The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at 6:00 p.m. on MAY 28TH, 2019 in COMMON COUNCIL CHAMBERS, City Hall, 108 E. Green Street, Ithaca, NY.

AGENDA ITEM

1 Agenda Review

2 Privilege of the Floor (3-minute maximum per person — if you will be speaking about a project with a scheduled PUBLIC HEARING below, you are highly encouraged to speak at that time)

3 Approval of Minutes: April 23, 2019

4 Site Plan Review

A Project: Greenstar Project Changes
Location: 770 Cascadilla Street
Applicant: Noah Demarest, Stream Collaborative (for owner)
Actions: ☐ Approval of Project Changes

Project Description: This project was approved by the Planning Board on June 26, 2018, with subsequent changes approved by the Board on March 26, 2019. The applicant is now returning with requested items and to request additional changes.

Project materials are available for download from the City website: https://www.cityofithaca.org/DocumentCenter/Index/774

B Project: Chain Works District Redevelopment Plan
Location: 620 S. Aurora St.
Applicant: Jamie Gensel for David Lubin of Unchained Properties
Actions: ☐ Presentation of Revised Phase 1 ☐ Public Hearing ☐ Potential Preliminary Approval of Conceptual Site Plan

Project Description: The proposed Chain Works District is located on a 95-acre parcel traversing the City and Town of Ithaca’s municipal boundary. It is a proposed mixed-use development consisting of residential, office, commercial, retail, restaurant/café, warehousing/distribution, manufacturing, and open space. Completion of the Project is estimated to be over a seven-to-ten year period and will involve renovation of existing structures as well as new structures to complete a full buildout of 1,706,150 SF. The applicant applied for a Planned Unit Development (PUD) for development of a mixed-use district, and site plan review for Phase 1 of the development in 2014. The project also involves a Planned Development Zone (PDZ) in the Town and subdivision. This project is a Type I Action under the City of Ithaca Code, Environmental Quality Review Ordinance, §174-6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a) and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), for which the Lead Agency issued a Positive Declaration of Environmental Significance on October 28, 2014. The Lead Agency held subsequently Public Scoping on November 18, 2014. The Lead Agency deemed the Draft GEIS adequate for public review on March 8, 2016, held the public hearing on March 29, 2016 and accepted comments until May 10, 2016. The Lead Agency filed a Notice of Completion for the FGEIS on March 5, 2019. The FGEIS includes the original DGEIS, all comments and responses on the DGEIS, revised information resulting from those comments, and updated information since the publication of the DEIS.
Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

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Board adopted findings on March 26, 2019. The applicant is now proposing Phase 1 of the project which entails the rehabilitation of buildings 21 and 24.

Project materials are available for download from the City website:  
http://www.cityofithaca.org/DocumentCenter/Index/119

C Project: North Campus Residential Expansion (NCRE)  
Location: Cornell University Campus  
Applicant: Trowbridge Wolf Michaels for Cornell University  
Actions: ☑ Continuation of Site Plan Review (Jessup Road Elevations & Conditions of Approval)

Project Description: The applicant proposes to construct two residential complexes (one for sophomores and the other for freshmen) on two sites on North Campus. The sophomore site will have four residential buildings with 800 new beds and associated program space totaling 299,900 SF and a 1,200-seat, 66,300 SF dining facility. The sophomore site is mainly in the City of Ithaca with a small portion in the Village of Cayuga Heights; however, all buildings are in the City. The freshman site will have three new residential buildings (each spanning the City and Town line) with a total of 401,200 SF and 1,200 new beds and associated program space—223,400 of which is in the City, and 177,800 of which is in the Town. The buildings will be between two and six stories using a modern aesthetic. The project is in three zoning districts: the U-I zoning district in the City in which the proposed five stories and 55 feet are allowed; the Low Density Residential District (LDR) in the Town which allows for the proposed two-story residence halls (with a special permit); and the Multiple Housing District within Cayuga Heights in which no buildings are proposed. This has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B.(1)(b), (h) 4, (i) and (n) and the State Environmental Quality Review Act (“SEQRA”) § 617.4 (b)(5)(iii) for which the Lead Agency issued a Negative Declaration on December 18, 2018 and granted Preliminary Site Plan Approval to the project on March 26, 2019.

Project materials are available for download from the City website:  
http://www.cityofithaca.org/DocumentCenter/Index/811

D Project: Arthaus on Cherry Street  
Location: 130 Cherry Street  
Applicant: Whitham Planning & Design  
Actions: ☑ Consideration of Preliminary & Final Site Plan Approval

Project Description: The applicant proposes an as-of-right five-story building approximately 63 feet of height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The site is currently the location of AJ Foreign Auto. The program includes ground floor covered parking for approximately 52 vehicles, plus 7,000 SF of potential retail/office and amenity space geared towards artists’ needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. All residential rental units will be restricted to renters earning 50 to 80 percent of the Area Median Income. The north edge of the property will include a publicly-accessible path leading to an inlet overlook. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance § 176-4B(1)(k), (h)[2], (n), and the State Environmental Quality Review Act (“SEQRA”) § 617.4(b)(11).

Project materials are available for download from the City website:  
https://www.cityofithaca.org/DocumentCenter/Index/946

E Project: Student Housing  
Location: 815 S. Aurora Street  
Applicant: Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox & Charlie O’Connor  
Actions: ☑ Project Presentation ☑ Review of FEAFC Parts 2 & 3
**Project Description:** The project applicant proposes a new 49-unit student housing complex (16,700 SF footprint) comprised of three buildings constructed on a hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) efficiency units, (3) one-bedroom units, (10) two-bedroom units, (20) three-bedroom units and (14) four-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of Building B, and a roof terrace and lounge on the fourth floor of Building B. The project site shares the 2.85 acre site with an existing cell tower facility, garages, an office and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at the existing site entry at the south end of the property, with a new fire lane to be constructed in front of the ends of buildings A & B at the northern end of the site. The project will include 68 parking spaces, as required by zoning. The property located in the R-3b zoning district. A variance will likely be required for a rear yard setback deficiency. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

Project materials are available for download from the City website: [https://www.cityofithaca.org/DocumentCenter/Index/982](https://www.cityofithaca.org/DocumentCenter/Index/982)

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**Project:** Mixed Use Apartments (77 Units) 8:10

**Location:** 510 W MLK/ State Street

**Applicant:** Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox & Charlie O’Connor

**Actions:** 
- Project Presentation
- Declaration of Lead Agency
- Review - Draft FEAF Parts 2 & 3

**Project Description:** The applicant proposes to construct a 4- to 6-story building with a footprint of 13,730 SF and a GSA of approximately 74,700 SF. The project will have 2,100 SF of retail space on the first floor facing W State/MLK Street and 77 housing units, permanently affordable to households making 50-70% Area Median Income (AMI). Building amenities include a community room, bike and general storage, a laundry room and a fifth floor lounge with access to a rooftop terrace. The project site has frontage on three streets (W State/MLK, Corn and W Seneca) and is in two zoning districts: CBD 60 in which the maximum height is 60’ and B-2d in which the maximum height is 40’. Neither zone has a prescribed number of stories. The project is subject to the Downtown Design Guidelines and will likely require an area variance for rear yard setback. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

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**G 312 E Seneca Street – Sketch Plan** 8:30

**5 Old/New Business** 9:00

- Sexual Harassment Training
- Board Retreat
- Planning Board Recommendation on Proposal to Amend Sections of Chapter 325, Zoning, the City Municipal Code Pertaining to Proposed Revisions to the CBD 60 Zoning District on the 300, 400, and 500 Block of West State Street in the City of Ithaca

**6 Reports** 9:20

A. Planning Board Chair
B. BPW Liaison
C. Director of Planning & Development

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**7 Adjournment** 9:30

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Site Plan Review comments from Engineering Office  
May 16, 2019

**510 West State Street**
- The three existing curb cuts shall be removed as part of the project (one each on W. State, N. Corn, and W. Seneca)
- City inspection shows that the sidewalk on Corn Street should be replaced as part of the project. Other sidewalks are acceptable at this time, but if damaged during construction will need to be replaced by permittee
- Will this building be serviced (e.g., garbage and recycling) on Seneca Street? Will any services be provided on Corn or W State?
- We would like a trip generation and parking generation report prepared by a P.E. for this project. This will help us determine if further traffic impacts need to be studied.
- Applicatn should documents calculations and compliance with the bike parking regulations in the Site Plan Review ordinance.
- City street permits will be required for any work in the street right of ways for North Corn Street and West State/MLK Jr. Street. A NYSDOT highway work permit will be required for any work in the street right of way on West Seneca Street. For these permits, we will need detailed construction staging plans prepared by a P.E. Our expectation at this time is that the sidewalk on West State Street shall be maintained and protected with an engineered scaffolding as much as possible, but that the sidewalk on Corn Street will be allowed to be closed and pedestrians detoured to the east side of the street. We would suggest to the applicant and NYSDOT that with proper design Seneca Street could maintain two westbound travel lanes with a lane shift to the north and parking removed near the project site on both sides of the street. We expect that the sidewalk on the south side of Seneca street would be detoured of the north side of the street.

**815 South Aurora Street**
- Transportation Engineer should approve the traffic report provide
- The materials hint at a redesigned sidewalk and driveway. Can an updated plan be provided?
- A detailed plan for the bike parking should be provided

**Arthaus**
- Provide detailed information for bike parking. Are those hanging racks? Spacing?
- We need a detailed plan prepared by P.E. for frontage, sidewalks, curbing, etc.
- Have the issues related to the sidewalk returning to the street right of way at the north & south ends of the property been resolved? We need a permanent easement for the portions of public walkway on private property both on this property and on abutting properties, if needed.

**Chainworks**
- Inspection of sidewalk to be replaced on S Aurora shall be coordinated with City Sidewalk Program Manager, John Licitra. Sidewalk to be replaced shall be by determination of City.
• On CS-4, we will need engineered plans for roadway and any other work in ROW. Sidewalk reconstructed outside of the ROW will require a permanent easement or fee title transfer to City.

• City street permits are required for all work in S. Aurora St, S. Cayuga St, and Turner Place street right-of-ways. These areas are all within the jurisdiction of the City, not NYSDOT. DOT highway work permits are required for any work on Rt 96B outside the City limits.
ADOPTED RESOLUTION
Approval of Project Changes & Conditions
City of Ithaca Planning & Development Board
Greenstar Cooperative Market
750-770 Cascadilla Street
March 26, 2019

WHEREAS: the City of Ithaca Planning and Development Board approved the Greenstar Cooperative Market relocation Project with conditions on June 26, 2018, and

WHEREAS: the applicant is now requesting project changes detailed in a February 8, 2019, submission from Stream Collaborative, on behalf of the owner, that include removal of the farm stand and forklift shed, modifications to the planting plan, minor site plan modifications, and minor changes to the exterior of the building (including fenestration), and

WHEREAS: this has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B.(1)(d) and the State Environmental Quality Review Act (“SEQRA”) § 617.4 (b)(10) and is subject to environmental review, for which the Planning Board, acting as Lead Agency made a negative determination of environmental significance on June 26, 2018, and

WHEREAS: the Planning Board has determined that the proposed updates are consistent with the above referenced environmental determination and no further environmental review is required, and

WHEREAS: the Planning Board granted approval on June 26, 2018, subject to the following conditions:

i. Submission to the Planning Board of project details, including but not limited to building materials, lighting, signage, etc., and
ii. Submission to the Planning Board of updated information regarding off-site improvements that are under the jurisdiction of NYSDOT and the adjacent property owner, and
iii. Any work in the City Right of Way will require a Street Permit, and
iv. Transformer, if needed, will be located such that it is not visible from the public right of way, and
v. Bike racks must be installed before a Certificate of Occupancy is granted, and
vi. A Staging Plan must be approved by Building and Engineering before issuance of a building permit, and
vii. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits, etc.

WHEREAS: the Planning Board has on March 26, 2019, reviewed and accepted as adequate the following new, revised drawings: “Layout Plan (L101),” “Planting Plan (L102),” “Site Elevations (L201),” “Site Elevations (L202),” “Site Details (L501),” “Perspectives (L901),” and “Perspectives (L902),” all revised and dated March 5, 2019, and all prepared by Stream Collaborative on behalf of the Owner, and other application materials, now, therefore be it

RESOLVED: that the Planning Board does hereby approve proposed changes as detailed in the latest drawings referenced above, and be it further

RESOLVED: that the following conditions will either be met before construction or a Certificate of Occupancy is issued, and any other project changes will be brought before the Planning Board for review:

i. Submission to the Planning Board of project details, including but not limited to building materials, lighting, signage, etc., and
ii. Submission to the Planning Board of a revised landscape and signage plan for the area formerly occupied by the farm stand, and
iii. Submission to the Planning Board of a revised north elevation showing an architectural or decorative intervention to improve the look of the blank facade, and,

iv. Submission to the Planning Board of updated information regarding off-site improvements that are under the jurisdiction of NYSDOT and the adjacent property owner, and

v. Any work in the City Right of Way will require a Street Permit, and

vi. Transformer, if needed, will be located such that it is not visible from the public right of way, and

vii. Bike racks must be installed before a Certificate of Occupancy is granted, and

vii. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits, etc.

Moved by: Johnston
Seconded by: Petrina
In favor: Blalock, Glass, Johnston, Jones, Lewis, Petrina
Against: None
Abstain: None
Absent: Elliott
Vacancies: None
5/18/2019

To: Ithaca City Planning Board

Subject: Sign and Parking program for 770 Cascadilla Street location.

Street Signage Description

Planning Board resolution: ii. Submission to the Planning Board of a revised landscape and signage plan for the area formerly occupied by the farm stand

Placement: Corner of Cascadilla Street and Route 13
Oriented to be viewable from both Route 13 and Cascadilla Street approach

Size: Approximately 8’ wide x 4’ tall

Materials: Materials will complement the exterior program and include the GreenStar Food Co+op logo at minimum. Signage will be illuminated by down lighting

Other: Signage structure will include complementary landscaping and pedestrian seating such as a park bench. Sign will be illuminated by down-lighting. Sketch design not available at this time.

North Facing Exterior Façade Welcome Sign Description

Planning Board resolution: Submission to the Planning Board of a revised north elevation showing an architectural or decorative intervention to improve the look of the blank facade

Placement: Displaying at least GreenStar Food Co+op logo and “Welcome to Ithaca”

Size: “Welcome to Ithaca” 65’ wide x 10’ tall. Need dimensions of condensing units shown.

Materials: Aluminum composite fabrication mounted to siding

Other: Refrigeration condensing units housing will be painted in accordance with the siding color palette. The red siding needs to be shown to run the length of the façade. Sign will not be illuminated or illuminated by down-lighting.

Parking Lot Program Changes

- Extend concrete apron to maintain Rick’s Rental access.
- Delete wooden bollards from parking lot program.
- Replace wooden bollards with lit metal bollards.
- Install wheel stops at every parking space along east entry sidewalk.
approx. 430 sq.ft.
State of New York  
Department of Transportation  
Highway Work Permit

Permit No.: 20180375725  
Date Issued: 03/19/2019  
Project ID No.:  
Expiration Date: 08/31/2020

*Permittee 1:  
EDGAR ENTERPRISES INC  
330 EAST 14TH STREET  
ELMIRA HEIGHTS, NY 14903  
Emergency Contact: ROGER SANTOS  
Emergency Number: 607-481-0864

*Permittee 2:  
ORGANIC NATURE LLC  
330 EAST 14TH STREET  
ELMIRA HEIGHTS, NY 14903

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

INSTALL SIDEWALK, CURB RAMP, AND CROSSWALK AT THE INTERSECTION OF SR13 AND CASCADILLA STREET IN THE CITY OF ITHACA.

THE PERMITTEE IS RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL IN ACCORDANCE WITH THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT. ANYONE WORKING WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL WEAR HIGH-VISIBILITY APPAREL MEETING THE ANSI 107-2004 CLASS II STANDARDS AND A HARD HAT.

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as set forth and represented in the attached application at the particular location or areas, or over the routes as stated therein, if required; and pursuant to the conditions and regulations general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit. See additional conditions on PAGE 2.

THIS PERMIT IS ISSUED BASED ON ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS BEING SATISFIED.

Dated at: Syracuse  
Date Signed: 03/19/2019  
Commissioner of Transportation  
By: Elizabeth Parmley

IMPORTANT:

THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED, SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK BEGINS. THE HIGHWAY WORK PERMIT SHALL BE AVAILABLE AT THE SITE DURING CONSTRUCTION.

BEFORE WORK IS STARTED AND UPON ITS COMPLETION, THE PERMITTEE ABSOLUTELY MUST NOTIFY:

Eric Buck, Resident Engineer  607-756-7072

"UPON COMPLETION OF WORK", SECOND TO LAST PAGE, MUST BE COMPLETED, SIGNED BY THE PERMITTEE, AND DELIVERED TO THE RESIDENT ENGINEER.
The issuing authority reserves the right to suspend or revoke this permit at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

* Upon completion of the work within the state highway right-of-way authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his/her or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.

| Permit Fee | $200.00 |
| Insurance Fee | $0.00 |
| Total Fees | $200.00 |
| Amt Rec'd 1 | $200.00 |
| Check Num | 30007 |
| Check Date | 08-MAR-19 |
| App 1 Bond # | B3244168 |
| App 1 Bond Amt | $10,000.00 |
| UOF | App 1: No |
| App 2: No |

**Attachments and additional requirements to this Highway Work Permit include:**

PERM 33 - Highway Work Permit Application for Non_Utility Work

PERM 50 - Inspection and/or Supervision Payment Agreement for Highway Work Permits

**END OF ATTACHMENTS**
E-BBA Series
LED Bollard
Replaces 100W MH

Flexible, Durable, and Easy to Install
This DLC approved traditional style LED bollard has precision designed options for an optimal and even beam spread.

Easy-To-Install
• Mounting Plate disconnects from tube entirely
• Terminal block on mounting bracket for quick and easy connections

Flexible Install
• Designed to work with all RUUD and e-conolight bollards
• The 3 anchor bolts are 120° apart in industry-standard configuration

Durable
• Airtight LED compartment to prevent fogging, condensation, or water build up
• UV resistant polycarbonate lens provides optimal light transmission and protection

Recommended Use
• Security
• Entryways
• Perimeter lighting

Certifications

WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

Quality Products, Affordably Priced.
E-BBA Series

Series Overview

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Fixture Specifications

| HOUSING          | Durable aluminum housing                                      |
| DISTRIBUTION/BEAM ANGLE | 360˚ spread                           |
| LENS ASSEMBLY   | UV resistant polycarbonate lens                             |
| MOUNTING        | Mounts using included anchor bolts. 3 bolt system compatible with RUUD and e-conolight bollards |

Electrical Performance

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Warranty & Certifications

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Due to continuous product improvement, information in this document is subject to change.

