville



425 East Genesee St.
Fayetteville, NY 13066
Office: (315) 637-9864
Fax: (315) 637-0106
www.fayettevillenyny.gov

From: dm1015@verizon.net [<mailto:dm1015@verizon.net>]

Sent: Tuesday, July 09, 2019 11:48 AM

To: Lorie Corsette <lorcorsette@fayettevillenyny.gov>

Subject: comment on 547 E Genesee development

Dear Ms. Corsette,

as a property owner in the Bishops Brook area I am very opposed to the plans to build multi story residences and office space at this toxic site.

Since the village did not finalize these plans and since the Morgan Management firm is under indictment I cannot imagine what the board is planning.

I have actually heard Mayor Olson say this addition of 500 residents in 250 apartments won't increase traffic on Route 5. That is not possible, it's like when Syracuse Mayor Walsh insists there is plenty of parking in downtown. It's clearly a misdirection of fact.

The village was always a place where property values were high because of the efforts to retain the small-town feel of the community. The village of Manlius is an example of a pass-through community where residents really have no connection to their village. Until now, Fayetteville has been the more attractive community. This development which the village board has fought for these last 3 years and the four story development at the busy corner of Route 5 and Highbridge as good examples of the decline of economic viability of Fayetteville. Selling off every parcel of greenspace will not add to property value.

Don't continue with the 547 E. Genesee plan or the Highbridge corner development. The traffic at both intersections will be uncontrollable and both visible entrances into the village will also be trashed.

Dorothy Money
105 Barker Lane

304 Spring St
Fayetteville, NY
13066

Mayor Mark Olson
Village of Fayetteville
425 E. Genesee St
Fayetteville, NY 13066

July 11, 2019

Dear Mayor and Village Board:

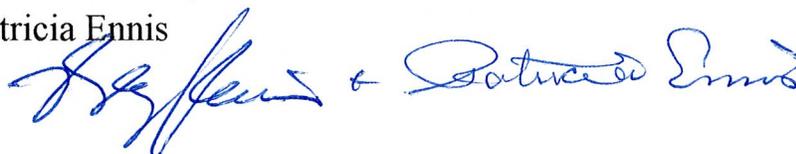
We cannot express strongly enough our objections to the proposed plans for the project at 547 East Genesee St. Even if the developers pass all the usual legal hurdles (DEC, water and sewer plans, etc.) necessary to build, it does not change the fact that this project is too enormous for the village.

- 1) **Traffic** is already congested on Route 5 much of the day, at least as far back as Burdick St. and as far up the hill as the Post Office. No widening near the project, or turn lane (even from Rt. 257) are going to help the enormous amount of added traffic on Genesee St. It can only make it worse.
- 2) Our **schools** will also be greatly impacted. We cannot hope to assimilate that many families without major disruption (and perhaps even additions) to our schools.
- 3) Finally, and most importantly, the buildings are too tall and there are too many of them. The **density** of this complex is completely incompatible with the size of our village. It does not reflect the character of Fayetteville. It would leave a lasting, negative “environmental impact” on the quality of life in our village.

We find it unthinkable that, as we celebrate the 175th anniversary of our lovely, historic village, we should be even considering this project.

Sincerely,

Bryan and Patricia Ennis

Handwritten signatures of Bryan and Patricia Ennis in blue ink, written over the typed names.

Christy Rosenbarker

From: Bennett, Kathleen <bennetk@bsk.com>
Sent: Thursday, July 11, 2019 1:40 PM
To: Steve Eckler; Christy Rosenbarker; dqueri@queridevco.com; Joe McNulty
Subject: Fwd: [External] FW: Commenton EIS 547 E. Genesee St.

Sent from my iPhone

Begin forwarded message:

From: "Holly K. Austin" <haustin@hancocklaw.com>
Date: July 11, 2019 at 1:21:55 PM EDT
To: "Bennett, Kathleen" <bennetk@bsk.com>
Subject: [External] FW: Commenton EIS 547 E. Genesee St.

Sorry for the constant stream of these. They're trickling in over the course of the day today – more than I expected.

From: Lorie Corsette <lorsette@fayettevillenyny.gov>
Sent: Thursday, July 11, 2019 1:20 PM
To: Holly K. Austin <haustin@hancocklaw.com>
Cc: 'Matt Napierala' <mnap@napcon.com>; Mark Olson <molson@fayettevillenyny.gov>
Subject: FW: Commenton EIS 547 E. Genesee St.

Lorie Corsette

Clerk - Treasurer, Village of Fayetteville



425 East Genesee St.
Fayetteville, NY 13066
Office: (315) 637-9864
Fax: (315) 637-0106
www.fayettevillenyny.gov

From: hls70@aol.com [<mailto:hls70@aol.com>]
Sent: Tuesday, July 09, 2019 5:12 PM
To: Lorie Corsette <lorsette@fayettevillenyny.gov>
Subject: Commenton EIS 547 E. Genesee St.

Dear Ms. Corsette,

I would like to provide a comment for the record concerning the EIS for the proposed project at 547 E Genesee St. I live at 1 Bishop Drive and will be affected by this project.

My comments are as follows and are in accordance with my professional experience of over 50 years as a licensed real estate appraiser. In addition, I have lived in the village for 48 years.

- O'Brien & Gere, one of the current owners, purchased the property being well aware of the environmental problems. Their proposal under the development plan does not clearly provide for the remediation of the environmental problems at the property nor does it provide a protection for Bishops Brook.
- The proposed plan is too large and overwhelming for the site and surrounding village.
- The proposed plan does not provide for the adequate remediation for a potential tremendous increase in traffic or the ability of the Fayetteville Manlius schools to handle an increased student load.

In conclusion, it is my opinion based on many years of experience, that the Village of Fayetteville is under no duty to grant a zone change to the subject property.

Harlan La Vine
1 Bishop Dive
Fayetteville, NY 13066
hls70@aol.com
315 637-3632

Christy Rosenbarker

From: Bennett, Kathleen <bennetk@bsk.com>
Sent: Thursday, July 11, 2019 12:35 PM
To: Steve Eckler; Christy Rosenbarker; dqueri@queridevco.com; Joe McNulty
Subject: Fwd: [External] Fwd: EIS 547 E. GENESEE ST.

Sent from my iPhone

Begin forwarded message:

From: "Holly K. Austin" <haustin@hancocklaw.com>
Date: July 11, 2019 at 11:47:30 AM EDT
To: "bennetk@bsk.com" <bennetk@bsk.com>
Subject: [External] Fwd: EIS 547 E. GENESEE ST.

Holly K. Austin

Hancock Estabrook, LLP

1800 AXA Tower I | [100 Madison Street](#) | [Syracuse, New York 13202](#)

Phone: [315.565.4503](tel:315.565.4503) | Fax: [315.565.4600](tel:315.565.4600) |

Email: haustin@hancocklaw.com | www.hancocklaw.com

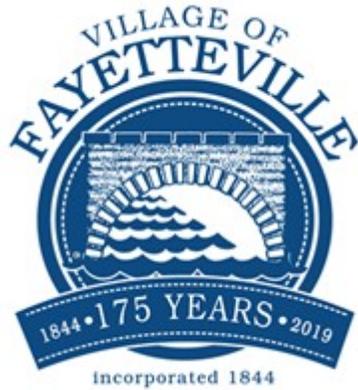


Begin forwarded message:

From: Lorie Corsette <lorsette@fayettevilleny.gov>
Date: July 11, 2019 at 10:38:36 AM EDT
To: "Holly K. Austin" <haustin@hancocklaw.com>
Cc: 'Matt Napierala' <mnap@napcon.com>, Mark Olson
<molson@fayettevilleny.gov>
Subject: FW: EIS 547 E. GENESEE ST.

Lorie Corsette

Clerk - Treasurer, Village of Fayetteville



425 East Genesee St.
Fayetteville, NY 13066
Office: (315) 637-9864
Fax: (315) 637-0106
www.fayettevilleny.gov

From: Nicole Halbig [<mailto:nhalbig@yahoo.com>]
Sent: Thursday, July 11, 2019 9:49 AM
To: Lorie Corsette <lorsette@fayettevilleny.gov>
Subject: EIS 547 E. GENESEE ST.

Dear Ms. Corsette,

I would like to provide a comment for the record concerning the EIS for the proposed project at [547 E. Genesee St.](#) I live at 112 Cammot Lane and myself and my family will be affected by this project.

One reason I am opposed to this project is because of the traffic issue it will cause at the intersection between Dunkin Donuts and the Firehouse. We walk and drive that way frequently and there is already congestion, especially at certain times of the day. Additionally, we have observed many angry and frustrated drivers which concerns me regarding the safety of myself and kids while crossing streets.

Another reason I am opposed is because our properties back side is against the proposed site. When we moved in we were told the land would never be developed because it was state owned. Unfortunately, there could be parking lots and people walking directly behind our home and yard. I would be concerned about safety as well as esthetics. I would appreciate a deeper look into research regarding crime and areas around densely populate apartments. I believe the population density and higher turnover of residents would increase crime in our area. Also, we have a very natural looking yard and we would hate to see

development of this kind behind us. If the project moved forward we will sell our home and move out of the village.

A third reason I am opposed is because I am concerned about the strain it will put on our school system. My children attend Fayetteville-Elementary and I do not believe the school could absorb the quick growth.

A fourth reason I am opposed to this project is because I am concerned about the environmental contamination. I do not feel confident from what I have heard thus far that there is a plan to sufficiently evaluate and address what disrupting the area would do. Based on grading it appears that the runoff would head to us. I am extremely concerned about the health costs it could have for my family and neighbors.

Thank you for allowing me the opportunity to express my concerns.

Respectfully,

Nicole Halbig

Sent from my iPhone

547 East Genesee Street, Fayetteville

We have not read the full DEIS.

Comments based on the Short Environmental Assessment Form.

- A. 1, 5, and 6. Does the proposed action involve adoption of local law, zone change? Is the proposed action consistent with the comprehensive plan and predominant character of the existing built or natural landscape?

The current zoning is industrial. The comprehensive plan suggests single family homes. The proposed height of the apartment buildings is totally out of character with the neighborhood.

- A. 8. Traffic. The increase in traffic is one of the concerns most often expressed by Fayetteville residents.
- B. 13, 17 and 18. The whole storm water plan for this proposed action has the potential to impact Bishops Brook which flows into Limestone Creek and to Oneida Lake. These are prize-winning fishing areas that would be seriously damaged if hazardous waste from the groundwater under this proposed project were to leach into Bishops Brook. Moreover, we are very skeptical about the proposed detention basin. We understand that detention basins in the Town of Manlius may not be deeper than six feet of 'standing water' and should have a 'shelf' of 12" deep or less around the perimeter in case a person falls from the bank. We think a 30' deep detention basin could be classified as a hazardous pond. This may not even be feasible depending on soil, rock and water table.
- C. 20. Fayetteville residents want a better understanding of the hazardous waste. We are concerned about the marketability of residential units on a brownfield site. How many people will want to pay 'market price' for an apartment on contaminated land? Who will want their children to play on lawns where it is not safe to grow tomatoes? Residents do not want this project built, but if it is, we are even more concerned if it is not successful and is underutilized, falls into vacancy, disrepair or attracts transient tenants.

Non SEQR Issues

- D. The F-M school district publicly stated opposition to the proposed action. The Fire and Police Departments will also experience increased utilization if these apartments are built.

- E. The proposed action misapplies the planning concept of 'mixed use'. The proposal is basically an apartment complex with a couple of mixed-use buildings on Route 5. In our opinion, this proposed use does not meet the criteria for a PUD. The applicant should request a zone change to existing zone options.
- F. We do not support smaller parking spaces. We suggest that the Village enforce the existing 10'x20' requirement for all developments.
- G. We suggest that the developer contact Centro about making a slight adjustment to its bus route to include a loop to this apartment complex, if it is built.

Notes on the pond:

The elevation at the intersection of this development and Route 5 is shown as 549'. The elevation of the proposed Maintenance Building is shown as 534'. The beginning of the retention pond is 520'. The bottom of the retention pond is shown as 481' indicating that the pond could be as much as 39' deep in the event of a fast and heavy rain. In addition, the elevation of Bishops Brook next to the pond is 490' – higher than the bottom of the pond.

Chris & Sara Bollinger

99 Thompson Street, Fayetteville

Memorandum

To: Mayor Mark Olson
Village of Fayetteville

From: Matthew R. Napierala, P.E.
NAPIERALA CONSULTING
Professional Engineer, P.C.

Date: July 2, 2019

Re: Fayetteville Village Apartments
Draft Environmental Impact Statement – May 2019
Review Comments

This Memorandum has been prepared as requested by the Village of Fayetteville for peer engineering review comments of the Draft Environmental Impact Statement entitled “FOUBU Environmental Services, LLC, Fayetteville Village Apartments, Fayetteville, NY” dated May 2019 prepared by O’Brien & Gere Engineers, Inc. (OBG).

It is our understanding that the project being proposed includes the following elements:

- 5- 3 Story Apartment Buildings
 - 30 Apartments in Each Building
 - 12- 1 bedroom apt
 - 16 – 2 bedrooms apt
 - 2 – 3 bedrooms apt
 - Totaling – 150 Apartments
 - 60- 1 bedroom apt
 - 80 – 2 bedrooms apt
 - 10 – 3 bedrooms apt
- 10 – 2 Story Apartment Buildings
 - 5 Apartments in Each Building
 - 2 – 2 bedrooms apt
 - 3– 3 bedrooms apt
 - Totaling – 50 Apartments
 - 20- 2 bedroom apt
 - 30 – 3 bedrooms apt
- 3 – 2 Story Mixed Use @ 6,000 SF footprint
 - 12,000 Gross SF / Bldg
 - 36,000 SF total
- 1 – 2 Story Mixed Use @ 4,000 SF footprint
 - 8,000 Gross SF
- 1 Clubhouse – 5,000 SF
- Highway improvements to Route 5 to include a new two way left turn lane from the proposed driveway west to the intersection of Route 5 and NYS Route 257.



Comments

The following is an outline summary of initial review items that we believe require further attention by the applicant:

- Direct Response to EAF “moderate to significant impact” items: In the village’s review of the project EAF several items of environmental concern were raised. It is our opinion that each and every EAF paragraph that the Village identified as an environmental impact should be re-numerated, the issue in question discussed and the applicant’s proposed mitigation for that item be directly discussed and supported with technical reports and / or detailed plans and specifications. In this manner the Village and the public can see the issues that were raised (line by line) and be able to review the applicant’s direct response to each item.

Based on the Village Trustee’s resolution the following major topics were identified as areas of moderate to large impact: Impact on Land; Impact on Aesthetic Resources; Impact on Transportation; Impact on Noise, Odor and Light; Impact on Human Health; Consistency with Community Plans; and Consistency with Community Character.

