



CITY OF ITHACA

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)

Purpose: The 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 that 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 that 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: Provide 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: Focus 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 & UNLISTED ACTIONS

Identify the Portions of FEAF completed for this action: [X] Part 1 [X] Part 2 [X] 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:

- [X] A. The Proposed Action will not result in any large and important impact(s) and is one that 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: Amendment to CBD Zone Requiring Street-Level Active Uses on Primary Commons

Name of Lead Agency: City of Ithaca

Name and Title of Responsible Officer in Lead Agency: Mayor Svante Myrick

Signature of Responsible Officer in Lead Agency: [Handwritten Signature]

Signature of Preparer: [Handwritten Signature]

Date: 10/26/15

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)

PART 1 — PROJECT INFORMATION

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 as 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 Full Environmental Assessment Form (FEAF) will be dependent 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: Amendment to CBD Zone Requiring Street-Level Active Uses on Primary Commons		
Location of Action: City of Ithaca		
Name of Applicant/Sponsor: City of Ithaca		
Address: 108 East Green Street, Ithaca, NY 14850		
City/Town/Village: Ithaca	State: NY	ZIP: 14850
Business Phone: 607-274-6550		
Name of Owner (if different):		
Address:		
City/Town/Village:	State:	ZIP:
Business Phone:		
Description of Action:		

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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Public <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural <input type="checkbox"/> Other: _____		
2. Total area of project area: ~12.5 Acres (<i>chosen units also apply to following section</i>)		
Approximate Area (units in Question 2 apply to this section)	Currently	After Completion
2a. Meadow or Brushland (non-agricultural)		
2b. Forested		
2c. Agricultural		
2d. Wetland [as per Articles 24 of Environmental Conservation Law (ECL)]		
2e. Water Surface Area		
2f. Public	1.5	1.5
2g. Water Surface Area		
2h. Unvegetated (rock, earth or fill)		
2i. Roads, buildings and other paved surfaces	11	11
2j. Other (indicate type)		
3a. What is predominant soil type(s) on project site (e.g., HdB, silty loam, etc.): Howard Chenango/Urban Fill		
3b. Soil Drainage: N/A <input type="checkbox"/> Well-Drained, _____% of Site <input type="checkbox"/> Moderately Well-Drained, _____% of Site <input type="checkbox"/> Poorly Drained, _____% 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? N/A (feet)		
4c. What is depth to the water table? N/A (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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If yes, identify: • Commons National Registered Historic District • Dewitt Park Historic District -Local & National	
6b. Or designated a local landmark or in a local landmark district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Masonic Temple Ithaca Electric & Gas-123 S. Cayuga Street	
7. Do hunting or fishing opportunities presently exist in the project area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, identify each species:	

A. SITE DESCRIPTION (concluded)

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

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: 1.6 (paved surfaces owned by City)
1b. Project acreage developed: 12.5 acres initially 12.5 acres ultimately
1c. Project acreage to remain undeveloped: N/A
1d. Length of project in miles: (if appropriate) 1,350 feet
1e. If project is an expansion, indicate percent of change proposed: N/A
1f. Number of off-street parking spaces existing: N/A proposed: N/A
1g. Maximum vehicular trips generated (upon completion of project) per day: N/A and per hour: N/A
1h. Height of tallest proposed structure: N/A feet. No structures are proposed;
1j. Linear feet of frontage along a public street or thoroughfare that the project will occupy? 1,350 feet
2. Specify what type of natural material (i.e., rock, earth, etc.) and how much will be removed from the site: N/A or added to the site: N/A