Revision Date: 05/25/18

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com
## E-BBA Series

### Output Specifications

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*Due to continuous product improvement, information in this document is subject to change.*
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Approval for the Chain Works District Redevelopment Project to be located at 620 S. Aurora Street by Scott Whitham and Jamie Gensel for David Lubin of Unchained Properties, and

WHEREAS: the proposed Chain Works District seeks to redevelop and rehabilitate the +/-800,000-SF former Morse Chain/Emerson Power Transmission facility, located on a 95-acre parcel traversing the City and Town of Ithaca’s municipal boundary. The applicant has applied to Common Council for a Planned Unit Development (PUD) for a mixed-use district, which includes residential, commercial, office, manufacturing and a natural area, and which consists of four primary phases: (1) the redevelopment of four existing buildings (21, 24, 33, & 34); (2) the repurposing of the remaining existing buildings; (3) potential future development within areas of the remainder of the site adjacent to the existing buildings/parking areas; and (4) future developments within remaining areas of the site. The project also requires subdivision approval and approvals from the Town of Ithaca for a Planned Development Zone and site plan approval, and

WHEREAS: The proposed project exceeds the thresholds defined for Type I projects in both the State and City Environmental Quality Review Law. Type I actions carry with them the presumption that it is likely to have a significant effect on the environment. Specifically, this project exceeds the Type I thresholds as defined in Chapter 176 of the City of Ithaca Code, Environmental Quality Review Ordinance, §174-6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a)and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), and

WHEREAS: the City of Ithaca Planning and Development Board, as Lead Agency, made a Positive Declaration of Environmental Significance on October 24, 2014, directing the Project Sponsor to prepare a Draft Generic Environmental Impact Statement (DGEIS) to evaluate potential impacts of the proposed project, and

WHEREAS: on November 18, 2014, the City of Ithaca Planning and Development Board held both an Agency Scoping Session and a Public Scoping Session to identify issues to be analyzed in the GEIS, and

WHEREAS: the City of Ithaca Planning and Development Board did, on January 13, 2015, approve a Scoping Document, and

WHEREAS: the City of Ithaca Planning and Development Board, as Lead Agency for the purpose of environmental review, did on March 8, 2016 review the DGEIS submitted by the Project Sponsor for completeness and adequacy for the purpose of public review and comment, and with the assistance of City Staff and the City’s consultants, Adam Walters of Phillips Lytle LLP, find the DGEIS to be satisfactory with respect to its scope, content, and adequacy, and

WHEREAS: on March 29, 2016, a public hearing was held by the Planning and Development Board to obtain comments from the public on potential environmental impacts of the proposed action as evaluated in the DGEIS, and written comments for the same purpose were accepted until May 25, 2016, and

WHEREAS: the Planning and Development Board as Lead Agency, did on March 26, 2019 accept the Final GEIS for the CWD as complete for filing, having duly considered the potential adverse environmental impacts and proposed mitigating measures as required under: 6 NYCRR Part 617 (the
SEQRA regulations) and Chapter 176 of the City of Ithaca Code (the City of Ithaca Environmental Quality Review Ordinance, CEQRO), and

WHEREAS: on March 26, 2019, the Planning Board adopted the Findings Statement, which was a “positive” findings statement, meaning that the proposed Project was potentially “approvable” (a relevant term used in the State’s “SEQR Handbook”) by the Planning Board, as to its site plan, and

WHEREAS: the Planning Board has used the Findings Statement to assist in its review of the proposed site plan, and in considering conditions that should be applied to any approval thereof, and

WHEREAS: In accordance with the City of Code regarding PUDs; “When and if the Planning and Development Board has completed its environmental review of the project to the extent required under SEQRA and CEQRO and has issued a contingent site plan approval or in the case of a multiphase project has issued a preliminary contingent site plan approval of multiple phases along with a final contingent site plan approval of at least one phase, the project will return to the Common Council for final consideration of the adoption of the PUD, which at Council’s discretion may be authorized for one or all phases of a multiphase project”, and

WHEREAS: as this is a multiphase project, the applicant is now pursuing preliminary site plan approval for the entire project and will pursue final site plan approval for Phase 1 in the near future, and

WHEREAS: legal notice was published and property posted in accordance with Chapters 276-6 (B) (4) and 176-12 (A) (2) (c) of the City of Ithaca Code, and

WHEREAS: a Public Hearing for the proposed action was held on May 28, 2019, and

WHEREAS: the Tompkins County Department of Planning & Sustainability, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

WHEREAS: The Planning Board has, on May 28, 2019 reviewed and accepted as adequate the drawing entitled “Overall Conceptual Site Layout Plan” also known as Figure 2.3-2 in the FGEIS, now, therefore, be it

RESOLVED: that the Planning and Development Board does hereby grant Preliminary Site Plan Approval to the above referenced Conceptual Site Layout Plan for the proposed Chainworks Redevelopment Project, and be it further

RESOLVED: that prior to final site plan approval of Phase 1, the applicant must submit a full site plan review application that includes all required materials and demonstrates compliance with the FGEIS, the approved conceptual site layout plan and the proposed Chainworks District PUD and Design Guidelines.

Moved by:
2nd by:
In Favor:
Against:
Abstain:
Absent:
Vacancies: 0
May 10, 2019

Lisa Nicholas, Senior Planner
Planning Division, City of Ithaca,
108 E. Green Street, 3rd Floor
Ithaca, NY 14850

Dear Lisa, JoAnn, and members of the City of Ithaca Planning and Development Board

Attached please find information regarding the NCRE project. Again, thank you for all of your time, attention and dedication to date. The materials in this package (and the package in April) provide the information necessary to fulfill the design conditions for final site plan approval. We anticipate reviewing the material at the PRC and Planning Board meetings in May, and request consideration of Final Site Plan approval at the Planning Board’s June meeting. In the pages following you will find a summary of the approvals process progress structured to align with the conditions per your preliminary approval resolution. In addition to drawings requested as condition(s) of approval, an updated technical drawing set of the site plans is included.

We are targeting the following schedule moving forward:

- Early May – Applicant submission, remainder of materials (this package)
- Mid May – Target date for completion of all MOU/Regulatory conditions
- May 26th Planning Board – No action. Review submitted materials against conditions of approval, Akwe:kon wall and Jessup Road Elevation
- June – submit additional materials if necessary, attend June 13th PRC as necessary
- June 25th Planning Board – Consideration of Final Site Plan Approval

If you have any questions or require further information, please do not hesitate to call. We are looking forward to reviewing the design conditions for the project at your May 28th meeting where we plan to make a presentation.

A copy of this letter and all of the materials will also be sent to the Village of Cayuga Heights and the Town of Ithaca.

Sincerely,

Kimberly Michaels
Principal

Cc: Susan Ritter, Town of Ithaca
    Brent Cross, Village of Cayuga Heights
PLANNING BOARD QUESTIONS

□ Request that the material (concrete) for the proposed retaining wall on Triphammer at Akwe:kon be reconsidered.

The Akwe:kon driveway retaining wall has been changed from concrete to natural stone. The design team believes that stone is contextual with other site walls along Triphammer Road and will feel appropriate to the neighborhood. The wall is only 30” high at its tallest height. This change is reflected in the attached technical drawings. An updated visualization of the driveway and wall will be presented at the May Planning Board meeting.

□ Request for additional information regarding ADA access.

This was provided in the April submission materials.

□ Request for additional discussion regarding Jessup Road façade, specifically, how the building meets the ground plane.

Scheduled for discussion at the May PRC and planning board meetings.

SITE PLAN REVISIONS/UPDATES

In addition to drawings and materials requested as condition(s) of approval, an updated technical drawing set of the site plans is included. The following changes/additions to the plans have been made:

Fire Access diagrams – Included in the set is a copy of the fire access plans approved by Tom Parsons, Fire Chief for the City of Ithaca.

ADA diagram – An ADA diagram is included in the drawing set. This diagram is consistent with the information presented to the Planning Board in response to questions about accessible routes.

Site paving material changes - As presented at April’s Planning Board meeting, the project now includes concrete and porous pavers over structural soil at primary plaza spaces in lieu of asphalt. These updates are captured in the updated illustrated plan and the layout/materials plans.

Minor grading adjustments - as requested by the municipal reviewing SWPPP engineers

Updated site demolition plans – Coordination with necessary points of construction access has revealed the need to remove six additional trees, five of which are in the City of Ithaca. Two of them are larger than 8” caliper. These removals have been added to the demolition plans. In general, the project still includes replacement of more trees than are removed for the project. The planting plans have been updated to include additional trees in response to these removals as well (see updated planting plans).

Updated Planting Plans – The technical drawing set includes the most recent planting plans. There have been no major changes to the planting plans. Some landscaping has been added.
in the Town at the request of the Town Planning Board. Also, replacements have been added to the planting plan in response to the removals noted above. The two largest tree removals occur between Akwe:kon and Building 2A-2B. Replacement landscaping is proposed to be decided in coordination with Akwe:kon. The exact planting is not yet known, as the design team would like to seek input from Akwe:kon before finalizing what is selected. The intent is to provide a level of replacement in the form of multiple trees at approximately 3-4” caliper. In addition, two street trees have been added to replace two removals near the Jessup Road-Sisson Place intersection and one tree has been added to replace an additional removal along Cradit Farm Drive.

DESIGN CONDITIONS FOR FINAL SITE PLAN APPROVAL

- Submission to the Planning Board of colored building elevations of all facades in the City of Ithaca, keyed to building materials.

  Rendered building elevations keyed to building materials are included in this package.

- Submission of locations, designs, and details of any proposed signage associated with the project;

  Site signage plans are included in this package. Potential future wayfinding and/or building signage has not yet been designed.

- Submission of final exterior lighting plans, details and photometrics demonstrating dark sky compliance and showing that no spillage occurs onto adjacent properties, and that nighttime lighting of buildings does not impact adjacent city neighborhoods;

  Outdoor lighting temperature will be 3000k. Lighting photometrics, details and cuts sheets are included in this package.

- Documentation of progress for the following transportation improvements in the [City] of Ithaca [and Village of Cayuga Heights];
  - Provide a larger bus pull-off on Jessup Road (Cornell owned) in front of RPCC. The bus pull-off currently shown only accommodates one bus at a time. The Applicant will work with TCAT to add two buses to the North Campus routes to accommodate the increase in the student population
  - Provide improved crosswalks along Jessup Road between the Project Site and the Townhouses to the north
  - Widen Cradit Farm Drive (a Cornell-owned road) in front of Appel Commons and Helen Newman Hall to provide bicycle lanes, bus pull-offs on both sides and improve pedestrian crossings. This section of Cradit Farm Drive is the only section without bicycle lanes. Cradit Farm Drive is along major bus routes and has heavy pedestrian traffic.

  All of the work described here has already been incorporated into the design documents. The drawing set submitted on February 8, 2019 and today includes a larger bus pull-off on Jessup Road in front of RPCC. It also includes improved pedestrian crosswalks along Jessup between the project site and the Townhouses to the north. It also includes widening Cradit Farm drive in front of Appel Commons and Helen Newman Hall and provides bicycle lanes, bus pull-offs and improved pedestrian crossings.
The Planning Board encourages Cornell to work with the City of Ithaca to make the additional sidewalk improvements recommended by the transportation engineer in an email dated 9-12-18.

The italics following is the list of the recommended sidewalk improvements quoted directly from the City traffic engineer email dated 9-12-18. Project responses are in regular print.

- An ADA Ramp is needed at Wait Ave and Triphammer Rd Intersection on the east side. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

- The sidewalk along Wait Ave 300 block on the east side has surface defects on approximately 10% of the sidewalk. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

- The 100 block of Triphammer Rd between Wait Ave and Sisson Pl. has a 4 foot wide broken sidewalk--this should be replaced with a 5 wide sidewalk. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

- Curb ramps on Triphammer Road crossing Sisson Pl intersection lacks detectable warnings on the curb ramps. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

- The sidewalk network on the east side of the 100 block of Triphammer Rd between Sisson Pl. and Jessup Rd must be completed. For several reasons, the team respectfully requests that Cornell not be required to add sidewalk in this location. Grades are challenging. A sidewalk would require cutting of a steep slope and installation of retaining walls. There are utility poles directly in the path of a potential sidewalk. Vegetation would be heavily impacted as a result of the work necessary to build a sidewalk in this location. In addition, Cornell only owns a portion of the property along this route, and the portion they own is not contiguous to the existing walk.

- At the Jessup Rd. and Triphammer Rd. intersection, 4 new ADA ramps are needed. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

Identification on the site plans of the limits of the water/sewer main and/or roadway dedications (if applicable). All applicable dedicated infrastructure must be in conformance with City of Ithaca rules and regulations;

At this time, there are no water/sewer main and/or roadway dedications included in the project and none are anticipated.

MUNICIPAL/AGENCY/REGULATORY CONDITIONS FOR FINAL SITE PLAN APPROVAL

Submission of written documentation from the Village of Cayuga Heights and City of Ithaca Fire Chiefs, confirming that the proposed fire access plan shown on Sheet L0.03 and fire access-truck turning plan shown on Sheet L0.04 are both adequate for emergency response purposes, and that the Village of Cayuga Heights and City of Ithaca have coordinated emergency responses to the project site;
The City of Ithaca Fire Chief has confirmed the proposed site plans are adequate for emergency response purposes. Approved fire access plans from the City Chief were submitted on March 15, 2019 and also included again for convenience in the attached technical drawing set.

It is the design team’s current understanding that the Town and City of Ithaca have agreed that the City of Ithaca Fire Department will be responsible for fire protection for the entire project. We believe that the MOU currently in progress between the City and Town is addressing this item.

George Tamborelle, Fire Chief for the Village of Cayuga Heights, has reviewed the fire access plans provided by TWMLA. In addition, he has discussed response and service with both Tom Parsons (City of Ithaca Fire Chief) and Bruce Bates (codes enforcement, Town of Ithaca). He has stated that he approves of the plans. His communication is attached.

- **Submission to the Planning Department of a fully executed Memorandum of Understanding (MOU) among the City of Ithaca and Cornell University memorializing a joint commitment to develop and approve a reasonable pedestrian improvement plan for the intersections of Thurston Avenue (City Owned) and Cradit Farm Drive and Thurston Avenue and Wait Avenue (City owned) that contains schedule milestones for Cornell, at its own expense, to:**
  - Hire consultants to oversee the project
  - Develop preliminary and final project design documents in coordination with involved parties
  - Prepare construction documents
  - Construct project

  This is in progress by Cornell. Anticipated completion by mid-May.

- **Documentation that TCAT will add two buses to the North Campus Routes to accommodate the increase in student population;**

  A letter from TCAT stating that they intend to meet increased demand as a result of the NCRE project is attached. In addition, a letter from TCAT was previously included in submitted documents (February 8, 2019). The letter also stated TCAT’s intention to meet increased demand on North Campus.

- **Submission of a written commitment from Cornell University to facilitate and fund a project to replace and upgrade the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor, as specified in the memo written by Erik Whitney, P.E., City of Ithaca Assistant Superintendent of Public Works, Water and Sewer Division to Kim Michaels, RLA, Trowbridge Wolf Michaels, dated 10/12/18, subject to project revisions by the City and Town of Ithaca;**

  This is in progress by Cornell. Anticipated completion by mid-May.

- **Full execution of a Memorandum of Understanding (MOU) between the City of Ithaca and Town of Ithaca specifying responsibility for all building permits, certificates of occupancy, certificates of compliance, and all code-related inspections;**

  The project team believes that this is moving forward. We are not aware of the timeline the City and Town have set for this item.
Receipt of preliminary site plan approval by the Town of Ithaca and Village of Cayuga Heights for the elements of the project located within those municipalities;

Preliminary approval has been granted by the Town of Ithaca. Final site plan approval in the Village of Cayuga Heights was granted at the April 22nd Village Planning Board meeting.

Review and approval by the City Engineer of the Stormwater Pollution Prevention Plan (SWPPP);

Scott Gibson, City SWPPP engineer, has reviewed the plans and has communicated to the design team that he is satisfied with the stormwater design.
**Spring City Octagonal LED**

**Light Fixture Type - EL1**

### Octagonal Options

- **A**
- **B**
- **C**
- **D**
- **E**
- **F**

For additional size information please visit www.springcity.com

### Finial Options

- **A**
- **B**
- **C**
- **D**
- **E**
- **F**
- **G**
- **H**
- **I**
- **J**
- **K**
- **L**

### Ordering Information

**Building A Part Number**

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<th>Voltage</th>
<th>Panel Type</th>
<th>Panel Finish</th>
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<td>ALMEDM</td>
<td>LE100</td>
<td>EV1</td>
<td>CR3</td>
<td>P</td>
</tr>
</tbody>
</table>

**ALMEDM**
- Edgewater

**ALMEDL**
- A Standard Edgewater

**ALMWML**
- B Standard Anchorage

**ALMVDV**
- C Standard Savannah

**ALMVH**
- D Standard Harrisburg

**ALMHRH**
- E Standard Harrisburg/Baltimore

**ALMDPM**
- F Dana Pointe

**ALMHR**
- G Standard Harrisburg

### Variants

- **LE020** = 20 W
- **LE030** = 30 W
- **LE040** = 40 W
- **LE060** = 60 W
- **LE065** = 65 W
- **LE080** = 80 W
- **LE095** = 95 W
- **LE100** = 100 W
- **LE120** = 120 W
- **LE125** = 125 W

*Custom options available*

### Finial Options

- **F03** = G Cast Ball
- **FGV** = H Grandview Finial
- **FNA** = I North Ave
- **FED** = J Standard Edgewater
- **FSA** = K Standard Savannah
- **FHB** = L Standard Harrisburg/Baltimore
- **XXX** = M Modifier

### Color Options

- **PLO** = Clear
- **PLF** = Fully Frosted
- **PBP** = Pebbled
- **SDP** = Seeded
- **STP** = Stippled
- **WHP** = White
- **XXX** = Custom

### Panel Options

- **EV1** = 120 V
- **EV2** = 240 V
- **EV3** = 277 V
- **EV4** = 480 V
- **EV5** = 600 V
- **EV6** = 720 V
- **EV7** = 840 V
- **EV8** = 1000 V

### Material Options

- **P** = Polycarbonate
- **Y** = Acrylic

### Additional Information

**OCTAGONAL LED**

Cornell University
North Campus Residential Expansion
P105.00

Light Fixture Cutsheets
265100 - 1
Site, Utility, Landscape, Foundations Package- 03.01.2019
LAMP POST SPECIFICATIONS

STYLE: NORTHAMPTON
HEIGHT: ""
MAX HEIGHT: 20'-0"
BASE: 12" DIAMETER

MATERIAL:
SHAFT: 3 1/2" DIA. - 12 FLAT FLUTE - ALUMINUM EXTRUSION - .125" WALL
BASE: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-96
FINISH: PRIME PAINT THEN FINISH SHERWIN WILLIAMS
ACROLON - PLEASE ADVISE COLOR
ACCESS DOOR: LOADED IN BASE SECURED WITH TAMPER PROOF
HEX SOCKET SECURITY MACHINE SCREWS
GROUND STUD PROVISIONS: DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO
ACCOMMODATE A 1/4"X20 GROUND STUD (STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS: (4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH
1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT)
BOLT PROJECTION: 3" REQUIRED
TENON: "" DIA. X "" HIGH

9" DIA.
Ø OF A.D.

CROSS SECTION
N.T.S.

Light Fixture CutSheets

Spring City Electrical Mfg. Co.
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 FAX (610) 948-5577
E-mail ADDRESS: sales@springcity.com

DESCRIPTION | APSNRT-12-E3 | PDF
---|---|---

Cornell University
North Campus Residential Expansion
P105.00

LIGHT FIXTURE CUTSHEETS
265100 - 2
Site, Utility, Landscape, Foundations Package- 03.01.2019
LIGHT FIXTURE TYPE - EL1

BASE MOUNTING DETAIL - TYPICAL ALL POLE MOUNTED LUMINAIRES, U.O.N.

---

LED AREA LIGHT
(REREFERENCE POST
MOUNT STREET LIGHT
STANDARD)

WHITE 1" LETTERS- 1/4" STROKE
8" ABOVE GRADE, FACING ROAD
OR SIDEWALK, PROVIDED BY
CORNELL ELECTRIC SHOP.

