State Environmental Quality Review

FINAL
SCOPING DOCUMENT

for the

CHAIN WORKS DISTRICT REDEVELOPMENT PROJECT
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

Project Location
620 South Aurora Street
NYS Route 96B
City and Town of Ithaca, New York

Project Sponsor / Project Sponsor
Unchained Properties, LLC
225 Colonial Drive
Horseheads, New York 14845

Lead Consultants
Fagan Engineers & Land Surveyors, PC
113 East Chemung Place
Elmira, New York 14904

Lead Agency
City of Ithaca Planning and Development Board
108 East Green Street - 3rd Floor
Ithaca, New York 14850

November 26, 2014
Final Scoping Document
Chain Works District Redevelopment Project
Draft Generic Environmental Impact Statement

Lead Agency Determination: October 28, 2014

Positive Declaration Issued: October 28, 2014

Scoping Session Date: Tuesday, November 18, 2014, 6-9 PM

Comments Accepted Through: December 10, 2014

Final Scope Accepted: December 16, 2014 (Tentative)

Contact: Lisa Nicholas, Senior Planner
lnicholas@cityofithaca.org
Dept. of Planning, Building & Economic Development
108 East Green Street
Ithaca, New York 14850-5690
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This Scoping document has been prepared in accordance with the requirements of 6 NYCRR Part 617 pertaining to Article 8 of the Environmental Conservation Law – State Environmental Quality Review (SEQR). This Scope defines the content of the Draft Generic Environmental Impact Statement (DGEIS) that is to be prepared at the direction of the City of Ithaca Planning and Development Board as the designated Lead Agency for the proposed action. This Scoping document provides a general description of the proposed action, an overview of the SEQR process, a discussion of potentially significant adverse environmental impacts and associated mitigation, and reasonable alternatives to the proposed action.

DGEIS EXECUTIVE SUMMARY

The executive summary will provide a brief overview of the proposed action, a summary of reasonable alternatives, a summary of all potential environmental impacts and proposed mitigation measures, and any issues of controversy. This will be formatted as follows:

- Introduction
- Project Objectives
- Brief Description of Proposed Action
- Permits and Approvals
- Summary of Potential Significant Impacts
  - Impact on Land
  - Impact on Water and Drainage
  - Impact on Air
  - Impact on Plants and Animals
  - Impact on Aesthetic Resources
  - Impact on Open Space and Recreation
  - Impact on Transportation
  - Impact on Energy
  - Impact on Noise and Odors
  - Impact on Public Health
  - Impact on Growth and Character of Community
- Copy of Adopted Scope
CHAPTER 1 INTRODUCTION

This first section of the DGEIS will introduce the Project by describing the project objectives, the project itself, its phasing and segmentation, a listing of federal, state, and local permits and approvals which will be required, a list of involved agencies and their authority, a summary of potential significant environmental impacts, and the purpose of the DGEIS.
CHAPTER 2: PROJECT DESCRIPTION

This section of the DGEIS will include a concise description of the Chain Works District (CWD) in relationship to the site’s background and industrial history. It will also describe the project’s purpose, the public need and benefits of the project, and the objectives of the Chain Works Project Sponsor. A detailed description of the existing property, its use, and rezoning as a Planned Unit Development (PUD) and Planned Development Zone (PDZ) will be outlined. This includes descriptions of the renovation of the existing structures and proposed buildings, their locations, layouts, sizes, heights, dimensions, and configurations on the project site, and architectural and landscape themes of the renovated existing structures and proposed buildings as currently envisioned. The description will also include a detailed analysis of the programmatic breakdown of the development utilizing LEED ND as a guideline, including the justification for the number of dwelling units proposed in the project, office, commercial, and industrial spaces, an analysis of the target market for the proposed PUD/PDZ, and how the development relates to the housing, office, commercial, and industrial needs of the Ithaca area, including needs for affordable housing. It will also describe the site’s recreational assets, including a connection to the greater Black Diamond Trail network and views out to Cayuga Lake. The proposed parking configuration and road details will also be included. Art opportunities and elements of sustainable design being implemented in the renovation of the existing architecture, the proposed architecture, and in the landscape will also be included in this section. Finally, a description of the proposed project in relationship to the planning efforts of the City and Town of Ithaca will be included.

Unchained Properties LLC (Project Sponsor) seeks to redevelop and rehabilitate the existing 821,200 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 project parcel is located along the 96B corridor, South Aurora Street / Danby Road, and where Turner Street and South Cayuga Street meet the northern edge of South Hill. The site is currently zoned as an Industrial Zone District (City) and as Industrial (Town). The Project Sponsor has applied for a Planned Unit Development (PUD) in the City of Ithaca and a Planned Development Zone (PDZ) in the Town of Ithaca for development of a mixed-use district. This PUD/PDZ will be called the Chain Works District, which includes residential, commercial, office, and industrial uses. The Project will be completed in four (4) primary phases over a seven to ten year period as follows:

1. The redevelopment of four existing buildings (21, 24, 33 and 34);
2. The repurposing of the remaining existing Emerson Power Transmission/Morse Chain Factory on South Hill;
3. Future new development within areas of the remainder of site adjacent to the existing buildings/parking areas; and
4. Future new development with areas of the remainder of the site.
The following table illustrates the estimated development under each primary phase:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Approximate Acreage</th>
<th>Existing Building Redevelopment</th>
<th>Existing Building Removed</th>
<th>New Building Development</th>
<th>Total Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1</td>
<td>16.35 Acres</td>
<td>324,990 sf</td>
<td>0 sf</td>
<td>18,520 sf</td>
<td>343,510 sf</td>
</tr>
<tr>
<td>Phase 2</td>
<td>10.04 Acres</td>
<td>403,860 sf</td>
<td>92,350 sf(^1)</td>
<td>68,080 sf</td>
<td>471,940 sf</td>
</tr>
<tr>
<td>Phase 3</td>
<td>20.31 Acres</td>
<td>N/A</td>
<td>N/A</td>
<td>890,700 sf(^2)</td>
<td>890,700 sf</td>
</tr>
<tr>
<td>Phase 4</td>
<td>16.20 Acres</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Natural Areas</td>
<td>32.13 Acres</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>95.03 Acres</td>
<td>728,850 sf</td>
<td>92,350 sf(^1)</td>
<td>977,300 sf</td>
<td>1,706,150 sf</td>
</tr>
</tbody>
</table>

\(^1\) Square Footage in Building Removal not included in the Total Development estimate.

\(^2\) Phase 3 and 4 New Building Development estimates combined.

Related infrastructure work will include removing selected buildings to create courtyards and a network of open space, create pedestrian, bicycle, and vehicular connections through the site from South Hill to Downtown Ithaca, reinforcing the existing Loop Road on site while creating new access points into and within the site, mitigation of existing environmental challenges, fostering the development of a link to the Black Diamond Trail network, stormwater management facilities, lighting, utilities and plantings.

Development guidelines for the CWD will utilize LEED for Neighborhood Development (LEED ND) as a framework. The project site will be divided into sub areas defined as:

- Natural Sub Area (CW1)
- Neighborhood General Sub Area (CW2)
- Neighborhood Center Sub Area (CW3)
- Industrial Sub Area (CW4)

Each Sub Area will have a set of development guidelines to focus the Project Sponsor’s vision for the creation of the Chain Works District as a whole. This will be incorporated in the PUD/PDZ regulations during the zoning process.