3. Specify what type of vegetation (trees, shrubs, ground cover) and how much will be removed from the site: acres: N/A type of vegetation: N/A
4. Will any mature trees or other locally important vegetation be removed by this project? N/A
5. Are there any plans for re-vegetation to replace that removed during construction? N/A
6. If single phase project, anticipated period of construction: N/A months (including demolition)
7. If multi-phased project, anticipated period of construction: N/A months (including demolition)
7a. Total number of phases anticipated: N/A
7b. Anticipated date of commencement for first phase: N/A month N/A year (including demolition)
7c. Approximate completion date of final phase: N/A month N/A year
7d. Is phase one financially dependent on subsequent phases? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
8. Will blasting occur during construction? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A; if yes, explain:
9. Number of jobs generated: during construction: 0 after project is completed: 0
10. Number of jobs eliminated by this project: 0 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A; if yes, explain:
12b. If #12a is yes, indicate type of waste (e.g., sewage, industrial, etc.): N/A
12c. If surface disposal, where specifically will effluent be discharged? N/A
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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
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, Silver Creek? (Circle all that apply.) N/A
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: N/A
15a. Does project involve disposal or solid waste? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
15b. If #15a is yes, will an existing solid waste disposal facility be used? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
15c. If #15b is yes, give name of disposal facility: N/A and its location: N/A
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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A; if yes, explain:
15e. Will any solid waste be disposed of on site? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A; if yes, explain:
16. Will project use herbicides or pesticides? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; if yes, explain: Some areas being re-zoned are located within Ithaca Commons Nationally Registered Historic District and nearby to locally registered historic buildings.
18. Will project produce odors? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A; After construction? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
20. Will project result in an increase of energy use? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A; if yes, indicate type(s): N/A
21. Total anticipated water usage per day: gals/day: N/A Source of water: N/A

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? **CBD-60, CBD-85, CBD-100, CBD-140**

3. If the site is developed as permitted by the **present** zoning, what is the maximum potential development?
N/A-This proposal will not affect maximum potential development

4. Is proposed use consistent with present zoning? Yes **No** N/A

5. If #4 is no, indicate desired zoning: **Amended CBD Zoning**

6. If the site is developed by the **proposed** zoning, what is the maximum potential development of the site?
The proposed zoning amendment will not have an impact on maximum potential buildout

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) **B-1a, B-1b, B-2d, B-2c, B-2d, B-4, C-SU, CBD-100, CBD-120, CBD-140, CBD-50, CBD-60, CBD-85, P-1, R-1a, R-1b, R-2a, R-2b, R-3a, & R-3aa**

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? **N/A**

10b. What is the minimum lot size proposed? **N/A**

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: **N/A**

12. Will the proposed action result in the generation of traffic significantly above present levels?
 Yes **No** N/A If yes, is the existing road network adequate to handle the additional traffic?
 Yes **No** N/A Explain:

D. APPROVALS

1. Approvals: **Common Council Adoption**

2a. Is any Federal permit required? Yes **No** N/A; Specify:

2b. Does project involve State or Federal funding or financing? Yes **No** N/A; If Yes, Specify:

2c. Local and Regional approvals:

Agency	Yes or No	Type of Approval Required	Submittal Date	Approval Date
Common Council	Yes	Adoption		

Board of Zoning Appeals (BZA)	No			
Planning & Development Board	No			
Ithaca Landmarks Preservation Commission (ILPC)	No			
Board of Public Works (BPW)	No			
Fire Department	No			
Police Department	No			
Building Commissioner	No			
Ithaca Urban Renewal Agency (IURA)	No			

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

Applicant/Sponsor Name: City of Ithaca
 Name: Jennifer Kuszniir
 Title: Economic Development Planner

Signature: 

City of Ithaca Full Environmental Assessment Form (FEAF)

PART 2 – PROJECT IMPACTS & THEIR MAGNITUDES

IMPACT ON LAND			
1. Will there be an effect as a result of a physical change to project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slope in the project exceeds 10%.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction on land where the depth to the water table is less than 3 feet.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction of parking facility/area for 50 or more vehicles.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction that will continue for more than 1 year or involve more than one phase or stage.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Evacuation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction of any new sanitary landfill.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction in a designated floodway.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts: existing development is in the 500 year flood plain			<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Will there be an effect on any unique landforms found on the site? (i.e., cliffs, gorges, geological formations, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Specific land forms:			<input type="checkbox"/> Yes <input type="checkbox"/> No
IMPACT ON WATER			
3. Will project affect any water body designated as protected? (Under article 15 or 24 of the Environmental Conservation Law, E.C.L.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Developable area of site contains a protected water body			<input type="checkbox"/> Yes <input type="checkbox"/> No
Dredging more than 100 cubic yards of material from channel of a protected stream.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Extension of utility distribution facilities through a protected water body.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction in a designated freshwater wetland.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Will project affect any non-protected existing or new body of water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
A 10% increase or decrease in the surface area of any body of water or more than a 10,000 sq. ft. of surface area.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction, alteration, or conversion of a body of water that exceeds 10,000 sq. ft. of surface area.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Fall Creek, Six Mile Creek, Cascadilla Creek, Silver Creek, Cayuga Lake, or the Cayuga Inlet?			<input type="checkbox"/> Yes <input type="checkbox"/> No

Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Will project affect surface or groundwater quality? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Project will require a discharge permit.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Project requires use of a source of water that does not have approval to serve proposed project.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction or operation causing any contamination of a public water supply system.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Project will adversely affect groundwater.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Project requiring a facility that would use water in excess of 20,000 gallons per day or 500 gallons per minute.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Project will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Will project alter drainage flow, drainage patterns or surface water runoff? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Project would impede floodwater flows.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Project is likely to cause substantial erosion.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Project is incompatible with existing drainage patterns.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No
IMPACT ON AIR			
7. Will project affect air quality? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Project will induce 500 or more vehicle trips in any 8-hour period per day.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Project will result in the incineration of more than 2.5 tons of refuse per 24-hour day.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Project emission rate of all contaminants will exceed 5 lbs per hour or a heat source producing more than 10 million BTUs per hour.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No
IMPACTS ON PLANTS AND ANIMALS			
8. Will project affect any threatened or endangered species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Reduction of any species listed on the New York or Federal list, using the site, found over, on, or near site.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Removal of any portion of a critical or significant wildlife habitat.			<input type="checkbox"/> Yes <input type="checkbox"/> No

Application of pesticide or herbicide more than twice a year other than for agricultural purposes.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Will proposed action substantially affect non-threatened or non-endangered species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Proposed action would substantially interfere with any resident or migratory fish or wildlife species.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action requires the removal or more than 1/2 acre of mature woods or other locally important vegetation.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	X		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

10. Will the proposed action affect views, vistas or the visual character of the neighborhood or community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Proposed land uses, or proposed action components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed land use, or proposed action components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of aesthetic qualities of that resource.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action will result in the elimination or major screening of scenic views known to be important to the area.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC & ARCHAEOLOGICAL RESOURCES — See Part III

11. Will proposed action impact any site or structure of historic, prehistoric or paleontological importance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Proposed action occurring wholly or partially within or contiguous to any facility or site listed on or eligible for the National or State Register of Historic Places.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Any impact to an archaeological site or fossil bed located within the project site.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action occurring wholly or partially within or contiguous to any site designated as a local landmark or in a landmark district.	<input checked="" type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON OPEN SPACE AND RECREATION

12. Will the proposed action affect the quantity or quality of existing or future open spaces or recreational opportunities?	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
--	--------------------------	------------------------	--

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
The permanent foreclosure of a future recreational opportunity.			<input type="checkbox"/> Yes <input type="checkbox"/> No
A major reduction of an open space important to the community.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON UNIQUE NATURAL AREAS AND CRITICAL ENVIRONMENTAL AREAS

13. Will the proposed action impact the exceptional or unique characteristics of a site designated as a unique natural area (UNA) or a critical environmental area (CEA) by a local or state agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Action to locate within a UNA or CEA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Action will result in a reduction in the quality of the resource	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Action will impact the use, function or enjoyment of the resource	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Other impacts:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems?	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Alteration of present patterns of movement of people and/or goods.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action will result in major traffic problems.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply?	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Proposed action causing greater than 5% increase in any form of energy used in municipality.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action requiring the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON NOISE AND ODORS

16. Will there be objectionable odors, noise, glare, vibration or electrical disturbance during construction of or after completion of this proposed action?	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Blasting within 1,500 feet of a hospital, school, or other sensitive facility?			<input type="checkbox"/> Yes <input type="checkbox"/> No
Odors will occur routinely (more than one hour per day)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action will produce operating noise			<input type="checkbox"/> Yes <input type="checkbox"/> No

exceeding the local ambient noise levels for noise outside of structure.			
Proposed action will remove natural barriers that would act as a noise screen.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON PUBLIC HEALTH

