



CITY OF ITHACA

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)

Purpose: This Full Environmental Assessment Form (FEAF) is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a proposed action that are subjective or immeasurable. It is also understood those who determine significance may have little or no formal knowledge of the environment or may not be aware of the broader concerns affecting the question of significance.

The FEAF is intended to provide a method whereby applicants and agencies can be assured the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

FEAF Components:

- Part 1: Provides objective data and information about a given action and its site. By identifying basic project data, it assists in a review of the analysis that takes place in Parts 2 and 3.
Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
Part 3: If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA IS FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE—TYPE I AND UNLISTED ACTIONS

Identify the portions of FEAF completed for this action: [] Part 1 [] Part 2 [] Part 3

Upon review of the information recorded on this FEAF (Parts, 2, and 3, if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the Lead Agency that:

- [] A. The Proposed Action will not result in any large and important impact(s) and will not have a significant impact on the environment; therefore, A NEGATIVE DECLARATION WILL BE PREPARED.
[] B. Although the proposed action could have a significant impact on the environment, there will not be a significant effect for this Unlisted Action, because the mitigation measures described in PART 3 have been required; therefore, A CONDITIONED NEGATIVE DECLARATION WILL BE PREPARED.
[] C. The proposed action may result in one or more large and important impacts that may have a significant impact on the environment; therefore, A POSITIVE DECLARATION WILL BE PREPARED.

* A Conditioned Negative Declaration is only valid for Unlisted Actions.

Name of Action: _____

Name of Lead Agency: _____

Name and Title of Responsible Officer in Lead Agency: _____

Signature of Responsible Officer in Lead Agency: _____

Signature of Preparer: _____

Date: _____

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)

PART 1—PROJECT INFORMATION

(prepared by project sponsor/applicant)

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3. It is expected that completion of the FEAF will depend on information currently available and will not involve new studies, research, or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action: Texas Roadhouse - New Construction
Location of Action: 719-725 South Meadow Street
Name of Applicant/Sponsor: GreenbergFarrow, Paula Hubert
Address: 21 S. Evergreen Avenue, Suite 200
City/Town/Village: Arlington Heights State: IL ZIP: 60005
Business Phone: 224-310-5072
Name of Owner (if different): Texas Roadhouse Holdings LLC
Address: 6040 Dutchmans Lane
City/Town/Village: Louisville State: KY ZIP: 40205
Business Phone: 502-515-7264
Description of Action: New construction of 7,163 sf Texas Roadhouse restaurant with associated parking and landscaping improvements.

Please complete each question (indicate N/A, if not applicable).

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Public <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural <input type="checkbox"/> Other: _____		
2. Total area of project area: <u>3.91</u> acres ^{170,320} square feet (<i>Chosen units apply to following section also.</i>)		
Approximate Area (Units in Question 2 apply to this section.)	Currently	After Completion
2a. Meadow or Brushland (non-agricultural) (Grass/Landscaped)	35,220	34,060
2b. Forested		
2c. Agricultural		
2d. Wetland [as per Article 24 of Environmental Conservation Law (ECL)]		
2e. Water Surface Area		
2f. Public		
2g. Water Surface Area		
2h. Unvegetated (rock, earth, or fill)		
2i. Roads, buildings, and other paved surfaces		
2j. Other (indicate type) (Impervious Area)	135,100	136,260
3a. What is predominant soil type(s) on project site (e.g., HdB, silty loam, etc.): <u>Fill layer over very soft clay and highly compressible fibrous peat</u>		
3b. Soil Drainage: <input type="checkbox"/> Well-Drained _____% of Site <input type="checkbox"/> Moderately Well-Drained _____% of Site <input checked="" type="checkbox"/> Poorly Drained <u>100</u> % of Site		
4a. Are there bedrock outcroppings on project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
4b. What is depth of bedrock? <u>>40'</u> (feet)		
4c. What is depth to the water table? <u>2</u> (feet)		
5. Approximate percentage of proposed project site with slopes:	<input checked="" type="checkbox"/> 0-10% <u>100</u> % <input type="checkbox"/> 10-15% _____% <input type="checkbox"/> 15% or greater _____%	
6a. Is project substantially contiguous to, or does it contain a building, site or district, listed on or eligible for the National or State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
6b. ...Or a designated local landmark or located in a local landmark district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
7. Do hunting and/or fishing opportunities currently exist in the project area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, identify each species: _____	

SITE DESCRIPTION (concluded)