HAND HOLE 3" x 5"
12" ABOVE BASE COVER.

POLE BASE AND BASE
COVER. SEE DETAIL 2.2.3.

FINISHED GRADE.

TRACEABLE ELECTRICAL
WARNING TAPE, 6" BELOW
GRADE OVER ALL CONDUIT
RUNS.

CONCRETE ANCHOR BASE
SEE DETAIL 2.2.2.

---

STREET LIGHT-SHARP CUTOFF TYPE
NO SCALE

DESIGN and CONSTRUCTION STANDARDS
CORNELL UNIVERSITY

REVIEWS BY: JB
DATE: 6/30/17

REVISED BY: JD
DATE: 6/26/15

CELL LIBRARY
N/A

CELL NAME
N/A

DOC PRINT
SIZE: 8 1/2 X 11

DETAIL NO.
2.2.1

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Cornell University
North Campus Residential Expansion
P105.00

LIGHT FIXTURE CUTSHEETS
265100 - 3

Site, Utility, Landscape, Foundations Package- 03.01.2019
1. PROVIDE A SPARE 1 1/2" SCHEDULE 80 PVC CONDUIT OUT OF POLE BASE, MINIMUM 18" BELOW GRADE AND CAP FOR FUTURE USE.

2. PROVIDE GALVANIZED HARDWARE.

3. EXPOSE ANCHOR BOLTS AS REQUIRED TO SECURE BASE.

4. USE LONG RADIUS ELLS.

5. BROOM FINISH EXPOSED TOOLED EDGE, 1" RADIUS FINISHED GRADE.

6. PROVIDE 5/8" DIAMETER "COPPERWELD" GROUND ROD 8 FT. LONG, BONDED TO LIGHT POLE AND GROUNDING CONDUCTOR. DRIVE IN UNDISTURBED SOIL.

7. PROVIDE 1 1/2" SCHEDULE 80 PVC CONDUIT USE LONG RADIUS ELLS.

8. PROVIDE TRACEABLE ELECTRICAL WARNING TAPE, 6" BELOW GRADE OVER ALL CONDUIT RUNS.

9. MINIMUM DEPTHS FINAL SIZE BY ENGINEER BASED ON SOIL CONDITIONS AND POLE.

10. CONCRETE SPECIFICATIONS:
    - MIN F'c 5000psi @ 28 Days, MAX W/C=0.43
    - ENTRAINED AIR: 5.5% - 7.5%

11. SCALE: NONE

12. CORNELL UNIVERSITY DESIGN AND CONSTRUCTION STANDARDS

13. PRECAST CONCRETE POLE BASE

14. CONCRETE CUTSHEETS

15. LIGHT FIXTURE TYPE - EL1

16. BASE MOUNTING DETAIL - TYPICAL ALL POLE MOUNTED LUMINAIRES, U.O.N.
LIGHT FIXTURE TYPE - EL1
BASE MOUNTING DETAIL - TYPICAL ALL POLE MOUNTED LUMINAIRES, U.O.N.

SEE DETAIL 2.2.1
STREET LIGHT - SHARP CUTOFF TYPE

PROVIDE 3/8" WEEP HOLE IN MIDDLE

BOLT/BASE COVER FOR POLE.

NONSHRINK GROUT MIN. 8000 PSI
COMPACTED AND TOOLED TO A 45° ANGLE
WITH WEEP HOLE
(3/8" COPPER TUBING ID)

3/8" COPPER TUBING TO OUTSIDE OF GROUT TO ALLOW ESCAPE OF WATER

ANCHOR RODS:
GALVANIZED
USE MANUFACTURERS
TEMPLATE TO SET RODS.
EACH ROD SHALL HAVE
TWO (2) NUTS AND
WASHERS FOR LEVELING
AND LOCKING POLE INTO
POSITION.

CONCRETE ANCHOR BASE
SEE DETAIL 2.2.2
POLE BASE - SHARP
CUTOFF TYPE.

POLE ANCHORING-SHARP CUTOFF TYPE
NO SCALE
detail 2.2.3

DESIGN and CONSTRUCTION STANDARDS
CORNELL UNIVERSITY

REVIEWED BY: JB        REVISED BY: JD        CELL LIBRARY    CELL NAME        DOC PRINT        DETAIL NO.
DATE: 6/8/17            DATE: 6/9/15            N/A              N/A             SIZE: 8 1/2X11        2.2.3

Cornell University
North Campus Residential Expansion
P105.00

LIGHT FIXTURE CUTSHEETS
265100 - 5
Site, Utility, Landscape, Foundations Package- 03.01.2019
Light building element with LEDs

**Post Construction:** One piece thick walled aluminum extrusion with a die-cast end cap at the top and internal, heavy wall cast aluminum support pieces at the pole base. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** Clear safety glass. The lamp enclosure is die-cast and extruded aluminum welded together to form a water tight lamp enclosure. The lens is attached to an aluminum frame that is hinged to the lamp enclosure.

The lens frame is secured with stainless steel captive screws threaded into a stainless steel insert. Fully gasketed for weather tight operation using molded silicone rubber gasket. The entire lamp enclosure rotates +10° from horizontal.

**Electrical:** 19.2W LED, 23 system watts, -25°C start temperature, standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order. Integral electronic 120V through 277V LED driver and surge protection, 0-10V dimming.

**Note:** Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Anchor base:** Supplied with an 79802 anchorage, consisting of a heavy gauge welded assembly of .157" thick galvanized steel. The luminaire slip fits over the base and is secured by eight (8) stainless steel fasteners.

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**UL:** listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

**Luminaire Lumens:** 2352
LIGHT FIXTURE TYPE - EL2
BASE MOUNTING DETAIL

NOTES:
1. 79-002 ANCHOR BASE – SEE 89 983/88 993/88 977/88 978 SPECIFICATIONS
   ANCHOR BASE MATERIAL: GALVANIZED STEEL
2. BASE MUST BE BURIED/INSTALLED TO FINISHED SURFACE AS SHOWN.

![Diagram of light fixture base mounting detail]

DIRECTION FOR USE WITH 88 983/88 993

DIRECTION FOR USE WITH 88 877/88 878

**IMPORTANT:**

- Corners of base & bollard must be aligned in desired location & direction. Bollard must be secured in place if not properly aligned.

- Two surfaces must be flush to finished grade.

- (4) 5/8" x 14" long X 2" lockbolts. Lockwashers, lockwashers & key bolts.
# ARIETA™13 Architectural LED Area Luminaire

## AR13 M2 Series Specification Data Sheet

**Luminaire Data**

- **Weight**: 15.4 lbs [7 kg]
- **EPA**: 0.47 ft²

**Ordering Information**

Sample Catalog No. AR13 6M2 MV NW 5 BK 700 MSL3

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<td>MV</td>
<td>WW 3000K</td>
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</tr>
</tbody>
</table>

**Notes:**

1. Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
2. Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
3. Flush mounted shield factory installed, also available for field installation. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
4. Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
5. The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
6. Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field changeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).
7. Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
8. Motion Sensor available with MV. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 7-wire Photocell Receptacle. PCR option is required for On/Off control using light detection.
9. For PND profile options see page 6. Only available with MV [120-277V].
10. Specify Color (GY, DB, BK, WH, NA)
11. SpecifyMV (120-277V) or HV (347V or 480V)

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AR13_M2 Series_Spec Sheet_031918. Specifications subject to change without notice.
**LIGHT FIXTURE TYPE - EL3A, EL3B**

### PAA4 SERIES

4" Straight Round Aluminum Pole

---

**POLE SELECTION**

<table>
<thead>
<tr>
<th>Model#</th>
<th>Pole Height</th>
<th>Wall</th>
<th>WIND LOAD (EPA)</th>
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<td>BD MPH</td>
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<tr>
<td>PAA410</td>
<td>125&quot; (3mm)</td>
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<td>10.2</td>
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<td>PAA410-1</td>
<td>10FT (3.0M)</td>
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<td>15.7</td>
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<td>PAA410-2</td>
<td>188&quot; (5mm)</td>
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<td>18.9</td>
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<td>PAA412</td>
<td>125&quot; (3mm)</td>
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<td>7.9</td>
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<td>PAA412-1</td>
<td>12FT (3.6M)</td>
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<td>12.5</td>
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<tr>
<td>PAA412-2</td>
<td>226&quot; (6mm)</td>
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<td>15.2</td>
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</table>

**FINISH**

- **STANDARD COLORS**
  - WHT Snow white
  - BKT Jet black
  - BZT Bronze
  - MNT Matta silver
  - GRT Titanium gray
  - GDL Gun metal
  - CHM Champagne
  - SGT Steel Gray

- **OPTIONAL COLORS**
  - WDM Wood grain finish
  - Max. 18 ft (5.5 M)
  - NMR Mahogany red
  - NMO Maple oak
  - NTW Teak wood

**CUSTOM COLORS**

- CS Custom color
- RAL RAL# color

(Refer to color chart)

---

**ANCHOR BOLTS**

- 3/4"-10 X 18" lg. X 3" leg.

---

**OPTIONS**

**ELECTRICAL**

- FS Fuse
- PH Photocell
- GFI Ground fault circuit interruption receptacle
- CEF Ground fault circuit interruption with clear in-use cover

**ACCESSORIES**

- BNR VERTICALLY ADJUSTABLE 24" BANNER SUPPORT (SINGLE ARM AT TOP)
- 2BNR TWO VERTICALLY ADJUSTABLE 24" BANNER SUPPORTS (ARM AT TOP & BOTTOM)
- BNF FIXED 24" BANNER SUPPORT (SINGLE ARM AT TOP)
- 2BNF TWO FIXED 24" BANNER SUPPORTS (ARM AT TOP & BOTTOM)
- BNF180 TWO FIXED 24" BANNER SUPPORTS AT 180° (ARMS AT TOP ONLY)
- 2BNF180 FOUR FIXED 24" BANNER SUPPORTS AT 180° (ARMS AT TOP & BOTTOM)

---

**NOTES**

1. PH: Photocell and/or FS: Fuse options are installed by default with pole when specified with luminaire. (Factory may change location as per design requirement.)
2. GFI and CEF options are located on the same side as the hand hole (placed right above) and installed 24" above grade unless otherwise specified.

---

**Figures**

1. 3/4"-10 X 18" lg. X 3" leg.
2. Orientation parallel to curb or walkway
3. Base cover line 18" (450) Dia.
4. Hand hole position
5. Orientation parallel to curb or walkway
6. 8" (203)
7. 9" (229)
8. Boll circle
9. 8" (203)
10. 9" (229)
LED recessed ceiling downlight - wide beam

**Application**
Designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical wide beam light distribution.

**Materials**
- Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
- Faceplate constructed of 316 grade machined stainless steel
- Clear safety glass
- Reflector made of pure anodized aluminum
- High temperature silicone gasket
- Stainless steel screw clamps
- Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.4 lbs

**Electrical**
- Operating voltage: 120-277VAC
- Minimum start temperature: -20°C
- LED module wattage: 12.7 W
- System wattage: 15.5 W
- Controllability: 0-10V dimming down to 0.1%
- Color rendering index: Ra > 85
- Luminaire lumens: 1038 lumens (3000K)
- Lifetime at Ta = 15°C: 360,000 h (L70)
- Lifetime at Ta = 35°C: 270,000 h (L70)
- LED color temperature:
  - 4000K - Product number + K4
  - 3500K - Product number + K35
  - 3000K - Product number + K3 (EXPRESS)
  - 2700K - Product number + K27

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**
- #4 brushed stainless steel.
- Custom colors are not available.
- Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.

![LED recessed ceiling downlight - wide beam](image)

<table>
<thead>
<tr>
<th>LED</th>
<th>β</th>
<th>A</th>
<th>B</th>
<th>C</th>
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<tbody>
<tr>
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<td>12.7W</td>
<td>90°</td>
<td>5½</td>
<td>3⅞</td>
</tr>
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</table>

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com

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Updated 07/10/18
LED recessed ceiling downlight - narrow beam

**Application**
Designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distribution.

**Materials**
- Luminaires housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
- Faceplate constructed of 316 grade machined stainless steel
- Clear safety glass
- Reflector made of pure anodized aluminum
- High temperature silicone gasket
- Stainless steel screw clamps
- Galvanized steel rough in ceiling pan with through wiring box

**NRTL listed to North American Standards, suitable for wet locations**
- Protection class IP65
- Weight: 1.4 lbs

**Electrical**
- Operating voltage: 120-277V AC
- Minimum start temperature: -20°C
- LED module wattage: 12.7 W
- System wattage: 15.5 W
- Controllability: 0-10V dimming down to 0.1%
- Color rendering index: Ra > 85
- Luminaire lumens: 1161 lumens (3000K)
- Lifetime at Ta = 15°C: 360,000 h (L70)
- Lifetime at Ta = 35°C: 270,000 h (L70)

**LED color temperature**
- 4000K - Product number + K4
- 3500K - Product number + K35
- 3000K - Product number + K3 (EXPRESS)
- 2700K - Product number + K27

**BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details**

**Finish**
- #4 brushed stainless steel.
- Custom colors are not available.
- Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.
Re: NCRE: Site plan Review requirement

1 message

Tamborelle, George <tamborelle208@chfd.net> Fri, May 3, 2019 at 8:10 AM
To: Kimberly Michaels <kam@twm.la>
Cc: Tom Parsons <TParsons@cityofithaca.org>, George Tamborelle <gtamborelle@cayuga-heights.ny.us>, Bruce Bates <bbates@town.ithaca.ny.us>, Herman Sieverding <hermans@inteprop.com>, Brent Cross <bcross@cayuga-heights.ny.us>

Kim

With the current understanding that the Cayuga Heights Fire Department will not be providing first due fire and EMS response to the NCRE when complete this plan looks fine to me.

I did cc Brent Cross on this reply.

Thanks and let me know if you have any questions.

geroge

On Tue, Apr 30, 2019 at 10:44 AM Kimberly Michaels <kam@twm.la> wrote:

Tom, George, Bruce,

The city and town of Ithaca have made the following a requirement for final site plan approval:

"Submission of written documentation from the Village of Cayuga Heights and the City of Ithaca Fire Chiefs, confirming that the proposed fire access plan shown on Sheet L0.03 and fire access-truck turning plan shown on Sheet L0.04 are both adequate for emergency response purposes, and that the Village of Cayuga Heights and City of Ithaca have coordinated emergency responses to the project site"

There are two parts to this:

1. provide, in writing, approval of the plan. Tom has already done this (attached). George, can you provide something in writing as well?

2. provide, in writing, a statement that emergency response to the site has been coordinated. Tom and George, can you provide this please?

Ideally, if you could do this soon, it would be appreciated. We are currently working toward final site plan approval in the city and town, which we will not receive without these pieces. I'm making a submission of materials to show compliance with conditions next week.

Even an e-mail would work. I could print it and include it in our submission package.

If you have any questions or need to meet to go over anything, I'm happy to do so.

Kimberly Michaels  RLA, LEED AP
Principal

Trowbridge Wolf Michaels  
Landscape Architects LLP
1001 West Seneca Street Suite 201
Ithaca, NY 14850
607-277-1400

https://mail.google.com/mail/u/0?ik=2f457e7be8&view=pt&search=all&permthid=thread-a%3Ar8329580398050370389%7Cmsg-f...
George Tamborelle
Chief
Cayuga Heights Fire Department
(607) 266-7454 - Station
(607) 327-0353 - Cell
May 1, 2019

City of Ithaca Planning Board
Attn: Mr. Robert Lewis, Chair
108 E. Green Street
Ithaca, NY 14850

Town of Ithaca Planning Board
Attn: Mr. Fred Wilcox, Chair
215 N. Tioga Street
Ithaca, NY 14850

Dear Mr. Lewis and Mr. Wilcox,

TCAT intends to meet the increased demand on North Campus and is pleased to have a plan in place to collaborate with Cornell University to mitigate service disruptions.

We are thankful to have the opportunity to proactively work with Cornell to develop service plans to meet the demand generated by the new development.

Best Regards,

Scot Vanderpool
General Manager, TCAT, Inc.
Demolition Notes:

1. Construction fencing to be installed as necessary to protect pedestrians, control vehicular traffic and protect on-site construction materials.

2. Wall and stair footings to be removed completely unless otherwise noted on plan.

3. Provide sedimentation controls at all existing catch basins affected by new construction. See civil erosion and sediment control plans.

4. See civil plans for utility removals.

5. See electrical removal plan for site electrical removals.

6. Base material in areas to receive asphalt or concrete to be removed to sub-grade elevations as required to accommodate base course.

7. Protect all surface and subsurface utilities to remain during demolition work.

8. All removed/demolished material including fences shall become contractor's property and removed from site, unless noted otherwise. Owner to reserve right of first refusal on all demolished material.

9. All tree stumps are to be removed completely, along with all roots 6" and larger.

10. Protect existing trees to remain. Do not store equipment or materials within the drip line of trees.

11. Protect benchmarks.

Demolition Legend:

- Wall, stair or structure to be removed
- Asphalt pavement to be removed
- Concrete pavement or pavers to be removed
- Vegetation to be removed
- Rip rap to be removed
- Signs to be removed and turned over to owner, typ.
- Signs, bollard, hydrant, or site feature to be removed
- Tree to be removed
- Tree protection fence, typ.
- Wood curb to be removed, typ.
- Granite curb, to be removed, typ.
- Contract limit line
- Village of Groton (City of Ithaca)
- Match line - see sheet L1.01
- Match line - see sheet L1.05
- Hydrant to remain and be protected
- Light to remain and be protected
- Light pole to be removed (see electrical removal plans)
- Light to be removed and turned over to owner, typ. (see electrical)
- Hydrant to be removed; see civil plans

Food Service:

- Tree to be removed
- Wood curb to be removed, typ.
- Granite curb to be removed, typ.
- Concrete pavement to be removed
- Tree protection fence
- Building(s) to be removed
- Contract limit line
- Village of Groton (City of Ithaca)
- Match line - see sheet L1.05

New York State Seal:

- Tree protection fence, typ.
- Sign to be removed and turned over to owner, typ.
- Light to remain and be protected
- Hydrant to remain and be protected
- Hydrant to be removed (see civil)
- Contract limit line
- Village of Groton (City of Ithaca)
- Match line - see sheet L1.01

Structural Engineer:

- Wall, stair or structure to be removed
- Contract limit line
- Village of Groton (City of Ithaca)
- Match line - see sheet L1.05

Mechanical, Electrical Engineer:

- Wood curb to be removed, typ.
- Concrete pavement or pavers to be removed
- Vegetation to be removed, typ.
- Sign to be removed and turned over to owner, typ.
- Signs to be removed and turned over to owner, typ.
DEMOLITION NOTES

1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.

2. WALL AND STAIR FOOTINGS TO BE REMOVED COMPLETELY UNLESS OTHERWISE NOTED ON PLAN.

3. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION. SEE CIVIL EROSION AND SEDIMENT CONTROL PLANS AND SPECS.

4. SEE CIVIL PLANS FOR UTILITY REMOVALS.

5. SEE ELECTRICAL REMOVAL PLAN FOR SITE ELECTRICAL REMOVALS.

6. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.

7. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.

8. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.

9. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.

10. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES.