17. Will proposed action affect public health and safety? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Proposed action will cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there will be a chronic low-level discharge or emission.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action may result in the burial of "hazardous wastes" in any form (i.e., toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous wastes.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action will result in the handling or disposal or hazardous wastes (i.e., toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc., including wastes that are solid, semi-solid, liquid, or contain gases).			<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage facilities for 50,000 or more gallons of any liquid fuel.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Use of any chemical for de-icing, soil stabilization or the control of vegetation, insects or animal life on the premises of any residential, commercial or industrial property in excess of 30,000 square feet.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community? See Part III <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
The population of the City in which the proposed action is located is likely to grow by more than 5% of resident human population.			<input type="checkbox"/> Yes <input type="checkbox"/> No
The municipal budgets for capital expenditures or operating services will increase by more than 5% per year as a result of this proposed action.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action will conflict with officially adopted plans or goals:			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action will cause a change in the density of land use.			<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed action will replace or eliminate			<input type="checkbox"/> Yes <input type="checkbox"/> No

existing facilities, structures, or areas of historic importance to the community.			
Development will create a demand for additional community services (e.g. schools, police, and fire, etc.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action will set an important precedent for future actions.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed action will relocate 15 or more employees in one or more businesses.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:			<input type="checkbox"/> Yes <input type="checkbox"/> No
19. Is there public controversy concerning the proposed action? TBD— See Part III Yes <input type="checkbox"/> No <input type="checkbox"/>	Small to Moderate Impact	Potential Large Impact	Can Impact be Reduced by Project Change?
Either government or citizens of adjacent communities have expressed opposition or rejected the proposed action or have not been contacted.			<input type="checkbox"/> Yes <input type="checkbox"/> No
Objections to the proposed action from within the community.			<input type="checkbox"/> Yes <input type="checkbox"/> No

If any action in Part II is identified as a potential large impact, or if you cannot determine the magnitude of impact, proceed to Part III.

City of Ithaca
Full Environmental Assessment Form (FEAF) — Part III
Proposed Amendment to CBD Zone Requiring Street-Level Active Uses on Primary Commons
October 26, 2015

PROPOSED ACTION

The proposed action is an amendment to the CBD Zoning District that would require all properties that front on the Primary Commons to have active street level uses. Street level active uses encourage high levels of pedestrian activity and enliven the streetscape. The proposed changes would be consistent with the recently adopted MU-2 District in Collegetown, which requires street level active uses.

Active uses in the proposed ordinance are defined as any of the following:

- Retail Store or Service Commercial Facility
- Restaurant, fast food establishment, or tavern
- Theater, bowling alley, Auditorium, or other similar public place of assembly
- Hotel
- Library or Fire Station
- Public park or Playground
- Bank or Monetary Institution

Additional uses may be permitted, if the Planning Board determines them to be an active use and grants special approval for the use

This concept is also supported by the City Comprehensive Plan, which was adopted by the Common Council in September 2015. The plan outlines future uses for the downtown/core business area and states that ground-level active commercial activity will enliven the streetscape. This idea is also reinforced by the Downtown Ithaca Alliance 2020 Strategic Plan, which was strongly endorsed by the Common Council in April 2011. The Strategic Plan states that the plan relies on a dense urban core with a pedestrian-friendly street-level environment, and calls for zoning changes to encourage street-level activity. It further states that one of the key downtown planning principles is to maintain street-level retail uses in key locations.

The proposed zoning change is intended to help support the investment the City has recently made in the Commons and make it a more vibrant, welcoming environment.

ENVIRONMENTAL IMPACTS

Impact on Historic & Archaeological Resources — Small to Moderate Impact

The proposed zoning affects properties that front on the nationally registered Ithaca Commons Historic District. The amendment will only impact allowable uses on the ground floor and should not negatively impact any of the structures.

Impact on Growth & Character of the Community or Neighborhood — Small to Moderate Impact

The action being reviewed is a zoning change that will require active uses on the street level. All zoning changes create a precedent for future amendments. Negative impacts are not anticipated as a result of this proposal.

Public Controversy

A Public Hearing for this action is scheduled to be held on November 19, 2015. At this time, no comments have been received on this proposal.