Village Of Fayetteville
425 E. Genesee Street
(315) 637-9864 T / (315) 637-0106 F

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SEP 23 2019
VILLAGE OF FAYETTEVILLE

SUB DIVIDER'S INITIAL REPORT & APPLICATION

Tax Map Number

009.-04-19.1

This report is to be completed by the developer after careful study of the requirements, standards and procedures contained in the Village of Fayetteville Subdivision Regulations and the Rules of Procedure of the Village of Fayetteville Planning Board of the Village of Fayetteville. The report and three (3) copies of the rough sketch, prepared in accordance with Article IV of the Subdivision Regulations should be filed with the Village of Fayetteville Code Enforcement Officer, 425 E. Genesee Street, Fayetteville, New York. Where answers to questions contained in this form require addition space please attach separate sheets.

Date Filed 09/23/19 **Application Fee:** _____

Name of Proposed Subdivision:

_____

Owner: FOUBU Environmental Services LLC (Contact: Devin Dalpos, applicant/contract purchaser/developer) **Telephone:** 518-306-6747)

Address: 547 Genesee Street (Route 5)

Total Acreage: +/- 32.9 **Zone:** I & R-1

Attorney: Paul Curtain **Telephone:** 315-815-4221

Landscape Architect: _____ **Telephone:** _____

Engineer: Napierala Consulting **Telephone:** 315-682-5580

Land Surveyor: TBD **Telephone:** _____

Development Schedule – State whether entire tract is to be developed at one time or whether final approval will be requested in stages. If the latter designate sections to be submitted at each stage and whether developer contemplates developing additional lands surrounding tract.

The entire tract is to be developed in stages

Existing Land Use – State existing land use, physical condition, present zoning of the parcel and surrounding tract.

The existing land use is a vacant industrial building. The 32.9 acres parcel is zoned Industrial (I) for the majority of the southern end of the parcel with the northern end of the parcel zoned residential (R-1)

Topography – Give a general description of the topographical conditions within and around the area/tract. State in general terms by reference to rough sketch how street and lot layout, locations of water, drainage and sanitary facilities are guided by said topographical conditions, or otherwise, and how proposed final grade will compare with existing grade.

The portion of the property that is already developed is generally flat but slopes to the north to the undeveloped land and ultimately into Bishop Brook. Drainage patterns will be replicated in proposed conditions and meet the latest requirements for stormwater management.

Water – State source and availability of water supply and describe system proposed to service tract.

OWCA has an existing watermain within the right of way of Genesee Street (Route 5). The project will coordinate the design of all proposed water service connections (domestic and fire protection) with OCWA during the engineering and design process.

Sanitary Sewage – Describe proposed drainage facilities deemed appropriate to handle storm and surface drainage within the tract, including means for discharge across neighboring lands to public drainage channels.

Onondaga County maintains a public sewer within the right of way of Genesee. Sewer connections will be coordinated with OCWEP during the engineering and design process.

Drainage – Describe proposed drainage facilities deemed appropriate to handle storm and surface drainage within the tract, including means for discharge across neighboring lands to public drainage channels.

Drainage patterns will be replicated in proposed conditions and meet the latest requirements for stormwater management prior to discharging into Bishop Brook at the north end of the property.

Utilities Availability –

Sewer, water, natural gas, electric, cable/fiber/phone/communication

Unique Conditions – Set forth special and unusual conditions affecting the tract, which give rise to any request for modification of design standards or required improvements contained in Subdivision regulations.

none

Signature of Applicant(s):

Date: 9/23/19

Date: _____

Date: _____

For Office Use Only

	Approved	Denied	Date
Code Enforcement Review			
Planning Board Review			

425 Genesee Street East
Fayetteville, New York 13066

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Village of Fayetteville
Planning Board

SITE PLAN

(Please fill out the Application completely)

Date Filed: 09/23/19 **Tax Map Number:** 009.-04-19.1 **Zone:** I & R-1

Property Address: 547 Genesee Street (NYS Route 5)

Property Owner /Tenant: Foubu Environmental Services LLC [contact: Devin Dalpos, Laker Development (applicant/developer/contract purchaser)]

Telephone: 518-306-6747 **Email:** devindalpos@msn.com

Description of planned construction/conversion and intended use: re-development of an existing industrial zoned property to include a grocery store, senior care facility and outparcel

Size of Parcel: 386 total Width (at road frontage) 1,350'-1,650' Depth
29.6 acres Total Area irregular Shape

Current use of the property: vacant industrial building

Description of proposed use: multiple new buildings for the use of a grocery store, senior care and medical/retail outparcel building