- Alternative Analysis: It is our opinion that the Alternative analysis presented does not adequately review all of the alternatives available for the subject site. The applicant should review and discuss other alternatives that conform to the current zoning (not requiring a zone change) as well as alternatives that review a less dense development and thus less impacts.
- Stormwater: The stormwater report provides calculation for the water quantity analysis. However, the report does not provide analysis and calculation for “Runoff Reduction” and “Water Quality Mitigation”. By implementing runoff reduction and water quality practices the overall layout of the development can be impacted and thus the configuration and density of the development differ than what has been presented. Noting as well NYSDEC requires water quality treatment practices closer to the source and frowns upon “end of the pipe” treatment solutions. As such rain gardens and micro-bioretenion areas within parking areas and adjacent to buildings become the preferred solutions.

The Stormwater mitigation needs to review the impacts of mitigation practices with regards to the site being a hazardous waste site and thus a ‘hotspot’. This classification will require appropriate stormwater management in accordance with the NYSDEC design manual.

With regards to the proposed quantity mitigation basin, the proposed grading plan for the basin indicates that the basin is to occur in over 30 feet of cut. Borings should verify the depth to rock refusal and ground water depth in the area of this cut to verify that this mitigation basin can actually be constructed and that it will function properly. It is our opinion that the 30 foot cut poses an environment condition that needs to be addressed in the DEIS.

- Traffic: We understand that NYSDOT has agreed in concept to the applicant providing for a “two way left turn lane” from the project driveway to the Route 5 / Route 257 intersection. This agreement does not alleviate the need for the applicant to thoroughly review and discuss the impact that the project will have on the village and the public with regards to the traffic impact caused by the project. The DEIS needs to clearly and concisely outline the impacts to peak hour queue lengths, additional delays and any and all impacts to the bottleneck at the Route 5 / Route 257 intersection. (Stating an intersection level of service alpha does not adequately outline the impact.

The DEIS needs to look closely at the design of this two way left turn lane and is there enough



DOT Right of Way to fit a 3rd lane in all the way to the Route 5 / Route 257 intersection or will additional land acquisition be required to implement this solution. Design plans to date have not detailed this project improvement and should be included in the DEIS (along with any property acquisitions proposed).

We believe that it would be helpful for the applicant to provide a “SYNCRO” animation video of the traffic movements, signal operations, and backups today and provide a contrasting video of the same in the full build scenario to give the village and the public a visual view of the impact on traffic in the Village due to the development.

- **Hazardous Waste Site:** There remains unknowns with regards to the subsurface conditions below the building areas. In direct terms, NYSDEC has indicated no basements on the site and no groundwater use. NYS DEC has released the site for redevelopment under the Brownfield program. The DEIS should directly and more specifically discuss the health concerns and factors of construction approximately 250 residential apartment units on this site. What are the contaminants that remain in the groundwater and the potential contaminants that remain in the subsurface and what are the risks of accidental public contact with these contaminants?

Attached to this summary is a review letter from Jim Blasting. The applicant should respond to Mr. Blasting comments as they deal in detail to the hazardous waste aspects of the proposed development.

- **Sanitary Sewer:** The Limestone Meadowbrook WWTP is in discussions with NYSDEC and USEPA regarding frequent raw sewage overflows. The DEIS has acknowledged that the project will have to pay appropriate OCWEP sewer offsets. The DEIS should specifically address the sewer connection issue and obtain letter concurrence from OCWEP that a sewer connection for over 50,000 GPD will be allowed and supported by the sewer authority.
- **Layout:** Based on previous review of the plotted to scale project plan, it appears that the parking spaces size provided does not conform to the village code requirement of every parking space to be 200 sf (10x20). As well the layout provides parking spaces in the residential spaces where one car is stacked directly behind another (requiring the rear car to be moved to get the front car out). The DEIS needs to address these layout concerns to provide conforming parking space size and a parking layout that does not rely on cars to be moved to exit. The impact could be adding additional impervious surface to the proposed plan and thus propagating to further environmental impacts.

As well the current layout does not provide for adequate adjacent parking for the mixed use retail buildings in a convenient and marketable manner. We have seen in the local area where projects have failed when the parking is not direct and convenient (ie: Madison Row in Village of Manlius). Again these layout issues will affect the overall development and thus become an environmental impact.

JAMES F. BLASTING, PG
7843 Karakul Lane, Fayetteville, NY 13066

June 28, 2019

Honorable Mayor Mark Olson
Village of Fayetteville
425 East Genesee Street
Fayetteville, NY 13066

RE: DEIS for Former Accurate Die Building
NYSDEC BCP Site No. C734052
547 East Genesee Street, Fayetteville, NY

Dear Mayor Olson:

Thank you for the efforts of you and your staff, along with the Village Trustees, regarding the identification and restoration of vacant, underutilized and underperforming properties in the Village of Fayetteville. I am 'pro-development' and a strong proponent of 'infill' projects and brownfield redevelopment in lieu of development of remote greenfield sites. However, all development must be well thought-out and evaluated, especially sites with known contamination (often referred to as Brownfield Sites). Evaluating end-use and potential exposure to occupants, especially for Brownfield Sites that will be developed for residential use, is a critical component of the evaluation process. Frankly, some Sites just aren't appropriate for residential use.

Please note that I am a NYS-licensed Professional Geologist (No. 000059-1) and a NYSDEC-approved Qualified Environmental Professional with over 30 years of environmental risk management experience. However, I am presenting this opinion letter as a concerned citizen and a 28-year resident of the Town of Manlius (I live just outside the Village limits) and not in a professional capacity.

I have reviewed the subject DEIS, the associated Brownfield Cleanup Program (BCP) application, and the draft Remedial Investigation Work Plan related to the Former Accurate Die Building located at 547 East Genesee Street in Fayetteville (the Site). I have numerous serious concerns about these documents. In summary, the documents are incomplete and at times misleading and do not clearly represent the potential risks associate with the Site and its potential use for residential purposes. Some of the information in the BCP application is not accurate (the DEIS is predicated on the BCP application). The DEIS lacks critical information necessary to evaluate the potential risks to human health and the environment related to the planned residential use. The draft RIWP lacks information related to Site groundwater and presents a sampling plan that does not reference the intended redevelopment plan. Please refer to the detailed comments presented below.

I believe that it is very premature (and likely inappropriate and impractical) to consider rezoning the Site for residential use. I am confident that reuse for commercial/industrial use would be more appropriate and, with some effort, can be achieved. Thank you for considering these comments.

Best Regards,



James F. Blasting, PG

Attachments

Cc: Mr. Edmond J. Theobald, Supervisor, Town of Manlius

COMMENTS ON DEIS: Submitted by James F. Blasting, PG

The DEIS states that “FOUBU Environmental Services, LLC (“FOUBU”) (the “Applicant”) is proposing to undertake further remediation of the former Accurate Die Casting site for future sale and redevelopment as a mixed-use, multi-family residential/commercial development (the “Project”).”

- Who is FUOBU? What qualifications to they have to undertake a remediation of this scope and importance. Who is the developer? What qualifications does the un-named developer have to undertake an expansive development such as this?

The project will include “additional site remediation in accordance with a New York State Department of Environmental Conservation (“NYSDEC”) Brownfield Cleanup Program (“BCP”) agreement.”

- This project is highly dependent on remediating a hazardous waste site appropriately for use as residential, but details of the remediation (what, when, how, who, etc.) are not provided. What remediation is planned? What assurances are there that remediation will be appropriately completed and maintained to allow for this change of use? How will the existing groundwater treatment system be maintained? Will construction take place in the areas of groundwater monitoring, collection and treatment? How will groundwater monitoring wells (necessary for required groundwater monitoring) be protected if residential buildings are to be constructed over the wells? Will remaining underground storage tanks be properly removed along with associated contamination? What is the anticipated amount of BCP tax credits associated with this project and is the project dependent on those tax credits? How will a swimming pool be constructed without encountering subsurface contamination? Many other questions need to be answered; therefore, how can a DIES be deemed complete if details on the remediation are not provided?

The BCP Agreement is based on the merits of the BCP Application. A cursory review of the BCP Application revealed significant errors and misleading statements, some of which are as follows:

- Section 1 says the Requestor is a Potential/Future Purchaser but the DEIS states that FUOBU is the owner. Which is it?
- Section VI states that the BCP project is starting at the Remedial phase but the DEIS states multiple times that a Remedial Investigation is needed. Which is it?
- Section VII states that there are no VOCs in soil gas but it is well-documented that VOCs are present in soil gas on-site and off-site (to such a degree that treatment systems are required in off-site residential houses). *This mis-representation needs to be explained.*
- Section VII states that there are no metals in groundwater but historic data indicate that chromium may have been present in groundwater at elevated concentrations.
- Section VII states that there are no chlorinated solvents in surface water but historic data indicate that TCE was detected at low concentrations in Bishops Brook, downstream of the site.
- Section VII states that underground tanks (USTs) are not a suspected source of contamination (and does not identify ‘petroleum’ as a contaminant of concern) but records indicate that up to four USTs existed at the site, at least one of which leaked and had to be removed. Records indicate that two 10,000-gallon fuel oil USTs may still be present at the site. The DEIS states that “Evaluation of the residual petroleum-related constituents that may be present in the

vicinity of the former underground storage tanks (“USTs”), which are located within or adjacent to the existing building footprint.” Which is it?

- Section IX states that there are no floodplains within a ½ mile of the site but the DEIS states that there are floodplains and wetlands on the property. Which is it?
 - Shouldn’t the potentially misleading information in the BCP Application be addressed prior to any decisions?

The document states that “.....the DEIS considers impacts relative to Construction and Operations, Surface Water, Transportation, Land Use and Zoning, Community Services, Visual Resources, Energy, and Noise and Odor.”

- Where is surface water, energy and noise addressed? Simply stating that National Grid agreed to provide service is not enough. Regarding surface water, how will runoff and infiltration affect known subsurface contamination in soil and groundwater?

The DEIS states that “A concise description of the proposed action, its purpose, public need and benefits, including social and economic considerations.”

- A concise description of the proposed action is not provided. There is no information on site remediation, protection of human health and the environment, wastewater management, etc. **NOTE-** The DEIS is heavily dependent on an often-referenced Remedial Investigation Work Plan (RIWP) but the RIWP is currently only in the draft stage and has not been approved by NYSDEC*. Once approved by NYSDEC, the RIWP will be subject to public comment, comments will need to be addressed, and a final RIWP will need to be implemented. So, as you can see, the investigation phase is not approved. How can rezoning be approved for a residential development when the extent of contamination above ‘restricted residential’ Soil Cleanup Objectives (SCOs) has not been determined (meaning the extent of required remediation is unknown)?

*Comments on the draft RIWP are provided in a separate section, below.

The DEIS states that “The Site was leased to O’Brien & Gere Technical Services, Inc. (“OBG”) in 1993 and was later sold to OBG in 1999.”

- It is my understanding that OBG ran a manufacturing operation at the Site. History, ownership and operations need to be clearly defined from site development until today.

The DEIS states that “A Remedial Investigation Work Plan (“RIWP”) was submitted to NYSDEC as a component of the BCP at the site in February 2019.”

- As state above, **the RIWP is in the draft stage and has not been approved by NYSDEC.** A RIWP describes how to investigate a site to provide enough information to determine what various remedial action might needed for the intended use and how much the various actions might cost. Upon completion of the RIWP, a feasibility study must be conducted, various remedial alternatives must be evaluated, and a remedial approach must be presented to, and accepted by, NYSDEC and the public (see attached flowchart). If this Site is in the RIWP stage, there is no way of knowing what remediation might be required, how long it would take, and what it would cost. How can a project be approved without this critical information?

The DEIS states that “FOUBU intends to complete the remedial action under the BCP as a Volunteer.”

- As stated above, what remediation? And, is FOUBU the owner and/or developer? Who owns the Site, what is their relationship to FOUBU, who will pay for the investigation and remediation, and who will develop the Site?

The DEIS states that the following is a Site restriction: “Owner shall not disturb, remove, or otherwise interfere with the installation, use, operation, and maintenance of engineering controls required for the Remedy which are described in the SMP [Site Management Plan] unless in each instance the owner first obtains a written waiver.”

- It appears that the development will be built over part of the existing groundwater extraction and treatment system. How will proper groundwater remediation continue under this plan? What if expansion of the groundwater treatment system is needed?
- The SMP requires maintaining the existing building slab but it appears that all slabs will be removed to allow for constructions. Which is it?

The documents state that “...; the rear portion of the Site is surrounded by other R-1 neighborhood parcels and residential land.

- This statement is misleading as the provided map does not appear to show any residential use to the rear (north) of the Site. Why is this statement included?

The DEIS states that “A hazardous materials survey was conducted in 2015....”

- Do the buildings to be demolished contain asbestos and, if so, how will it be managed?

The Plan calls for about 200 housing units and additional buildings.

- What ‘green’ sources will be used to heat/cool/power homes and businesses? Solar, wind, geothermal? Will electric charging stations be installed for automobiles? Will composting toilets and low-flow features be used in the units? Will sustainable materials be used in construction? Will the site include a bus stop? If not, this development will have huge, and unacceptable, carbon footprint.

The ‘infrastructure’ section of the documents states that the development will connect to the existing sewer.

- Can the existing sewer handle this additional flow? How will stormwater be captured?

Section 1.1.7 Project Schedule does not consider any of the BCP requirements related to Site Investigation, Risk Assessment, Feasibility Study, Selection of Remedy, and Remedial Action and the public comment periods associated with those items (see attached flowchart).

- How does the developer intend to accommodate those required items in the schedule?

This DEIS states that “Moreover, measures to reduce/mitigate any significant adverse impacts that may potentially result from the construction and operation of the Project are identified in the DEIS.”

- There will certainly be adverse environmental and health impacts if existing contamination is not remediated to allow for a change in use, but the document does not include any information on site remediation. Why is that and how is the proposed use to be evaluated without those details?

Section 2.2 of the DEIS states that no action would result in “continued potential impacts to the environment and human health”.

- The DEIS states in numerous places that the Site does not constitute a threat to human health and the environment (e.g. statement regarding the ‘Class 4’ status). Which is it? Does the Site currently continue to impact the environment and human health?

Section 2.3 states that “The Applicant owns this Site”.

- Is this true? Does FOUBU Environmental Services, LLC own the Site?

Section 3.1.2 states that “Following implementation of the remedial actions, construction of the complex is anticipated to be completed in two phases over the course of approximately 18-months.”

- How long will remedial actions take?

Section 3.2.1 discusses surface water quality.

- Are TCE and other contaminants still entering Bishops Brook via seeps? When was this last evaluated? How will the development plan address this?

Stormwater runoff

- Is remediation needed in the area of the stormwater retention pond? How will construction and use of this new pond affect groundwater flow, collection and treatment?

COMMENTS ON DRAFT REMEDIAL INVESTIGATION WORK PLAN (RIWP): Submitted by James F. Blasting, PG

This document is called a Remedial Investigation Work Plan.

- This document is called a Remedial Investigation Work Plan but the Engineer is certifying a Supplemental Remedial Investigation Work Plan. Which is it?