11. PROTECT BENCHMARKS.

DEMOLITION LEGEND

- CONCRETE PAVEMENT OR PAVERS TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- TREE PROTECTION FENCE
- CONTRACT LIMIT LINE
- WALL, STAIR OR STRUCTURE TO BE REMOVED
- SAWN-OUT PAVEMENT
- LIGHT POLE TO BE REMOVED (SEE ELECTRICAL REMOVAL PLANS)
- TREE TO BE REMOVED
- CURB TO BE REMOVED
- RAILINGS AND/OR FENCE TO BE REMOVED
- SIGN, BOLLARD, HYDRANT, OR SITE FEATURE TO BE REMOVED
- VEGETATION TO BE REMOVED
- RIP RAP TO BE REMOVED
- SAWN-OUT MATCH LINE
1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.

2. WALL AND STAIR FOOTINGS TO BE REMOVED COMPLETELY UNLESS OTHERWISE NOTED ON PLAN.

3. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION. SEE CIVIL EROSION AND SEDIMENT CONTROL PLANS AND SPECS.

4. SEE CIVIL PLANS FOR UTILITY REMOVALS.

5. SEE ELECTRICAL REMOVAL PLAN FOR SITE ELECTRICAL REMOVALS.

6. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.

7. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.

8. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.

9. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.

10. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES.

11. PROTECT BENCHMARKS.

DEMOLITION LEGEND

- VEGETATION TO BE REMOVED
- RIP RAP TO BE REMOVED
- SHEET MATCH LINE
- CONTRACT LIMIT LINE
- WALL, STAIR OR STRUCTURE TO BE REMOVED
- ASCUT PAVEMENT
- TREE TO BE REMOVED
- CURB TO BE REMOVED
- RAILINGS AND/OR FENCE TO BE REMOVED
- SIGN, BOLLARD, HYDRANT, OR SITE FEATURE TO BE REMOVED
- TRACKING MATERIAL TO BE REMOVED
- CONTRACTORS' PROPERTY
- CONTRACTORS' PROPERTY LOCKED"
DEMOLITION NOTES

1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.

2. WALL AND STAIR FOOTINGS TO BE REMOVED COMPLETELY UNLESS OTHERWISE NOTED ON PLAN.

3. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION. SEE CIVIL EROSION AND SEDIMENT CONTROL PLANS AND SPECS.

4. SEE CIVIL PLANS FOR UTILITY REMOVALS.

5. SEE ELECTRICAL REMOVAL PLAN FOR SITE ELECTRICAL REMOVALS.

6. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.

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11. PROTECT BENCHMARKS.
DEMOLITION NOTES

1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.

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4. SEE CIVIL PLANS FOR UTILITY REMOVALS.

5. SEE ELECTRICAL REMOVAL PLAN FOR SITE ELECTRICAL REMOVALS.

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11. PROTECT BENCHMARKS.

---

DEMOLITION LEGEND

- CONCRETE PAVEMENT OR PAVERS TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- TREE PROTECTION FENCE
- CONTRACT LIMIT LINE
- WALL, STAIR OR STRUCTURE TO BE REMOVED
- SAWCUT PAVEMENT
- LIGHT POLE TO BE REMOVED (SEE ELECTRICAL REMOVAL PLANS)
- TREE TO BE REMOVED
- CURB TO BE REMOVED
- RAILINGS AND/OR FENCE TO BE REMOVED
- SIGN, BOLLARD, HYDRANT, OR SITE FEATURE TO BE REMOVED
- VEGETATION TO BE REMOVED
- RIP RAP TO BE REMOVED
- SHEET MATCH LINE

---

SCALE: 1:20

DEMOLITION PLAN

MATCH LINE - SEE SHEET L3.02
MATCH LINE - SEE SHEET L3.06
MATCH LINE - SEE SHEET L3.07
MATCH LINE - SEE SHEET L3.04
MATCH LINE - SEE SHEET L1.02
MATCH LINE - SEE SHEET L1.06
MATCH LINE - SEE SHEET L1.07
MATCH LINE - SEE SHEET L1.04
1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.
2. WALL AND STAIR FOOTINGS TO BE REMOVED COMPLETELY UNLESS OTHERWISE NOTED ON PLAN.
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4. SEE CIVIL PLANS FOR UTILITY REMOVALS.
5. SEE ELECTRICAL REMOVAL PLAN FOR SITE ELECTRICAL REMOVALS.
6. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.
7. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.
8. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.
9. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.
10. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES.
11. PROTECT BENCHMARKS.
DESTRUCTION PLAN - SITE 2

DEMOLITION NOTES

1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.

2. WALL AND STAIR FOOTINGS TO BE REMOVED COMPLETELY UNLESS OTHERWISE NOTED ON PLAN.

3. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION. SEE CIVIL EROSION AND SEDIMENT CONTROL PLANS AND SPECS.

4. SEE CIVIL PLANS FOR UTILITY REMOVALS.

5. SEE ELECTRICAL REMOVAL PLAN FOR SITE ELECTRICAL REMOVALS.

6. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SURFACE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.

7. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.

8. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.

9. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.

10. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES.

11. PROTECT BENCHMARKS.

DESTRUCTION LEGEND

- CONCRETE PAVEMENT OR PAVERS TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- TREE PROTECTION FENCE
- CONTRACT LIMIT LINE
- WALL, STAIR OR STRUCTURE TO BE REMOVED
- SAWCUT PAVEMENT
- LIGHT POLE TO BE REMOVED (SEE ELECTRICAL REMOVAL PLANS)
- TREE TO BE REMOVED
- CURB TO BE REMOVED
- RAILINGS AND/OR FENCE TO BE REMOVED
- SIGN, BOLLARD, HYDRANT, OR SITE FEATURE TO BE REMOVED
- VEGETATION TO BE REMOVED
- RIP RAP TO BE REMOVED
- SHEET MATCH LINE

MATCH LINE - SEE SHEET L1.05
MATCH LINE - SEE SHEET L1.07
MATCH LINE - SEE SHEET L1.07-1a
MATCH LINE - SEE SHEET L1.08

SCALE: 1:20

DEMOLITION PLAN

05.03.2019
PROJECT NO.: P105.00
UNDERGRADUATE STUDENT HOUSING
CORNELL UNIVERSITY
ITHACA, NY

LANDSCAPE ARCHITECT:
FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER:
STRUCTURAL ENGINEER:
CIVIL ENGINEER:
ARCHITECT:
PROFESSIONAL LICENSE NUMBER:
FOOD SERVICE:

05.03.2019

DEMOLITION PLAN - SITE 2

NEW YORK STATE SEAL:
VERSIONS

May 08, 2019 - 3:33pm

CORNELL UNIVERSITY
ITHACA, NY

ROBERT J. HELEN APPEL COMMONS
3204 KAY HALL
3202 APPEL SOUTHWEST
FIELDS 5966 CREDIT FARM DRIVE

PROTECT VENTILATION SHAFT AND TRANSFORMER PAD DURING DEMOLITION AND CONSTRUCTION
REMOVE BIKE RACK
TREE PROTECTION FENCE, TYP.
EXISTING WALL TO REMAIN AND BE PROTECTED DURING DEMOLITION AND CONSTRUCTION SEE ARCHITECTURAL PLANS FOR REMOVALS.
EXISTING TREE TO BE REMOVED, TYP.
STAIRS AND RAILINGS TO REMAIN AND BE PROTECTED
TREE PROTECTION FENCE, TYP.
EXISTING WALL TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
CURB TO BE REMOVED, TYP.
SAWCUT ASPHALT PAVEMENT, TYP.
LIGHT TO BE REMOVED AND TURNED OVER TO OWNER, TYP.
SAWCUT ASPHALT PAVEMENT, TYP.
STAIR TO REMAIN AND BE PROTECTED
STAIRS TO REMAIN AND BE PROTECTED
LIGHT TO REMAIN AND BE PROTECTED
BICYCLE RACKS TO BE REMOVED AND STOCKPILED FOR REINSTALLATION
SAWCUT ASPHALT PAVEMENT, TYP.
FLUSH GRANITE BAND TO BE REMOVED AND STOCKPILED FOR REINSTALLATION
SIGN TO BE REMOVED AND TURNED OVER TO OWNER, TYP.
SAWCUT ASPHALT PAVEMENT, TYP.
CURB TO BE REMOVED, TYP.
LIGHTS AND BLUE PHONE TO REMAIN AND BE PROTECTED
SAWCUT ASPHALT PAVEMENT, TYP.
SAWCUT ASPHALT PAVEMENT, TYP.
DEMOLITION NOTES

1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.

2. WALL AND STAIR FOOTINGS TO BE REMOVED COMPLETELY UNLESS OTHERWISE NOTED ON PLAN.

3. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION. SEE CIVIL EROSION AND SEDIMENT CONTROL PLANS AND SPECS.

4. SEE CIVIL PLANS FOR UTILITY REMOVALS.

5. SEE ELECTRICAL REMOVAL PLAN FOR SITE ELECTRICAL REMOVALS.

6. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.

7. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.

8. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.

9. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.

10. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES.

11. PROTECT BENCHMARKS.
GENERAL NOTES

1. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING CONCRETE WALL UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.

2. SEE NORTHING AND EASTING PLANS FOR LAYOUT OF LIGHTING.

3. SEE NORTHING AND EASTING PLANS FOR PAVEMENT CENTER LINE ALIGNMENTS AND COORDINATES.

4. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH PROCEEDING.

5. DO NOT SCALE BY MEASURING DRAWINGS.

6. WALKS, DRIVES, CURBS AND PARKING TO BE STAKED OUT IN THE FIELD BY A LICENSED SURVEYOR.

7. DIMENSIONS TO WALLS, CURBS, AND OTHER FEATURES ARE TO EXPOSED FACES UNLESS OTHERWISE NOTED.

8. STORMWATER BASIN CONCRETE WALL

9. TENNIS NET POST FOOTING

10. EXISTING LIGHT TO REMAIN

11. EXISTING HYDRANT TO REMAIN, SEE CIVIL DRAWINGS

12. EXISTING TREES TO REMAIN AND BE PROTECTED

13. STAIR O

14. 4A 5B

15. CURB RAMP - TYPE A

16. CURB RAMP - TYPE B

17. ROADWAY GRANITE CURB, TYP.

18. FLUSH GRANITE CURB

19. GRANITE SETTS, TYP.

20. TENNIS COURT CHAIN LINK FENCE GATE

21. CURT PAVEMENT, NEW CONSTRUCTION

22. SAWCUT ASPHALT FOR CLEAN EDGE ABUTTING GRANITE SETTS, TYP.

23. CURB BREAK

24. TRAVERSABLE GRANITE CURB

25. SPECIFIED CONCRETE WALL / CURB / CURB RAMP, REFER TO CIVIL DRAWINGS

26. ASPHALT PATCH

27. GATE: 3.25' TYP.

28. 20' CURB BREAK

29. CURB INLAYS

30. CURB BREAK

31. TRAVERSABLE GRANITE CURB

32. ROADWAY GRANITE CURB, TYP.

33. FLUSH GRANITE CURB

34. CURB RAMP - TYPE B

35. ROADWAY GRANITE CURB, TYP.

36. TENNIS COURT CONCRETE WALL

37. CONCRETE WALL

38. PERMEABLE PAVERS ON POROUS CONCRETE AND STRUCTURAL SOIL

39. HEAVY DUTY ASPHALT

40. MEDIUM DUTY ASPHALT

41. HEAVY DUTY CONCRETE

42. MEDIUM DUTY CONCRETE

43. GRAVEL MULCH

44. TREE GRATE

45. STORMWATER PLANTER

46. CONCRETE RETAINING WALL

47. FIRE DEPARTMENT CONNECTIONS

48. EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN

49. EXISTING UTILITY VAULT OR MANHOLE TO REMAIN

50. 5A 5B

51. ROADWAY GRANITE CURB, TYP.

52. GUARD RAIL

53. SAWCUT ASPHALT FOR CLEAN EDGE ABUTTING GRANITE SETTS, TYP.

54. STORMWATER PLANTER

55. CONCRETE WALL

56. CONCRETE WALL

57. CONTRACT LIMIT LINE

58. MATCH LINE - SEE SHEET L2.07

59. MATCH LINE - SEE SHEET L2.08

60. MATCH LINE - SEE SHEET L2.06

61. THROW LINE

62. 36.00'

63. LAYOUT PLAN

64. SCALE: 1:20

65. UNDERGRADUATE STUDENT HOUSING

66. CONCRETE RETAINING WALLS REFER TO STRUCTURAL DRAWINGS

67. PROFESSIONAL LICENSE NUMBER: MF 2019-01236

68. NEW SITE LIGHTING, SEE CIVIL

69. NEW HYDRANT, SEE CIVIL

70. NEW SITE LIGHTING, SEE CIVIL

71. 00' 20' 40'

72. 12.00'

73. 18.00'

74. 21.00'

75. 27.00'

76. 36.00'

77. 78.00'

78. 9.7'an

79. 9.21'

80. 5966C

81. 5966C

82. 10.34'

83. ikon.5 architects

84. Thornton Tomasetti

85. WSP

86. rica design

87. CORNELL UNIVERSITY

88. TRU

89. UNDERGRADUATE STUDENT HOUSING

90. PLAN - SITE 2

91. MATERIALS LEGEND

92. REFER TO STRUCTURAL DRAWINGS

93. 15.00'

94. 20.67'

95. 21.00'

96. 22.00'

97. 27.00'

98. 36.00'

99. 9.7'an

100. 9.21'

101. 5966C

102. 5966C

103. 10.34'

104. ikon.5 architects

105. Thornton Tomasetti

106. WSP

107. rica design

108. CORNELL UNIVERSITY

109. TRU

110. UNDERGRADUATE STUDENT HOUSING

111. PLAN - SITE 2

112. MATERIALS LEGEND

113. REFER TO STRUCTURAL DRAWINGS
SCORING, STRIPING, SIGNAGE, AND FURNISHING NOTES

1. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. INSTALL SIGNS PER MUTCD S.2A.18.

3. ALL SIGNS TO BE OFFSET 2'-0" FROM EDGE OF PAVEMENT.

4. CONTRACTOR TO VERIFY SIGN LOCATIONS WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION.

SIGNAGE SCHEDULE

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<td>IN BOLLARD</td>
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KEY PLAN

MATCH LINE - SEE SHEET L2.19
MATCH LINE - SEE SHEET L2.21
MATCH LINE - SEE SHEET L2.17

SCALE: 1" = 20'
1. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. INSTALL SIGNS PER MUTCD S 2A.18.

3. ALL SIGNS TO BE OFFSET 2'-0" FROM EDGE OF PAVEMENT.

4. CONTRACTOR TO VERIFY SIGN LOCATIONS WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION.

SCORING, STRIPING, SIGNAGE,

FURNISHING NOTES

<table>
<thead>
<tr>
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<td>P8</td>
<td>8</td>
<td>18&quot; X 24&quot;</td>
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</tbody>
</table>

NO THRU TRAFFIC
BUSES, DELIVERIES
SERVICE VEHICLES ONLY
AT ALL TIMES
EMERGENCY
VEHICLES
ONLY
BEYOND THIS POINT
TOW AWAY ZONE
EMERGENCY
VEHICLES
ONLY
ANY
TIME
ANY
TIME
ANY
TIME
NO
PARKING
TOW AWAY ZONE
FIRE
LANE
LOADING
ON
ONE
NO
PARKING
BUS LOADING
UNLOADING
ONLY
NO
PARKING
SCORING, STRIPING, SIGNAGE, FURNISHING NOTES

LEGEND

SIGNAGE SCHEDULE
MATCH LINE - SEE SHEET L2.22
SIGN TYPE P6

3. ALL SIGNS TO BE OFFSET 2'-0" FROM EDGE OF PAVEMENT.

4. CONTRACTOR TO VERIFY SIGN LOCATIONS WITH LANDSCAPE ARCHITECT

LEGEND
1. KEY MATERIAL DETAIL

Bike Rack
Bike Repair Station
Outdoor Dining Table
Chairs
Bench

FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL

NEW YORK STATE SEAL:

EMERGENCY VEHICLES
ANY TIME

TOW AWAY ZONE
NO TIME

PARKING
BUS LOADING

PROJECT TITLE:

ITHACA, NY

PROJECT NO.: P105.00

SHEET TITLE:

05.03.2019

JVB

MATCH LINE - SEE SHEET L2.23
SIGN TYPE P6

18" X 24"

18" X 30"

16.00'

6'-4"
### PLANT SCHEDULE

<table>
<thead>
<tr>
<th>Plant Type</th>
<th>Location</th>
<th>Code</th>
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<tbody>
<tr>
<td>Major Broad Leaf Deciduous Tree</td>
<td>7</td>
<td>7a</td>
</tr>
<tr>
<td>Minor Broad Leaf Deciduous Tree</td>
<td>7</td>
<td>7b</td>
</tr>
<tr>
<td>Multi-stem Deciduous Tree</td>
<td>7</td>
<td>7c</td>
</tr>
<tr>
<td>Major Coniferous Tree</td>
<td>8</td>
<td>8a</td>
</tr>
<tr>
<td>Major Deciduous Trees Planted in CU</td>
<td>7</td>
<td>7d</td>
</tr>
<tr>
<td>Shrubs, Perennials &amp; Ornamental Grasses</td>
<td>3</td>
<td>3a</td>
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<tr>
<td>Turf Mix A - Traffic/Drought Tolerant Tall Fescue Mix</td>
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<td>3b</td>
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<tr>
<td>Turf Mix B - Low Grow Fine Fescue Mix</td>
<td>3</td>
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</table>

### UTILITIES LEGEND

- **Water, Graywater**
- **Sanitary Sewer**
- **Power**
- **Gas**
- **Telephone**
- **Cable TV**
- **Wiring**
- **Construction Trenches**
- **Fire Department Connection**
- **Existing Blue Phone to Remain and New Blue**
- **Existing Hydrant to Remain, See Civil**
- **Existing Surface Utilities, Valve Covers and Clean Outs and Catch Basins to Remain**

### PLANTING LEGEND

- **Key Material**
- **Details**
- **Schedule**
- **Planting Notes**
- **Utilities Legend**

### KEY PLAN

- **Architect:** ikon.5 architects
- **Structural Engineer:** Thornton Tomasetti
- **Civil Engineer:** WSP
- **Food Service:** Richardson Design
- **Landscapers:** Leid Figueroa
- **Contractor:** Hammond & McQuade

---

**Date:** 05.03.2019

**Status:** 05.03.2019 - 10:04am
MATCH LINE - SEE SHEET L4.01-1a

1 05.03.2019 CONSTRUCTION DOCUMENTS

PLANTING NOTES

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.

2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAILS.

3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.

4. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING.

5. PLACE SCREE STONE AT BUILDING DRAIN OUTLET OF 40 - 60 8" SPACING ON BOTTOM OF BASIN.

6. DISTRIBUTE IN DRIFTS.

7. W/Žŵ

PLANTING PLAN

SCALE:

ARCHITECT:

FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER:

CIVIL ENGINEER:

FOOD SERVICE:

LANDSCAPE ARCHITECT:

PROFESSIONAL LICENSE NUMBER:

NEW YORK STATE SEAL:

MATCH LINE - SEE SHEET L4.02

MATCH LINE - SEE SHEET L4.04

PROJECT NO.: P105.00

PROJECT TITLE: UNDERGRADUATE STUDENT HOUSING

CORNELL UNIVERSITY

ITHACA, NY

SHEET TITLE: PLANTING PLAN - SITE 1

DATE: May 09, 2019 - 10:05 am

DRAWN BY:

DRAWING NO.:

L4.01
PLANTING PLAN - SITE 1

SCALE:

PLANTING LEGEND

KEY MATERIAL DETAIL

STORMWATER PLANTER PERENNIAL GROUNDCOVER - SEE PLANTING SCHEDULE
BIORETENTION SEED AND PLUG MIX - SEE PLANTING SCHEDULE

MAJOR BROAD LEAF DECIDUOUS TREE
MINOR BROAD LEAF DECIDUOUS TREE
MULTISTEM DECIDUOUS TREE
MAJOR CONIFEROUS TREE
MAJOR DECIDUOUS TREES PLANTED IN CURTAIN WALL STRUCTURAL SOIL
SHRUBS

TURF MIX A - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX
TURF MIX B - LOW GROW FINE FESCUE MIX
EXISTING TREE DRIPLINE
ROUGH LIMESTONE QUARRY BLOCK
SCREE BED - 60% STONE TYPE SCREE STONE, 40% STONE TYPE RIVER STONE BY AREA
MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH

PLANTING NOTES

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.
4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.