<p>8. Does project site contain any species of plant and/or animal life identified as threatened or endangered?</p>	<p><input type="checkbox"/>Yes <input checked="" type="checkbox"/>No <input type="checkbox"/>N/A</p> <p>According to: _____</p> <p>Identify each species: _____</p>
<p>9. Are there any unique or unusual landforms on the project site (i.e., cliffs, other geological formations)?</p>	<p><input type="checkbox"/>Yes <input checked="" type="checkbox"/>No <input type="checkbox"/>N/A</p> <p>Describe: _____</p>
<p>10. Is project site currently used by the community or neighborhood as an open space or recreation area?</p>	<p><input type="checkbox"/>Yes <input checked="" type="checkbox"/>No <input type="checkbox"/>N/A</p> <p>If yes, explain: _____</p>
<p>11. Does present site offer or include scenic views known to be important to the community?</p>	<p><input type="checkbox"/>Yes <input checked="" type="checkbox"/>No <input type="checkbox"/>N/A</p> <p>Describe: _____</p>
<p>12. Is project within or contiguous to a site designated a Unique Natural Area (UNA) or critical environmental area by a local or state agency?</p>	<p><input type="checkbox"/>Yes <input checked="" type="checkbox"/>No <input type="checkbox"/>N/A</p> <p>Describe: _____</p>
<p>13. Streams within or contiguous to project area:</p>	<p>a. Names of stream(s) or name(s) of river(s) to which it is a tributary: _____</p>
<p>14. Lakes, ponds, or wetland areas within or contiguous to project area:</p>	<p>a. Name(s): <u> N/A </u></p> <p>b. Size(s) (in acres): _____</p>
<p>15. Has site been used for land disposal of solid and/or hazardous wastes?</p>	<p><input type="checkbox"/>Yes <input checked="" type="checkbox"/>No <input type="checkbox"/>N/A</p> <p>Describe: _____</p>
<p>16. Is the site served by existing public utilities?</p> <p>a. If Yes, does sufficient capacity exist to allow connection?</p> <p>b. If Yes, will improvements be necessary to allow connection?</p>	<p><input checked="" type="checkbox"/>Yes <input type="checkbox"/>No <input type="checkbox"/>N/A</p> <p><input type="checkbox"/>Yes <input checked="" type="checkbox"/>No <input type="checkbox"/>N/A</p> <p><input type="checkbox"/>Yes <input type="checkbox"/>No <input type="checkbox"/>N/A</p>

B. PROJECT DESCRIPTION

1.	Physical dimensions and scale of project (fill in dimensions as appropriate): _____
1a.	Total contiguous area owned by project sponsor in acres: <u>3.91</u> or square feet: _____
1b.	Project acreage developed: <u>3.91</u> Acres initially: _____ Acres ultimately: _____
1c.	Project acreage to remain undeveloped: <u>0</u>
1d.	Length of project in miles (if appropriate): _____ or feet: <u>375.75'</u>
1e.	If project is an expansion, indicate percent of change proposed: _____%
1f.	Number of off-street parking spaces existing: <u>166</u> proposed: <u>160</u>
1g.	Maximum vehicular trips generated (upon completion of project) per day: _____ and per hour: _____
1h.	Height of tallest proposed structure in feet. <u>27'6"</u> plus 12' flagpoles
1j.	Linear feet of frontage along a public street or thoroughfare that the project will occupy? <u>375.75'</u>
2.	Specify what type of natural material (i.e., rock, earth, etc.) and how much will be removed from the site: _____ or added to the site: <u>575' CY fill added</u>
3.	Specify what type of vegetation (trees, shrubs, ground cover) and how much will be removed from the site: acres: <u>0.02</u> type of vegetation: <u>Grass/Landscaped area</u>
4.	Will any mature trees or other locally important vegetation be removed for this project? <u>no</u>
5.	Are there any plans for re-vegetation to replace vegetation removed during construction? <u>Yes</u>
6.	If single-phase project, anticipated period of construction: <u>6</u> months (including demolition)
7.	If multi-phased project, anticipated period of construction: _____ months (including demolition)
7a.	Total number of phases anticipated: <u>1</u>
7b.	Anticipated date of commencement for first phase: <u>9</u> month <u>2015</u> year (including demolition)
7c.	Approximate completion date of final phase: <u>3</u> month <u>2016</u> year.
7d.	Is phase one financially dependent on subsequent phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
8.	Will blasting occur during construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
9.	Number of jobs generated during construction: <u>30</u> After project is completed: <u>40</u>
10.	Number of jobs eliminated by this project: <u>n/a</u> Explain: _____
11.	Will project require relocation of any projects or facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
12a.	Is surface or subsurface liquid waste disposal involved? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; if yes, explain: _____
12b.	If #12a is yes, indicate type of waste (sewage, industrial, etc): <u>sewage</u>
12c.	If surface disposal, where specifically will effluent be discharged? <u>Municipal connection</u>
13.	Will surface area of existing lakes, ponds, streams, or other surface waterways be increased or decreased by proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
14a.	Will project or any portion of project occur wholly or partially within or contiguous to the 100-year flood plain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