The draft RIWP states that “The approximate locations of the 1,000 gallon gasoline and the 15,000 gallon #2 fuel oil USTs are shown on Figure 2. Additional documentation regarding these tanks or the removal activity is not available.”. It further states that the RI will “Evaluate the residual petroleum-related constituents that may be present in the vicinity of the former USTs.”

- Please see comment above regarding the statement in the BCP application that USTs are not present at the Site and petroleum is not a contaminant of concern. Which is it?

The draft RIWP states that “There are three areas on site where TCE concentrations are notable. One area is below the existing building as evidenced by monitoring wells MW-13 and MW-14

which exhibited TCE concentrations of 220 micrograms per liter ($\mu\text{g/L}$) and 250 $\mu\text{g/L}$ respectively. Another area, located southeast of the former PCB/PAH/VOC soils area, as evidenced by monitoring well MW-17, which exhibited a TCE concentration of 200 $\mu\text{g/L}$. The third area is located near the former PCB/PAH/VOC soils area, as evidenced by monitoring wells MW-18 and MW-24, which exhibited TCE concentrations of 1,000 $\mu\text{g/L}$ and 300 $\mu\text{g/L}$ respectively. ‘

- According to the NYSDOH, “In humans, TCE can cause effects on the central nervous system (CNS), liver, kidneys, reproductive and immune systems, and may affect fetal development during pregnancy”*. According to the Agency for Toxic Substances and Disease Registry (ATSDR) “There is strong evidence that trichloroethylene can cause kidney cancer in people and some evidence that it causes liver cancer and malignant lymphoma (a blood cancer)”**. The NYS Groundwater Standard for TCE is 5 $\mu\text{g/L}$. The concentrations of TCE stated in the draft RIWP are three to four orders of magnitude higher than the GWS. Is this Site appropriate for residential use?

*https://www.health.ny.gov/environmental/investigations/soil_gas/svi_guidance/docs/fs_tce.pdf

** <https://www.atsdr.cdc.gov/phs/phs.asp?id=171&tid=30>

The draft RIWP does not show the planned development layout with respect to current monitoring wells, treatment systems and planned sampling points.

- The site development plan should be overlaid with current site features and proposed sampling.

The draft RIWP does not address UST removal.

- Will USTs be removed as part of remediation?

The draft RIWP states that 17 shallow soil samples will be collected throughout the property.

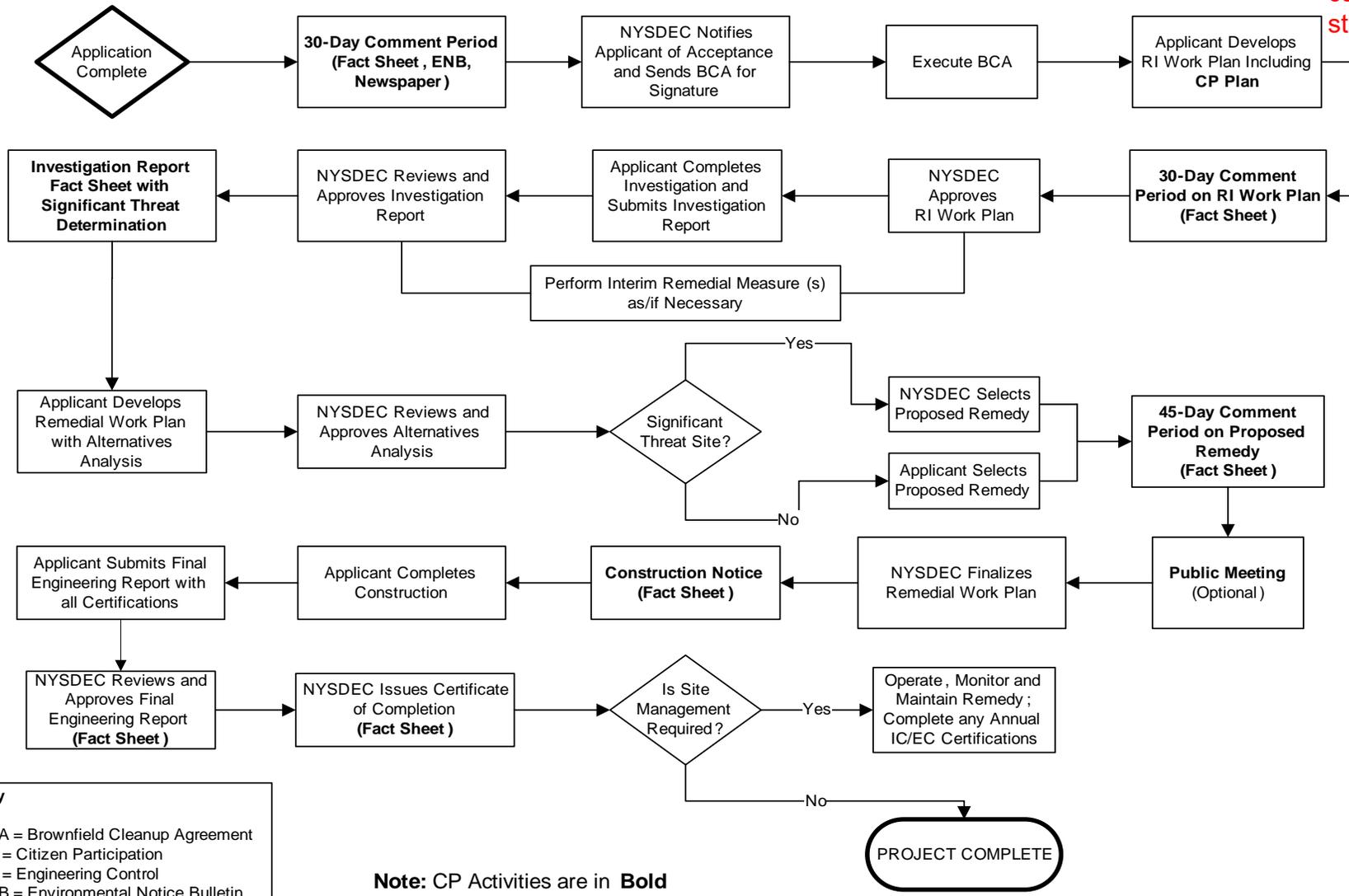
- Is a total of 17 samples appropriate for 30 acres? Where will samples be collected with respect to planned site activities? Why will samples be only two feet deep, when site excavation for foundations and footing will exceed two feet? What about potential deeper sources of TCE and other VOCs? Why aren't soil sampling locations associated with future planned site activities?

The draft RIWP does not include any groundwater monitoring.

- How can a draft RIWP for a Site with known VOC concentrations orders of magnitude higher than GWS not include a groundwater evaluation? Furthermore, the current well network does not address areas to be developed. For example, extensive development is planned for the southwest portion of the site (including construction of a swimming pool) but there are very few groundwater monitoring wells in this portion of the Site (see attached Site Plan with notes).

Appendix D– Brownfield Cleanup Program Process

NOTE- Project is currently at this stage

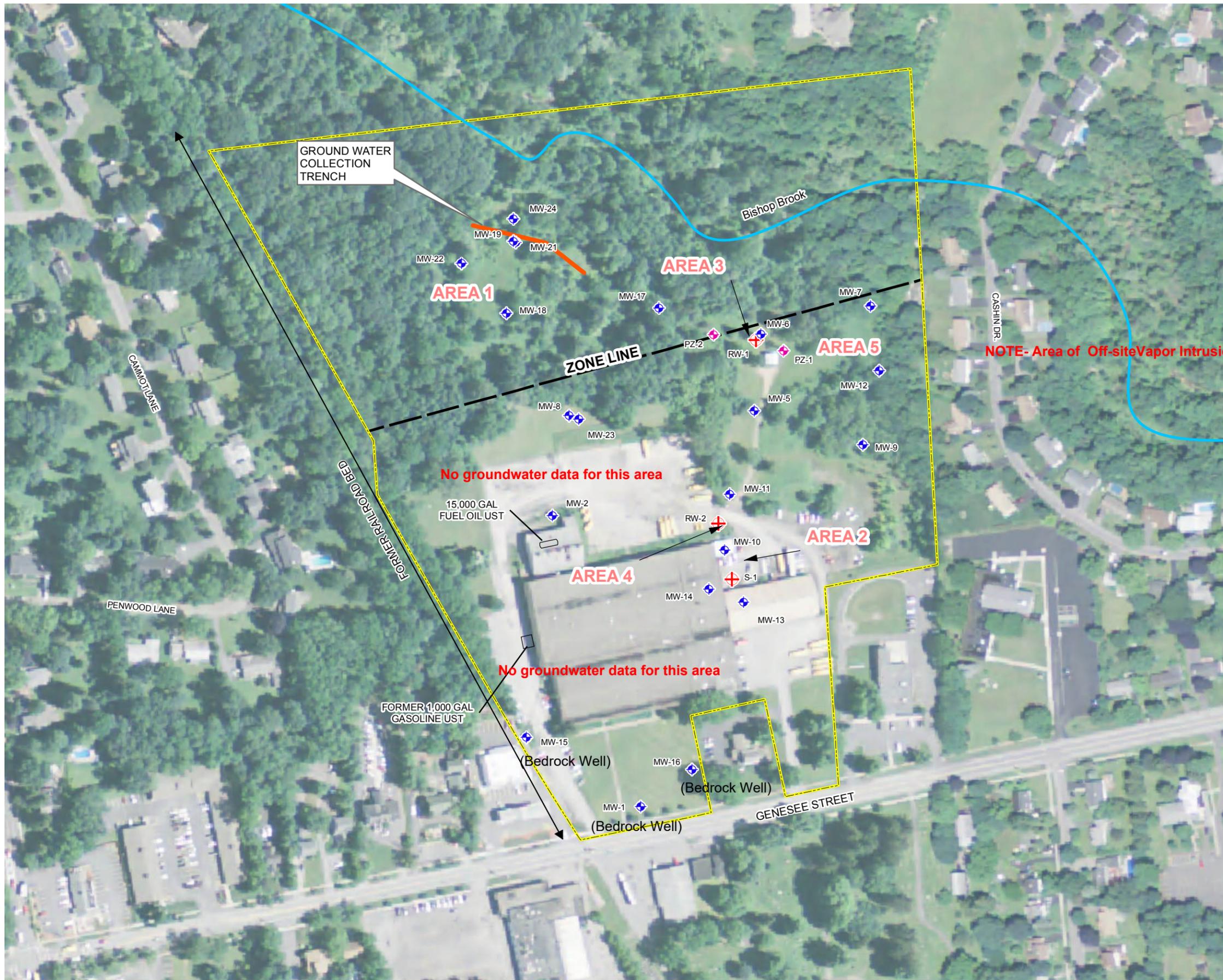


Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**

PLOTDATE: 10/09/15 9:43:53 AM Stantec

I:\Foubo-Env.2517960243,Former-Accurate\Docs\DWG\MXD\SITE PLAN Wells.mxd



LEGEND

- PROPERTY BOUNDARY
- SAMPLE TYPE**
- ◆ MONITORING WELL
- ◆ PIEZOMETER
- ⊕ RECOVERY WELL

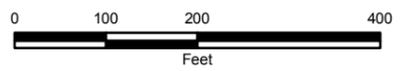
NOTE- Area of Off-site Vapor Intrusion

No groundwater data for this area

No groundwater data for this area

FORMER ACCURATE DIE CASTING SITE
 FAYETTEVILLE, NEW YORK
 SITE CODE 7-34-052

SITE PLAN



OCTOBER 2015
 25179.60243



O'BRIEN & GERE ENGINEERS, INC.



**Fayetteville-Manlius
School District Data**

FAYETTEVILLE MANLIUS SCHOOL DISTRICT
ELEMENTARY ENROLLMENT SUMMARY

	K	1 st	2 nd	3 rd	4 th	5 th	TOTALS
02-03	249	328	324	350	365	364	1980
03-04	278 ↑	269 ↓	342 ↑	335 ↓	363 —	381 ↑	1968 (-12)
04-05	287 ↑	308 ↑	296 ↓	356 ↑	341 ↓	385 ↑	1973 (+5)
05-06	302 ↑	322 ↑	315 ↑	301 ↓	377 ↑	364 ↓	1981 (+8)
06-07	245 ↓	330 ↑	338 ↑	328 ↑	311 ↓	395 ↑	1947 (-34)
07-08	279 ↑	286 ↓	339 —	328 —	342 ↑	329 ↓	1903 (-44)
08-09	288 ↑	303 ↑	294 ↓	345 ↑	339 ↓	349 ↑	1918 (+15)
09-10	248 ↓	318 ↑	317 ↑	294 ↓	352 ↑	343 ↓	1872 (-46)
10-11	246 ↓	266 ↓	317 —	333 ↑	299 ↓	359 ↑	1820 (-52)
11-12	205 ↓	270 ↑	265 ↓	322 ↓	338 ↑	311 ↓	1711 (-109)
12-13	268 ↑	248 ↓	286 ↑	270 ↓	331 ↓	343 ↑	1746 (+35)
13-14	236 ↓	290 ↑	261 ↓	283 ↑	269 ↓	326 ↓	1665 (-81)
14-15	238 —	279 ↓	299 ↑	290 ↑	287 ↑	287 ↓	1680 (+15)
15-16	270 ↑	248 ↓	291 ↓	302 ↑	307 ↑	296 ↑	1714 (+34)
16-17	258 ↓	300 ↑	272 ↓	324 ↑	316 ↑	324 ↑	1794 (+80)
17-18	283 ↑	281 ↓	316 ↑	284 ↓	330 ↑	317 ↓	1811 (+17)

These enrollment data are collected as part of NYSED's Student Information Repository System (SIRS). These counts are as of "BEDS Day" which is typically the first Wednesday in October. Available are enrollment counts for public and charter school students by various demographics for the 2017 - 18 school year. For nonpublic school enrollment data please see the Non-Public School Enrollment and Staff information on our Information and Reporting Services webpage.