PLANTING NOTES

4

MATCH LINE - SEE SHEET L4.03
MATCH LINE - SEE SHEET L4.05
MATCH LINE - SEE SHEET L4.01

1 05.03.2019 CONSTRUCTION DOCUMENTS

PLANTING LEGEND

KEY MATERIAL

FIRE DEPARTMENT CONNECTIONS
EXISTING LIGHT TO REMAIN
EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE
EXISTING HYDRANT TO REMAIN, SEE CIVIL
NEW HYDRANT, SEE CIVIL
EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN
EXISTING UTILITY VAULT OR MANHOLE TO REMAIN

PROPOSED SITE LIGHTING
PROPOSED BLDG STORM DRAIN AT WALL

UTILITIES LEGEND

architects

PROJECT NO.: P105.00
UNDERGRADUATE STUDENT HOUSING
CORNELL UNIVERSITY
ITHACA, NY

LANDSCAPE ARCHITECT:

FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

ARCHITECT:

FOOD SERVICE:

PROFESSIONAL LICENSE NUMBER:

NEW YORK STATE SEAL:
DISTRIBUTE IN DRIFTS OF 40 - 60 8" SPACING ON BOTTOM OF BASIN

PLANTING LEGEND

STORMWATER PLANTER PERENNIAL GROUNDCOVER - SEE PLANTING SCHEDULE
BIORETENTION SEED AND PLUG MIX - SEE PLANTING SCHEDULE
MAJOR BROAD LEAF DECIDUOUS TREE
MINOR BROAD LEAF DECIDUOUS TREE
MULTISTEM DECIDUOUS TREE
MAJOR CONIFEROUS TREE
MAJOR DECIDUOUS TREES PLANTED IN STRUCTURAL SOIL
SHRUBS
TURF MIX A - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX
TURF MIX B - LOW GROW FINE FESCUE MIX
EXISTING TREE DRIPLINE
ROUGH LIMESTONE QUARRY BLOCK
SCREE BED - 60 STONE TYPE SCREE STONE, 40 STONE TYPE RIVER STONE BY AREA
MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH

PLANTING NOTES

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.
4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.

UTILITIES LEGEND

FIRE DEPARTMENT CONNECTIONS
EXISTING LIGHT TO REMAIN
EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE
EXISTING HYDRANT TO REMAIN, SEE CIVIL NEW HYDRANT, SEE CIVIL
EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN
EXISTING UTILITY VAULT OR MANHOLE TO REMAIN
PROPOSED SITE LIGHTING
PROPOSED BLDG STORM DRAIN AT WALL

PLANTING PLAN - SITE 2

SCALE:

MATCH LINE - SEE SHEET L4.03
**PLANTING NOTES**

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.
4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.

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**UTILITIES LEGEND**

- **(E)** FIRE DEPARTMENT CONNECTIONS
- **FDC** EXISTING LIGHT TO REMAIN
- **MH** EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE
- **BP** EXISTING HYDRANT TO REMAIN, SEE CIVIL NEW HYDRANT, SEE CIVIL
- **MH** EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN
- **MH** EXISTING UTILITY VAULT OR MANHOLE TO REMAIN
- **PROPOSED SITE LIGHTING**
- **PROPOSED BLDG STORM DRAIN AT WALL**

---

**KEY PLAN**

- **MATCH LINE - SEE SHEET L4.01**
- **MATCH LINE - SEE SHEET L4.05**
- **FOR REFERENCE ONLY**

---

**PLANTING LEGEND**

- **STORMWATER PLANTER** PERENNIAL GROUNDCOVER - SEE PLANTING SCHEDULE
- **BIORETENTION SEED AND PLUG MIX** - SEE PLANTING SCHEDULE
- **MAJOR BROAD LEAF DECIDUOUS TREE**
- **MINOR BROAD LEAF DECIDUOUS TREE**
- **MULTISTEM DECIDUOUS TREE**
- **MAJOR CONIFEROUS TREE**
- **MAJOR DECIDUOUS TREES PLANTED IN CU STRUCTURAL SOIL**
- **SHRUBS**
- **TURF MIX A** - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX
- **TURF MIX B** - LOW GROW FINE FESCUE MIX
- **EXISTING TREE DRIPLINE**
- **ROUGH LIMESTONE QUARRY BLOCK**
- **SCREE BED** - 60 STONE TYPE SCREE STONE, 40 STONE TYPE RIVER STONE BY AREA
- **MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH**

---

**KEY MATERIAL**

- **FIRE DEPARTMENT CONNECTIONS**
- **EXISTING LIGHT TO REMAIN**
- **EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE**
- **EXISTING HYDRANT TO REMAIN, SEE CIVIL NEW HYDRANT, SEE CIVIL**
- **EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN**
- **EXISTING UTILITY VAULT OR MANHOLE TO REMAIN**
- **PROPOSED SITE LIGHTING**
- **PROPOSED BLDG STORM DRAIN AT WALL**

---

**KEY MATERIAL DETAIL**

- **FIRE DEPARTMENT CONNECTIONS**
- **EXISTING LIGHT TO REMAIN**
- **EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE**
- **EXISTING HYDRANT TO REMAIN, SEE CIVIL NEW HYDRANT, SEE CIVIL**
- **EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN**
- **EXISTING UTILITY VAULT OR MANHOLE TO REMAIN**
- **PROPOSED SITE LIGHTING**
- **PROPOSED BLDG STORM DRAIN AT WALL**
ARCHITECT: MATCH LINE - SEE SHEET L4.03

PLANTING NOTES
1. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.
2. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
3. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OF 40 - 60 8" SPACING ON BOTTOM OF BASIN OVERHANGS.

PLANTING LEGEND
- **3B**: MAJOR BROAD LEAF DECIDUOUS TREE
- **3A**: MINOR BROAD LEAF DECIDUOUS TREE
- **3C**: MAJOR CONIFEROUS TREE
- **3D**: SHRUBS
- **3E**: TURF MIX B - LOW GROW FINE FESCUE MIX
- **3F**: BIORETENTION SEED AND PLUG MIX - SEE PLANTING SCHEDULE
- **3G**: EXISTING TREE DRIPLINE
- **3H**: EXISTING LIGHT TO REMAIN
- **3I**: PROPOSED SITE LIGHTING
- **3J**: PROPOSED BLDG STORM DRAIN AT WALL

UTILITIES LEGEND
- **4A**: FIRE DEPARTMENT CONNECTIONS
- **4B**: EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN
- **4C**: NEW HYDRANT, SEE CIVIL
- **4D**: EXISTING UTILITY VAULT OR MANHOLE TO REMAIN
- **4E**: EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE

PROJECT NO.:    P105.00

CORNELL UNIVERSITY
ITHACA, NY

PROFESSIONAL LICENSE NUMBER:

DATE: 05.03.2019

SCALE: 1"

MAY 09, 2019 - 10:06am
PLANTING PLAN - SITE 2

L4.07

SCALE:

PLANTING PLAN

MATCH LINE - SEE SHEET L4.05

MATCH LINE - SEE SHEET L4.08

MATCH LINE - SEE SHEET L4.07

MATCH LINE - SEE SHEET L4.07-7a

MATCH LINE - SEE SHEET L4.05

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.
4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.
PLACE SCREE STONE AT BUILDING DRAIN OUTLET TO PREVENT WASHOUT.

DISTRIBUTE IN DRIFTS OF 40 - 60 @ 8" SPACING ON BOTTOM OF BASIN.
1. CONTRACTOR TO VERIFY MEASUREMENTS IN FIELD.
2. SUBMIT SHOP DRAWINGS PRIOR TO RAIL MANUFACTURING.
3. WELDS SHALL BE CONTINUOUS, GROUND SMOOTH
4. EXPANSION JOINTS TO BE LOCATED IN RAILS SPACED 18 MIN.
5. SEE DETAIL 10 L5.02 FOR TYPICAL CORE AND GROUT DETAIL.

GENERAL CHARACTER OF PROPOSED STONE WALL
1. WALLSTONE TO BE COURSED IN UNIFORM HEIGHTS AND RANDOM LENGTHS TO ACHIEVE A PLEASING
2. LANDSCAPE ARCHITECT TO APPROVE STONE.

NYSDOT TYPE 4 SUBBASE (ITEM 304.14)
AVERAGE DEPTH: 18 INCHES FOR SITE RETAINING WALLS.

L5.02

SHEET NOTES
05.03.2019

VARIES REFER TO STAIR RUN ELEVATIONS
HANDRAIL MATERIALS AND FINISHES ARE PER STAIR SCHEDULE.
ADJACENT CONCRETE WALK
SEE CIVIL DRAWINGS FOR UNDERDRAIN LOCATIONS.
DOWELS WITH DOWEL SLEEVE @ 18" O.C.
GRANITE STAIR TREAD
NOTES:
LARGE RAMP THAN A WALK BEHIND VIBRATORY ROLLER.

NEW YORK STATE SEAL:
NOT IN THE CITY OF ITHACA
MATERIALS LEGEND
- Red Terracotta
- Insulated Precast
- Smooth Grey Terracotta
- Insulated Precast
- Textured Grey Terracotta
- Insulated Precast
- Dark Grey Accent Terracotta
- Insulated Precast
- Insulated Aluminium Windows & Standoffs / Curtainwall Windows
- Insulated, Painted Metal Panels
NOT IN THE CITY OF ITHACA
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a mixed-use development located at 130 Cherry Street, by Whitham Planning & Design, applicant for owner, and

WHEREAS: the applicant proposes an as-of-right five-story building approximately 63 feet in height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The program includes ground floor covered parking for approximately 36 vehicles, plus 7,600 SF of potential retail/office and amenity space geared towards artists’ needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. The north edge of the property will include a publicly accessible path to the Inlet, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance § 176-4B(1)(k), (h)[2], (n), and the State Environmental Quality Review Act (“SEQRA”) § 617.4(b)(11), both of which require environmental review, and

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on February 26, 2019 declare itself Lead Agency for environmental review of the Project, and

WHEREAS: legal notice was published and property posted in accordance with Chapters 276-6 (B) (4) and 176-12 (A) (2) (c) of the City of Ithaca Code, and

WHEREAS: a Public Hearing for the proposed action was held on April 23, 2019, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on April 23, 2019 reviewed and accepted as adequate a Full Environmental Assessment Form (“FEAF”), Part 1, submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and amended by the Planning Board, the following drawings, “Existing Conditions (C2)”, “Demolition Plan (C3)”, “Site Plan (C4)”, “Grading Plan (C5)”, “Utility Plan (C6)”, “Civil Details (C7 & C8)”, “E&S Plan (C9)” and “E&S Details (C10)”, dated 3/20/19 and prepared by Fagan Engineers; “1st Floor Plan (P1)” dated 04-02-19, and “2nd Floor Plan (P2)”, “3rd Floor Plan (P3)”, “4th Floor Plan (P4)” and “5th Floor Plan (P5)” dated 01-17-19 and “1st Floor Accessibility”, “Exterior Elevations (2 sheets)”, “Southeast Approach Perspective”, “Northeast Human Scale Perspective (P6, P8 P9 & P11) ” and “Southeast Human Scale Perspective (P7)” all dated 4/15/19 and “Exterior Elevations (P10)” dated 4/02/19 and all prepared by BW Architects and Engineers; “Site Plan (L-1.0)” dated 3-11-19, and “Landscape Site Plan” – showing Construction Phases Timeline dated 3-06-19, and other application materials, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, Tompkins County Department of Planning & Sustainability, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

WHEREAS: the City Planning Board, acting as Lead Agency, did determine, as more clearly elaborated in the FEAF, that the Applicant has mitigated any potentially significant impacts to the environment, and

WHEREAS: the City of Ithaca Planning and Development Board did, on April 23, 2019 determine the proposed project would will result in no significant impact on the environment and did make a Negative Declaration of Environmental Significance, and
WHEREAS: this Board, did on May 28, 2019 review and accept as adequate the following new and revised drawings: “1st Floor Plan (PR1)”, “Tower Floor Plan (PR2)”, Exterior Elevations (PR3 & PR4)’, Perspectives (PR5-9) and “Proposed Signage (PR 10)” all dated 5/16/19 an prepared by BW Architects and Engineers and other application materials, now, therefore be it

RESOLVED: that the Planning and Development Board does hereby grant preliminary & final approval to the project subject to the following conditions:

   i. Submission to the Planning Board of project details, including but not limited to lighting, signage, exterior furnishings, bike racks, etc., and
   ii. Submission to the Planning Board of a revised site plan showing any changes since 3/6/19, and
   iii. Submission of building materials, and
   iv. Submission of a revised first floor plan showing a stripped accessible pathway through the parking garage to the activity room, and
   v. Any future changes should be submitted to the Planning Board for review and approval, and
   vi. Bike racks must be installed before a certificate of occupancy is granted, and
   vii. Execution of a easement agreement between the City and the property owner for portions of the sidewalk on private property, and
   viii. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits, etc., and

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
EAST ELEVATION

T.O. PARAPET 2
63' - 7 1/2"

DARK GRAY SMOOTH STUCCO FINISH

RED FIBER CEMENT PANEL
MEDIUM GRAY FIBER CEMENT PANEL
LIGHT GRAY FIBER CEMENT PANEL

1ST FLOOR
6' - 0"

DARK GRAY INTEGRAL COLORED CONCRETE MASONRY BLOCK
DARK GRAY FIBER CEMENT PANEL

WEST ELEVATION

T.O. PARAPET 2
63' - 7 1/2"

DARK GRAY SMOOTH STUCCO FINISH

RED FIBER CEMENT PANEL
MEDIUM GRAY FIBER CEMENT PANEL
LIGHT GRAY FIBER CEMENT PANEL

1ST FLOOR
6' - 0"

DARK GRAY FIBER CEMENT PANEL
WHITE SMOOTH STUCCO FINISH
DARK GRAY SMOOTH STUCCO FINISH

Ithaca Arthaus
130 Cherry Street, Ithaca, Tompkins County, New York

PR3

5/16/19
FLUSH MOUNT CHANNEL LETTERS

EACH LETTER:
21" TALL X 17" WIDE (MAX.) WITH 5" RETURN
WHITE ACRYLIC FACE
ALUMINIUM RETURNS: PAINT TO MATCH DARK GRAY STUCCO
BLACK TRIM CAP

ACRYLIC FACE.
LED ILLUMINATED INTERIOR.

1ST FLOOR
0'-0"

0'-5" TYP.

1'-5" TYP.

T.O. PARAPET 2
63'-7 1/2"

ENLARGED SIGNAGE
3/4" = 1'-0"

NORTH ELEVATION - PROPOSED SIGNAGE
1/8" = 1'-0"

ARTHAUS

Ithaca Arthaus
130 CHERRY STREET, ITHACA, TOMPKINS COUNTY, NEW YORK

DATE: 06/25/2019
PROJECT NUMBER: 18290

PROPOSED SIGNAGE
PR10
May 22, 2019

Please see attached materials for requested additional information for the project at 815 South Aurora Street.
Permit #38534

**Project Description**

The project applicant proposes a new 65 unit student housing complex comprised of three buildings constructed on hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) one-bedroom unit, (40) two-bedroom units, and (23) three-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of building B, and a roof terrace and lounge on the fourth floor of building B. The project shares the 2.85 acre site with an existing cell tower facility, garages, an office and one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at existing site entry at the south end of the property, with a new fire lane to be constructed in front of the buildings A & B at the northern end of the site. The project will include 67 parking spaces, as required by zoning. The property located in the R-3b zoning district.

Additional/updated materials include:

- Updated area plans and elevations
- Updated Civil Plans
- Updated Landscape Plan and site section
- Energy usage analysis
- Construction activity

**Responses to Highlighted comments from PRC meeting.**

- We will bring materials samples for facade choices to the Planning Board meeting.
- Manage seepage from exposed rock - see updated Civil Plans
- Retaining walls and associated railings, especially North side - see attached retaining wall details
- Why can’t access to Hudson Place be maintained? The neighbors don’t want it maintained
- Timeline for sidewalk construction? City work this summer, Town portion early 2020
- Who will remove snow from sidewalk contiguous to property? The developer will remove snow.
- Can trash enclosure be relocated? No.
- Applicant must provide information about rock removal and transport, and construction activities and deliveries—see attached.
- Information about energy usage and system—see attached Ithaca Green Building Policy.
- Information about construction impacts from foundation preparation? The shale is rip-able by an excavator and will need no blasting. Typical noise levels for site prep.
- Fire apparatus access—It is the understanding of the design team that through close coordination with the Ithaca Fire Department, the fire lane configuration currently proposed has addressed any comments and concerns communicated by the Ithaca Fire Department. Formal documentation from the Ithaca Fire Department is pending the results of NYSDOT’s conceptual review of the proposed fire lane and associated curb cuts.
815 S. Aurora Street

Ithaca Green Building Policy – Easy Path

In order to comply with the Ithaca Green Building Policy easy path, the project must achieve 6 points or more. The summary below contains the points that this project would achieve through the Ithaca Green Building Policy as it is currently written.

EE1 – Heat pumps for space heating (3 points)
   - Project is using Air Source mini split one-to-one heat pumps for space heating qualifying for 3 points in this category.

A12 – Heating systems in heated space (1 point)
   - All heating systems will be contained within the thermal envelope of the building qualifying for 1 point in this category.

A13 – Efficient Building Shape (1 point)
   - The building shape complies with the maximum wall + roof / floor area ratios in order to achieve 1 point in this category.

A15 – Window to wall ratio less than 20% (1 point)
   - The window to wall ratio for buildings A and B is just under 15% and for building C it is just over 18% meaning that all three buildings comply with the window to wall ratio threshold of 20%.

OP1 – Development density (1 point)
   - This development will have more than 7 dwelling units per acre qualifying for 1 point in this category.

Total Points = 7
### Building "A" Area Schedule (Rentable)

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*A", "B" and "C" Building Distinct Unit Types:

1. Bedroom Unit Types = 2
2. Bedroom Unit Types = 3 (includes 3 screened units)
3. Bedroom Unit Types = 3

### Diagrams

- Building "A" Ground Floor Unit Area Plan
- Building "A" First Floor Unit Area Plan
- Building "A" Second Floor Unit Area Plan
- Building "A" Third Floor Unit Area Plan
- Building "A" Fourth Floor Unit Area Plan

**Legend:**
- Common
- Mechanical
- Type 2.1
- Type 3.0
- Type 3.1
- Type 2.0
- Type 2.0M
- Type 2.1
- Type 2.1M

**Note:**
- Color codes represent identical unit layouts except for mirroring.
**Construction Activity**

Rock removal will be performed with a hoe-ram attachment on an excavator and then loaded and hauled to a disposal site. Depending on the successful site contractor at the time of bidding there are various options for disposing of it. Some sitework contractors elect to take the spoiled rock, crush it and re-purpose it. However, the equipment and permits for crushing rock is extensive and few site contractors are able to do that. Others will utilize various spoil sites depending on what land they own or relationships they have people that own dump sites. The majority of bidders are going to be looking to find something to the south of the project site to avoid the inefficiencies of trying to navigate through the city. We do know that many site contractors have dump sites on 79 to the south of Ithaca and some bidders may elect to come down 96 and then turn right onto 79 and back up the hill, out of the city.