Proposed hours of operation: Mon. 24hrs Tues. 24hrs Wed. 24hrs Thurs. 24hrs
Fri. 24hrs Sat. 24 hrs Sun. 24hrs

Expected peak hours: Weekday 8am Week evening 5pm
Weekend day varies Weekend evening varies

Expected parking needs: +/- 360 spaces

Expected exterior storage: none

Description of any interior improvements: n/a

Description of drainage flows and controls: proposed drainage will be similar to existing and drain towards the back of the property (Bishop Brook) where it will be mitigated as per current regulations

Full description of any exterior improvements: New construction for all proposed buildings

Existing/ Proposed Signage: to be determined

A sign application, design, site plan and or survey must be to scale showing the proposed improvement and must be attached to this application.

This original application, with required attachments, including an Environmental Assessment Form, plus ten copies must be received by this office at least 14 days prior to the Planning Board meeting in order to assure a position on the agenda.

A preliminary site plan is required. It must be drawn to scale, show boundaries and existing watercourses including swamps and drainage areas. It should also show the following if applicable:

- Location and proposed use and height of all buildings
- Locations of all parking and vehicle loading areas with ingress and egress drives thereto and areas of pedestrian traffic
- Location and proposed development of all open spaces including but not limited to: parks, playgrounds, etc.
- Location of outdoor storage
- Location of all existing or proposed site improvements, including but not limited to: drains, culverts, retaining walls and fences
- Description of sewage disposal method and location of such facilities
- Location and size of all signs – Any new signage requires a Sign Permit Application
- Location and proposed development of buffer areas
- The amount of building area proposed

*ATTENTION APPLICANTS: YOU OR PERSON(S) ACTING ON YOUR BEHALF **MUST ATTEND** THE SCHEDULED PUBLIC HEARING IN ORDER FOR YOUR APPLICATION TO BE REVIEWED.

Signature of property owner: By: [signature] **Date:** 9/20/2019
Owner's Address 333 W Washington Street, Syracuse, NY 13202

State of New York
County Saratoga }

Devin A. DalPos being duly sworn, deposes and says that he/she is the person who has signed this application; that he/she is the applicant/developer/contract vendee, authorized by the said owner to make and file this application; that he/she has read and understands this application; that all statements contained therein are true to the best of his/her knowledge and belief; and the work will be performed in accordance with the application and the plans and specifications filed therewith.

[signature]
Signature of Tenant/Owner

Sworn to before me this 20th day of September 2019

Notary Public [signature]

County Saratoga

KIMBERLY A. CROCETTA
Notary Public, State of New York
Registration #01CR6099360
Qualified In Saratoga County
Commission Expires Nov. 3, 2019

*******OFFICIAL USE ONLY*******

Received by: _____ Date: _____ Fee: _____ PAID/Not Paid

	APPROVED	DENIED	DATE
Code Enforcement review:			
Planning Board Review:			
Zoning Board of Appeals:			

Condition(s) made part of approval: _____

Village of Fayetteville
Planning Board

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Special use Permit Application

(Please fill out the Application completely)

Date Filed: _____ **Tax Map Number:** 009.-04-19.1 **Zone:** I & R-1

Applicant: Laker Developement **Telephone:** 518-306-6747

Applicants Address: 125 High Rock Ave, Saratoga Springs, NY 12866 **Email:** devindalpos@msn.com

Owner of Property: Foubu Environmental Services LLC **Telephone:** _____

Property Address: 547 Genesee Street, Fayetteville, NY 13066

Size of Parcel: 386' total Width (at road frontage) 1,350'-1,650' Depth

32.9 acres Total Area irregular Shape

Special Use Requested: two buildings greater than 10,000 sf

Is the property located within 500 feet of: (Please check one)	YES	NO
A boundary line of the Village of Fayetteville?	(x)	( )
An existing or proposed County, State or Highway road?	(x)	( )
An existing or proposed County, State Park or Recreation Area?	( )	(x)
Right of way or County owned or used stream or drainage channel?	( )	(x)
County or State owned lands with public building?	( )	(x)
Is the property located within a flood plain or floodway?	(x)	( )

Current use of the property:

vacant industrial building

Description of proposed use: multiple new buildings for the use of a grocery store, senior care and medical/retail outparcel building

Proposed hours of operation: Mon. 24 Tues. 24 Wed. 24 Thurs. 24
Fri. 24 Sat. 24 Sun. 24

Expected peak hours: Weekday 8am Week evening 5pm
Weekend day varies Weekend evening varies

Expected parking needs: +/- 360 spaces

Expected exterior storage: none

Description of any interior improvements: n/a

Description of drainage flows and controls: proposed drainage will be similar to existing and drain towards the back of the property (Bishop Brook) where it will be mitigated as per current regulations

Full description of any exterior improvements: New construction for all proposed buildings

Existing/ Proposed Signage: to be determined

A sign application, design, site plan and or survey must be to scale showing the proposed improvement and must be attached to this application.