The Application includes the following:

- Planned Unit Development (PUD) Zoning Amendment for the City portion of the parcel.
- Planned Development Zone (PDZ) Zoning Amendment for the Town portion of the parcel.
- Generic Environmental Impact Statement for the Master Plan for the full Chain Works District.
- Site Plan Approval for Phase 1 including Buildings 21 and 24 in the City and Buildings 33 and 34 in the Town.
The Phase 1 Site Plan includes the following:

- Building 21: Office Use - 43,340 sf (Redevelopment)
- Building 24: Residential/Office Use - 111,050 sf (Redevelopment) with 18,520 sf (New Development) for 129,570 sf (Total)
- Building 33: Industrial Use - 22,000 sf (Redevelopment)
- Building 34: Industrial Use - 148,600 sf (Redevelopment)

All subsequent Phases will require Site Plan Approvals in the corresponding jurisdiction in accordance with the GEIS process.

The project parcel is listed on the New York State Inactive Hazardous Waste Site Registry as a “class 2 site” which indicates the site as one at which contamination constitutes a significant threat to public health or the environment (Site # 755010). The New York State Department of Environmental Conservation (“DEC”) issued a Record of Decision (“ROD”) for the site in 1994 and amended the ROD in 2009. The 2009 ROD Amendment divides the site into two Operable Units (“OU”) with OU-1 constituting an area known as the firewater reservoir and OU-2 constituting the remainder of the site which is the project parcel. The current property owner has already applied for subdivision of the site to largely coincide with the OU-1 and OU-2 designation in order to sell OU-2 to any willing buyers and maintain ownership and control over OU-1 where active, long-term groundwater treatment occurs. While the subdivision application is currently outstanding, the City Planning and Development Board has issued a negative determination of environmental significance for the subdivision application. Because the 2009 ROD Amendment sets forth proposed remediation of the site based on future industrial uses, DEC will need to further amend the ROD to allow for the project sponsor’s proposed mixed-use redevelopment of the project parcel.

2.1 Introduction, Background, and History

The proposed project is a mixed-use development consisting of four primary phases: (1) the redevelopment of four existing buildings (21, 24, 33, & 34); (2) the repurposing of the remaining existing Emerson Power Transmission/Morse Chain Factory; (3) potential future development within areas of the remainder of the site adjacent to the existing buildings/parking areas; and (4) future development within areas on the remainder of the site. This redevelopment project will create a new District, consisting of residential, office, commercial, industrial, and open space within the existing 95 acre site. The DGEIS will evaluate the Project Sponsor’s proposed build out of the overall project of approximately 1.7 million square feet. The 95-acre property is located along the New York State Rte. 96B corridor, South Aurora Street/Danby Road, and where Turner Street and South Cayuga Street meet the northern edge of South Hill. The site is currently zoned as an Industrial Zoning District (City) and as Industrial (Town). The Project Sponsor has applied for a Planned Unit Development (PUD), Site Plan Review, and Subdivision
Review with the City, and a Planned Development Zone (PDZ) with the Town of Ithaca. The project will involve approvals by the following agencies:

- City of Ithaca Common Council
- City of Ithaca Planning & Development Board (Planning Board)
- Town of Ithaca Board
- Town of Ithaca Planning Board
- Tompkins County Department of Health (TC DOH)
- New York State Department of Transportation (NYS DOT)
- New York State Department of Environmental Conservation (NYS DEC)
- New York State Department of Health (NYS DOH)

Development History of the Site

The 95-acre project site contains the former Morse Chain Company factory, the largest industrial facility in Tompkins County, which operated for over 80 years at this location. The Morse Chain Company was incorporated in Trumansburg in 1901, and it erected a new 80,000-square foot plant on the project site in 1906 for industrial automobile chains. Between 1914 and 1916, the Ithaca plant quadrupled in size and expanded its operations beyond automobile chains to airplanes, adding machines, electric clocks, and typewriters. By 1928, the plant expanded again to develop the roller chain and pocket-sized calculator. The facility continued to develop and expand in 1946, 1957-59, 1963-65, 1967-69, and in the 1970s, reaching its current size of over 800,000 square feet.

In the early 1980s, portions of the business were moved to other locations, such as a new facility on Warren Road near the Ithaca Tompkins Regional Airport. By 1983, BorgWarner sold the property to Emerson Power Transmission, where it continued to develop new products in the existing facility. Emerson continued to operate and employ many Ithacans through the 1990s and 2000s. In 2007, it began to migrate operations to Cincinnati, Ohio and by 2011 it officially ended its operations in Ithaca and closed the factory.

2.2 Project Purpose, Need, and Benefit

This section of the DGEIS will describe the project's purpose, the need for the proposed project, and the benefits the project will have for the community.
2.3 Location

The site is located in New York State, South of Cayuga Lake in the Finger Lakes Region, and straddles the City and Town of Ithaca border in Tompkins County. The 95-acre project site is bounded as follows:

To the east, the property follows South Aurora Street/NYS Route 96B, a major transportation corridor that connects downtown Ithaca to South Hill, Ithaca College, and the residential neighborhoods in the Town of Ithaca. It is a primary route for travelers from Binghamton and points south.

To the north, the property borders residential neighborhoods comprised primarily of single and multi-family homes.

To the west, the property slopes steeply to meet Spencer Street in the City of Ithaca, then traces the back of the residential properties lining the east side of Spencer Road. In the Town of Ithaca, the property line traces the alignment of the former Lehigh Valley Railroad and future Gateway Trail, as well as a large parcel of undeveloped land.

To the south, the property borders the South Hill Business Campus in the Town of Ithaca.

The site is currently zoned as an Industrial Zoning District (City) and as Industrial (Town) and has largely been idle since 2011.

2.4 Site Program and Layout

This section of the DGEIS will provide a general description of proposed structures; proposed site layout, proposed Planned Unit Development District (PUD) delineation and regulations in the City of Ithaca; proposed Planned Development Zone (PDZ) in the Town of Ithaca.

2.4.1 Residential

This subsection of the DGEIS will describe what proposed areas residential will be located in, potential square-footage, dwelling unit numbers, and dwelling unit types.

2.4.2 Commercial

This subsection of the DGEIS will describe what proposed areas commercial will be located in, potential square-footage, and commercial types.
2.4.3 Industrial

This subsection of the DGEIS will describe what proposed areas industrial will be located in, potential square-footage, and industrial types.

2.4.4 Common Areas and Other Facilities and Services

This subsection of the DGEIS will describe what proposed areas common areas and other facilities and services will be located in, potential square-footage, and types of facilities and services.

2.4.5 Recreation

This subsection of the DGEIS will describe what proposed areas recreation will be located in, potential square-footage, and types of recreational amenities and activities.

2.4.6 Parking

This subsection of the DGEIS will describe what proposed areas parking will be located in, potential square-footage, parking generation requirements and number of spaces.

2.5 Sustainable Design / LEED ND

This section of the DGEIS will describe how LEED for Neighborhood Development (LEED ND) guidelines have informed the design of the project, and the potential for attaining LEED ND certification. It will also describe sustainable design principles and technologies being used in the overall approach to the site's redevelopment.

2.6 Project Phasing

This section of the DGEIS will describe how the project will develop over the course of four primary phases, what will be developed during that phase, and how long each phase will last. A brief description of the four primary phases is as follows: (1) redevelopment of four existing buildings (21, 24, 33, & 34); (2) repurposing many of the remaining existing Emerson Power Transmission/Morse Chain Factory buildings with demolition of several other buildings to create open space, common areas, and/or improve site circulation; (3) potential future development within areas of the remainder of the site adjacent to the existing buildings/parking areas; and (4) future development within areas on the remainder of the site.
2.7 State Environmental Quality Review (SEQR) Process

This section of the DGEIS will provide a general description of the State Environmental Quality Review (SEQR) process. It will describe the project classification and lead agency designation, describe the process and the documents and meetings involved and required, and the review and interested agencies involved in the review of the SEQR process.

2.7.1 Overview

In accordance with 6 NYCRR, Part 617 of the SEQR implementing regulations, the City of Ithaca has classified the Project as a Type 1 Action for the purposes of environmental review. The City of Ithaca Planning Board was established as the Lead Agency for the purpose of carrying out the obligations of SEQR on October 28, 2014. The City of Ithaca Planning Board issued a Positive Declaration of Environmental Significance on October 28, 2014.