Delivery traffic will be coming and going in various directions. It is difficult to predict at this time, without specific suppliers and contractors selected for this project. The most consistent traffic will be dump truck traffic, and is difficult to completely predict, besides the general information above, without a specific contractor selected.
SITE DEVELOPMENT PLANS
for
IC OVERLOOK, LLC.
815 SOUTH AURORA STREET (NYS ROUTE 96B)

SITUATE IN:
CITY OF ITHACA - TOMPKINS COUNTY - STATE OF NEW YORK

PROJECT CONTACTS:
OWNER:
IC OVERLOOK, LLC
PO BOX 6707
ITHACA, NY 14851
(607) 288-3578

CIVIL ENGINEER:
ADAM M. FISHEL, PE, CPESC
MARATHON ENGINEERING
840 HANSHAW ROAD, SUITE 12
ITHACA, NY 14850
(607) 241-2917

PROJECT ARCHITECT:
NOAH DEMAREST, AIA, ASLA, LEED AP, CNU
STREAM COLLABORATIVE
108 WEST STATE STREET, 2ND FLOOR
ITHACA, NY 14850
(607) 216-8802

PROJECT SURVEYOR:
T.G. MILLER P.C.
203 NORTH AURORA STREET
ITHACA, NY
(607) 272-6477

LIST OF DRAWINGS

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LOCATION MAP
NOT TO SCALE
1. APPLICABILITY

1.1 UTILITIES - THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES 402.098303 OR APPROVED EQUAL.

1.2 INFILTRATION/EXFILTRATION - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; STRUCTURES, UTILITIES, PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM ROCHESTER, NY 14614 TOPSOIL STRIPPING - STRIP AND STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE REMOVED - ESTABLISHING DESIGN SUBGRADE ELEVATIONS TO WITHIN ONE TENTH OF ONE FOOT WITH THE OWNER.

1.3 NAVIGATION - COMPLETION OF A QUANTITY TAKEOFF TO DETERMINE THE VOLUME OF CUT, FILL, AND TOPSOIL. THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) FOR A UTILITY REQUIRE INTERIM GRADING, SHIMMING OF PAVEMENT ETC. THAT IS NOT SPECIFICALLY SHOWN ON THE PLANS AND

1.4 LOCATION - TECHNICAL SPECIFICATIONS, IF SUPPLIED AS PART OF CONTRACT DOCUMENTS, ARE INTENDED AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR

1.5 PREPARE - AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR

1.6 ACCESS - AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR

2.3 ROOF DRAINAGE - PLACE A MINIMUM OF 1 - 4½ INCH NST STEAMER NOZZLE, 2 - 2½ INCH NST HOSE NOZZLE.

2.4.2.2 EROSION CONTROL - PLACE A MINIMUM OF 2½ INCH NST NOZZLE, 2 INCH IRON PIPE INLET, TRAFFIC BREAK AWAY FLANGE AND FULL DRAINING CAPABILITIES.

3.2.3 RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS.

4.2.3 SEED & MULCH - PLACE A MINIMUM OF 1 - 4½ INCH STEAMER NOZZLE, 2 - 2½ INCH HOSE NOZZLE FOR SEEDING. THE SEED & MULCH MATERIALS SHALL BE PLACED UNSUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM

5.1 LIGHTING NOTES - LIGHTING FIXTURES. ALL LUMINARES TO BE AS SPECIFIED IN THE LUMINARE SCHEDULE ON THIS PLAN. LIGHTING NOTES - LIGHTING FIXTURES. ALL LUMINARES TO BE AS SPECIFIED IN THE LUMINARE SCHEDULE ON THIS PLAN. LIGHTING NOTES - LIGHTING FIXTURES. ALL LUMINARES TO BE AS SPECIFIED IN THE LUMINARE SCHEDULE ON THIS PLAN. LIGHTING NOTES - LIGHTING FIXTURES. ALL LUMINARES TO BE AS SPECIFIED IN THE LUMINARE SCHEDULE ON THIS PLAN.
LOCATION MAP

ADAM M. FISHEL
NOT FOR CONSTRUCTION
JOB NO: 0958-18
SCALE: 1" = 30'
DRAWN: RLJ
DESIGNED: AMF
DATE: 02/13/19

Drawing Title: Demolition Plan
Sheet No: 2 of 2
Job No: DRAWING No: 0958-18

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DEMOLITION KEYNOTES

A. UTILITIES TO BE REMOVED UP TO PROPERTY BOUNDARIES.
B. COORDINATE SERVICE DISCONNECTION/REMOVAL WITH RESPECTIVE UTILITY COMPANY.
C. FULL DEPTH REMOVAL OF EXISTING PAVEMENT.
D. EXISTING OVERHEAD UTILITY AND ASSOCIATED POLES, GUY ANCHORS, ETC. TO BE RELOCATED. CONTRACTOR TO COORDINATE WORK SCOPE AND SCHEDULE WITH UTILITY COMPANY.
E. UTILITY SERVICE ABANDONED IN PLACE CAPPED AND FILLED WITH FLOWABLE FILL.
F. WATER SERVICE DEMOLITION ENLARGEMENT.

CONSTRUCTION NOTES:
REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES

DATE BY REVISION

DRAWING TITLE: Demolition Plan
JOB No: DRAWING No: 0958-18
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SITE DEVELOPMENT PLANS
FOR THE
IC OVERLOOK, LLC
815 SOUTH AURORA ST. (NYS RTE. 96B)

DEVELOPER

THE CITY OF ROCHESTER
COUNTY OF MONROE
STATE OF NEW YORK

ADJACENT PROPERTIES

04/12/19 AF PLANNING BOARD SUBMISSION
05/09/19 AF PLANNING BOARD SUBMISSION
05/21/19 AF PLANNING BOARD SUBMISSION
LOCATION MAP

NOT FOR CONSTRUCTION

JOB NO: 0958-18

SCALE: 1" = 30'

DRAWN: RLJ

DESIGNED: AMF

DATE: 02/13/19

REVISIONS

DRAWING TITLE:

SHEET No:

JOB No:   DRAWING No:

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PROJECT STATISTICS

1. GENERAL:

   1.1  PROPERTY OWNER - IC OVERLOOK, LLC.
   1.2  PROPERTY ADDRESS - 815 SOUTH AURORA STREET

   ITHACA, NEW YORK 14850

   1.3  TAX ACCOUNT - 115-1-15

2. ZONING REGULATIONS:

   2.1  ZONING DISTRICT - R-3B - MULTI FAMILY RESIDENTIAL

   2.2  CODE REQUIREMENTS - REFER TO ZONING COMPLIANCE SUMMARY PREPARED BY STREAM COLLABORATIVE.

3. PARCEL STATISTICS:

   3.1 AREA - ±2.85 ACRES

   3.2 EXISTING CONDITIONS:

   EXISTING TELECOMMUNICATIONS TOWER INSTALLATION.

   3.3 PROPOSED CONDITIONS:

   MULTI-FAMILY RESIDENTIAL USE AS WELL AS THE EXISTING USE.

   3.4 FLOOD ZONE DESIGNATION:

   - FLOOD ZONE C: AREAS OF MINIMAL FLOODING

   - ACCORDING TO FEMA FIRM MAP 360850 0003 B

SITE KEYNOTES

CONCRETE PAVEMENT RE: 4/C9.1

ASPHALT PAVEMENT, RE: 3/C9.1

EXISTING ASPHALT PAVEMENT TO REMAIN. REFER TO PAVEMENT NOTES NOTE SHEET C0.1

SAW-CUT EXISTING PAVEMENT AT LIMIT OF NEW ASPHALT PLACEMENT, TAR SEAL JOINT UPON COMPLETION OF ASPHALT PLACEMENT

DUMPSTER ENCLOSURE, RE: DETAIL

STEEL PIPE BOLLARD, RE: 6/C9.1

CONCRETE SIDEWALK, WIDTH SHOWN ON THE PLANS, RE: 1/C9.1

ELECTRIC TRANSFORMER IN UNDERGROUND VAULT, RE: UTILITY PLAN

EDGE OF PAVEMENT 18" CONCRETE CURB  RE: 2/C9.1

CURB TAPER RE: 7/C9.1

GUIDE RAIL, RE: DETAIL

STRIPED AREA. EDGE LINES TO BE SWSL/4" AND STRIPES TO BE SWSL/4" 2'-0" O.C. @ 45° TO THE EDGE LINE. SEE PLAN FOR DIMENSIONS

BIKE RACK, RE: DETAIL

ACCESSIBLE RAMP, RE: 8/C9.1

ACCESSIBLE PARKING, RE: 9/C9.1

LIGHT FIXTURE WITH ASSOCIATED BASE AND POLE, RE: 5/C9.1

RETAINING WALL RE: STRUCTURAL

INGRESS/EGRESS DOORS, RE: ARCH.

RAISED WALKWAY/BRIDGE, RE: ARCH/STRUCTURAL

STAIRS, RE: ARCH/STRUCTURAL

COURTYARD AREA. RE: ARCH

RESTORE EXISTING ASPHALT PER CITY OF ITHACA REQUIREMENTS (BY CITY)

"NO PARKING FIRE LANE" SIGNAGE, RE: DETAIL. FINAL SIGN LOCATION AND QUANTITY TO BE DETERMINED IN FIELD BY FIRE CHIEF.

INTERIOR DUMPSTER ACCESS DOORS

SITE DEVELOPMENT PLANS

IC OVERLOOK, LLC

815 SOUTH AURORA ST. (NYS RTE. 96B)

ROCHESTER, NY 14614

585-458-7770

840 HANSHAW RD, STE 12

ITHACA, NY 14850

607-241-2917

www.marathoneng.com
SITE DEVELOPMENT PLANS
FOR
IC OVERLOOK, LLC
815 SOUTH AURORA ST. (NYS RTE. 96B)

PROJECT NO: 0958-18

THE SITE PLAN IS APPENDED TO THIS SHEET.

CONSTRUCTION NOTES:

REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES

DRAWING TITLE:
Grading, Drainage and Erosion Control Plan (1 of 2)

SHEET No: 39 CASCADE DRIVE

ROCHESTER, NY 14614

585-458-7770

840 HANSHAW RD, STE 12

ITHACA, NY 14850

607-241-2917

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WATERMAIN WORK LIMIT OF DISTURBANCE

CONSTRUCTION NOTES:

REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES
UTILITY KEYNOTES

- SANITARY SEWER LATERAL ENTRANCE WITH HOUSE TRAP, RE: DETAIL PRODUCED BY THE CITY OF ITHACA.

- CONNECT SANITARY SEWER LATERAL TO EXISTING MANHOLE.

- CORE DRILL NEW ENTRANCE AT STRUCTURE AND PROVIDE PIPE BOOT, SEAL, REMOVE & RESHAPE INVERT, ETC. AS REQUIRED BY THE CITY OF ITHACA.

- COMBINED WATER SERVICE ENTRANCE, RE: DETAIL PRODUCED BY THE CITY OF ITHACA.

- PUBLIC WATER MAIN. INSTALLATION BY CITY OF ITHACA.

- ELECTRIC SERVICE ENTRANCE, RE: DETAIL PRODUCED BY THE CITY OF ITHACA.

- UNDERGROUND TRANSFORMER VAULT. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR SIZE, LOCATION, BOLLARD PROTECTION, WORK SCOPE, FEES AND SCHEDULE REQUIREMENTS.

- UNDERGROUND ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR SIZE, LOCATION, BOLLARD PROTECTION, WORK SCOPE, FEES, AND SCHEDULE REQUIREMENTS.

- RELOCATED OVERHEAD UTILITY. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ALIGNMENT, WORK SCOPE, FEES AND SCHEDULE REQUIREMENTS.

- RELOCATED UTILITY POLE. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ALIGNMENT, WORK SCOPE, FEES AND SCHEDULE REQUIREMENTS.

- TEL./COM. SERVICE ENTRANCE, RE: DETAIL PRODUCED BY THE CITY OF ITHACA.

- UNDERGROUND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR SIZE, LOCATION, BOLLARD PROTECTION, WORK SCOPE, FEES, AND SCHEDULE REQUIREMENTS.

- ANTI-SEEP COLLAR SHALL BE AGRI-DRAIN, OR APPROVED EQUAL. THE CONTRACTOR MAY USE 200 PSI FLOWABLE FILL FORMED TO THE STATED DIMENSIONS WITH A THICKNESS OF 1' AS A SUBSTITUTE TO THE AGRI-DRAIN COLLAR.

- FIRE HYDRANT COMPLETE WITH CONTROL VALVE, SEE DETAIL. PLACE 4' MIN. BEHIND CURB. OWNED & MAINTAINED BY THE CITY OF ITHACA.

- FIRE DEPARTMENT CONNECTION, RE: ARCH.

- ELEVATOR SUMP PIT TO CONNECT TO STORMWATER SYSTEM, RE: ARCH.

- ELECTRICAL CT & METER, RE: ARCH.

- CUT EXISTING WATER SERVICE AND CONNECT TO NEW WATER MAIN.

- CUT EXISTING SANITARY SEWER SERVICE(S) AND CONNECT TO NEW MANHOLE. DEPTH OF SANITARY LATERALS IS UNKNOWN AND SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO THE START OF WORK.

- GROUNDWATER CUT-OFF WALL WITH UNDERDRAIN. CONNECT UNDERDRAIN TO NEAREST STORM STRUCTURE.

CONSTRUCTION NOTES:

- REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES.
ROCK REMOVAL NOTES

1. This Rock Removal Plan and the geotechnical report are provided for informational purposes and are not considered design documents or all inclusive. This plan shows the limits of work where the potential exists for rock to be encountered. If rock is encountered and required to be removed outside these limits, the contractor shall notify the city of the change of removal limits prior to proceeding.

2. On-site and off-site work is considered unclassified as it pertains to all earthwork, including rock removal.

3. Contractor shall review geotechnical report and boring logs in regards to encountered rock and rock quality.

4. Contractor shall review the below listed borerings from the geotechnical report at minimum.

5. Contractor may perform additional subsurface borings to further determine the extent of existing rock quality at no cost to the owner.

6. If contractor will be performing additional borings, the contractor shall be responsible for proper maintenance and protection of local and customer traffic, verifying all existing utilities prior to commencing boring activities, filling bore holes with suitable material and asphalt patch (if needed).

7. Contractor shall be responsible for obtaining all permits prior to the start of additional boring work which may include but may not be limited to approval from, the owner, NYSDOT, Tompkins County Highway Authority, City of Ithaca, and/or NYSDEC.

8. Rock removal via blasting is prohibited.

9. Contractor is to coordinate site lighting electrical with architect of record. Potential exists for rock to be encountered during the excavation required for the placement or relocation of the lighting conduit.

10. Refer to special conditions for additional requirements associated with rock removal.

11. Some deep excavations are anticipated to extend into highly weathered shale to sound bedrock, especially utilities and stormwater areas. Excavations into sound bedrock will likely require very high capacity, ripper mounted excavation equipment, possibly in conjunction with the use of pneumatic breakers (How-Ram) to loosen stronger, more competent bedrock.
LOCATION MAP

ADAM M. FISHEL
NOT FOR CONSTRUCTION
JOB NO: 0958-18
SCALE: 1" = 30'
DRAWN: RL
DESIGNED: AMF
DATE: 02/13/19

REVISIONS DATE BY REVISION

DRAWING TITLE: Truck Plan
SHEET No: JOB No: DRAWING No:

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FIRE TRUCK ENTER/EXIT MOVEMENT FROM/TO SOUTH STATION
FIRE TRUCK ENTER/EXIT MOVEMENT FROM/TO NORTH STATION

REFUSE TRUCK ENTER/EXIT MOVEMENT SOUTHBOUND
REFUSE TRUCK ENTER/EXIT MOVEMENT NORTHBOUND

FIRE TRUCK ENTER/EXIT MOVEMENT (FUTURE) FROM/TO SOUTH STATION
FIRE TRUCK ENTER/EXIT MOVEMENT (FUTURE) FROM/TO NORTH STATION

3/05/19 AF REVISED PER DOT COMMENTS
04/12/19 AF PLANNING BOARD SUBMISSION
05/03/19 AF REVISED PER IFD COORD.
05/08/19 AF PLANNING BOARD SUBMISSION
05/21/19 AF PLANNING BOARD SUBMISSION

Truck Plan (1 of 2)
C8.0
[Diagram of site development plans]

1. STABILIZED CONSTRUCTION ENTRANCE
2. SILT FENCE
3. TEMPORARY STONE FILTER
4. PIPE OUTLET PROTECTION
5. STONE & BLOCK DROP INLET PROTECTION
6. STONE CHECK DAM
7. CONCRETE WASHOUT AREA
8. STONE LINED SWALE
9. EMERGENCY SPILLWAY OUTLET
10. TRUCK WASH AND CONCRETE WASHOUT

Construction Specifications:

- [Detailed construction specifications and notes]

EMERGENCY SPILLWAY OUTLET:

- [Specifications for emergency spillway outlet]

TRUCK WASH AND CONCRETE WASHOUT:

- [Specifications for truck wash and concrete washout]

SITE DEVELOPMENT PLANS

IC OVERLOOK, LLC
815 SOUTH AURORA ST (NY, Rte. 9B)
CITY OF HEROES

DATE: 02/13/19
REVISIONS

C9.0

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DRAWING TITLE:
Detail Sheet (6 of 6)
0958-18

DUMPSTER ENCLOSURE NOTES:
1. Construct with smooth concrete batter plate and footing in the line of building to avoid cracking.
2. Dimension of DUMPSTER ENCLOSURE notes as shown Figure 1.
3. Construct reinforced concrete panels for DUMPSTER ENCLOSURE.
4. Concrete panels for DUMPSTER ENCLOSURE are 3 inches thick.

STORMWATER SIGN DETAIL

STORMWATER DETENTION AREA #2
BIORETENTION AREA
WATER QUALITY UNIT #1
STORMWATER DETENTION AREA #2
WATER QUALITY UNIT #2
NOTES

1. REFER TO SHEET C10.2 FOR GENERAL HIGHWAY NOTES, MAINTENANCE AND PROTECTION OF TRAFFIC, ETC.

2. THE POSTED SPEED LIMIT OF SOUTH AURORA STREET (NYS ROUTE 96B) ALONG THE PROPERTY FRONTAGE IS 40 MPH.

3. THE CONTRACTOR SHALL REFER TO NYSDOT STANDARD SHEETS 608-03 FOR DRIVEWAY CONSTRUCTION DETAILS WITHIN NYSDOT RIGHT OF WAY.

4. REFER TO THE DEMOLITION PLAN (SHEET C1.0) FOR ADDITIONAL INFORMATION ASSOCIATED WITH THE DEMOLITION AND/OR REMOVAL OF EXISTING SITE AND UTILITY FEATURES.