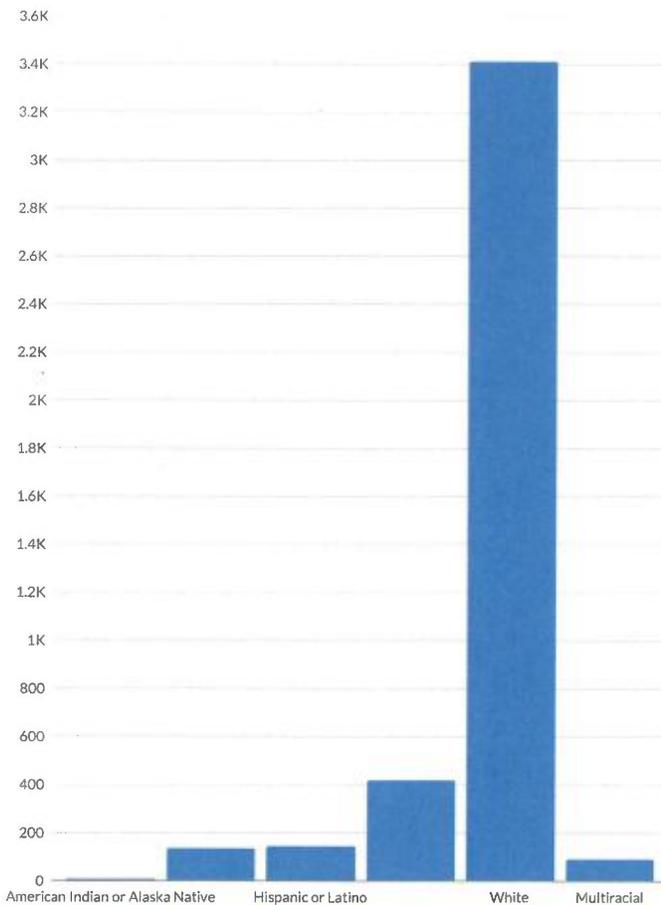
FAYETTEVILLE-MANLIUS CSD ENROLLMENT (2017 - 18)

K-12 Enrollment: 4,227

ENROLLMENT BY GENDER



ENROLLMENT BY ETHNICITY



AMERICAN INDIAN OR ALASKA NATIVE



BLACK OR AFRICAN AMERICAN



HISPANIC OR LATINO



ASIAN OR NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER



WHITE



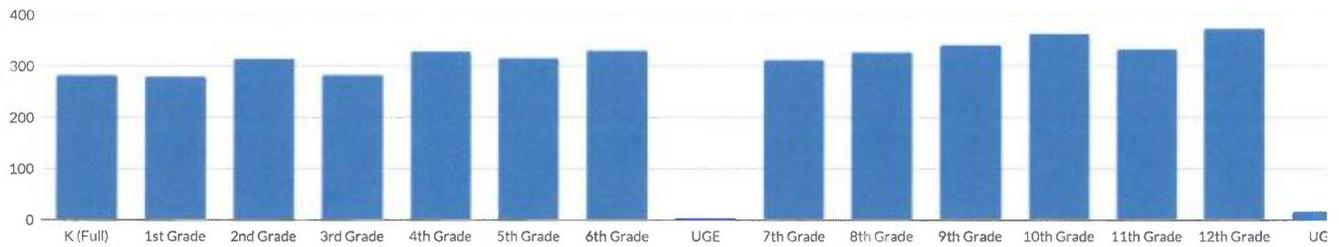
MULTIRACIAL



OTHER GROUPS

ENGLISH LANGUAGE LEARNERS		STUDENTS WITH DISABILITIES		ECONOMICALLY DISADVANTAGED	
39	1%	400	9%	609	14%
MIGRANT		HOMELESS		FOSTER CARE	
—	—	—	—	8	0%
				PARENT IN ARMED FORCES	
				21	0%

ENROLLMENT BY GRADE



K (FULL DAY)	283	7%	1ST GRADE	281	7%	2ND GRADE	316	7%	3RD GRADE	284	7%
4TH GRADE	330	8%	5TH GRADE	317	7%	6TH GRADE	332	8%	UNGRADED ELEMENTARY	5	0%
7TH GRADE	314	7%	8TH GRADE	329	8%	9TH GRADE	343	8%	10TH GRADE	365	9%
11TH GRADE	335	8%	12TH GRADE	375	9%	UNGRADED SECONDARY	18	0%			

© COPYRIGHT NEW YORK STATE EDUCATION DEPARTMENT, ALL RIGHTS RESERVED.
 THIS DOCUMENT WAS CREATED ON: JULY 24, 2019, 4:08 PM EST

These enrollment data are collected as part of NYSED's Student Information Repository System (SIRS). These counts are as of "BEDS Day" which is typically the first Wednesday in October. Available are enrollment counts for public and charter school students by various demographics for the 2016 - 17 school year. For nonpublic school enrollment data please see the Non-Public School Enrollment and Staff information on our Information and Reporting Services webpage.

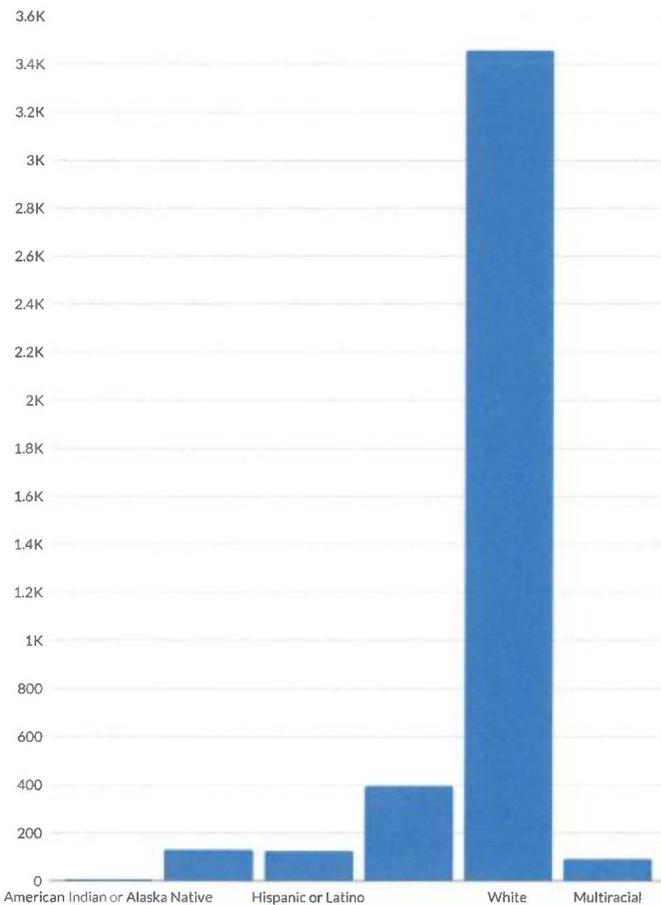
FAYETTEVILLE-MANLIUS CSD ENROLLMENT (2016 - 17)

K-12 Enrollment: 4,220

ENROLLMENT BY GENDER



ENROLLMENT BY ETHNICITY



AMERICAN INDIAN OR ALASKA NATIVE



BLACK OR AFRICAN AMERICAN



HISPANIC OR LATINO



ASIAN OR NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER



WHITE



MULTIRACIAL



OTHER GROUPS

ENGLISH LANGUAGE LEARNERS

41

1%

STUDENTS WITH DISABILITIES

402

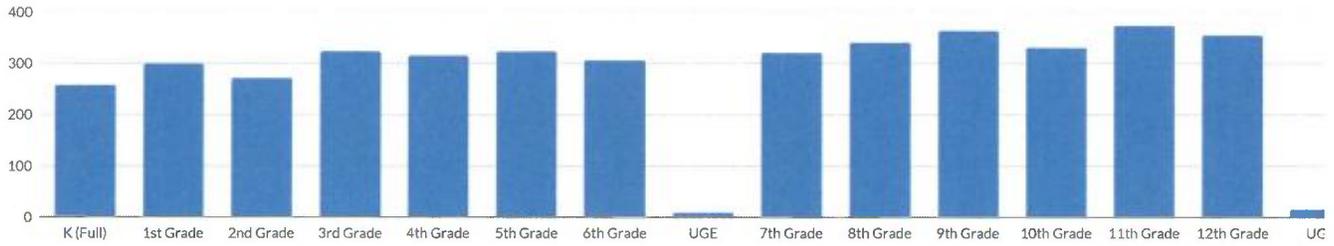
10%

ECONOMICALLY DISADVANTAGED

555

13%

ENROLLMENT BY GRADE



K (FULL DAY)

258

6%

1ST GRADE

300

7%

2ND GRADE

272

6%

3RD GRADE

324

8%

4TH GRADE

316

7%

5TH GRADE

324

8%

6TH GRADE

307

7%

UNGRADED ELEMENTARY

10

0%

7TH GRADE

322

8%

8TH GRADE

342

8%

9TH GRADE

365

9%

10TH GRADE

332

8%

11TH GRADE

375

9%

12TH GRADE

356

8%

UNGRADED SECONDARY

17

0%

© COPYRIGHT NEW YORK STATE EDUCATION DEPARTMENT, ALL RIGHTS RESERVED.

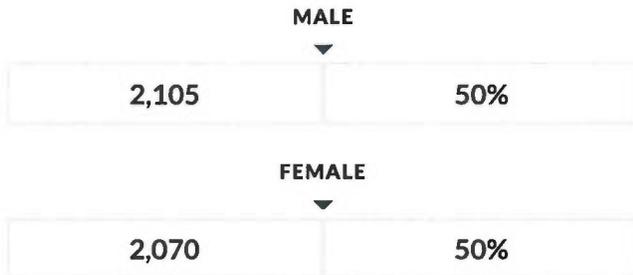
THIS DOCUMENT WAS CREATED ON: JULY 24, 2019, 4:08 PM EST

These enrollment data are collected as part of NYSED's Student Information Repository System (SIRS). These counts are as of "BEDS Day" which is typically the first Wednesday in October. Available are enrollment counts for public and charter school students by various demographics for the 2015 - 16 school year. For nonpublic school enrollment data please see the Non-Public School Enrollment and Staff information on our Information and Reporting Services webpage.

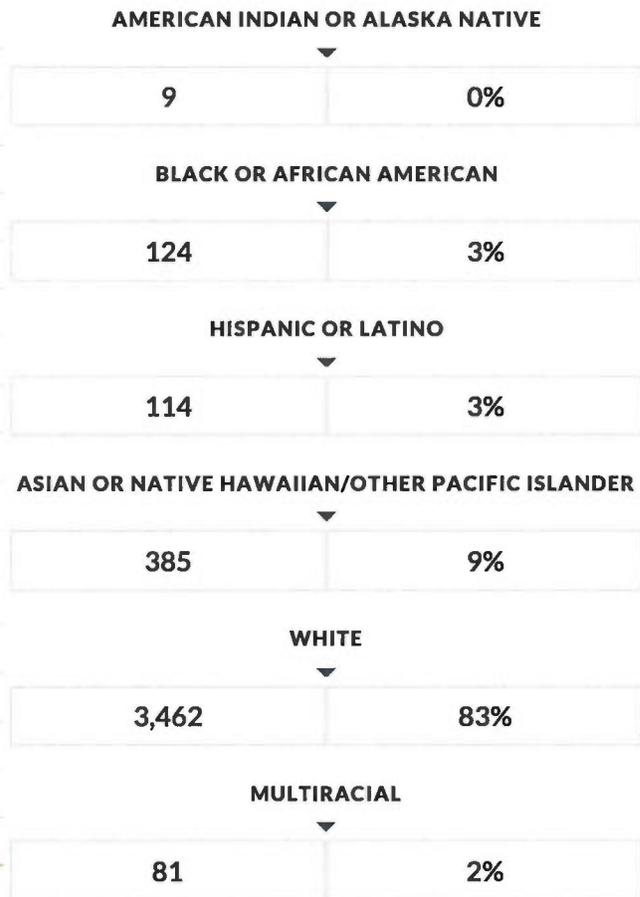
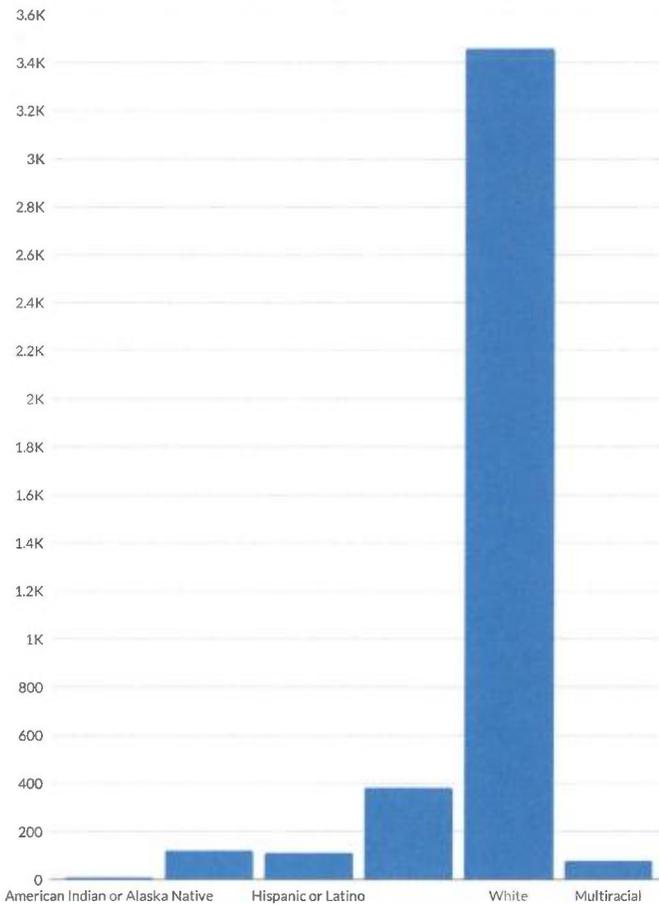
FAYETTEVILLE-MANLIUS CSD ENROLLMENT (2015 - 16)

K-12 Enrollment: 4,175

ENROLLMENT BY GENDER



ENROLLMENT BY ETHNICITY



OTHER GROUPS

ENGLISH LANGUAGE LEARNERS

25

1%

STUDENTS WITH DISABILITIES

401

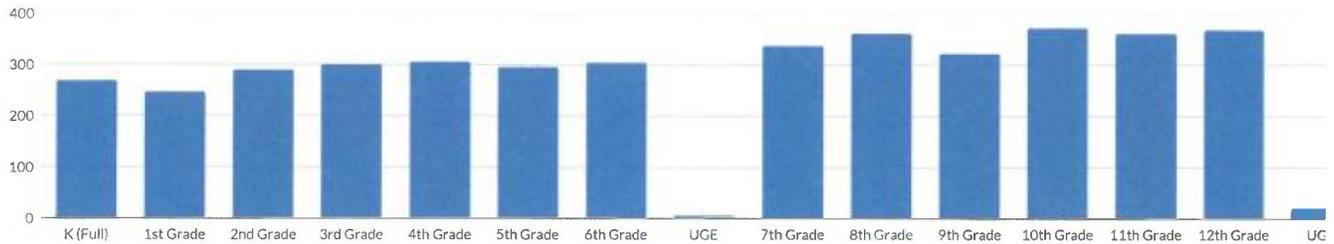
10%

ECONOMICALLY DISADVANTAGED

492

12%

ENROLLMENT BY GRADE



K (FULL DAY)

270

6%

1ST GRADE

248

6%

2ND GRADE

291

7%

3RD GRADE

302

7%

4TH GRADE

307

7%

5TH GRADE

296

7%

6TH GRADE

305

7%

UNGRADED ELEMENTARY

7

0%

7TH GRADE

338

8%

8TH GRADE

362

9%

9TH GRADE

323

8%

10TH GRADE

373

9%

11TH GRADE

362

9%

12TH GRADE

369

9%

UNGRADED SECONDARY

22

1%

© COPYRIGHT NEW YORK STATE EDUCATION DEPARTMENT, ALL RIGHTS RESERVED.