2.7.2 Generic Environmental Impact Statement

The format and content of the GEIS for this project will be prepared in accordance with the provisions of 6 NYCRR 617.9(b). The GEIS will be clearly and concisely written in English that can be understood by the general public. Where applicable and significant, the GEIS will identify and discuss the following:

- Assemble relevant and material facts, analyze significant adverse impacts and evaluate reasonable alternatives.
- Address the specific impact categories that have been identified in the Scoping Process.
- Detailed technical studies, which will be performed to specifically identify and analyze the potentially significant environmental impacts. Such technical studies will be summarized and referenced in the body of the GEIS and will also be included as an Appendix to the document.
- Reasonably related short-term and long-term impacts, cumulative impacts, and other associated environmental impacts.
- Adverse environmental impacts that cannot be avoided or adequately mitigated if the Project is implemented
- Any irreversible and irreplaceable commitments of the environmental resources that would be associated with the Project.
- Any growth-inducing aspects of the Project.
- Impacts of the Project on the use and conservation of energy.

Narrative descriptions will incorporate graphic illustrations and representations such as tables, charts, and maps to describe the project, its location, the affected environment, potential impacts, and mitigation measures. Qualitative descriptions will be supplemented with
quantitative data, where appropriate, to thoroughly identify, describe, and evaluate potential environmental impacts. Full-scale site and PDZ plans will accompany the GEIS as an appendix, with pertinent and appropriate drawings and figures reduced and incorporated into the body of the GEIS.

The GEIS Process will involve the following sequential stages: Scoping; Draft GEIS; Public/Agency Comment Period; SEQR Public Hearing; Final GEIS; and Findings Statement.

The review agencies are:

**Known Involved Agencies:**
- New York State Department of Environmental Conservation
- New York State Department of Health
- New York State Department of Transportation
- New York State Office of Parks, Recreation and Historic Places
- Tompkins County Planning Department
- Tompkins County Department of Health
- City of Ithaca Common Council
- Town of Ithaca Town Board
- Town of Ithaca Planning Board

**Known Interested Agencies:**
- Tompkins County Area Development
- Tompkins Consolidated Area Transit
- Town/City Committees
- City of Ithaca Community Advisory Group
- Other

### 2.8 Required Approvals

This section of the DGEIS will outline and describe the approvals and respective agencies required for the development of the project to occur. The project will involve approvals by the following agencies:

- City of Ithaca Common Council
- City of Ithaca Planning & Development Board (Planning Board)
- Town of Ithaca Board
- Town of Ithaca Planning Board
- Tompkins County Department of Health (TC DOH)
- New York State Department of Transportation (NYS DOT)
- New York State Department of Environmental Conservation (NYS DEC)
- New York State Department of Heath (NYS DOH)
CHAPTER 3: REASONABLE ALTERNATIVES

Responsible alternatives to the proposed action that are feasible and consistent with the objectives and philosophy of the City and Town's Comprehensive Plan will be described and evaluated. Alternatives to be considered will contain the following subsections.

3.1 No Action

An evaluation of the potential adverse and beneficial impacts that would result in the reasonable, foreseeable future if the proposed action was not undertaken.

3.2 Development in Accordance with Existing Zoning

This section will include an evaluation of developing the full project parcel in accordance with the existing zoning under City and Town local ordinances.

3.3 Maximum Development Scenario

An evaluation of the potential adverse and beneficial impacts that would result in the reasonable, foreseeable future if the proposed action were developed in a maximum build-out scenario (most intensive use) that would still comply with LEED ND Guidelines. For the purposes of this analysis, the Project Sponsor will utilize a Floor Area Ratio (FAR) of 1.5 for the buildable area in the CW2, CW3 and CW4 sub areas. Utilizing the FAR definition from LEED ND, that equates to approximately 2.65 million square feet of development.
CHAPTER 4: PUBLIC PARTICIPATION

4.1 Introduction

This subsection of the DGEIS will introduce and summarize the contents of Chapter 4. It will outline the project vision, various public meetings held by the Project Sponsor, the Sponsor's public outreach, the scoping process, and comments received throughout the process.

4.2 Project Vision

This subsection of the DGEIS will describe the overall vision of the project to be a dynamic, mixed-use neighborhood district following in the project’s motto “Live, Work, Play”.

4.3 Project Website

This subsection of the DGEIS will describe the website of the project (www.chainworkdistrict.com) and how it is a repository of all project documents and presentations for the public to access and comment on. A Facebook page is also being maintained as for the project, which expands its interface with the public.

4.4 Public Involvement and Outreach

This subsection of the DGEIS will describe the Project Sponsor’s efforts to provide transparency and various methods of outreach, including Unchained Properties sponsored public meetings held at a local venue, Cinemapolis. The contents of the presentations are posted to the website.

4.5 Public Scoping Process

The City of Ithaca, as Lead Agency, held a public scoping meeting on Tuesday, November 18, 2014, 6-9 PM to seek public input on concerns and issues that should be addressed in the DGEIS. The Project Sponsor submitted a Draft Scoping Document by letter dated October 16, 2014 which was made available to the public via the City website and the Project website. At the public scoping meeting, one (1) comment was received requesting the Project Sponsor to consider renewable energy. All public comments received at the meeting and during the comment period are provided as an Appendix to this document. The transcript of the meeting is also provided.
4.6 Post-Scoping Public Outreach

This subsection of the DGEIS will describe the Project Sponsor’s efforts to continue public involvement in the Project’s SEQR and approval process.

4.7 DGEIS Public Comment Period

After the Lead Agency determines that the Draft Generic Environmental Impact Statement (DGEIS) is complete, a Notice of Completion for the DGEIS will be distributed by the Lead Agency in accordance with SEQRA requirements and published in the Environmental Notice Bulletin (ENB). Copies of the DGEIS will be made available pursuant to 6 NYCRR 617.12(b) and placed on the internet and the Project Sponsor’s website. A Public Hearing will be held to solicit comments on the DGEIS and the proposed project and a 30-day long public comment period will be initiated to receive written comments in addition to or in lieu of the comments received at the Public Hearing. Following the close of the comment period, all comments received will be reviewed and incorporated into the Final GEIS for the proposed project, including all necessary revisions, additions and clarifications to the document as well as categorized responses to the received comments.
CHAPTER 5: ENVIRONMENTAL SETTING

This section of the DGEIS will be structured to describe each existing component of the environment.

5.1 Land Use and Zoning

This subsection of the DGEIS will introduce and summarize the existing and proposed land use and zoning.

5.1.1 Existing Land Use and Zoning

This subsection of the DGEIS will describe the location and dimensions of all existing buildings, structures, and other improvements. It will also discuss the City and Town of Ithaca's requirements under the existing zoning.

5.1.2 Proposed Land Use and Zoning

This subsection of the DGEIS will analyze the redevelopment of the site under the proposed Planned Unit Development (PUD) and Planned Development Zone (PDZ) rezoning.

5.1.3 Compatibility with Surrounding Land Uses

This subsection of the DGEIS will outline the compatibility between the proposed land use and zoning with the surrounding context.

5.1.4 Land Use Impacts on Adjacent Property

This subsection of the DGEIS will describe what impacts the proposed Planned Unit Development (PUD) and Planned Development Zone (PDZ) rezoning will have on neighboring properties.

5.2 Land

Natural features of the site include exposed bedrock along the steeper slopes and a heavily wooded area in the southern portion of the site. The proposed development will result in a physical change to the land within the project site. In order to properly address concerns associated with changes to the land, this section will include a discussion of the soils, surface geology, and topography as they exist, their erosion potential, and cut and fill and excavation impacts.
5.2.1 Soils

Soils on the project site will be identified and mapped based upon soils data and mapping from Tompkins County, NY. It will also describe the suitability of onsite soils to support the proposed construction of roads, buildings, earthworks, and stormwater management facilities.