5. NO EXCAVATIONS SHALL BE LEFT OPEN OVER NIGHT.

6. REFERENCE SHOULD BE MADE TO THE DEMOLITION PLAN (C1.0) FOR DEMOLITION OF SITE FEATURES WITHIN THE NYSDOT RIGHT-OF-WAY ASSOCIATED WITH THE DRIVEWAY CONSTRUCTION SHOWN ON THIS PLAN.

7. REFER TO THE SITE PLAN (C2.0) FOR SIDEWALK WORK WITHIN NYSDOT RIGHT-OF-WAY.

8. REFER TO SHEET C10.0 FOR SITE DEVELOPMENT PLANS FOR FIRE LANE SITE PLAN.
NOTES

1. REFER TO SHEET C10.2 FOR GENERAL HIGHWAY NOTES, MAINTENANCE AND PROTECTION OF TRAFFIC, ET AL.
2. THE POSTED SPEED LIMIT OF SOUTH AURORA STREET (NYS ROUTE 96B) ALONG THE PROPERTY FRONTAGE IS 40 MPH.
3. THE CONTRACTOR SHALL REFER TO NYSDOT STANDARD SHEETS FOR DRIVEWAY CONSTRUCTION DETAILS IN A TYPICAL RIGHT-OF-WAY.
4. REFER TO SHEET C1.0 FOR ADDITIONAL INFORMATION ASSOCIATED WITH THE DEMOLITION AND/OR REMOVAL OF EXISTING SITE AND UTILITY FEATURES.
5. NO EXCAVATIONS SHALL BE LEFT OPEN OVER NIGHT.
6. REFERENCE SHOULD BE MADE TO SHEET C1.0 FOR DEMOLITION OF SITE FEATURES WITHIN THE NYSDOT RIGHT-OF-WAY ASSOCIATED WITH THE DRIVEWAY CONSTRUCTION SHOWN ON THIS PLAN.
7. REFER TO THE SIDEWALK WORK WITHIN NYSDOT RIGHT-OF-WAY.
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects, in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a mixed-use development located at 510 W MLK/State St and 507 W Seneca St. by Visum Development, applicant and owner, and

WHEREAS: the applicant proposes to construct a 4- to 6-story building with a footprint of 13,730 SF and a GSA of approximately 74,700 SF. The project will have 2,100 SF of retail space on the first floor facing W State/MLK Street and 77 housing units, permanently affordable to households making 50-70% Area Median Income (AMI). Building amenities include a community room, bike and general storage, a laundry room and a fifth floor lounge with access to a rooftop terrace. The project site has frontage on three streets (W State/MLK, Corn and W Seneca) and is in two zoning districts: CBD 60 in which the maximum height is 60’ and B-2d in which the maximum height is 40’. Neither zone has a prescribed number of stories. The project is subject to the Downtown Design Guidelines and will likely require an area variance for rear yard setback, and

WHEREAS: This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act §617.4(b)(11), both of which require environmental review, and

WHEREAS: the Tompkins County Department of Planning & Sustainability Tompkins County Department of Health, Tompkins County Industrial Development Agency, NYS Homes and Community Renewal, and the NYS Department of Environmental Conservation, have all been identified as potentially Involved Agencies in Environmental Review, and

WHEREAS: the Tompkins County Department of Planning & Sustainability, Tompkins County Department of Health, Tompkins County Industrial Development Agency, NYS Homes and Community Renewal, and the NYS Department of Environmental Conservation, have all consented to the City Planning Board being Lead Agency for this Project, now therefore be it,

RESOLVED: that the City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.
Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

### 1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

*If “Yes”, answer questions a - j. If “No”, move on to Section 2.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</td>
<td>E2d</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>B1i</td>
<td>☑</td>
</tr>
<tr>
<td>h. Other impacts: May involve pile driving</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). [See Part 1. E.2.g]

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

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

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

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

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

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

5. **Impact on Flooding**

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

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2e</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2i, E2j, E2k</td>
<td>☐</td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td>☐</td>
</tr>
</tbody>
</table>
6. Impacts on Air
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g)
If “Yes”, answer questions a - f. If “No”, move on to Section 7.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>D2h</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU’s per hour.</td>
<td>D2f, D2g</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td></td>
</tr>
<tr>
<td>f. Other impacts: Construction impacts</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2o</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.</td>
<td>E2o</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2p</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.</td>
<td>E2p</td>
<td></td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.  

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

h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: ______________________________________

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

j. Other impacts: ______________________________________________________

8. Impact on Agricultural Resources

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

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

<table>
<thead>
<tr>
<th>Question(s)</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2c, E3b</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).</td>
<td>E1a, E1b</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.</td>
<td>E1b, E3a</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E1a, E1b</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>h. Other impacts: ______________________________________________________</td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>
9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in
sharp contrast to, current land use patterns between the proposed project and
a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If “Yes”, answer questions a - g. If “No”, go to Section 10.

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

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.</td>
<td>E3e</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>E3f</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:</td>
<td>E3g</td>
<td>☐</td>
</tr>
</tbody>
</table>
d. Other impacts: The building, size, shape and articulation differ significantly from the existing urban fabric, of which some are historic buildings.

If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:

i. The proposed action may result in the destruction or alteration of all or part of the site or property.

ii. The proposed action may result in the alteration of the property’s setting or integrity.

iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

If “Yes”, answer questions a - e. If “No”, go to Section 12.

<table>
<thead>
<tr>
<th>Question(s)</th>
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<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>D2e, E1b E2h, E2m, E2o, E2n, E2p</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b.</td>
<td>C2a, E1c, C2c, E2q</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c.</td>
<td>C2a, C2c E1c, E2q</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d.</td>
<td>C2c, E1c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e.</td>
<td>Other impacts:</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If “Yes”, answer questions a - c. If “No”, go to Section 13.

<table>
<thead>
<tr>
<th>Question(s)</th>
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<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>E3d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b.</td>
<td>E3d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c.</td>
<td>Other impacts:</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
13. Impact on Transportation

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

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

| a. Projected traffic increase may exceed capacity of existing road network. | D2j | ☐ | ☐ |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j | ☐ | ☐ |
| c. The proposed action will degrade existing transit access. | D2j | ☐ | ☐ |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations. | D2j | ☐ | ☐ |
| e. The proposed action may alter the present pattern of movement of people or goods. | D2j | ☐ | ☐ |
| f. Other impacts: ______________________________________________________ | | ☐ | ☐ |


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

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

| a. The proposed action will require a new, or an upgrade to an existing, substation. | D2k | ☐ | ☐ |
| b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. | D1f, D1q, D2k | ☐ | ☐ |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity. | D2k | ☐ | ☐ |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. | D1g | ☐ | ☐ |
| e. Other Impacts: ______________________________________________________ | | ☐ | ☐ |

15. Impact on Noise, Odor, and Light

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

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

| a. The proposed action may produce sound above noise levels established by local regulation. | D2m | ☐ | ☐ |
| b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. | D2m, E1d | ☐ | ☐ |
| c. The proposed action may result in routine odors for more than one hour per day. | D2o | ☐ | ☐ |
### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

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

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.</td>
<td>E1d</td>
<td>✓</td>
<td>□</td>
</tr>
<tr>
<td>b. The site of the proposed action is currently undergoing remediation.</td>
<td>E1g, E1h</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.</td>
<td>E1g, E1h</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).</td>
<td>E1g, E1h</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.</td>
<td>E1g, E1h</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.</td>
<td>D2t</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action involves construction or modification of a solid waste management facility.</td>
<td>D2q, E1f</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>h. The proposed action may result in the unearthing of solid or hazardous waste.</td>
<td>D2q, E1f</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.</td>
<td>D2r, D2s</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.</td>
<td>E1f, E1g, E1h</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.</td>
<td>E1f, E1g</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>l. The proposed action may result in the release of contaminated leachate from the project site.</td>
<td>D2s, E1f, D2r</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>m. Other impacts: Need Phase 1 ESA or equivalent</td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>
17. Consistency with Community Plans

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

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1a, E1a, E1b</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.</td>
<td>C2</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.</td>
<td>C3, D1c, D1d, D1f, D1g, E1b</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d, D2j</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)</td>
<td>C2a</td>
<td>□</td>
</tr>
<tr>
<td>h. Other: _____________________________________________________________</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>

18. Consistency with Community Character

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

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>✔</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td>✔</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f, D1g, E1a</td>
<td>✔</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>✔</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>□</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3, E1a, E1b, E2g, E2h</td>
<td>✔</td>
</tr>
<tr>
<td>g. Other impacts: _____________________________________________________________</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>
PROJECT DESCRIPTION
The applicant proposes to construct a 4- to 6-story building with a footprint of 13,730 SF and a GSA of approximately 74,700 SF. The project will have 2,100 SF of retail space on the first floor facing W State/MLK Street and 77 housing units, permanently affordable to households making 50-70% Area Median Income (AMI). Building amenities include a community room, bike and general storage, a laundry room and a fifth floor lounge with access to a rooftop terrace. The project site has frontage on three streets (W State/MLK, Corn and W Seneca) and is in two zoning districts: CBD 60 in which the maximum height is 60’ and B-2d in which the maximum height is 40’. Neither zone has a prescribed number of stories. However, zoning changes for the corridor regarding building height are currently being considered by Common Council.

The project is subject to the Downtown Design Guidelines and will likely require an area variance for rear yard setback. In addition, Common Council is currently considering zoning changes to portions of West State Street that would impact allowable height and massing.

This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11).

IMPACT ON LAND
The .413 acre site is located in an urbanized area and is previously developed

The following information is needed to evaluate any potential impacts:

- Geotech report or equivalent
- Information about foundation type and duration
- If piles- need type of pile, duration and monitoring plan for adjacent properties

Based on information provided by the applicant, approximately 3,000 CY of material to be removed from the site for foundation preparation, equaling approximately 250 truckloads. Impervious surface will increase from .288 acres to .315 acres on the .413 acre site.

IMPACT ON GEOLOGIC FEATURES
The site is located in an urbanized area with no geologic features present. The Lead Agency has determined that based on this information, no significant impact on geologic features is anticipated.

IMPACT ON SURFACE WATER
Insert stormwater information

IMPACT ON GROUNDWATER
The Lead Agency has determined that based on the information above and proposed remediation and mitigation measures, no significant impact to groundwater is anticipated.
IMPACT ON FLOODING
The project is located in the 500 year floodplain. However the site is not near any waterbody that may contribute to flooding.

The Lead Agency has determined that based on the information above, no significant impact to flooding is anticipated.

IMPACTS ON AIR
According to information provided by the applicant, construction is projected to last approximately 12 months. Excavation and preparation of foundations create the potential for increased airborne dust and dirt particles. Impacts from construction activities could have significant but temporary impact the neighborhood. Due to the configuration of the project site, and the its proximity to neighboring structures, construction impacts, including airborne dust and other air quality issues, will particularly affect adjacent residential properties.

During construction, the applicant will employ the following applicable dust control measures, as appropriate:
- Misting or fog spraying the site to minimize dust;
- Maintaining crushed stone tracking pads at all entrances to the construction site;
- Re-seeding disturbed areas to minimize bare exposed soils;
- Keeping roads clear of dust and debris;
- Requiring trucks to be covered;
- Prohibiting burning of debris on site.

IMPACTS ON PLANTS AND ANIMALS
The project site is in an urbanized area and is previously developed. Demolitions plans indicate that nine trees are proposed for removal on site as well as two street trees on Seneca.

IMPACT ON AGRICULTURAL RESOURCES
The project site is located in an urbanized area, and there are no agricultural resources located in proximity to the project site.

The Lead Agency has determined that based on the information above, no significant impact agricultural resources is anticipated.

IMPACT ON AESTHETIC RESOURCES
The project site has frontages on three streets and will be highly visible from the public right-of-way at multiple vantage points.

The applicant has provided visualizations dated 4/15/19. Requires further discussion from the board.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES
The project site is located in a densely developed urban area. The closest historic district is the Downtown West District in the 300 block of W. MLK/State Street.
Insert information about the character of surrounding buildings

**IMPACT ON OPEN SPACE AND RECREATION**
The site is in an urban area and not contiguous to any park or open space.

The Lead Agency has determined that based on the information above, no significant impact to open space and recreational resources is anticipated.

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**
There are no Critical Environmental Areas located within the City of Ithaca.

The Lead Agency has determined that based on the information above, no significant impact to critical environmental areas is anticipated.

**IMPACT ON TRANSPORTATION**

*Parking*
No parking is required and none will be provided.

*Deliveries*

*Bike & Pedestrian Amenities* - There is an opportunity for a through-block pedestrian crossing.

The 23 required bike parking spaces will be provided in a first-floor bike room accessed from the east side of the building off Seneca St. Additional bike parking for visitors will be located near the residential entry on N Corn St. Bike parking rungs will be located near the State St commercial space in the public sidewalk in collaboration with the Department of Public Works.

*Construction Impacts – Information needed*
- To vehicular, pedestrian and bike circulation.
- Staging, Deliveries and construction routes
- Road & sidewalk Closures
- Based on information provided by the applicant, approximately 3,000 CY of material to be removed from the site for foundation preparation, equaling approximately 250 truckloads.

The Lead Agency has received the following Comments for the City transportation engineer:
- The three existing curb cuts shall be removed as part of the project (one each on W. State, N. Corn, and W. Seneca)
- City inspection shows that the sidewalk on Corn Street should be replaced as part of the project. Other sidewalks are acceptable at this time, but if damaged during construction will need to be replaced by permittee
- Will this building be serviced (e.g., garbage and recycling) on Seneca Street? Will any services be provided on Corn or W State?
• We would like a trip generation and parking generation report prepared by a P.E. for this project. This will help us determine if further traffic impacts need to be studied.
• Applicant should document calculations and compliance with the bike parking regulations in the Site Plan Review ordinance.
• City street permits will be required for any work in the street right of ways for North Corn Street and West State/MLK Jr. Street. A NYSDOT highway work permit will be required for any work in the street right of way on West Seneca Street. For these permits, we will need detailed construction staging plans prepared by a P.E. Our expectation at this time is that the sidewalk on West State Street shall be maintained and protected with an engineered scaffolding as much as possible, but that the sidewalk on Corn Street will be allowed to be closed and pedestrians detoured to the east side of the street. We would suggest to the applicant and NYSDOT that with proper design Seneca Street could maintain two westbound travel lanes with a lane shift to the north and parking removed near the project site on both sides of the street. We expect that the sidewalk on the south side of Seneca street would be detoured of the north side of the street.

**IMPACT ON ENERGY**
Insert Energy Information

**IMPACT ON NOISE, ODOR & LIGHT**
According to the site plan review application provided by the applicant, construction will last approximately 12 months. The project is located in an urban, residential area. Noise and odors from construction activities could have significant but temporary impact the neighborhood. Due to the configuration of the project site, and the its proximity to neighboring structures, construction noise will particularly affect adjacent properties.

Noise producing construction activities will temporarily impact residents in the immediate area. Noise producing construction activity will be limited to the hours of 7:30 a.m. to 7:30 p.m. Monday through Friday.

**IMPACT ON HUMAN HEALTH**
The following information is needed to evaluate any potential impacts
- Phase 1 ESA

**CONSISTENCY WITH COMMUNITY PLANS**

**Zoning:**
The site is in 2 zoning districts; therefore, the proposed building will be constructed in two distinct sections according to the regulations of each district. The project will likely require an area variance for rear yard setback on Seneca Street. In addition, Common Council is currently considering zoning changes to portions of West State Street that would impact allowable height and massing.

The project is subject to Downtown Design Guidelines and has not yet received design review.

**CONSISTENCY WITH COMMUNITY CHARACTER**
Issues to address:
- Utility capacity
- Neighborhood character/compatibility

Prepared by: Lisa Nicholas, AICP, Deputy Director of Planning
TO: Planning & Development Board (Project Review Committee)  
FROM: Parks, Recreation & Natural Resources Commission  
DATE: May 16, 2019  
RE: Proposed Project for 510 W. State/MLK Street (also fronts on N. Corn & W. Seneca Streets)

One of the duties of the City's Parks, Recreation and Natural Resources Commission (PRNRC) is “to advise the Planning and Development Board or City staff on environmental assessments and environmental impact statements required under the City Code, for proposed actions.”

At its meeting on May 13th, the PRNRC considered the most recent proposed action to come before the Planning Board – namely, the proposal from Visum Development to demolish existing buildings at 510 W. State/MLK Street and 507 W. Seneca Street, and replace them with a 74,700 square foot, T-shaped structure, stretching across two zoning districts and fronting on three streets. The sections facing State and Corn Streets would be 6 stories tall; the section on Seneca Street would be 4 stories.

The PRNRC voted to express its concern that the project, as proposed, is inconsistent with the intent and specific provisions of the City’s Comprehensive Plan, and, more specifically, its Downtown Design Guidelines, adopted in 2017. The Plan says “some areas [of the W. State/MLK Street corridor] have achieved a distinct character that should be protected and enhanced... New development should support and enhance the distinct character that has begun to emerge along W. State/MLK Street” The Design Guidelines define a “character area” deserving of special consideration (re: new development), consisting of the corridor between W. Seneca and W. Green Streets, stretching from Geneva to Meadow Street, and spell out specific standards for site design.

The PRNRC views the Visum project, as proposed, as incompatible with and insensitive to existing character and neighboring properties, and as inconsistent with several design standards:

- “Internal pedestrian connectivity” is encouraged, but the project appears to lack it.
- Through-block connectivity is encouraged, but is not featured in this through-block project.
- Open space, that maximizes sun exposure and is connected to public areas, should be incorporated, but the proposal includes little if any.
- Adoptive reuse and incorporation of existing buildings is encouraged, “especially along W. State Street,” but the proposed project makes no attempt at this.
- “Sensitive site design transitions” are encouraged, “to reduce conflicts between adjacent properties.” Instead of attempting to satisfy this criterion, the developer takes the position that neighboring properties should conform to its new, contrasting character: “As the first buildings to fulfill the potential of CBD-60 zoning, the tall, narrow facades will look odd until other under-utilized properties around it are redeveloped. Until such time, the sides of the new building will be adorned with murals by local artists.”
- Maintaining compatibility with the “traditional scale at the street” is encouraged. Here, nearby properties, on State, Corn and Seneca Streets, are all between one and three stories but this project would tower over them.

The City's recognition of the West State Street corridor as a distinct and important character area deserving protection was a positive step. In this first test of the City’s commitment to that position, the PRNRC urges the Planning Board to uphold the intent and specifics of the Comprehensive Plan and Downtown Design Guidelines.
In June of 2013, the Common Council rezoned the West State Street/MLK corridor from B-2c to CBD-60. This was done to encourage and accommodate anticipated development. However, it was generally agreed upon at that time that there existed a desirable character along much of West State Street that the City would like to see remain intact.

Upon further consideration and analysis, and when comparing a sixty foot tall building to existing buildings, it has become clear that 60 feet at the street front on the 300, 400, and 500 block of West State Street (blocks between South Albany Street and North Meadow Street), is not appropriate and would result in a dramatic change to the existing character of the area. The pictures below compare the existing structures along West State/MLK Street with an image of a proposed building 60 feet in height.
It is also important to note that this area is now located in the City’s Planned Unit Development Overlay District, which allows for projects that provide significant community benefits to apply for alternate zoning. Given that this additional zoning flexibility exists, staff feels that it is appropriate to revisit the existing zoning.

1. Staff recommends adding minimum story heights of 12 feet, floor to floor on the ground floor and 10 feet floor to floor on subsequent floors. The City has similar minimum story height regulations in various other districts, including in the West End, Waterfront, and Collegetown Zoning Districts. This language is intended to encourage ground floor commercial uses, as well as to establish minimum standards for housing development.