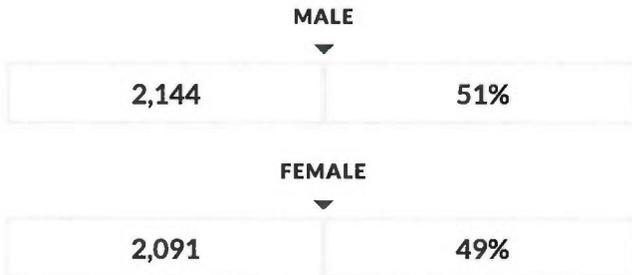
THIS DOCUMENT WAS CREATED ON: JULY 24, 2019, 4:09 PM EST

These enrollment data are collected as part of NYSED's Student Information Repository System (SIRS). These counts are as of "BEDS Day" which is typically the first Wednesday in October. Available are enrollment counts for public and charter school students by various demographics for the 2013 - 14 school year. For nonpublic school enrollment data please see the Non-Public School Enrollment and Staff information on our Information and Reporting Services webpage.

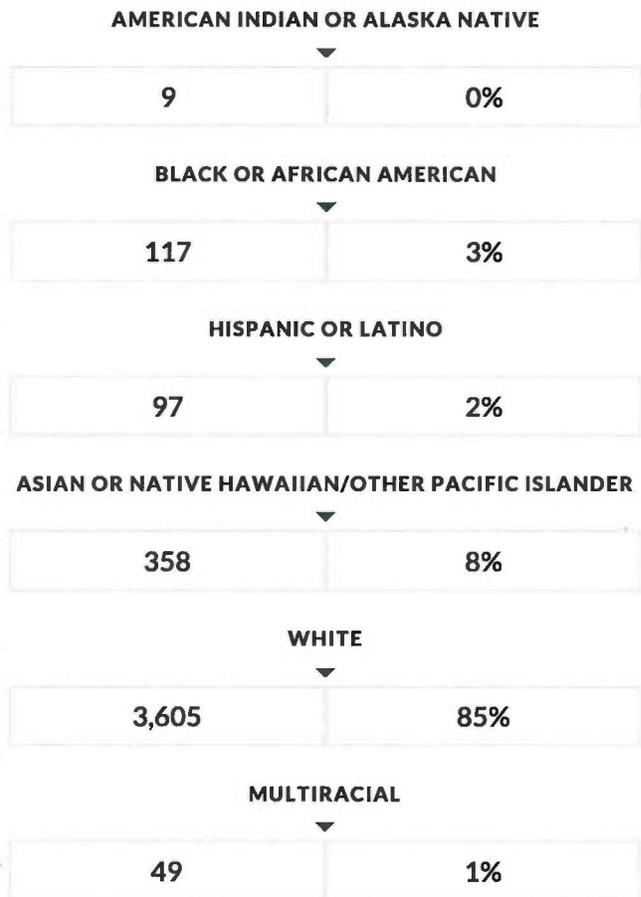
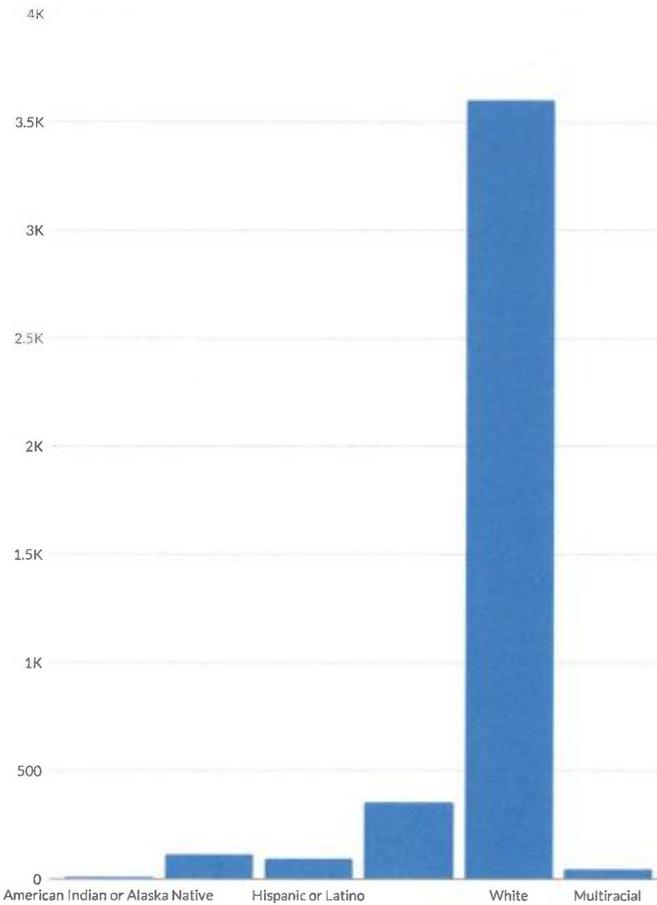
FAYETTEVILLE-MANLIUS CSD ENROLLMENT (2013 - 14)

K-12 Enrollment: 4,235

ENROLLMENT BY GENDER



ENROLLMENT BY ETHNICITY



OTHER GROUPS

ENGLISH LANGUAGE LEARNERS

31	1%
-----------	-----------

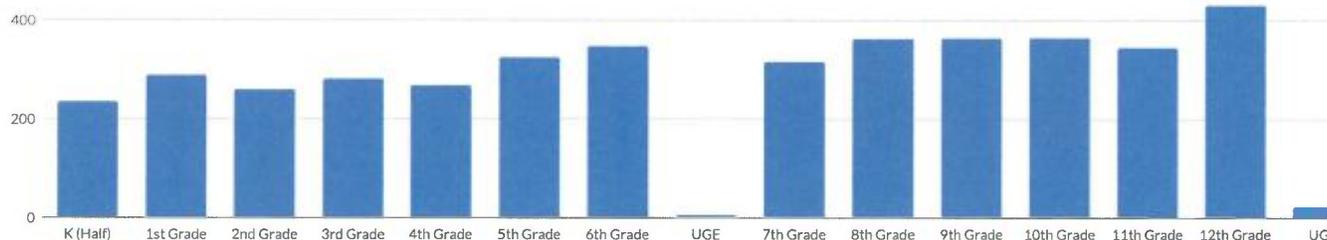
STUDENTS WITH DISABILITIES

413	10%
------------	------------

ECONOMICALLY DISADVANTAGED

407	10%
------------	------------

ENROLLMENT BY GRADE



K (HALF DAY)

236	6%
------------	-----------

1ST GRADE

290	7%
------------	-----------

2ND GRADE

261	6%
------------	-----------

3RD GRADE

283	7%
------------	-----------

4TH GRADE

269	6%
------------	-----------

5TH GRADE

326	8%
------------	-----------

6TH GRADE

349	8%
------------	-----------

UNGRADED ELEMENTARY

7	0%
----------	-----------

7TH GRADE

317	7%
------------	-----------

8TH GRADE

364	9%
------------	-----------

9TH GRADE

365	9%
------------	-----------

10TH GRADE

366	9%
------------	-----------

11TH GRADE

346	8%
------------	-----------

12TH GRADE

432	10%
------------	------------

UNGRADED SECONDARY

24	1%
-----------	-----------

© COPYRIGHT NEW YORK STATE EDUCATION DEPARTMENT, ALL RIGHTS RESERVED.

THIS DOCUMENT WAS CREATED ON: JULY 24, 2019, 4:10 PM EST

These enrollment data are collected as part of NYSED's Student Information Repository System (SIRS). These counts are as of "BEDS Day" which is typically the first Wednesday in October. Available are enrollment counts for public and charter school students by various demographics for the 2012 - 13 school year. For nonpublic school enrollment data please see the Non-Public School Enrollment and Staff information on our Information and Reporting Services webpage.

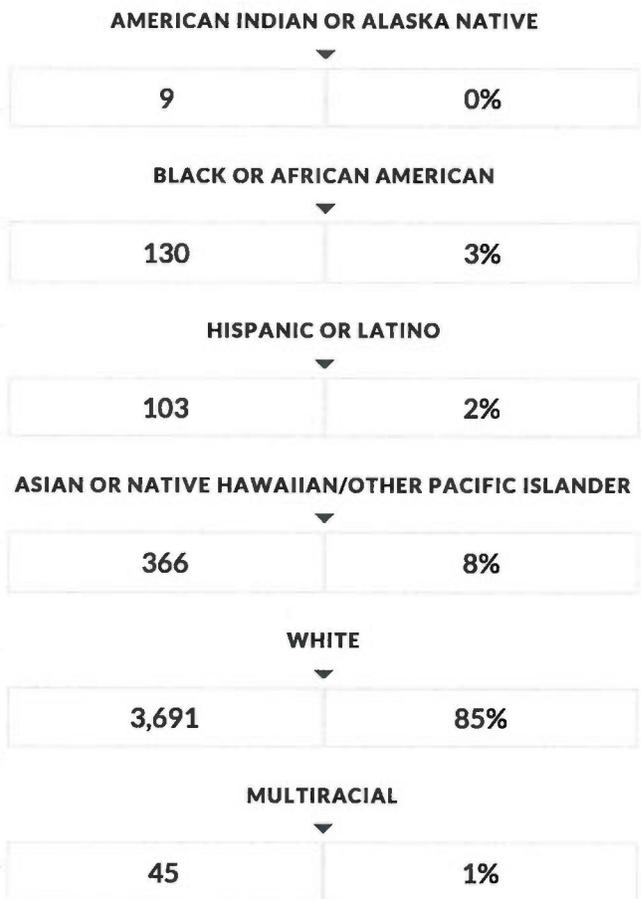
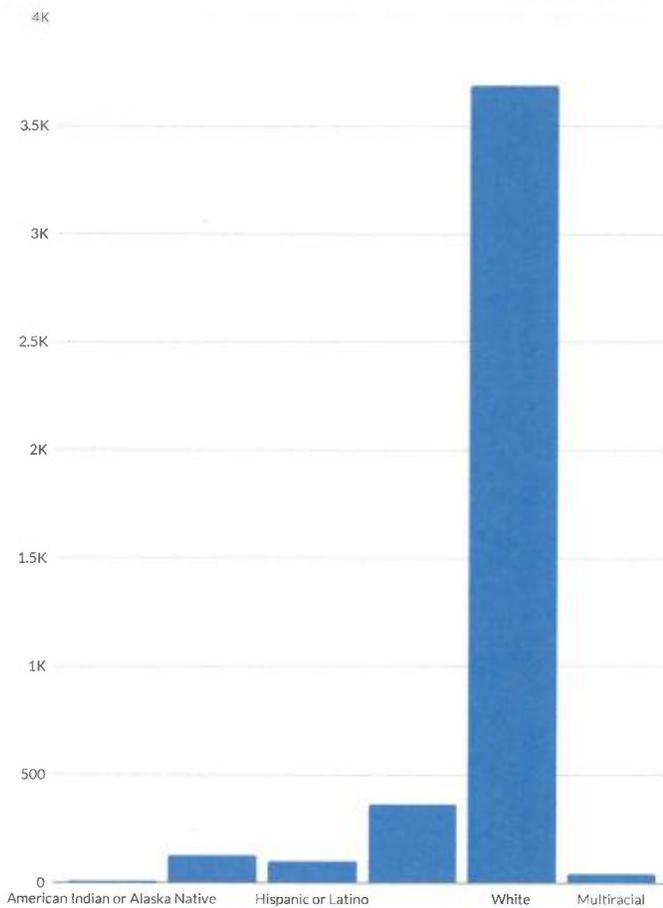
FAYETTEVILLE-MANLIUS CSD ENROLLMENT (2012 - 13)

K-12 Enrollment: 4,344

ENROLLMENT BY GENDER



ENROLLMENT BY ETHNICITY



OTHER GROUPS

ENGLISH LANGUAGE LEARNERS

32	1%
-----------	-----------

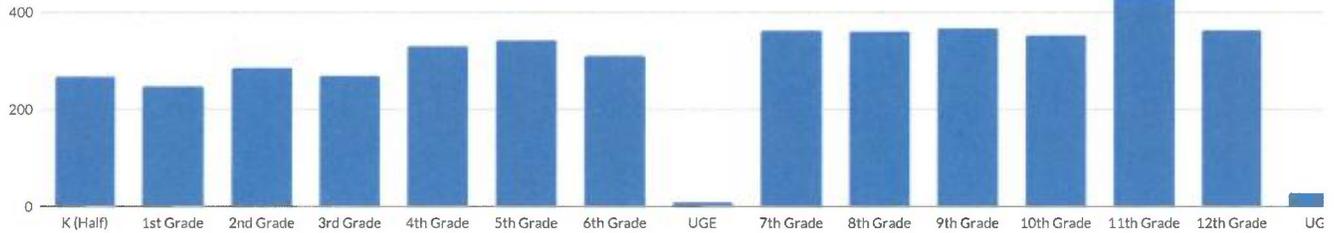
STUDENTS WITH DISABILITIES

432	10%
------------	------------

ECONOMICALLY DISADVANTAGED

426	10%
------------	------------

ENROLLMENT BY GRADE



K (HALF DAY)

268	6%
------------	-----------

1ST GRADE

248	6%
------------	-----------

2ND GRADE

286	7%
------------	-----------

3RD GRADE

270	6%
------------	-----------

4TH GRADE

331	8%
------------	-----------

5TH GRADE

343	8%
------------	-----------

6TH GRADE

311	7%
------------	-----------

UNGRADED ELEMENTARY

10	0%
-----------	-----------

7TH GRADE

363	8%
------------	-----------

8TH GRADE

361	8%
------------	-----------

9TH GRADE

368	8%
------------	-----------

10TH GRADE

353	8%
------------	-----------

11TH GRADE

439	10%
------------	------------

12TH GRADE

364	8%
------------	-----------

UNGRADED SECONDARY

29	1%
-----------	-----------

© COPYRIGHT NEW YORK STATE EDUCATION DEPARTMENT, ALL RIGHTS RESERVED.

THIS DOCUMENT WAS CREATED ON: JULY 24, 2019, 4:10 PM EST



The New York State Report Card 2011–12

District **FAYETTEVILLE-MANLIUS CENTRAL
SCHOOL DISTRICT**
District ID **42-10-01-06-0000**
Superintendent **CORLISS KAISER**
Telephone **(315) 692-1200**
Grades **K-12, UE, US**
Need/Resource
Capacity Category **Low Need Districts**

The New York State Report Card is an important part of the Board of Regents' effort to raise learning standards for all students. It provides information to the public on school/district enrollment and staff, student performance, and other measures of school and district performance. Knowledge gained from the report card on a school's or district's strengths and weaknesses can be used to improve instruction and services to students.

State assessments are designed to help ensure that all students reach high learning standards. They show whether students are getting the knowledge and skills they need to succeed at the elementary, middle, and commencement levels and beyond. The State requires that students who are not making appropriate progress toward the standards receive academic supports.