PROJECT DESCRIPTION (concluded)

14b. Does project or any portion of project occur wholly or partially within or contiguous to: Cayuga Inlet Fall Creek, Cascadilla Creek, Cayuga Lake, Six Mile Creek, or Silver Creek? (Circle all that apply.)
14c. Does project or any portion of project occur wholly or partially within or contiguous to wetlands as described in Article 24 of the ECL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A;
14d. If #14a., b., or c. is yes, explain: _____
15a. Does project involve disposal of solid waste? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
15b. If #15a. is yes, will an existing solid waste disposal facility be used? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
15c. If #15b. is yes, give name of disposal facility: <u>Existing municipal</u> and its location: _____
15d. Will there be any wastes that will not go into a sewage disposal system or into a sanitary landfill? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
15e. Will any solid waste be disposed of on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
16. Will project use herbicides or pesticides? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, specify: _____
17. Will project affect a building or site listed on or eligible for the National or State Register of Historic Places or a local landmark or in a landmark district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A; if yes, explain: _____
18. Will project produce odors? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
19. Will project product operating noise exceed the local ambient noise level during construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A After construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
20. Will project result in an increase of energy use? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If yes, indicate type(s): _____
21. Total anticipated water usage per day in gals./day: <u>7000</u> Source of water: <u>City</u>

C. ZONING AND PLANNING INFORMATION

1. Does the proposed action involve a planning or zoning decision? Yes No N/A If yes, indicate the decision required: _____
 Zoning Amendment Zoning Variance New/Revision of Master Plan Subdivision
 Site Plan Special Use Permit Resource Management Plan Other: _____
2. What is the current zoning classification of site? SW-2
3. If the site is developed as permitted by the **present** zoning, what is the maximum potential development?
4. Is proposed use consistent with present zoning? Yes No N/A
5. If #4 is no, indicate desired zoning: _____
6. If the site is developed by the **proposed** zoning, what is the maximum potential development of the site?

7. Is the proposed action consistent with the recommended uses in adopted local land-use plans?
 Yes No N/A If no, explain: _____
8. What is the dominant land use and zoning classification within a ¼ mile radius of the project?
(e.g., R-1a or R-1b) SW-2 and R-3a
9. Is the proposed action compatible with adjacent land uses? Yes No N/A Explain: _____
- 10a. If the proposed action is the subdivision of land, how many lots are proposed? na
- 10b. What is the minimum lot size proposed? 3.91 existing lot
11. Will the proposed action create a demand for any community-provided services? (e.g., recreation, education, police, fire protection, etc.)? Yes No N/A Explain: _____
If yes, is existing capacity sufficient to handle projected demand? Yes No N/A
Explain: _____
12. Will the proposed action result in the generation of traffic significantly above present levels?
 Yes No N/A
If yes, is existing road network adequate to handle additional traffic?
 Yes No N/A Explain: _____

D. APPROVALS

1. Approvals: <u>City of Ithaca</u>				
2a. Is any Federal permit required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify: _____				
2b. Does project involve State or Federal funding or financing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If Yes, Specify: _____				
2c. Local and Regional approvals:				
Agency	Yes or No	Type of Approval Required	Submittal Date	Approval Date
Common Council	×			
Board of Zoning Appeals (BZA)				
Planning & Development Board	×		3/12/15	
Ithaca Landmarks Preservation Commission (ILPC)				
Board of Public Works (BPW)				
Fire Department	×			
Police Department				
Building Commissioner	×		tbd	
Ithaca Urban Renewal Agency (IURA)				

E. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

F. VERIFICATION

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

Applicant/Sponsor Name: PAULA HUBERT

Signature: Paula Hubert

Title: SITE DEVELOPMENT COORDINATOR

***** END OF PART 1 *****