5.2.2 Surface Geology

Surface geology on the project site will be identified and mapped based upon geological data and mapping from Tompkins County, NY. It will also describe the suitability of onsite geology to support the proposed construction of roads, buildings, earthworks, and stormwater management facilities.

5.2.2 Topography

The topography of the project site will be described based upon the topographic survey that was prepared for the proposed project. Mapping will be prepared to illustrate slopes in the following percent ranges: 0 to 15%, and slopes greater than 15%.

In general, the property slopes steeply east-to-west with the highest elevation, of approximately 800’, at the top of South Aurora Street and the lowest, of approximately 440’, where the property meets Spencer Street. The drawing titled “Conceptual Site Plan Diagram and Slope Analysis,” illustrates that 53.3 acres of the site have slopes over 15% and 42 acres have slopes of less than 15%. Portions of the site that are currently developed are primarily located in areas in which the slopes are less than 15% grade.

5.2.4 Erosion Potential

This subsection of the DGEIS will describe the potential for short and long term erosion impacts.

5.2.5 Cut and Fill Impacts

Proposed cut and fill areas will be identified and described, and a cut and fill analysis will be prepared to identify whether there will be a need to bring in additional fill or dispose of excess cut off site. Impacts of importing fill or disposing of excess cut materials will be described including identification of haul routes, impacts on the affected roadways, and the number of equivalent truckloads to import fill or export excess material from the project site.

5.3 Water Resources

This section will describe the existing conditions of water resources in relationship to the site. It will also describe how the proposed development will result in increased water consumption and
will create additional impervious surfaces which can lead to an increase in stormwater runoff volumes, associated erosion, and sedimentation impacts. In order to properly address these concerns, this section will include a discussion of existing surface water, the site's hydrogeologic setting, and stormwater.

5.3.1 Surface Water and Hydrogeological Setting

There are two unnamed tributaries that converge and run east-to-west within the project site to Six Mile Creek. No other surface water or ephemeral water features are known to exist. A consultation will be held with NYSDEC and US Army Corps of Engineers concerning regulatory status of all streams that may be affected by the proposed development. This section will describe pre-development conditions including on-site and off-site watershed mapping, hydrologic characteristics of the watershed, and drainage patterns. It will also describe and quantify the amount of additional impervious surfaces that will be created by the proposed development.

This subsection will also identify and describe streams, and associated watersheds on and in the vicinity of the project site including stream name and regulatory classification in accordance with federal, state, and local laws. It will also discuss the pre- and post-development drainage patterns, proposed drainage structures, impacts to streams including number and type of proposed stream crossings, proposed stream modifications, and amount of physical disturbance to existing stream banks.

5.3.2 Groundwater

This subsection will describe pre-development conditions for groundwater beneath the site as described in numerous prior environmental studies. The impacts to groundwater from historic uses will be presented under Section 5.5, Impacted Areas from Historic Use.

5.3.3 Stormwater

This subsection will describe pre-development conditions including on-site and off-site location, size, and capacity of existing stormwater drainage facilities. Some on-site stormwater infrastructure is in place due to previous development, all of which predate current State, Local, and Federal stormwater regulations. There are numerous catch basins to collect stormwater runoff, but the extent, connections, and outfalls of the system are currently unknown.

5.4 Vegetation and Fauna

This section will describe the existing vegetation and fauna onsite. Seventy-seven acres, or approximately 80% of the project site, are currently forested (34 acres/35%) or in some unspecified vegetated state (43.7 acres/45.5%), while 17.3 acres, or 20%, comprise buildings,
roads, and other impervious surfaces. Conceptual plans anticipate an increase of impervious surfaces of 11.2 acres (from 17.3 acres to 28.5 acres), or approximately 11%.

A consultation will be held with NYSDEC and the US Fish and Wildlife Service concerning existing databases and files regarding plant and animal species and wildlife habitats relative to the project site. Field surveys of the project site will be performed by a qualified biologist who will inventory existing wildlife flora and fauna, giving special attention to the presence of important habitat for local wildlife and of important or locally scarce plant species. The project site shall be generally surveyed, including areas below the proposed development. An in-depth study shall include the areas to be directly impacted by the proposed development and the extent of the impact. Findings of the field surveys will be summarized to include any significant, important, threatened, endangered or rare plant or animal species or wildlife habitats that may have been identified. Included in the summary will be the length of the surveys and the time of year the surveys are performed. The amount of wildlife habitat subject to disturbance or removal as a result of the proposed development will be quantified. This will include a pre-disturbance characterization of areas that would be cleared on specific portions of the site.

5.5 Impacted Areas from Historic Use

This subsection of the DGEIS will introduce and summarize the extent to which the site has been impacted by its historical uses. This will consist of describing the site’s history, the past, present, and future investigations that have or will occur, and a descriptive identification of the Areas of Concern based on the findings of the investigation.

5.5.1 Site History

BorgWarner, Inc. owned the property from approximately 1928 to 1983 and manufactured automotive components and power transmission equipment. Trichloroethene (TCE), or trichloroethylene, was utilized by BorgWarner, Inc. for degreasing metal parts up until the late 1970s. Emerson Power Transmission (EPT) currently owns the site. Investigations in 1987 revealed groundwater contamination at the site that reportedly emanated from a fire-water reservoir located on the western portion of the property. Due to this contamination, the site was added to the New York State Inactive Hazardous Waste Disposal Site (IHWDS) Program registry in July 1987 as a Class 2 Site (“Significant threat to the public health or environment—action required.”) and is currently undergoing remediation.

There is a New York State Department of Environmental Conservation (NYS DEC) Record of Decision (ROD) for the site from 1994 and a ROD Amendment from 2009. The original ROD in 1994 was predominantly based on a Remedial Investigation (RI) completed in 1991, along with additional studies. The 2009 ROD Amendment was predominantly based on a Supplemental RI completed in 2008, along with additional studies. The previous RIs were completed while the site was an active industrial facility and the remedial objective at the time was for re-use as an
industrial facility. The Unchained Properties intends to redevelop the site for mixed uses that include residential, commercial, and industrial uses.

5.5.2 Investigation

LaBella Associates, P.C. conducted Phase I and Phase II Environmental Site Assessments (ESA) of the former EPT facility located at 620 South Aurora Street, Ithaca, New York, hereinafter referred to as the “Site.” Excluded from the definition of the “Site” is an area of the property designated as “OU-1” in the Emerson Power Transmission Company application for Minor Subdivision to the City of Ithaca, Tax Parcel #106.1-1-8. Full copies of the Phase I and II ESAs are available online: http://tinyurl.com/Emerson-ESA.

5.5.3 Identification of Areas of Concern

The Phase II ESA was completed to determine whether suspected impacts associated with the Recognized Environmental Conditions (RECs) identified in the Phase I ESA existed, and to begin the process of evaluating the extent of those impacts. A brief summary of the results of the Phase II ESA, highlighting the most significant findings, is presented below. (For all references, see http://tinyurl.com/Emerson-ESA.)

TCE in Groundwater & Soil — Building 24
A facility drawing identified former plating operations within Building 24 in an area where elevated VOC concentrations in sub-slab soil vapors were previously detected. The Phase II work identified TCE impacts beneath Building 24 in shallow soil and overburden groundwater in proximity to SB-401 and in the uppermost weathered bedrock layer in proximity to LBA-MW-40S. Impacts were not identified in bedrock groundwater beneath the weathered layer (i.e., top 3-ft.) in wells installed in Building 24. However, TCE was identified in an apparent groundwater discharge emanating from beneath the former transformer pad on the west side of Building 24 and discharging to the drainage feature in this area.