For more information:

Office of Information and Reporting Services
New York State Education Department
Room 863 EBA
Albany, NY 12234
Email: dataquest@mail.nysed.gov

This report includes:

1 Profile

This section shows comprehensive data relevant to this school's or district's learning environment, including information about enrollment, attendance and suspensions, and staff.

2 Student Performance

This section shows student performance on standardized assessments at the elementary, middle, and commencement levels.

3 Student Outcomes

This section shows outcomes for graduates and non-completers, including post-graduation plans of completers.

1 Profile

District **FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT**

District ID **42-10-01-06-0000**

Enrollment

	2009-10	2010-11	2011-12
Pre-K	0	0	0
Kindergarten	248	246	205
Grade 1	318	266	270
Grade 2	317	317	265
Grade 3	294	333	322
Grade 4	352	299	338
Grade 5	343	359	311
Grade 6	348	347	365
Ungraded Elementary	17	17	10
Grade 7	338	360	363
Grade 8	417	343	361
Grade 9	371	435	352
Grade 10	417	364	433
Grade 11	400	412	367
Grade 12	379	395	406
Ungraded Secondary	29	25	28
Total K-12	4588	4518	4396

Average Class Size

	2009-10	2010-11	2011-12
Common Branch	22	22	22
Grade 8			
English	21	17	18
Mathematics	21	17	17
Science	21	17	18
Social Studies	21	17	18
Grade 10			
English	22	22	22
Mathematics	22	23	23
Science	20	22	19
Social Studies	25	23	23

Enrollment Information

Enrollment counts are as of Basic Educational Data System (BEDS) day, which is typically the first Wednesday of October of the school year. Students who attend BOCES programs on a part-time basis are included in a school's and district's enrollment. Students who attend BOCES on a full-time basis or who are placed full time by the district in an out-of-district placement are not included in a school's or district's enrollment. The state public enrollment includes public school districts, charter schools, and NYSED-operated programs. Students classified by districts as "pre-first" are included in first grade counts. Kindergarten and Pre-K counts include half- and full-day students.

Average Class Size Information

Average Class Size is the total registration in specified classes divided by the number of those classes with registration. Common Branch refers to self-contained classes in Grades 1-6.

1 Profile

District FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT

District ID 42-10-01-06-0000

Demographic Factors

	2009-10		2010-11		2011-12	
	#	%	#	%	#	%
Eligible for Free Lunch	171	4%	213	5%	287	7%
Reduced Price Lunch	90	2%	81	2%	77	2%
Limited English Proficient	34	1%	38	1%	36	1%
Racial/Ethnic Origin						
American Indian or Alaska Native	7	0%	8	0%	10	0%
Black or African American	121	3%	128	3%	128	3%
Hispanic or Latino	70	2%	73	2%	84	2%
Asian or Native Hawaiian/Other Pacific Islander	339	7%	361	8%	374	9%
White	4051	88%	3933	87%	3772	86%
Multiracial	0	0%	15	0%	28	1%

Attendance and Suspensions

	2008-09		2009-10		2010-11	
	#	%	#	%	#	%
Annual Attendance Rate		96%		96%		97%
Student Suspensions	133	3%	145	3%	65	1%

Demographic Factors Information

Eligible for Free Lunch and Reduced-Price Lunch percentages are determined by dividing the number of approved lunch applicants by the Basic Educational Data System (BEDS) enrollment in full-day Kindergarten through Grade 12.

Attendance and Suspensions Information

Annual Attendance Rate is determined by dividing the school's (or district's) total actual attendance by the total possible attendance for a school year. A school's (or district's) actual attendance is the sum of the number of students in attendance on each day the school (or district's schools) was open during the school year. Possible attendance is the sum of the number of enrolled students who should have been in attendance on each day the school (or schools) was open during the school year. The state's *Annual Attendance Rate* is a weighted average of all district-level attendance rates.

Student Suspension rate is determined by dividing the number of students who were suspended from school (not including in-school suspensions) for one full day or longer anytime during the school year by the Basic Educational Data System (BEDS) day enrollments for that school year. A student is counted only once, regardless of whether the student was suspended one or more times during the school year.



The New York State District Report Card

**Accountability
and Overview Report
2010 – 11**

District **FAYETTEVILLE-MANLIUS CENTRAL
SCHOOL DISTRICT**
District ID **42-10-01-06-0000**
Superintendent **CORLISS KAISER**
Telephone **(315) 692-1200**
Grades **K-12, UE, US**

This District's Report Card

The New York State District Report Card is an important part of the Board of Regents' effort to raise learning standards for all students. It provides information to the public on the district's status and the status of schools within the district under the State and federal accountability systems, on student performance, and on other measures of school and district performance. Knowledge gained from the report card on a school district's strengths and weaknesses can be used to improve instruction and services to students.

State assessments are designed to help ensure that all students reach high learning standards. They show whether students are getting the knowledge and skills they need to succeed at the elementary, middle, and commencement levels and beyond. The State requires that students who are not making appropriate progress toward the standards receive academic intervention services.

Use this report to:

- 1 Get District Profile information.**
This section shows comprehensive data relevant to this district's learning environment.
- 2 Review District Accountability Status.**
This section indicates whether a district made adequate yearly progress (AYP) and identifies the district's accountability status.
- 3 View School Accountability Status.**
This section lists all schools in your district by 2011–12 accountability status.
- 4 Review an Overview of District Performance.**
This section has information about the district's performance on state assessments in English, mathematics, and science.

For more information:

Office of Information and Reporting Services
New York State Education Department
Room 863 EBA
Albany, NY 12234
Email: dataquest@mail.nysed.gov

District Profile

This section shows comprehensive data relevant to this school district's learning environment, including information about enrollment, average class size, and teacher qualifications.

Enrollment

	2008-09	2009-10	2010-11
Pre-K	0	0	0
Kindergarten	288	248	246
Grade 1	303	318	266
Grade 2	294	317	317
Grade 3	345	294	333
Grade 4	339	352	299
Grade 5	349	343	359
Grade 6	332	348	347
Ungraded Elementary	12	17	17
Grade 7	423	338	360
Grade 8	372	417	343
Grade 9	421	371	435
Grade 10	418	417	364
Grade 11	402	400	412
Grade 12	396	379	395
Ungraded Secondary	20	29	25
Total K-12	4714	4588	4518

Enrollment Information

Enrollment counts are as of Basic Educational Data System (BEDS) day, which is typically the first Wednesday of October of the school year. Students who attend BOCES programs on a part-time basis are included in a district's enrollment. Students who attend BOCES on a full-time basis or who are placed full time by the district in an out-of-district placement are not included in a district's enrollment. Students classified by districts as "pre-first" are included in first grade counts.

Average Class Size

	2008-09	2009-10	2010-11
Common Branch	22	22	22
Grade 8			
English	20	21	17
Mathematics	18	21	17
Science	18	21	17
Social Studies	19	21	17
Grade 10			
English	24	22	22
Mathematics	20	22	23
Science	24	20	22
Social Studies	24	25	23

Average Class Size Information

Average Class Size is the total registration in specified classes divided by the number of those classes with registration. *Common Branch* refers to self-contained classes in Grades 1-6.

District FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT

District ID 42-10-01-06-0000

Demographic Factors

	2008-09		2009-10		2010-11	
	#	%	#	%	#	%
Eligible for Free Lunch	168	4%	171	4%	213	5%
Reduced-Price Lunch	76	2%	90	2%	81	2%
Student Stability*	N/A		N/A		N/A	
Limited English Proficient	39	1%	34	1%	38	1%
Racial/Ethnic Origin						
American Indian or Alaska Native	10	0%	7	0%	8	0%
Black or African American	108	2%	121	3%	128	3%
Hispanic or Latino	64	1%	70	2%	73	2%
Asian or Native Hawaiian/Other Pacific Islander	331	7%	339	7%	361	8%
White	4200	89%	4051	88%	3933	87%
Multiracial	1	0%	0	0%	15	0%

* Available only at the school level.

Attendance and Suspensions

	2007-08		2008-09		2009-10	
	#	%	#	%	#	%
Annual Attendance Rate	96%		96%		96%	
Student Suspensions	83	2%	133	3%	145	3%

Demographic Factors Information

Eligible for Free Lunch and Reduced-Price Lunch percentages are determined by dividing the number of approved lunch applicants by the Basic Educational Data System (BEDS) enrollment in full-day Kindergarten through Grade 12. *Eligible for Free Lunch and Limited English Proficient* counts are used to determine *Similar Schools* groupings within a *Need/Resource Capacity* category.

Attendance and Suspensions Information

Annual Attendance Rate is determined by dividing the school district's total actual attendance by the total possible attendance for a school year. A district's actual attendance is the sum of the number of students in attendance on each day the district's schools were open during the school year. Possible attendance is the sum of the number of enrolled students who should have been in attendance on each day schools were open during the school year. *Student Suspension* rate is determined by dividing the number of students who were suspended from school (not including in-school suspensions) for one full day or longer anytime during the school year by the Basic Educational Data System (BEDS) day enrollments for that school year. A student is counted only once, regardless of whether the student was suspended one or more times during the school year.



The New York State District Report Card

**Accountability
and Overview Report
2009 – 10**

District **FAYETTEVILLE-MANLIUS CENTRAL
SCHOOL DISTRICT**
District ID **42-10-01-06-0000**
Superintendent **CORLISS KAISER**
Telephone **(315) 692-1200**
Grades **K-12, UE, US**

This District's Report Card

The New York State District Report Card is an important part of the Board of Regents' effort to raise learning standards for all students. It provides information to the public on the district's status and the status of schools within the district under the State and federal accountability systems, on student performance, and on other measures of school and district performance. Knowledge gained from the report card on a school district's strengths and weaknesses can be used to improve instruction and services to students.

State assessments are designed to help ensure that all students reach high learning standards. They show whether students are getting the knowledge and skills they need to succeed at the elementary, middle, and commencement levels and beyond. The State requires that students who are not making appropriate progress toward the standards receive academic intervention services.

Use this report to:

- 1 Get District Profile information.**
This section shows comprehensive data relevant to this district's learning environment.
- 2 Review District Accountability Status.**
This section indicates whether a district made adequate yearly progress (AYP) and identifies the district's accountability status.
- 3 View School Accountability Status.**
This section lists all schools in your district by 2010–11 accountability status.
- 4 Review an Overview of District Performance.**
This section has information about the district's performance on state assessments in English, mathematics, and science.

For more information:

Office of Information and Reporting Services
New York State Education Department
Room 863 EBA
Albany, NY 12234
Email: dataquest@mail.nysed.gov

1 District Profile

District **FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT**

District ID **42-10-01-06-0000**

District Profile

This section shows comprehensive data relevant to this school district's learning environment, including information about enrollment, average class size, and teacher qualifications.

Enrollment

	2007-08	2008-09	2009-10
Pre-K	0	0	0
Kindergarten	279	288	248
Grade 1	286	303	318
Grade 2	339	294	317
Grade 3	328	345	294
Grade 4	342	339	352
Grade 5	329	349	343
Grade 6	406	332	348
Ungraded Elementary	9	12	17
Grade 7	374	423	338
Grade 8	420	372	417
Grade 9	417	421	371
Grade 10	393	418	417
Grade 11	400	402	400
Grade 12	398	396	379
Ungraded Secondary	19	20	29
Total K-12	4739	4714	4588

Enrollment Information

Enrollment counts are as of Basic Educational Data System (BEDS) day, which is typically the first Wednesday of October of the school year. Students who attend BOCES programs on a part-time basis are included in a district's enrollment. Students who attend BOCES on a full-time basis or who are placed full time by the district in an out-of-district placement are not included in a district's enrollment. Students classified by districts as "pre-first" are included in first grade counts.

Average Class Size

	2007-08	2008-09	2009-10
Common Branch	22	22	22
Grade 8			
English	21	20	21
Mathematics	21	18	21
Science	21	18	21
Social Studies	21	19	21
Grade 10			
English	21	24	22
Mathematics	20	20	22
Science	16	24	20
Social Studies	25	24	25

Average Class Size Information

Average Class Size is the total registration in specified classes divided by the number of those classes with registration. *Common Branch* refers to self-contained classes in Grades 1-6.

District FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT

District ID 42-10-01-06-0000

Demographic Factors

	2007-08		2008-09		2009-10	
	#	%	#	%	#	%
Eligible for Free Lunch	167	4%	168	4%	171	4%
Reduced-Price Lunch	91	2%	76	2%	90	2%
Student Stability*		N/A		N/A		N/A
Limited English Proficient	46	1%	39	1%	34	1%
Racial/Ethnic Origin						
American Indian or Alaska Native	9	0%	10	0%	7	0%
Black or African American	114	2%	108	2%	121	3%
Hispanic or Latino	67	1%	64	1%	70	2%
Asian or Native Hawaiian/Other Pacific Islander	343	7%	331	7%	339	7%
White	4206	89%	4200	89%	4051	88%
Multiracial	0	0%	1	0%	0	0%

* Available only at the school level.

Attendance and Suspensions

	2006-07		2007-08		2008-09	
	#	%	#	%	#	%
Annual Attendance Rate		97%		96%		96%
Student Suspensions	104	2%	83	2%	133	3%

Demographic Factors Information

Eligible for Free Lunch and Reduced-Price Lunch percentages are determined by dividing the number of approved lunch applicants by the Basic Educational Data System (BEDS) enrollment in full-day Kindergarten through Grade 12. *Eligible for Free Lunch and Limited English Proficient* counts are used to determine *Similar Schools* groupings within a *Need/Resource Capacity* category.

Attendance and Suspensions Information

Annual Attendance Rate is determined by dividing the school district's total actual attendance by the total possible attendance for a school year. A district's actual attendance is the sum of the number of students in attendance on each day the district's schools were open during the school year. Possible attendance is the sum of the number of enrolled students who should have been in attendance on each day schools were open during the school year. *Student Suspension* rate is determined by dividing the number of students who were suspended from school (not including in-school suspensions) for one full day or longer anytime during the school year by the Basic Educational Data System (BEDS) day enrollments for that school year. A student is counted only once, regardless of whether the student was suspended one or more times during the school year.



The New York State District Report Card

**Accountability
and Overview Report
2008 – 09**

District **FAYETTEVILLE-MANLIUS CENTRAL
SCHOOL DISTRICT**

District ID **42-10-01-06-0000**

Superintendent **CORLISS KAISER**

Telephone **(315) 692-1200**

Grades **K-12, UE, US**

This District's Report Card

The New York State District Report Card is an important part of the Board of Regents' effort to raise learning standards for all students. It provides information to the public on the district's status and the status of schools within the district under the State and federal accountability systems, on student performance, and on other measures of school and district performance. Knowledge gained from the report card on a school district's strengths and weaknesses can be used to improve instruction and services to students.

State assessments are designed to help ensure that all students reach high learning standards. They show whether students are getting the knowledge and skills they need to succeed at the elementary, middle, and commencement levels and beyond. The State requires that students who are not making appropriate progress toward the standards receive academic intervention services.