This original application, with required attachments, including an Environmental Assessment Form, plus ten copies must be received by this office at least 14 days prior to the Planning Board meeting in order to assure a position on the agenda.

*ATTENTION APPLICANTS: YOU OR PERSON(S) ACTING ON YOUR BEHALF **MUST ATTEND** THE SCHEDULED PUBLIC HEARING IN ORDER FOR YOUR APPLICATION TO BE REVIEWED.

Signature of property owner: By [signature] **Date:** 9/20/2019

State of New York
County Saratoga }

Devin A. Del Pos being duly sworn, deposes and says that he/she is the person who has signed this application; that he/she is the applicant / developer / contract vendee, authorized by the said owner to make and file this application; that he/she has read and understands this application; that all statements contained therein are true to the best of his/her knowledge and belief; and the work will be performed in accordance with the application and the plans and specifications filed therewith.

[signature]
Signature of Applicant

Sworn to before me this 20 day of September 2019

Notary Public Danielle Poulton Reeder [signature]

County Saratoga

DANIELLE POULTON REEDER
Notary Public - State of New York
No. 01P06374669
Qualified in Saratoga County
My Comm. Expires Apr. 30, 2022

*****OFFICIAL USE ONLY*****

Received by: _____ Date: _____ Fee: _____ PAID/ Not Paid

	APPROVED	DENIED	DATE
Code Enforcement review:			
Planning Board Review:			
Zoning Board of Appeals:			

Condition(s) Made Part of Approval: _____

Full Environmental Assessment Form
Part 1 - Project and Setting

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VILLAGE OF FAYETTEVILLE

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Grocery Store and Proposed Assisted Living Facility		
Project Location (describe, and attach a general location map): 547 Genesee Street (NYS Route 5), Village of Fayetteville, Onondaga County, NY		
Brief Description of Proposed Action (include purpose or need): Proposed Construction of a 56,550 SF single-story grocery store with a +280 space asphalt parking lot and associated sidewalks, drive-thru, dumpster enclosure, loading docks, landscaping, and stormwater management facilities. Proposed Construction of a 36,000 SF single-story assisted living facility with a +60 space asphalt parking lot and associated sidewalks, dumpster enclosure, landscaping, and stormwater management facilities. Proposed Construction of a 3,500 SF office/medical outparcel with a 30 space asphalt parking lot and associated sidewalks, landscaping, and stormwater management facilities.		
Name of Applicant/Sponsor: Laker Development NY, LLC. (Contact: Devin Dal Pos)	Telephone: (518) 306-3747 E-Mail: devindalpos@msn.com	
Address: 125 High Rock Ave		
City/PO: Saratoga Springs	State: NY	Zip Code: 12866
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): FOUBU Environmental Services LLC. (Office c/o O'Brien & Gere Limited)	Telephone: -- E-Mail: --	
Address: 333 Washington Street		
City/PO: Syracuse	State: NY	Zip Code: 13221

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☐No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Village Planning Board - Site Plan Approval, Special Permit Approval	Projected: September 20th, 2019
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Village ZBA - Building Area Variance Approval	Projected: October, 2019
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	OCDEP - Sanitary Sewer Connection OCWA - Water Supply Service Connection	
f. Regional agencies ☑Yes☐No		
g. State agencies ☑Yes☐No	NYSDOT - Highway Work Permit NYSDEC - General SPDES Stormwater Permit	Projected: November, 2019
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Remediaton Sites:734052, Remediaton Sites:C734052

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Industrial (I), Residential (R-1).

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

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

C.4. Existing community services.

a. In what school district is the project site located? Fayetteville-Manlius School Central School District

b. What police or other public protection forces serve the project site?
Town of Manlius Police Department, NYS Police, Onondaga County Sheriff's Department

c. Which fire protection and emergency medical services serve the project site?
Fayetteville Fire Department and Ambulance/EMS

d. What parks serve the project site?
Coulter Park, Veteran's Memorial Park, Beard Park, Green Lakes State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Development of multiple commercial uses.

b. a. Total acreage of the site of the proposed action? 31.8 acres
b. Total acreage to be physically disturbed? 16.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 31.8 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial/Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 4
iv. Minimum and maximum proposed lot sizes? Minimum 1.1 ac Maximum 15.2 ac