Building 14/15 Salt Pots/Cyanide Area and Barium/Cyanide in Groundwater
Building 14 has a history of being utilized for salt baths and Building 15 was known to store cyanide. In addition, a former Building 16 located in the northern portion of current Building 35 appears to have utilized cyanide. As recently as 1981, barium chloride, sodium cyanide and copper cyanide were used at the Site. Based on these operations, several borings and monitoring wells were advanced in/around Buildings 14 and 15.

Elevated concentrations of barium were identified in several locations including residual crystalline materials on top of the concrete in Building 14, within the concrete floor slabs in the areas of the salt pots and within underlying bedrock beneath the salt pots. In addition, a sample of the bedrock in the area of the salt baths detected barium at a concentration of 4,720 parts per
million (ppm) which is almost 12 times the NYSDEC Part 375-6 Restricted Residential Soil Cleanup Objective (SCO) of 400 ppm and almost 6 times the NYSDEC Part 375-6 Protection of Groundwater SCO. Barium also exceeded the NYSDEC Part 375-6 Restricted Residential and Protection of Groundwater SCOs in several soil samples down gradient of this area that were collected/analyzed as part of the 2008 Supplemental RI.

As part of the Phase II ESA, barium was detected in 48 groundwater samples with 11 of those samples exceeding the Part 703 Groundwater Standard at a number of locations throughout the property with a range of 1.3 to 10.8 times the Groundwater Standard. Cyanide was detected in 33 groundwater samples with 18 of those samples exceeding the Part 703 Groundwater Standard at a number of locations throughout the property with a range of 1.65 to 44 times the Groundwater Standard.

Free Petroleum Product
Historically, operations at the Site involved significant amounts of oils (cutting oil, quench oil, etc.) Areas with potential petroleum sources were evaluated. A former quench oil pit in Building 9 where previous testing noted petroleum odors was identified as one of several potential areas of concern for releases of oil. The petroleum product impacts discovered to date appear to be the result of at least two different sources, specifically, two subsurface quench pits located in Building 9 and 14, with the impacts found generally around and directly downgradient of those areas. Furthermore, the 2009 ROD identified other areas of petroleum impacts.

VOCs in Groundwater in MW-29
Monitoring well LBA-MW-29 (located between Buildings 2 and 17) was installed during the initial stage of the Phase II ESA for several purposes which included: 1) evaluating a proposed ‘Degreaser Tank’ in Building 17; 2) groundwater down gradient of Building 2; and, 3) the sanitary sewer within the alleyway between Buildings 2 and 17. A groundwater sample from this monitoring well identified chlorinated VOCs (CVOCs) with a total concentration of approximately 1.45 ppm. The worst case impacts are present between approximately 27-ft. and 39-ft. below ground surface (bgs).

As part of the second stage of Phase II testing additional wells were placed in the vicinity of LBAMW-29 to delineate the extent of impacts found in LBA-MW-29. Concentrations of chlorinated VOCs similar to those observed in LBA-MW-29 were not observed in the supplemental wells. Based on the supplemental results, it does not appear that a large scale source is present in this area.

Southwestern Portion of Site - Building 30/Rice Paddy/Driveway Area
Based on disturbances seen on historical aerials and prior testing which identified elevated concentrations of metals, PCBs and SVOCs in the southwestern portion of the Site, LaBella advanced test borings and test pits in the southern portions of the Site in the area of Building 30, the ‘Rice Paddy’ area and in the area of the service road that extends south to the surface.
water tributary to Six Mile Creek. This testing identified metals (arsenic, barium, cadmium, chromium, copper, and lead) in several samples of soil/fill materials at concentrations above the NYSDEC Part 375-6 Restricted Residential and/or Protection of Groundwater SCOs. Pesticides were detected in one sample within the Rice Paddy area at concentrations above the NYSDEC Part 375-6 Restricted Residential SCOs and the same sample also detected PCBs above the Protection of Groundwater SCO. Samples from this area analyzed for Full Toxicity Characteristic Leachate Procedure (TCLP) did not identify any concentrations above the characteristic hazardous waste criteria. TCE and PCE were also detected in a soil sample just north of Building 30 but only the TCE concentration exceeded the Restricted Residential SCO.

**Sediments & Seeps**

Based on surface contours and drainage ways at the Site, sediment samples were collected to evaluate potential areas of accumulated contaminants. Drainage areas are located down gradient of the main plant building and samples of sediment from two drainage areas identified concentrations of SVOCs, metals, pesticides and PCBs at concentrations that exceed the criteria identified in NYSDEC Technical Guidance for Screening Contaminated Sediments (1999). These sediment areas are located down gradient (northwest) of Buildings 17/18 and Building 34. Based on the impacts above the NYSDEC sediment criteria, these two sediment areas appear to warrant further evaluation.

Four seep samples were also analyzed. One seep sample was collected from below the former transformer pad on the western side of Building 24. This seep flows into a drainage feature that runs parallel to Building 24 and flows to the north. This sample was analyzed for PCBs and VOCs; although PCBs were not identified above laboratory method detection limits, TCE was detected at a concentration over 6 times the Groundwater Standard in this sample. Also, one of two seep samples collected from the basement of Building 18 (numerous pipes with running water were observed entering the basement) identified concentrations of cis-1,2-DCE and vinyl chloride above the Part 703 Groundwater Standard. A resampling of that seep performed by Emerson was non-detect for all of the constituents mentioned. A sample of another seep emanating from a retaining wall at the top of Cayuga Street (directly downgradient of the Former Degreaser Area) detected TCE slightly above Groundwater Standards.

**Residual Materials in Sanitary/Wastewater Conveyance Piping, Manholes & Pits**

After observing sludge in a number of manholes and pits, LaBella collected samples from several of these structures. The results of this testing identified elevated concentrations of metals in numerous sludge samples, and elevated cyanide in two samples (one interior pit and one in an apparent former oil/water separator in the former scrap loading dock area at the top of South Cayuga Street). Three of the four samples analyzed for reactivity detected reactive sulfides.

**PCB Impacts**
Two of the 17 samples of concrete beneath/in proximity to former and current pad mounted and pole mounted transformers identified PCBs above 1 ppm. These 2 concrete samples were collected from the concrete pad northwest of Building 24. In addition, one surface soil sample with PCBs greater than 1 ppm was collected beneath the asphalt pavement in proximity to this same pad, indicating a release of PCBs to the environment requiring remediation.

CVOCs in Soil in SB-223
A soil sample collected from SB-223 located approximately 50 feet east of Building 14 at a depth of 1-ft. bgs detected PCE above Restricted Residential and Protection of Groundwater SCOs.

Soil Vapor Intrusion
The Phase II ESA testing included select building for SVI evaluation that were not previously tested or that were tested to confirm previous results. The Phase II ESA testing indicated the following additional requirements for buildings at the Site:

- Mitigation of Buildings 5, 6 and 18
- Monitoring of Buildings 2 (basement portion), 9, 13A, and 17

It should also be noted that the other buildings evaluated for SVI as part of the Phase II ESA also detected some level of VOCs in the sub-slab and indoor air. SVI testing for free cyanide in Buildings 8, 14, 15 and 35 did not identify concentrations of cyanide above laboratory MDLs in the sub-slab soil gas or indoor air.

Additional Investigation/Remediation
The results of the Phase II ESA were shared with NYS DEC and Emerson. NYS DEC and Emerson are currently considering what, if any, additional testing is required at the site to further delineate impacts to soil and groundwater discovered by the Phase II ESA. Emerson is also developing a work plan to remediate the PCB release discovered around the former transformer pad outside Building 24, to be submitted to the U.S. Environmental Protection Agency (EPA) and NYS DEC for approval before proceeding with additional action. Additional delineation will be needed before a determination can be made about what other remediation and/or mitigation is required at the Site to allow for its proposed redevelopment.