Use this report to:

1 Get District Profile information.
This section shows comprehensive data relevant to this district's learning environment.

2 Review District Accountability Status.
This section indicates whether a district made adequate yearly progress (AYP) and identifies the district's accountability status.

3 Review an Overview of District Performance.
This section has information about the district's performance on state assessments in English, mathematics, and science.

For more information:

Office of Information and Reporting Services
New York State Education Department
Room 863 EBA
Albany, NY 12234
Email: RPTCARD@mail.nysed.gov

District Profile

This section shows comprehensive data relevant to this school district's learning environment, including information about enrollment, average class size, and teacher qualifications.

Enrollment

	2006-07	2007-08	2008-09
Pre-K	0	0	0
Kindergarten	245	279	288
Grade 1	330	286	303
Grade 2	338	339	294
Grade 3	328	328	345
Grade 4	311	342	339
Grade 5	395	329	349
Grade 6	367	406	332
Ungraded Elementary	5	9	12
Grade 7	417	374	423
Grade 8	417	420	372
Grade 9	397	417	421
Grade 10	397	393	418
Grade 11	397	400	402
Grade 12	376	398	396
Ungraded Secondary	18	19	20
Total K-12	4738	4739	4714

Enrollment Information

Enrollment counts are as of Basic Educational Data System (BEDS) day, which is typically the first Wednesday of October of the school year. Students who attend BOCES programs on a part-time basis are included in a district's enrollment. Students who attend BOCES on a full-time basis or who are placed full time by the district in an out-of-district placement are not included in a district's enrollment. Students classified by districts as "pre-first" are included in first grade counts.

Average Class Size

	2006-07	2007-08	2008-09
Common Branch	23	22	22
Grade 8			
English	21	21	20
Mathematics	21	21	18
Science	21	21	18
Social Studies	21	21	19
Grade 10			
English	22	21	24
Mathematics	17	20	20
Science	21	16	24
Social Studies	25	25	24

Average Class Size Information

Average Class Size is the total registration in specified classes divided by the number of those classes with registration. *Common Branch* refers to self-contained classes in Grades 1-6.

1 District Profile

District **FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT**

District ID **42-10-01-06-0000**

Demographic Factors

	2006-07		2007-08		2008-09	
	#	%	#	%	#	%
Eligible for Free Lunch	146	3%	167	4%	168	4%
Reduced-Price Lunch	72	2%	91	2%	76	2%
Student Stability*	N/A		N/A		N/A	
Limited English Proficient	57	1%	46	1%	39	1%
Racial/Ethnic Origin						
American Indian or Alaska Native	7	0%	9	0%	10	0%
Black or African American	83	2%	114	2%	108	2%
Hispanic or Latino	82	2%	67	1%	64	1%
Asian or Native Hawaiian/Other Pacific Islander	310	7%	343	7%	331	7%
White	4219	89%	4206	89%	4200	89%
Multiracial	37	1%	0	0%	1	0%

* Available only at the school level.

Attendance and Suspensions

	2005-06		2006-07		2007-08	
	#	%	#	%	#	%
Annual Attendance Rate	96%		97%		96%	
Student Suspensions	95	2%	104	2%	83	2%

Demographic Factors Information

Eligible for Free Lunch and Reduced-Price Lunch percentages are determined by dividing the number of approved lunch applicants by the Basic Educational Data System (BEDS) enrollment in full-day Kindergarten through Grade 12. *Eligible for Free Lunch and Limited English Proficient* counts are used to determine *Similar Schools* groupings within a *Need/Resource Capacity* category.

Attendance and Suspensions Information

Annual Attendance Rate is determined by dividing the school district's total actual attendance by the total possible attendance for a school year. A district's actual attendance is the sum of the number of students in attendance on each day the district's schools were open during the school year. Possible attendance is the sum of the number of enrolled students who should have been in attendance on each day schools were open during the school year. *Student Suspension* rate is determined by dividing the number of students who were suspended from school (not including in-school suspensions) for one full day or longer anytime during the school year by the Basic Educational Data System (BEDS) day enrollments for that school year. A student is counted only once, regardless of whether the student was suspended one or more times during the school year.



The New York State District Report Card

**Accountability
and Overview Report
2007 – 08**

District **FAYETTEVILLE-MANLIUS CENTRAL
SCHOOL DISTRICT**
District ID **42-10-01-06-0000**
Superintendent **CORLISS KAISER**
Telephone **(315) 692-1200**
Grades **K-12, UE, US**

This District's Report Card

The New York State District Report Card is an important part of the Board of Regents effort to raise learning standards for all students. It provides information to the public on the district's status and the status of schools within the district under the State and federal accountability systems, on student performance, and on other measures of school and district performance. Knowledge gained from the report card on a school district's strengths and weaknesses can be used to improve instruction and services to students.

State assessments are designed to help ensure that all students reach high learning standards. They show whether students are getting the knowledge and skills they need to succeed at the elementary, middle, and commencement levels and beyond. The State requires that students who are not making appropriate progress toward the standards receive academic intervention services.

For more information:

Office of Information and Reporting Services
New York State Education Department
Room 863 EBA
Albany, NY 12234
Email: RPTCARD@mail.nysed.gov

Use this report to:

- 1 Get District Profile information.**
This section shows comprehensive data relevant to this district's learning environment.
- 2 Review District Accountability Status.**
This section indicates whether a district made adequate yearly progress (AYP) and identifies districts in need of improvement and subject to interventions under the federal No Child Left Behind Act as well as districts requiring academic progress and subject to interventions under Commissioner's Regulations.
- 3 View School Accountability Status.**
This section lists all schools in your district by 2008–09 accountability status.
- 4 Review an Overview of District Performance.**
This section has information about the district's performance on state assessments in English, mathematics, and science, and on high school graduation rate.

1 District Profile

District **FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT**

District ID **42-10-01-06-0000**

District Profile

This section shows comprehensive data relevant to this school district's learning environment, including information about enrollment, average class size, and teacher qualifications.

Enrollment

	2005-06	2006-07	2007-08
Pre-K	0	0	0
Kindergarten	302	245	279
Grade 1	322	330	286
Grade 2	315	338	339
Grade 3	301	328	328
Grade 4	377	311	342
Grade 5	364	395	329
Grade 6	395	367	406
Ungraded Elementary	0	5	9
Grade 7	421	417	374
Grade 8	397	417	420
Grade 9	402	397	417
Grade 10	409	397	393
Grade 11	378	397	400
Grade 12	380	376	398
Ungraded Secondary	8	18	19
Total K-12	4771	4738	4739

Average Class Size

	2005-06	2006-07	2007-08
Common Branch	23	23	22
Grade 8			
English	21	21	21
Mathematics	20	21	21
Science	20	21	21
Social Studies	19	21	21
Grade 10			
English	22	22	21
Mathematics	20	17	20
Science	20	21	16
Social Studies	25	25	25

Enrollment Information

Enrollment counts are as of Basic Educational Data System (BEDS) day, which is typically the first Wednesday of October of the school year. Students who attend BOCES programs on a part-time basis are included in a district's enrollment. Students who attend BOCES on a full-time basis or who are placed full time by the district in an out-of-district placement are not included in a district's enrollment. Students classified by districts as "pre-first" are included in first grade counts.

Average Class Size Information

Average Class Size is the total registration in specified classes divided by the number of those classes with registration. Common Branch refers to self-contained classes in Grades 1-6.

District FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT

District ID 42-10-01-06-0000

Demographic Factors

	2005-06		2006-07		2007-08	
	#	%	#	%	#	%
Eligible for Free Lunch	137	3%	146	3%	167	4%
Reduced-Price Lunch	43	1%	72	2%	91	2%
Student Stability*		N/A		N/A		N/A
Limited English Proficient	58	1%	57	1%	46	1%
Racial/Ethnic Origin						
American Indian or Alaska Native	7	0%	7	0%	9	0%
Black or African American	91	2%	83	2%	114	2%
Hispanic or Latino	61	1%	82	2%	67	1%
Asian or Native Hawaiian/Other Pacific Islander	269	6%	310	7%	343	7%
White	4343	91%	4219	89%	4206	89%
Multiracial**	N/A	N/A	37	1%	0	0%

* Available only at the school level.

** Multiracial enrollment data were not collected statewide in the 2005-06 school year.

Attendance and Suspensions

	2004-05		2005-06		2006-07	
	#	%	#	%	#	%
Annual Attendance Rate		96%		96%		97%
Student Suspensions	107	2%	95	2%	104	2%

Demographic Factors Information

Eligible for Free Lunch and Reduced-Price Lunch percentages are determined by dividing the number of approved lunch applicants by the Basic Educational Data System (BEDS) enrollment in full-day Kindergarten through Grade 12. *Eligible for Free Lunch and Limited English Proficient* counts are used to determine *Similar Schools* groupings within a *Need/Resource Capacity* category.

Attendance and Suspensions Information

Annual Attendance Rate is determined by dividing the school district's total actual attendance by the total possible attendance for a school year. A district's actual attendance is the sum of the number of students in attendance on each day the district's schools were open during the school year. Possible attendance is the sum of the number of enrolled students who should have been in attendance on each day schools were open during the school year. *Student Suspension* rate is determined by dividing the number of students who were suspended from school (not including in-school suspensions) for one full day or longer anytime during the school year by the Basic Educational Data System (BEDS) day enrollments for that school year. A student is counted only once, regardless of whether the student was suspended one or more times during the school year.



The New York State District Report Card

**Accountability
and Overview Report
2006 – 07**

District **FAYETTEVILLE-MANLIUS CENTRAL
SCHOOL DISTRICT**
District ID **42-10-01-06-0000**
Superintendent **CORLISS KAISER**
Telephone **(315) 692-1200**
Grades **PK-12, UE, US**

This District's Report Card

The New York State District Report Card is an important part of the Board of Regents effort to raise learning standards for all students. It provides information to the public on the district's status and the status of schools within the district under the State and federal accountability systems, on student performance, and on other measures of school and district performance. Knowledge gained from the report card on a school district's strengths and weaknesses can be used to improve instruction and services to students.

State assessments are designed to help ensure that all students reach high learning standards. They show whether students are getting the knowledge and skills they need to succeed at the elementary, middle, and commencement levels and beyond. The State requires that students who are not making appropriate progress toward the standards receive academic intervention services.

For more information:

Office of Information and Reporting Services
New York State Education Department
Room 863 EBA
Albany, NY 12234
Email: RPTCARD@mail.nysed.gov

Use this report to:

- 1 Get District Profile information.**
This section shows comprehensive data relevant to this district's learning environment.
- 2 Review District Accountability Status.**
This section indicates whether a district made adequate yearly progress (AYP) and identifies districts in need of improvement and subject to interventions under the federal No Child Left Behind Act as well as districts requiring academic progress and subject to interventions under Commissioner's Regulations.
- 3 View School Accountability Status.**
This section lists all schools in your district by 2007–08 accountability status.
- 4 Review an Overview of District Performance.**
This section has information about the district's performance on state assessments in English, mathematics, and science, and on high school graduation rate.

1 District Profile

District **FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT**

District ID **42-10-01-06-0000**

District Profile

This section shows comprehensive data relevant to this school district's learning environment, including information about enrollment, average class size, and teacher qualifications.

Enrollment

	2004-05	2005-06	2006-07
Pre-K	0	0	0
Kindergarten	287	302	245
Grade 1	308	322	330
Grade 2	296	315	338
Grade 3	356	301	328
Grade 4	341	377	311
Grade 5	385	364	395
Grade 6	404	395	367
Ungraded Elementary	0	0	5
Grade 7	399	421	417
Grade 8	401	397	417
Grade 9	411	402	397
Grade 10	389	409	397
Grade 11	366	378	397
Grade 12	385	380	376
Ungraded Secondary	0	8	18
Total K-12	4728	4771	4738

Enrollment Information

Enrollment counts are as of Basic Educational Data System (BEDS) day, which is typically the first Wednesday of October of the school year. Students who attend BOCES programs on a part-time basis are included in a district's enrollment. Students who attend BOCES on a full-time basis or who are placed full time by the district in an out-of-district placement are not included in a district's enrollment. Students classified by districts as "pre-first" are included in first grade counts.

Average Class Size

	2004-05	2005-06	2006-07
Common Branch	23	23	23
Grade 8			
English	20	21	21
Mathematics	20	20	21
Science	20	20	21
Social Studies	21	19	21
Grade 10			
English	22	22	22
Mathematics	21	20	17
Science	21	20	21
Social Studies	24	25	25

Average Class Size Information

Average Class Size is the total registration in specified classes divided by the number of those classes with registration. *Common Branch* refers to self-contained classes in Grades 1-6.

District FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT

District ID 42-10-01-06-0000

Demographic Factors

	2004-05		2005-06		2006-07	
	#	%	#	%	#	%
Eligible for Free Lunch	142	3%	137	3%	146	3%
Reduced-Price Lunch	46	1%	43	1%	72	2%
Student Stability*		N/A		N/A		N/A
Limited English Proficient	56	1%	58	1%	57	1%
Racial/Ethnic Origin						
American Indian or Alaska Native	9	0%	7	0%	7	0%
Black or African American	92	2%	91	2%	83	2%
Hispanic or Latino	43	1%	61	1%	82	2%
Asian or Native Hawaiian/Other Pacific Islander	248	5%	269	6%	310	7%
White	4336	92%	4343	91%	4219	89%
Multiracial**	N/A	N/A	N/A	N/A	37	1%

* Not available at the district level.

** Multiracial enrollment data were not collected statewide in the 2004-05 and 2005-06 school years.

Attendance and Suspensions

	2003-04		2004-05		2005-06	
	#	%	#	%	#	%
Annual Attendance Rate		97%		96%		96%
Student Suspensions	100	2%	107	2%	95	2%

Demographic Factors Information

Eligible for Free Lunch and Reduced-Price Lunch percentages are determined by dividing the number of approved lunch applicants by the Basic Educational Data System (BEDS) enrollment in full-day Kindergarten through Grade 12. *Eligible for Free Lunch and Limited English Proficient* counts are used to determine *Similar Schools* groupings within a *Need/Resource Capacity* category.

Attendance and Suspensions Information

Annual Attendance Rate is determined by dividing the school district's total actual attendance by the total possible attendance for a school year. A district's actual attendance is the sum of the number of students in attendance on each day the district's schools were open during the school year. Possible attendance is the sum of the number of enrolled students who should have been in attendance on each day schools were open during the school year. *Student Suspension* rate is determined by dividing the number of students who were suspended from school (not including in-school suspensions) for one full day or longer anytime during the school year by the Basic Educational Data System (BEDS) day enrollments for that school year. A student is counted only once, regardless of whether the student was suspended one or more times during the school year.



The New York State District Report Card

**Accountability
and Overview Report
2005 – 06**

District **FAYETTEVILLE-MANLIUS CENTRAL
SCHOOL DISTRICT**

District ID **421001060000**

Superintendent **CORLISS KAISER**

Telephone **(315) 692-1200**

Grades **K-12, US**

This District's Report Card

The New York State District Report Card is an important part of the Board of Regents effort to raise learning standards for all students. It provides information to the public on the district's status and the status of schools within the district under the State and federal accountability systems, on student performance, and on other measures of school and district performance. Knowledge gained from the report card on a school district's strengths and weaknesses can be used to improve instruction and services to students.