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 15 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 3
ii. Dimensions (in feet) of largest proposed structure: 30' height; 288' width; and 198' length
iii. Approximate extent of building space to be heated or cooled: 96,050 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑Yes ☐No
If Yes,
i. Purpose of the impoundment: Stormwater Management Area
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: Stormwater
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: +3 acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
Brownfield remediation may involve the excavation and removal of contaminated soil as needed.
If Yes:
i. What is the purpose of the excavation or dredging?
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe.
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 7,680 gallons/day

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

- Name of district or service area: Onondaga County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 7,680 gallons/day

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

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

- Name of wastewater treatment plant to be used: Meadowbrook-Limestone Wastewater Treatment Plan
- Name of district: Meadowbrook Drainage District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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

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

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

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

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

_____

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

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

If Yes:

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

_____ Square feet or 8.1 acres (impervious surface)

_____ Square feet or 16.7 acres (parcel size)

ii. Describe types of new point sources. All building and pavement surfaces will be directed to appropriate stormwater management facilities.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facilities including swales, pipe conveyance systems, bioretention and infiltration areas, and detention basins.

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

  The stormwater mitigation facilities will discharge towards Bishop Brook on the north side of the site.
- Will stormwater runoff flow to adjacent properties? ☑Yes ☐No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing +/- 30 Proposed 375 Net increase/decrease +/- 345

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

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

A full access driveway is proposed on Route 5. Additionally, a right-in/right-out driveway is proposed on Route 5 on the east of the frontage.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

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

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

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

If Yes:

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

Unknown at this time.

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

National Grid

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

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

i. During Construction:

- Monday - Friday: 8am-5pm
- Saturday: 8am-5pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

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

If yes:

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

Typical construction noise generation associated with earthwork and building demolition/construction.

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

Describe: _____

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

If yes:

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

Typical building and pole mounted site lighting. Average height approximately 20-25'. All lighting to be dark-sky compliant.

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

Landscaping use only

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

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

If Yes:

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

- Construction: 4 tons per week (unit of time)
- Operation : 2 tons per week (unit of time)

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

- Construction: Recycling of appropriate materials.
- Operation: Recycling of appropriate materials.

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

- Construction: Local NYSDEC approved landfill.
- Operation: Local NYSDEC approved landfill.

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

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	6.8	16.7	+9.9
• Forested	15.2	12.6	-2.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.8	2.5	-7.3
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

The Fayetteville Senior Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): 734052, C734052

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 734052, C734052

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Spills have all been reported as closed as per the NYSDEC Spills Incident Database.

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

- If yes, DEC site ID number: 734052
- Describe the type of institutional control (e.g., deed restriction or easement): Deed Restriction
- Describe any use limitations: Prohibits use of on-site groundwater.
- Describe any engineering controls: Required vapor intrusion mitigation.
- Will the project affect the institutional or engineering controls in place? ☑ Yes ☐ No
- Explain:

Additional mitigation to be implemented under Brownfield Cleanup Program (BCP).

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ~20 feet feet

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

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

Palmyra Gravelly Loam (PgB)	90 %
Cazenovia Silt Loam	10 %
	%

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

e. Drainage status of project site soils:
☑ Well Drained: 90 % of site
☐ Moderately Well Drained: ____ % of site
☑ Poorly Drained 10 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: ____ % of site
☐ 15% or greater: ____ % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name 899-224.1 Classification C(TS) - R4SBC
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Freshwater Forested/Shrub Wetland (PFO1C) Approximate Size 1.9 Acres
- Wetland No. (if regulated by DEC) _____

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

If yes, name of impaired water body/bodies and basis for listing as impaired:
Limestone Creek, Lower and Minor Tributaries - Pathogens; BOD; Aesthetics - Recreation; Aquatic Life

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

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

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

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

i. Name of aquifer:

m. Identify the predominant wildlife species that occupy or use the project site:
Birds, Deer, small rodents, etc.

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
Maple-Basswood Rich Mesic Forest
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: 140.0, 312.0 acres
- Following completion of project as proposed: 140.0, 312.0 acres
- Gain or loss (indicate + or -): 0.0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened):
Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☑ Yes ☐ No
If Yes:
i. Species and listing:
Bishop Brook (trout stream)

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

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

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

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

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

ii. Name: Eligible properties: 603, 605, 534, 547, 535, 550, 570, 523, 551, 599, & 601 Genesee Street East.

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

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

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

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

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

If Yes:

i. Identify resource: Green Lakes State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park

iii. Distance between project and resource: 1.0 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name NEAL ZINSMEYER, NAPIERALA Consulting Date 08/23/19

Signature Title PROJECT ENGINEER

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