NOTE: The area of the fire-water reservoir, known as Operable Unit 1 (OU-1), was not evaluated as part of this Phase II ESA. An application by the current property owner for subdivision of OU-1 is currently pending. Information about the contamination history and clean-up program for OU-1 will be presented.

5.6 Historic and Archaeological Resources
The project site is a place of industrial heritage for the City and Town of Ithaca. Some buildings may be eligible for inclusion on the State and National Registers of Historic Places. This section will document a consultation with NY State Historic Preservation Office (SHPO) to determine the potential impact on historic and archaeological resources. This will determine the need to perform a Phase 1A Cultural Resources Survey. If required, a Phase 1A Cultural Resources Inventory by a qualified cultural resources specialist will be conducted. A summary of the results of consultation with SHPO and the Phase 1A Cultural Resources survey will also be provided if required. Finally, if required, a Phase 1B Report will be conducted.

5.7 Transportation and Circulation

A Preliminary Transportation Study to address existing traffic and transportation conditions will be prepared. The transportation study in the DGEIS will include additional analysis which will form the basis of discussion on this section of the DGEIS. It will assemble and review available traffic data from NYSDOT, Tompkins County, and the City and Town of Ithaca. It will also describe the existing roadway system serving the project site including number of lanes, roadway conditions, traffic controls, and signal timing. The description will also include existing pedestrian, transit, bicycle, emergency, and ADA access around and to the site. It will also describe the internal road, transit, bicycle, and pedestrian network within the proposed development.

5.7.1 Existing Daily Corridor Traffic Conditions

This subsection of the DGEIS will describe Analyze all intersections connecting the site to the existing street network. An inventory of existing roadway network, peak traffic volumes and associated Level of Service (LOS) will be conducted, including the following intersections, which will be analyzed during peak hours:

- NYS 96B/King
- NYS 96B/Ithaca College (Alumni)
- NYS 96B/Coddington
- NYS 96B/Grandview
- NYS 96B/Hillview
- NYS 96B/Columbia
- NYS 96B/Prospect
- Aurora/State
- Aurora/Seneca
- Seneca/Cayuga
- Cayuga/Green
- Cayuga/Clinton
- Cayuga/Spencer
5.7.2 Description of Roadway Network

This subsection of the DGEIS will describe the proposed internal roadway circulation network and its ownership within the site as it relates to the larger existing context.

5.7.3 Pedestrian and Bicycle Facilities

This subsection of the DGEIS will describe existing off site pedestrian and bike network and amenities in relationship to the proposed action.

5.7.4 Transit

This subsection of the DGEIS will discuss existing and proposed transit service.

5.7.5 Parking

This subsection of the DGEIS will discuss existing and proposed parking. It will describe current parking conditions and capacity on site provided by the former Emerson / Morse Chain facility. A discussion of parking requirements for the proposed development and residential, commercial, and office programming will be provided. It will include a description of the existing capacity of the on-site parking lots, identify other possible parking areas to expand the capacity of parking within the site, assess the estimated number of permanent users of parking areas versus temporary or visiting users, and provide a general strategy for parking capacity in relationship to the new population within the development.

5.7.6 Emergency Access

This section will describe existing fire, ambulance, and police access to the area. It will also determine which municipality will service which areas of the project (City versus Town).
Proposed conditions to accommodate such services, such as accessibility and turning radii, will be discussed. A consultation with existing public service providers, such as police, fire, and emergency service providers will occur to discuss the capacity of these providers to serve the proposed development and identify any additional resources that may be required.

5.7.7 ADA Access

This subsection of the DGEIS will describe existing on site ADA access and amenities in relationship to the proposed action.

5.8 Utilities

This subsection of the DGEIS will introduce and summarize the existing conditions of water supply, sanitary sewers, storm sewers, gas, and electric, telephone, cable TV, and Internet.

5.8.1 Water Supply

This subsection of the DGEIS will quantify the existing water consumption associated with the site. It will evaluate the existing water supply and distribution system, identify and discuss the municipal water facilities that serve the site and discuss any off-site constraints to the municipal water service.

5.8.2 Sanitary Sewers

A consultation with representatives of the municipal sewer district will occur, and document capacity and constraints of the existing municipal sanitary sewer system.

5.8.3 Stormwater Infrastructure

This subsection of the DGEIS will describe existing stormwater infrastructure capacity and constraints.

5.8.4 Natural Gas

This subsection of the DGEIS will describe existing infrastructure for the conveyance of natural gas to the site.

5.8.5 Electric, Telephone, Cable TV, and High Speed Internet

This subsection of the DGEIS will describe existing electric, telephone, cable TV, and High Speed Internet accessibility to the site.
5.8.6 Lighting

This subsection of the DGEIS will describe existing lighting.

5.9 Air Quality

This section will discuss air quality in relationship to pre-development conditions.

5.10 Visual and Aesthetic Resources

The project site sits high above the center of the City, and the existing buildings are a prominent feature from points within the downtown area and the residential neighborhoods to the north. The site extends for approximately ¾ of a mile along South Aurora Street, along which views of the existing buildings and parking areas are often screened by mature vegetation and limited low density residential development. There is one prominent view into the site from South Aurora Street at the northernmost corner. There are various and expansive views to Cayuga Lake and surrounding areas from within the site.

This section will discuss the existing conditions as it relates to Ithaca’s visual and aesthetic resources. A photographic documentation and narrative of the existing visual landscape will be provided. A viewshed map to illustrate areas from which the site may be visible based upon topography and line of sight analysis will be prepared. A discussion of line of sight and existing visual buffers that affect views of the site from various vantage points will also be provided. Specific points under consideration include Meadow Street, Stewart Park in the City of Ithaca, South Cayuga Street heading south, and Cornell University on east hill. Critical vantage points where the visual environment is considered an important aspect of the site will be identified. Some under consideration include views along 96B Danby Road / S Aurora Street and the view across Cayuga Lake on South Hill.

5.11 Community Services

This subsection of the DGEIS will discuss existing and proposed community services the project will provide.
CHAPTER 6: POTENTIAL IMPACTS AND MITIGATION

This section of the DGEIS will be structured to describe each existing component of the environment in relationship to potential impacts from the proposed action and their mitigation.

6.1 Land Use and Zoning

This subsection of the DGEIS will introduce and summarize the contents of Chapter 5. It will describe the potential impacts within the site and around it from changing the land use and zoning as a PUD/PDZ.

6.1.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition of land use and zoning.

6.1.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives to land use and zoning.

6.1.3 Mitigation Measures

This subsection of the DGEIS will describe measures that will be taken to mitigate potential impacts.

6.2 Land

This subsection of the DGEIS will introduce and summarize the contents of Chapter 5. It will describe the potential impacts within the site and around it from redeveloping and developing the land.

6.2.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on the land.

6.2.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives to the use of the land. Proposed construction in areas of moderate to steeply sloping terrain will be identified and described. A grading plan will be prepared to show existing contours and proposed earthwork and grading contours.
6.2.3 Mitigation Measures

This subsection of the DGEIS will describe measures that will be taken to mitigate potential impacts. Future development of new areas will be primarily located in areas with slopes less than 15%. Mitigation will include conserving the Natural Sub Area – CW1, which contains areas with slopes greater than 15%.

A grading plan will be prepared with the goal of balancing the amount of cut and fill to minimize the import/export of materials to and from the project site. Side slope grades of all cut and fill areas will be set to minimize the potential for future erosion.

In addition, this subsection of the DGEIS will discuss physical measures to avoid or minimize stream impacts including proposed grading details, stream bank stabilization, and erosion control measures such as seeding and mulching of disturbed areas along or within drainage swales and stream banks. It will also describe other measures that will be taken to mitigate potential impacts.