State assessments are designed to help ensure that all students reach high learning standards. They show whether students are getting the knowledge and skills they need to succeed at the elementary, middle, and commencement levels and beyond. The State requires that students who are not making appropriate progress toward the standards receive academic intervention services.

For more information:

Office of Information and Reporting Services
New York State Education Department
Room 863 EBA
Albany, NY 12234
Email: RPTCARD@mail.nysed.gov

Use this report to:

1 Get District Profile information.

This section shows comprehensive data relevant to this district's learning environment.

2 Review District Accountability Status.

This section indicates whether a district made adequate yearly progress (AYP) and identifies districts in need of improvement and subject to interventions under the federal No Child Left Behind Act as well as districts requiring academic progress and subject to interventions under Commissioner's Regulations.

3 View School Accountability Status.

This section lists all schools in your district by 2006–07 accountability status.

4 Review an Overview of District Performance.

This section has information about the district's performance on state assessments in English, mathematics, and science, and on high school graduation rate.

District FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT

District Profile

This section shows comprehensive data relevant to this school district's learning environment, including information about enrollment, average class size, and teacher qualifications.

Enrollment

	2003-04	2004-05	2005-06
Pre-K	0	0	0
Kindergarten	278	287	302
Grade 1	269	308	322
Grade 2	342	296	315
Grade 3	335	356	301
Grade 4	363	341	377
Grade 5	381	385	364
Grade 6	374	404	395
Ungraded Elementary	0	0	0
Grade 7	390	399	421
Grade 8	406	401	397
Grade 9	393	411	402
Grade 10	374	389	409
Grade 11	388	366	378
Grade 12	326	385	380
Ungraded Secondary	0	0	8
Total K-12	4619	4728	4771

Enrollment Information

Enrollment counts are as of Basic Educational Data System (BEDS) day, which is typically the first Wednesday of October of the school year. Students who attend BOCES programs on a part-time basis are included in a district's enrollment. Students who attend BOCES on a full-time basis or who are placed full time by the district in an out-of-district placement are not included in a district's enrollment. Students classified by districts as "pre-first" are included in first grade counts.

Average Class Size

	2003-04	2004-05	2005-06
Common Branch	23	23	23
Grade 8			
English	20	20	21
Mathematics	20	20	20
Science	20	20	20
Social Studies	20	21	19
Grade 10			
English	23	22	22
Mathematics	22	21	20
Science	21	21	20
Social Studies	23	24	25

Average Class Size Information

Average Class Size is the total registration in specified classes divided by the number of those classes with registration. *Common Branch* refers to self-contained classes in Grades 1-6.

1 District Profile

District **FAYETTEVILLE-MANLIUS CENTRAL SCHOOL DISTRICT**

Demographic Factors

	2003-04		2004-05		2005-06	
	#	%	#	%	#	%
Eligible for Free Lunch	134	3%	142	3%	137	3%
Reduced-Price Lunch	51	1%	46	1%	43	1%
Student Stability*	N/A		N/A		N/A	
Limited English Proficient	68	1%	56	1%	58	1%
Racial/Ethnic Origin						
American Indian or Alaska Native	5	0%	9	0%	7	0%
Black or African American	80	2%	92	2%	91	2%
Hispanic or Latino	41	1%	43	1%	61	1%
Asian or Native Hawaiian/Other Pacific Islander	246	5%	248	5%	269	6%
White	4247	92%	4336	92%	4343	91%

* Not available at the district level.

Attendance and Suspensions

	2002-03		2003-04		2004-05	
	#	%	#	%	#	%
Annual Attendance Rate	96%		97%		96%	
Student Suspensions	88	N/A	100	2%	107	2%

Demographic Factors Information

Eligible for Free Lunch and Reduced-Price Lunch percentages are determined by dividing the number of approved lunch applicants by the Basic Educational Data System (BEDS) enrollment in full-day kindergarten through Grade 12. *Eligible for Free Lunch and Limited English Proficient* counts are used to determine *Similar Schools* groupings within a *Need/Resource Capacity* category.

Attendance and Suspensions Information

Annual Attendance Rate is determined by dividing the school district's total actual attendance by the total possible attendance for a school year. A district's actual attendance is the sum of the number of students in attendance on each day the district's schools were open during the school year. Possible attendance is the sum of the number of enrolled students who should have been in attendance on each day schools were open during the school year. *Student Suspension* rate is determined by dividing the number of students who were suspended from school (not including in-school suspensions) for one full day or longer anytime during the school year by the Basic Educational Data System (BEDS) day enrollments for that school year. A student is counted only once, regardless of whether the student was suspended one or more times during the school year.

2004-05

New York State District Report Card Comprehensive Information Report

BEDS Code: 42-10-01-06-0000
 Name: Fayetteville-Manlius Central School District
 Superintendent: Philip Martin

Fall Enrollment

Grade	2002-03	2003-04	2004-05
Pre-K	0	0	0
Kindergarten	249	278	287
First	328	269	308
Second	324	342	296
Third	350	335	356
Fourth	365	363	341
Fifth	364	381	385
Sixth	360	374	404
Ungraded Elementary	0	0	0
Seventh	404	390	399
Eighth	390	406	401
Ninth	372	393	411
Tenth	389	374	389
Eleventh	329	388	366
Twelfth	381	326	385
Ungraded Secondary	0	0	0
Total K-12 Enrollment	4605	4619	4728

Student Racial/Ethnic Origin

Race/Ethnicity	2002-03		2003-04		2004-05	
	No. of Students	% of Enroll.	No. of Students	% of Enroll.	No. of Students	% of Enroll.
American Indian, Alaskan, Asian, or Pacific Islander	212	4.6%	251	5.4%	257	5.4%
Black (Not Hispanic)	81	1.8%	80	1.7%	92	1.9%
Hispanic	44	1.0%	41	0.9%	43	0.9%
White (Not Hispanic)	4268	92.7%	4247	91.9%	4336	91.7%

Average Class Size

Grade Level	2002-03	2003-04	2004-05
Kindergarten	19	20	21
Common Branch	23	23	23
English Grade 8	21	20	20
Mathematics Grade 8	19	20	20
Science Grade 8	20	20	20
Social Studies Grade 8	20	20	21
English Grade 10	22	23	22
Mathematics Grade 10	24	22	21
Science Grade 10	21	21	21
Social Studies Grade 10	24	23	24

(Form - A)

2003-04

New York State District Report Card Comprehensive Information Report

BEDS Code: 42-10-01-06-0000
 Name: Fayetteville-Manlius Central School District
 Superintendent: Philip Martin

Fall Enrollment

Grade	2001-02	2002-03	2003-04
Pre-K	0	0	0
Kindergarten	303	249	278
First	314	328	269
Second	332	324	342
Third	343	350	335
Fourth	354	365	363
Fifth	344	364	381
Sixth	377	360	374
Ungraded Elementary	0	0	0
Seventh	383	404	390
Eighth	354	390	406
Ninth	382	372	393
Tenth	343	389	374
Eleventh	378	329	388
Twelfth	324	381	326
Ungraded Secondary	0	0	0
Total K-12 Enrollment	4531	4605	4619

Student Racial/Ethnic Origin

Race/Ethnicity	2001-02		2002-03		2003-04	
	No. of Students	% of Enroll.	No. of Students	% of Enroll.	No. of Students	% of Enroll.
American Indian, Alaskan, Asian, or Pacific Islander	218	4.8%	212	4.6%	251	5.4%
Black (Not Hispanic)	67	1.5%	81	1.8%	80	1.7%
Hispanic	40	0.9%	44	1.0%	41	0.9%
White (Not Hispanic)	4206	92.8%	4268	92.7%	4247	91.9%

Average Class Size

Grade Level	2001-02	2002-03	2003-04
Kindergarten	22	19	20
Common Branch	22	23	23
English Grade 8	16	21	20
Mathematics Grade 8	17	19	20
Science Grade 8	18	20	20
Social Studies Grade 8	17	20	20
English Grade 10	23	22	23
Mathematics Grade 10	23	24	22
Science Grade 10	21	21	21
Social Studies Grade 10	23	24	23

(Form - A)

2002-03

New York State District Report Card Comprehensive Information Report

BEDS Code: 42-10-01-06-0000

Name: Fayetteville-Manlius Central School District

Superintendent: Philip Martin

Fall Enrollment

Grade	2000-2001	2001-2002	2002-2003
Pre-K	0	0	0
Kindergarten	294	303	249
First	320	314	328
Second	336	332	324
Third	337	343	350
Fourth	334	354	365
Fifth	367	344	364
Sixth	354	377	360
Ungraded Elementary	0	0	0
Seventh	344	383	404
Eighth	385	354	390
Ninth	342	382	372
Tenth	382	343	389
Eleventh	332	378	329
Twelfth	317	324	381
Ungraded Secondary	0	0	0
Total K-12 Enrollment	4444	4531	4605

Student Racial/Ethnic Origin

Race/Ethnicity	2000-2001		2001-2002		2002-2003	
	No. of Students	% of Enroll.	No. of Students	% of Enroll.	No. of Students	% of Enroll.
American Indian, Alaskan, Asian, or Pacific Islander	181	4.1%	218	4.8%	212	4.6%
Black (Not Hispanic)	57	1.3%	67	1.5%	81	1.8%
Hispanic	33	0.7%	40	0.9%	44	1.0%
White (Not Hispanic)	4173	93.9%	4206	92.8%	4268	92.7%

Average Class Size

Grade Level	2000-2001	2001-2002	2002-2003
Kindergarten	19	22	19
Common Branch	22	22	23
English Grade 8	17	16	21
Mathematics Grade 8	19	17	19
Science Grade 8	19	18	20
Social Studies Grade 8	19	17	20
English Grade 10	24	23	22
Mathematics Grade 10	23	23	24
Science Grade 10	25	21	21
Social Studies Grade 10	25	23	24

(Form - A)

2001-02

New York State District Report Card Comprehensive Information Report

BEDS Code: 42-10-01-06-0000

Name: Fayetteville-Manlius Central School District

Superintendent: Philip Martin

Fall Enrollment

Grade	2000-2001	2001-2002	2002-2003
Pre-K	0	0	0
Kindergarten	294	303	249
First	320	314	328
Second	336	332	324
Third	337	343	350
Fourth	334	354	365
Fifth	367	344	364
Sixth	354	377	360
Ungraded Elementary	0	0	0
Seventh	344	383	404
Eighth	385	354	390
Ninth	342	382	372
Tenth	382	343	389
Eleventh	332	378	329
Twelfth	317	324	381
Ungraded Secondary	0	0	0
Total K-12 Enrollment	4444	4531	4605

Student Racial/Ethnic Origin

Race/Ethnicity	2000-2001		2001-2002		2002-2003	
	No. of Students	% of Enroll.	No. of Students	% of Enroll.	No. of Students	% of Enroll.
American Indian, Alaskan, Asian, or Pacific Islander	181	4.1%	218	4.8%	212	4.6%
Black (Not Hispanic)	57	1.3%	67	1.5%	81	1.8%
Hispanic	33	0.7%	40	0.9%	44	1.0%
White (Not Hispanic)	4173	93.9%	4206	92.8%	4268	92.7%

Average Class Size

Grade Level	2000-2001	2001-2002	2002-2003
Kindergarten	19	22	19
Common Branch	22	22	23
English Grade 8	17	16	21
Mathematics Grade 8	19	17	19
Science Grade 8	19	18	20
Social Studies Grade 8	19	17	20
English Grade 10	24	23	22
Mathematics Grade 10	23	23	24
Science Grade 10	25	21	21
Social Studies Grade 10	25	23	24

(Form - A)

School District Profile

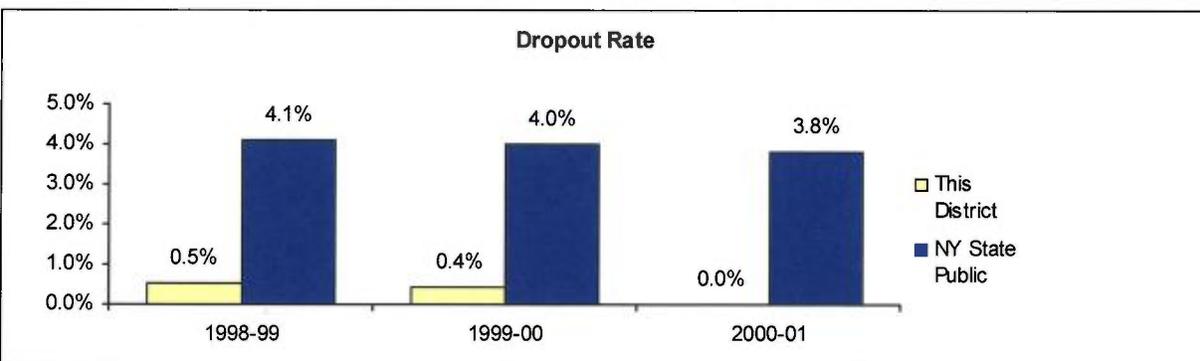
Superintendent: Dr. Philip Martin		Phone: (315)682-1200		
Organization 2000-01		School District Staff ¹ (both full- and part-time)		
Grade Range	Student Enrollment	Count of Teachers	Count of Other Professionals	Count of Paraprofessionals
K-12	4,444	335	39	109

1999-00 School District Total Expenditure per Pupil	\$10,154
1999-00 NY State Public Schools Total Expenditure per Pupil	\$11,040

Student Enrollment			
Grade Level	October 2000	Grade Level	October 2000
Pre-Kindergarten	0	Grade 7	344
Kindergarten	294	Grade 8	385
Grade 1	320	Grade 9	342
Grade 2	336	Grade 10	382
Grade 3	337	Grade 11	332
Grade 4	334	Grade 12	317
Grade 5	367	Ungraded Elementary with Disabilities	0
Grade 6	354	Ungraded Secondary with Disabilities	0

Student Demographics	1998-99		1999-2000		2000-01	
	Count	Percent	Count	Percent	Count	Percent
English Language Learners	65	1.5%	64	1.4%	71	1.6%
Eligible For Free Lunch	121	3.0%	157	3.8%	117	2.8%

Need to Resource Capacity (N/R) Group	The State Education Department assigns each school district to a comparison group based on student demographics and the resource capacity of the district. This district is in N/R Group 6. This district has low needs relative to local resource capacity.
--	--



A dropout is any student who left school prior to graduation for any reason except death and did not enter another school or approved high school equivalency preparation program. The dropout rate is calculated by dividing the total number of students who dropped out in a given year by the total fall enrollment in grades 9-12, including that portion of the ungraded secondary student enrollment that can be attributed to grades 9-12.

¹ Some district-employed staff serve in more than one school. These shared people are included in counts reported here.