2. Member of the Planning and Economic Development Committee of Common Council are recommending a revision to the zoning ordinance that would limit the overall height to 52 feet and 5 stories (12 feet floor to floor height on the first story and 10 feet floor to floor on subsequent stories) with an opportunity to build an additional 10 feet in height for a 6th story, under the City’s Planned Unit Development Ordinance, if the developer includes 20% of the total unit count as affordable (50% to 80% of Area Median Income) or other community benefit(s)

3. Additionally, in order to maintain the existing character of West State/MLK Street, staff recommends all new construction located in the existing portion of the CBD-60 Zoning District, directly fronting on the 300, 400, and 500 blocks of West State Street, shall require that the front façade of any newly-constructed building contain a stepback of 15 feet after the first 32 feet in height.

This will help maintain the look of pedestrian scale buildings along the street while still allowing for increased density in the center of the block. This proposed change in the zoning would be for properties on West State/MLK Street that are currently zoned CBD-60 between South Albany Street and North Meadow Street.

If the Committee is in agreement, staff will circulate this proposal and return next month with any comments that are received. Please feel free to contact me with any questions.
Proposed West State Street Re-Zoning From CBD-60 to CBD-50--May 23, 2019

NY State Plane, Central GRS 80 Datum
Map Source: City of Ithaca Zoning 2017 Ordinance
An Ordinance Amending The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled “Zoning” To Establish Minimum Story Height Requirements in all CBD Districts and a Minimum Stepback Requirements for Properties on the, 300, 400, and 500 Blocks of West State Street

The ordinance to be considered shall be as follows:

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF ITHACA, CHAPTER 325, ENTITLED “ZONING” TO AMEND ALL CBD ZONING DISTRICTS

BE IT NOW ORDAINED AND ENACTED by the Common Council of the City of Ithaca that Chapter 325 (Zoning) of the Municipal Code of the City of Ithaca is hereby amended as follows:

Section 1. Chapter 325, Section 325-8A, District Regulations Chart, be amended to add minimum story heights in all CBD Zoning Districts, to read as follows:

“All new construction in the CBD Zoning Districts are required to have a minimum height of 12’ floor to floor on the first story and a minimum 10’ floor to floor for each subsequent story.”

Section 2. Chapter 325, Section 325-8A, District Regulations Chart, be amended to change the maximum height in the CBD-60 district to 62’, and to change the maximum height in the CBD-50 district to 52’. This is intended to allow for a 12’ minimum height of the first story and a 10’ minimum height of each subsequent story.

Section 3. Chapter 325, Section 325-5 of the Municipal Code of the City of Ithaca, entitled “Zoning Map” is hereby amended to change the zoning designation of the following parcels, or some portion of these parcels, as shown on the attached map entitled “Proposed West State Street Rezoning from CBD-60 to CBD-50 - May 23, 2019”, from CBD-60 to CBD-50: 71.-1-10, 71.-1-11, 71.-1-12, 71.-1-13, 71.-1-14, 71.-1-15, 71.-1-16, 71.-1-17, 71.-1-18, 71.-1-19, 71.-1-19.1, 71.-1-19.2, 71.-1-22, 71.-1-3, 71.-1-4, 71.-1-5, 71.-1-7, 71.-1-8, 71.-1-9, 71.-2-12, 71.-2-14, 71.-2-15, 71.-2-18, 71.-2-19, 71.-2-20, 71.-2-4, 71.-2-5, 71.-5-1, 71.-5-10, 71.-5-11, 71.-5-12, 71.-5-13, 71.-5-17.2, 71.-5-18, 71.-5-19, 71.-5-2, 71.-5-20, 71.-5-22, 71.-5-23, 71.-5-24, 71.-5-4, 71.-5-5, 71.-5-
Section 4. The City Planning and Development Board, the City Clerk and the Planning Department shall amend the zoning map and the district regulations chart in accordance with the amendments made herewith.

Section 5. Chapter 325, Section 325-8D, Additional Restrictions in the CBD District, is hereby amended to add a subsection (4) to read as follows:

325-8D.
4. In order to maintain the existing character and to preserve the pedestrian scale along the street front all new construction located in the portion of the CBD-60 District directly fronting on the 300, 400, and 500 blocks of West State/MLK Street, the front façade of any newly-constructed structure must contain a stepback of 15’ after the first 42’ in height, before the structure can build up to the maximum allowable height in this district.

Section 6. Severability. Severability is intended throughout and within the provisions of this local law. If any section,
subsection, sentence, clause, phrase or portion of this local law is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portion.

Section 7. Effective date. This ordinance shall take affect immediately and in accordance with law upon publication of notices as provided in the Ithaca City Charter.
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.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Telephone: 607-274-6551</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Ordinance Amendment</td>
<td>E-Mail: <a href="mailto:jcornish@cityofithaca.org">jcornish@cityofithaca.org</a></td>
</tr>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td></td>
</tr>
<tr>
<td>300, 400, and 500 Block of West State Street, City of Ithaca</td>
<td></td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td></td>
</tr>
<tr>
<td>An Ordinance Amending The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled “Zoning” To Establish Minimum Story Height Requirements in the CBD 60 District and Minimum Stepback Requirements for Properties on the 200, 300, 400, and 500 Blocks of West State Street</td>
<td></td>
</tr>
<tr>
<td>Name of Applicant/Sponsor:</td>
<td></td>
</tr>
<tr>
<td>JoAnn Cornish, Director of Planning and Development</td>
<td>Telephone:</td>
</tr>
<tr>
<td>Address: 108 East Green Street</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>City/PO: Ithaca</td>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 14850</td>
<td>Project Contact (if not same as sponsor; give name and title/role):</td>
</tr>
<tr>
<td>Telephone:</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City/PO:</td>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>Property Owner (if not same as sponsor):</td>
</tr>
<tr>
<td>Telephone:</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>Address:</td>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>N/A Applies to numerous Properties</td>
</tr>
</tbody>
</table>
B. Government Approvals

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

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Counsel, Town Board, or Village Board of Trustees</td>
<td>☑ Yes ☐ No Adoption of Ordinance</td>
<td>July 3, 2019</td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>c. City, Town or Village Zoning Board of Appeals</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>i. Coastal Resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>iii. Is the project site within a Coastal Erosion Hazard Area?</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
</tbody>
</table>

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

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

or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

Page 2 of 13
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?
CBD-60

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? CBD-52

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?

Ithaca Police Department

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

Ithaca Fire Department

d. What parks serve the project site?

None

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)?

b. a. Total acreage of the site of the proposed action? __________ acres

b. Total acreage to be physically disturbed? __________ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? __________ 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:

 ii. Is the proposed action a subdivision, or does it include a subdivision?

☑ Yes ☐ No

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

ii. Is a cluster/conservation layout proposed?

☑ Yes ☐ No

iii. Number of lots proposed? ________

iv. Minimum and maximum proposed lot sizes? Minimum __________ Maximum __________

e. Will the proposed action be constructed in multiple phases?

☐ Yes ☑ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

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

Will the proposed action be constructed in multiple phases?

☐ Yes ☑ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
f. Does the project include new residential uses?  ☐ Yes ☐ No

<table>
<thead>
<tr>
<th></th>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>At completion of all phases</td>
<td></td>
<td></td>
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<tr>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

If Yes, show numbers of units proposed.

|                      |            |            |              |                               |
|                      |            |            |              |                               |


g. Does the proposed action include new non-residential construction (including expansions)?  ☐ Yes ☐ No

If Yes,

i. Total number of structures

ii. Dimensions (in feet) of largest proposed structure: height; width; and length

iii. Approximate extent of building space to be heated or cooled: square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment:

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

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

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

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

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

D.2. Project Operations

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

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  ☐ Yes ☐ No

viii. Will the excavation require blasting?

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?  
   If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  
   If Yes:
   - acres of aquatic vegetation proposed to be removed:
   - expected acreage of aquatic vegetation remaining after project completion:
   - purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

   proposed method of plant removal:
   - if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:


vi. Describe any proposed reclamation/mitigation following disturbance:


c. Will the proposed action use, or create a new demand for water?  
   If Yes:
   i. Total anticipated water usage/demand per day: ___________ gallons/day  
   ii. Will the proposed action obtain water from an existing public water supply?  
      If Yes:
      - Name of district or service area:
      - Does the existing public water supply have capacity to serve the proposal?  
      - Is the project site in the existing district?  
      - Is expansion of the district needed?  
      - Do existing lines serve the project site?

   iii. Will line extension within an existing district be necessary to supply the project?  
      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?  
      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?  
   If Yes:
   i. Total anticipated liquid waste generation per day: ___________ 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):


iii. Will the proposed action use any existing public wastewater treatment facilities?  
   If Yes:
   - Name of wastewater treatment plant to be used:
   - Name of district:
   - Does the existing wastewater treatment plant have capacity to serve the project?  
   - Is the project site in the existing district?  
   - Is expansion of the district needed?
- 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:                                                                                     |
  - How much impervious surface will the project create in relation to total size of project parcel? |
    - Square feet or acres (impervious surface) ____________________________
    - Square feet or acres (parcel size) ____________________________
  - Describe types of new point sources. ______________________________________________

  
| iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? |
| If Yes:                                                                                     |
  - If to surface waters, identify receiving water bodies or wetlands: ____________________________
  - 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:                                                                            |
  - Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) |
  - Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) |
  - 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:                                                                                     |
  - 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]
  - In addition to emissions as calculated in the application, the project will generate: |
    - Tons/year (short tons) of Carbon Dioxide (CO₂)
    - Tons/year (short tons) of Nitrous Oxide (N₂O)
    - Tons/year (short tons) of Perfluorocarbons (PFCs)
    - Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
    - Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
    - Tons/year (short tons) of Hazardous Air Pollutants (HAPs)
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   - Yes ☐ No ☐
   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 ☐
   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 _____________ Proposed _____________ Net increase/decrease _____________
   iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No
   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: ________________________________
   vi. Are public/private transportation service(s) or facilities available within 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 ☐
   i. Estimate annual electricity demand during operation of the proposed action: ________________________________
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): ________________________________
   iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      - Monday - Friday: ________________________________
      - Saturday: ________________________________
      - Sunday: ________________________________
      - Holidays: ________________________________
   ii. During Operations:
      - Monday - Friday: ________________________________
      - Saturday: ________________________________
      - Sunday: ________________________________
      - Holidays: ________________________________
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? □ Yes □ No
   If yes:
   i. Provide details including sources, time of day and duration:
   ________________________________________________________________
   ________________________________________________________________

   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:
   ________________________________________________________________
   ________________________________________________________________

   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 __________________________ per unit time ________ (e.g., month, year)
   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):
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? □ Yes □ No
   If Yes:
   i. Describe any solid waste(s) to be generated during construction or operation of the facility:
      • Construction: ____________________________ tons per ___________ (unit of time)
      • Operation: ____________________________ tons per ___________ (unit of time)
   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
      • Construction:
      ________________________________________________________________
      ________________________________________________________________
      • Operation:
   iii. Proposed disposal methods/facilities for solid waste generated on-site:
      • Construction:
      ________________________________________________________________
      ________________________________________________________________
      • Operation:
      ________________________________________________________________
      ________________________________________________________________
s. Does the proposed action include construction or modification of a solid waste management facility? □ Yes □ No
If Yes:
  i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):
  ii. Anticipated rate of disposal/processing:
    • ________ Tons/month, if transfer or other non-combustion/thermal treatment, or
    • ________ Tons/hour, if combustion or thermal treatment
  iii. If landfill, anticipated site life: ____________________________ years

  t. Will 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.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td></td>
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<td></td>
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<tr>
<td>Forested</td>
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<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
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<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
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</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
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<td></td>
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</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
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<td></td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
| Other
  Describe: _____________________________________________ |                 |                                  |                    |
c. Is the project site presently used by members of the community for public recreation?  
   i. If Yes: explain:  
   [ ] Yes  [ ] No

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  
   If Yes,  
   i. Identify Facilities:


e. Does the project site contain an existing dam?  
   If Yes:  
   i. Dimensions of the dam and impoundment:  
      - Dam height: _______________________________ feet  
      - Dam length: _______________________________ feet  
      - Surface area: _______________________________ acres  
      - Volume impounded: _______________________________ gallons OR acre-feet  
   ii. Dam's existing hazard classification:  
   iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  
   If Yes:  
   i. Has the facility been formally closed?  
      - If yes, cite sources/documentation:  
   ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
   iii. Describe any development constraints due to the prior solid waste activities:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  
   If Yes:  
   i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  
   If Yes:  
   i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  
      - Yes – Spills Incidents database  
      - Yes – Environmental Site Remediation database  
      [ ] Provide DEC ID number(s):  
      [ ] Neither database  
   ii. If site has been subject of RCRA corrective activities, describe control measures:  
   iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  
      If yes, provide DEC ID number(s):  
   iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  

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

E.2. Natural Resources On or Near Project Site

<table>
<thead>
<tr>
<th>Section</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>What is the average depth to bedrock on the project site?</td>
</tr>
</tbody>
</table>
| b. | Are there bedrock outcroppings on the project site?  
  - If yes, what proportion of the site is comprised of bedrock outcroppings? | % |
| c. | Predominant soil type(s) present on project site: | % % % % % |
| d. | What is the average depth to the water table on the project site?  
  - Average: | ______________ feet |
| e. | Drainage status of project site soils:  
  - Well Drained: | % of site  
  - Moderately Well Drained: | % of site  
  - Poorly Drained | % of site |
| f. | Approximate proportion of proposed action site with slopes:  
  - 0-10%: | % of site  
  - 10-15%: | % of site  
  - 15% or greater: | % of site |
| g. | Are there any unique geologic features on the project site?  
  - If yes, describe: | |
| h. | Surface water features.  
  i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? | Yes No  
  ii. Do any wetlands or other waterbodies adjoin the project site?  
    - If yes to either i or ii, continue.  If No, skip to E.2.i. | Yes No  
  iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? | Yes No  
  iv. For each identified regulated wetland and waterbody on the project site, provide the following information:  
    - Streams:  
    - Name | Classification  
    - Lakes or Ponds:  
    - Name | Classification  
    - Wetlands:  
    - Name | Approximate Size  
    - Wetland No. (if regulated by DEC) |  
  v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  
    - If yes, name of impaired water body/bodies and basis for listing as impaired: |
| i. | Is the project site in a designated Floodway? | Yes No  
  j. | Is the project site in the 100-year Floodplain? | Yes No  
  k. | Is the project site in the 500-year Floodplain? | Yes No  
  l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  
    - If Yes:  
      - i. Name of aquifer: | |
m. Identify the predominant wildlife species that occupy or use the project site:

<table>
<thead>
<tr>
<th>Species 1</th>
<th>Species 2</th>
<th>Species 3</th>
</tr>
</thead>
</table>

n. Does the project site contain a designated significant natural community?  
   Yes [ ]  No [ ]

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

   ii. Source(s) of description or evaluation:

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

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

   If Yes:
   i. Species and listing (endangered or threatened):

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

   q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  
   Yes [ ]  No [ ]

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:  
   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 five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  
☐ Yes ☐ No

If Yes:
   i. Identify resource:  
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):  
   iii. Distance between project and resource: _____________________ miles.  

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

If Yes:
   i. Identify the name of the river and its designation:  
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  
☐ Yes ☐ No

---

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

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

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

Applicant/Sponsor Name  JoAnn Cornish  Date  May 22, 2019

Signature  Title  Director of Planning and Development
Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:
- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

### 1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If “Yes”, answer questions a - j. If “No”, move on to Section 2.

| a. The proposed action may involve construction on land where depth to water table is less than 3 feet. | E2d | □ | □ |
| b. The proposed action may involve construction on slopes of 15% or greater. | E2f | □ | □ |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. | E2a | □ | □ |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. | D2a | □ | □ |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases. | D1e | □ | □ |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). | D2e, D2q | □ | □ |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area. | B1i | □ | □ |
| h. Other impacts: | | □ | □ |
2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

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

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

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

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

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

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or
may have the potential to introduce contaminants to ground water or an aquifer.
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.
(See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2e</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2i, E2j, E2k</td>
<td>☐</td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td>☐</td>
</tr>
</tbody>
</table>
6. Impacts on Air
The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f, D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>D2h</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.</td>
<td>D2f, D2g</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td></td>
</tr>
<tr>
<td>f. Other impacts: ______________________________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. Impact on Plants and Animals
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2.m.-q.)
If "Yes", answer questions a - f. If "No", move on to Section 8.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2o</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.</td>
<td>E2o</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2p</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.</td>
<td>E2p</td>
<td></td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect. E3c

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: __________________________________________________________________________ E2n

g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. E2m

h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: __________________________________________________________________________ E1b

i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. D2q

j. Other impacts: __________________________________________________________________________

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

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

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| c. The proposed action may be visible from publicly accessible vantage points:  
  i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)  
  ii. Year round | | |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:  
  i. Routine travel by residents, including travel to and from work  
  ii. Recreational or tourism based activities | | |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | | |
| f. There are similar projects visible within the following distance of the proposed project:  
  0-1/2 mile  
  ½ -3 mile  
  3-5 mile  
  5+ mile | | |
| g. Other impacts: __________________________________________________________ | | |

### 10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.  
  Source: __________________________________________________________ | | |
d. Other impacts: ________________________________________________________

______________________________________________________________________

If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:

i. The proposed action may result in the destruction or alteration of all or part of the site or property. E3e, E3g, E3f

ii. The proposed action may result in the alteration of the property’s setting or integrity. E3e, E3f, E3g, E1a, E1b

iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. E3e, E3f, E3g, E3h, C2, C3

11. Impact on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.)

If “Yes”, answer questions a - e. If “No”, go to Section 12.

<table>
<thead>
<tr>
<th>Relevance Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>D2e, E1b E2h, E2m, E2o, E2n, E2p</td>
<td>☐</td>
</tr>
<tr>
<td>b.</td>
<td>C2a, E1c, C2c, E2q</td>
<td>☐</td>
</tr>
<tr>
<td>c.</td>
<td>C2a, C2c E1c, E2q</td>
<td>☐</td>
</tr>
<tr>
<td>d.</td>
<td>C2c, E1c</td>
<td>☐</td>
</tr>
<tr>
<td>e.</td>
<td>Other impacts: ___________________</td>
<td>☐</td>
</tr>
</tbody>
</table>

12. Impact on Critical Environmental Areas
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If “Yes”, answer questions a - c. If “No”, go to Section 13.

<table>
<thead>
<tr>
<th>Relevance Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>E3d</td>
<td>☐</td>
</tr>
<tr>
<td>b.</td>
<td>E3d</td>
<td>☐</td>
</tr>
<tr>
<td>c.</td>
<td>Other impacts: ___________________</td>
<td>☐</td>
</tr>
</tbody>
</table>
13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j)
If “Yes”, answer questions a - f. If “No”, go to Section 14.

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

The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k)
If “Yes”, answer questions a - e. If “No”, go to Section 15.

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

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.)
If “Yes”, answer questions a - f. If “No”, go to Section 16.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation. D2m</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. D2m, E1d</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day. D2o</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Question</td>
<td>Relevant Part I Question(s)</td>
<td>No, or small impact may occur</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>d. The proposed action may result in light shining onto adjoining properties.</td>
<td>D2n</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.</td>
<td>D2n, E1a</td>
<td></td>
</tr>
<tr>
<td>f. Other impacts: ______________________________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

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

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

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

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

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

### 18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

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

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