6.3 Water Resources

This section will focus on the potential impacts of construction and development on the streams and groundwater that traverse the project site. By examining streams, non-protected bodies of water, surface and groundwater resources, drainage characteristics, and surface water runoff, comparisons will be made between existing conditions, impacts of the proposed action on the existing, and mitigation of such impacts. In order to properly address these concerns, this section will include a discussion of impacts to groundwater and stormwater, other potential impacts, and describe proposed mitigation measures to reduce impacts.

6.3.1 Surface Water and Hydrogeological Setting

This subsection will evaluate the potential impacts associated with construction activities and creation of additional impervious surfaces as they relate to changes in surface water quality and quantity, on and downstream of the project site, including any impacts to Cayuga Lake. It will analyze potential for downstream flooding.

6.3.2 Groundwater

This subsection will evaluate how each alternative may impact groundwater quality and influence the remediation of groundwater impacts from historic uses.
6.3.3 Mitigation Measures

This section will calculate post-development stormwater rates and volumes for various design year storms and compare to pre-development conditions, describe post-development stormwater runoff quality and compare to pre-development conditions, and discuss compliance with NYSDEC and the City and Town of Ithaca requirements concerning stormwater management and the need to prepare a Stormwater Pollution Prevention Plan (SWPPP).

Stormwater discharges from construction activities for the project are required to obtain permit coverage through New York’s State Pollution Discharge Elimination System (SPDES). The design of the stormwater infrastructure shall follow the New York State Department of Environmental Conservation (NYS DEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) requirements, as well as City and Town development guidelines.

6.4 Vegetation and Fauna

This section will discuss the potential impacts to plant and wildlife habitat associated with the project site, particularly with regard to the removal of some planted and habitat areas for the construction of the proposed new development. Comparisons will be made between existing conditions, impacts of the proposed action on the existing, and mitigation of such impacts.

6.4.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on vegetation and fauna.

6.4.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives in relationship to vegetation and fauna.

6.4.3 Mitigation Measures

A consultation will be held with NYSDEC and US Fish and Wildlife concerning any special mitigation measures that may be required to address any significant impacts. This section will describe measures that will be taken to mitigate potential impacts. It will discuss the applicable mitigation measures identified as necessary or required by the NYSDEC, US ACOE, or by the Town and City of Ithaca. It will include a reference and description of the Tompkins County Unique Natural Area number TBD, as identified by the Tompkins County Environmental Management Council’s Unique Natural Area Inventory.
6.5 Public Health and Environment

The proposed project is a mixed-use development and will have an industrial component. The range of industrial uses anticipated may include assembly, food production, storage, incubators, fabricators, welding, etc. that can co-exist on a site with other commercial and residential uses. Heavier industrial uses, such as foundries, are not anticipated. Industrial uses may require the use or storage of materials that will require Spill Prevention, Control, and Countermeasure (SPCC) Plans. If that is the case, the Project Sponsor/Tenants will apply to the appropriate State/Federal agencies and, if necessary, the City or Town of Ithaca, for any needed approvals. All City/Town/State/Federal regulations will be followed.

In this section, comparisons will be made between existing conditions, impacts of the proposed action on the existing impacts from historic uses, and mitigation of such impacts for the protection of public health and environment.

6.5.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on the impacted areas from historic uses.

6.5.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives in relationship to the impacted areas from historic uses.

6.5.3 Mitigation Measures

This section will describe measures that will be taken to mitigate potential impacts. Mitigation will include Unchained Properties causing an amendment to the Record of Decision (ROD) to require remediation of the project site that allows for the mixed-use redevelopment. Institutional and engineering controls anticipated to be in place to allow for such development, such as monitoring and maintenance requirements, restrictions in using groundwater, and sub-slab vapor intrusion techniques will be discussed with the understanding that the ultimate jurisdiction for determining the selected remedial actions lies with the NYSDEC.

6.6 Historic and Archaeological Resources

The majority of the 95-acre site is in an undeveloped state. If necessary, a Phase I Cultural Resources Inventory will be completed to identify any potentially significant impacts to cultural resources and the necessity for further investigation in areas where disturbance is anticipated.
This section will discuss impacts as a result of development within or adjacent to sensitive historic or archaeological resources.

6.6.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on historic and archaeological resources.

6.6.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives in relationship to the impacted areas of historic and archaeological resources.

6.6.3 Mitigation Measures

This section will describe measures that will be taken to mitigate potential impacts. A plan to implement mitigation measures needed or required by SHPO and/or as recommended in the Phase 1A Cultural Resource Survey and Phase 1B Report will be developed.

6.7 Transportation and Circulation

The project will significantly increase development density in an area characterized by a heavy volume of commuter traffic to and from South Hill, including to Ithaca College via South Aurora Street/NYS Route 96B. The development is in close proximity to residential neighborhoods, which will be impacted by increased traffic volume. The development’s proximity to the downtown core and Ithaca College makes it well-situated for alternative modes of transportation (e.g., walking, biking, carpooling, and mass transit); however, the potential impact on this area will need careful study to determine the magnitude of the impacts and the most effective mitigations.

A complete analysis will be performed in a Traffic Impact Study (TIS) for the proposed project, identifying all potential impacts the project will have on the transportation system, along with incremental mitigation measures. The TIS will include a description of the existing roadway network, peak traffic volumes, and associated Level of Service (LOS). There will also be discussion of any potential post-development impacts on the improvements, a discussion regarding traffic and mitigation, and a continuing discussion of the mutually acceptable future alignment of the planned Gateway Trail that will be developed by Others.

A comparison of existing traffic conditions and estimates under the proposed development will be provided. A capacity analysis of major roads leading to and around the site under existing and proposed conditions will also be included. Capacity analysis will consider average daily a.m. and p.m. peak hour volumes under existing and proposed developed conditions, and will
factor traffic generated from Ithaca College and Cornell University when in full session. The analysis will also include the total daily vehicle trips on Route 96B Danby Road / South Aurora Street.

The TIS will also estimate the additional demand from the proposed development for transit service and the potential need for additional bus stops or shelters, especially along Route 96B. Impacts of additional pedestrian and bicycle traffic that may be generated from the proposed development and a description of provisions to accommodate this traffic will also be described. This will include detailed locations and descriptions of sidewalks, bicycle lanes, trails, and pedestrian connections to both Ithaca College and Downtown. A discussion of the routes, frequency, and duration of construction vehicular traffic and impacts on traffic operation will also be provided. Proposed measures for maintenance and protection of traffic will be included. The analysis will also provide a description of how the proposed development relates to the recommendations of the City and Town of Ithaca Transportation Plans.

6.7.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on transportation and circulation.

6.7.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives in relationship to the impacted areas of transportation and circulation.

6.7.3 Mitigation Measures

This section will describe measures that will be taken to mitigate potential impacts. A description of proposed mitigation strategies to minimize traffic impacts, including the need for additional turning lanes and traffic control devices at impacted intersections will be evaluated.

6.8 Utilities

A Utility Capacity Analysis is needed to determine any impacts to utilities. A preliminary meeting was held with the City of Ithaca Department of Public Works (DPW) to discuss the existing public water and sanitary sewer services to the existing buildings. Initial discussions indicate there is sufficient capacity within the public systems for the project. The Project Sponsor will provide estimates of public water usage and sanitary sewer loadings, as well as coordinate with DPW to analyze the capacity for future development.

6.8.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on utilities.
6.8.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives in relationship to the impacted areas on utilities.

6.8.3 Mitigation Measures

This section will describe measures that will be taken to mitigate potential impacts.

6.9 Air Quality

This section will discuss air quality in relationship to pre-development conditions, construction activity, and post-development. Comparisons will be made between existing conditions, impacts of the proposed action on the existing, and mitigation of such impacts.

Potentially impactful noise and odors may be a result of construction and remediation activities, as well as proposed future uses. Traffic generated as a result of the project could have an impact on air quality, depending on the intensity of the proposed uses. Congestion and slow-moving traffic could elevate the amount of exhaust emission in the area.

6.9.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on air quality.

6.9.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives in relationship to the impacted areas of air quality.

6.9.3 Mitigation Measures

This section will describe measures that will be taken to mitigate potential impacts.

6.10 Visual and Aesthetic Resources

This section will discuss the existing conditions and proposed in relationship to the impact upon area views. It will describe project components that may result in a change in the views from critical vantage points, including building colors, materials, height, and roof pitch. A visual impact analysis that will include the following will be prepared:
• Photographs of existing views of the project site.
• Photographic perspectives of the proposed development condition from each critical receptor point.
• Provide view descriptions from critical vantage points of the proposed development using photographs and graphic illustrations.
• Discuss compatibility of the proposed development with the surrounding visual context.

The following will also be considered:

• Design principles for architecture, landscaping, greenspace, site lighting, screening, and other aesthetic considerations (potential Design Guidelines).
• Renderings and elevations.
• Visual simulations from adjacent areas that may be impacted.
• Landscaping, including location and types of plantings and how they may reduce any adverse visual impacts.
• Visuals and sections that demonstrate how the existing grade elevation with the development works with sight lines and viewsheds internal/external to the site.
• Proposed signage.

6.10.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on visual and aesthetic resources.

6.10.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives in relationship to the impacted areas of visual and aesthetic resources.

6.10.3 Mitigation Measures

This section will describe measures that will be taken to mitigate potential impacts. Discuss appropriate mitigation tactics to minimize any adverse visual impacts. These strategies may include architectural applications and themes consistent with the surrounding neighborhood, visual screening and planting, and/or modification or relocation of components within the proposed development to reduce impacts.

It will also discuss project lighting, including streetlights and other residential or commercial lights, and the possible impacts of lighting on the surrounding context.
6.11 Community Services

This subsection of the DGEIS will introduce and summarize the contents of Chapter 5. It will describe the potential impacts within the site and around it on community services.

6.11.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on community services.

6.11.2 Build Alternatives

This subsection of the DGEIS will describe build alternatives in relationship to the impacted areas of community services.

6.11.3 Mitigation Measures

This section will describe measures that will be taken to mitigate potential impacts.

6.12 Construction Activities

This section will of the DGEIS will describe the impacts construction will have on the surrounding area and the site, and what measures will be taken to mitigate such impacts. This includes a description of construction staging and activities, erosion and sediment controls during construction, hazardous materials removal and abatement plan, removable of non-recyclable construction waste, mitigation of construction air and noise impacts, and mitigation of construction impacts on the surrounding environment.

6.12.1 No Build Alternative

This subsection of the DGEIS will describe a no build condition on construction activities.

6.12.2 Description of Construction Staging and Activities

This subsection of the DGEIS will describe what proposed construction staging and activities and what impacts they may have.

6.12.3 Erosion and Sediment Controls During Construction

This subsection of the DGEIS will describe erosion and sediment controls proposed to be installed during construction.
6.12.4 Coordination with Site Remediation

This subsection of the DGEIS will describe how the construction process is coordinated with site remediation and implementation techniques to minimize the exposure of construction workers and the community from the disturbance of impacted soils and groundwater.

6.12.5 Removal of Non-recyclable Construction Waste

This subsection of the DGEIS will describe how non-recyclable construction waste will be handled and removed.

6.12.6 Construction Air Impacts

This subsection of the DGEIS will describe what air impacts construction will have.

6.12.7 Construction Noise Impacts

This subsection of the DGEIS will describe what noise impacts construction will have.

6.12.8 Construction Impacts to (natural features)

This subsection of the DGEIS will describe what impacts construction will have on natural features.
CHAPTER 7: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section of the DGEIS will provide a discussion of environmental resources that will be lost, converted, or made unavailable over the short and long term as a result of the proposed action. It will evaluate both the construction phase and the operating phase.
CHAPTER 8: UNAVOIDABLE ADVERSE IMPACTS

This section will identify and discuss any impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of such unavoidable impacts.

8.1 Short-Term Unavoidable Impacts

To evaluate the impacts of the foreseeable future, this section will identify and discuss any impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of such unavoidable impacts.

8.2 Long-Term Unavoidable Impacts

To evaluate the impacts of the prolonged life of the project, this section will identify and discuss any impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of such unavoidable impacts.
CHAPTER 9: GROWTH INDUCING ASPECTS AND CHARACTER OF COMMUNITY

The project will impact the growth of the community. It differs in concentration and intensity of land use and can be expected to have impacts on the surrounding neighborhoods, and possibly other areas of the community. Impacts could include those related to changes in the flow of traffic (e.g., pedestrian, vehicular, and bicycle), concentration of need for public safety response, and utility capacity. The project may also impact visual character.

The proposed action will result in increased population and density, and will create additional demand for public services, facilities, and infrastructure. This section will identify any growth-inducing aspects of the proposed project, including economic, population, and employment growth. It will describe the impact of the area near residential neighborhoods and the economic character of the community. This section will:

- Discuss the impact of the proposed development upon the character of the surrounding neighborhood.
- How the project will affect the existing neighborhood character with respect to visual impacts, demand for public services, historic structures, noise, traffic, drainage, and the environmental setting of the area.
- Explore how views from particular neighboring properties may be impacted by the proposed development.
- Identify options for passive and active recreational opportunities for the residents of the surrounding community and development.
- Identify amenities provided by the project for the community including restaurants, cafes, shops, open space network, circulation connections, and office spaces.
CHAPTER 10: EFFECT OF PROPOSED PROJECT ON THE USE AND CONSERVATION OF ENERGY

The DGEIS will discuss the impacts of the Project on the use and conservation of energy. Also, sustainability and energy efficient features will be considered in Project development and implementation consistent with LEED ND. Unchained Properties will consider design guidelines for the construction of "Green Buildings" and, to the extent applicable, evaluate the certification of buildings under LEED guidance.
CHAPTER 11: THRESHOLDS FOR FUTURE ACTIONS

This Chapter sets forth conditions, criteria or thresholds to guide future site-specific actions that may be undertaken. This includes requirements for any subsequent SEQRA compliance. This will include thresholds and criteria for supplemental environmental review to reflect specific significant impacts that were not adequately addressed or analyzed in the GEIS. For example, should a subsequent proposed action be carried out in conformance with the conditions and thresholds established in the GEIS, no further SEQRA compliance would be required. Conversely, if a subsequent proposed action was not addressed or its components would exceed defined thresholds or criteria set forth in the GEIS, then the appropriate environmental review documentation would be required to comply with SEQRA.
CHAPTER 12: CUMULATIVE IMPACTS

Cumulative impacts may result from separately minor but collectively significant actions that take place over an extended period time. It is an impact that could result from incremental impacts of a proposed action when added to other past, present, or reasonably foreseeable future actions by other entities separate from the proposed action.

In the context of the project, independent initiatives taking place in parallel are in various stages of the planning process. A cumulative impacts assessment will be a part of the DGEIS to consider projects approved or adopted by the City or the Town.

This section will include a qualitative analysis of the relationship and implications of such projects in regards to the proposed action, noting any future environmental documentation efforts conducted with such projects.
REFERENCES

APPENDICES

This section will include all relevant correspondences, technical studies, reports, engineering and design documents, environmental assessments, and analyses that were relied upon in preparing the DGEIS. Documents may include, but are not limited to, the following:

- Engineering Drawings and Details concerning the proposed development.
- Stormwater Pollution Prevention Plan.
- Cultural Resources Studies.
- Biological Field Survey Data.
- Traffic Impact Studies.
- Scoping Documentation.
- SEQR Documentation.
- Correspondence.