

Project : 504 S meadow Stree

Date : 12-18-18

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
The City of Ithaca Planning and Development Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM – Part III
Project Name: Maguire Lincoln, 504 S. Meadow St.
Date Created: 11/16/2018

PROJECT DESCRIPTION

The applicant proposes to demolish a portion of the existing building and construct two additions with updated exterior materials. The existing building is 18,500 GSF, with 2,265 GSF proposed for demolition. The new building will be 24,110 GSF. Site improvements include incorporation of a new pedestrian walking path, and site connections to Wegmans. Approximately 311 parking spaces are proposed to accommodate customer, service parking, employee, and display parking. Landscape design will improve vegetative cover; however, it will not meet the City of Ithaca's impervious/pervious requirements (12%). The project site is located in the SW-2 Zone, is subject to the 2000 Southwest Design Guidelines, and will require a zoning variance for a front yard that exceeds the maximum permissible in the SW-2 district (34 feet maximum permitted, 69-feet 3-inch setback proposed).

This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO") and the State Environmental Quality Review Act ("SEQRA"); however, it will be treated as a Type I Action for the purpose of environmental review.

IMPACT ON LAND

The 3.106 acre project site is located in a commercial corridor in the southwest portion of the City of Ithaca, and is the site of an existing car dealership owned and maintained by the project applicant. Approximately 2.93 acres (94 percent) of the site is currently dedicated to roads, buildings, and other paved or impervious surfaces. The original proposal had a net increase of greenspace of 1,925 SF. This resulted in a change from the existing of 7,849 SF (5.8%) to 9,774 SF (7.2%), which was below the minimum 12% required and the 25% recommended.

The applicant has revised the proposal from the original to include more greenspace. The greenspace plan dated December 5, 2018 shows a total of 16,234 SF of greenspace (922 SF of which is walkways and 15,312 of which is landscaping), meeting the minimum requirement of 12% over the 135,288 SF site.

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

IMPACT ON GEOLOGIC FEATURES

There are no unique or unusual land forms on the site that will be impacted as part of the project.

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

IMPACT ON SURFACE WATER

The project is located in a built-out urban area and is not located contiguous or in proximity to any water features. Furthermore, construction will disturb less than an acre of land and therefore a SWPPP will not be required for the project. Nevertheless, there are areas of poor drainage on site. The Lead Agency encourages the applicant to grade the disturbed areas such that sheet drainage is directed towards the landscaped areas.



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

IMPACT ON GROUNDWATER

The project proposes continuation of the site's use as a car dealership, with demolition of an old portion of the building and two new additions proposed. The operation will not generate new demand for water resources, and proposes to modestly reduce impervious surface cover with the addition of planting islands and/or landscaping.

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

IMPACT ON FLOODING

A portion of the project is located within the 100-year floodplain, which includes the proposed service drive bay addition. The applicant has met with the City of Ithaca's Building Department and additionally proposes to meet ASCE 24 Flood Resistant Design and Construction requirements for the portion of the project located within the floodplain.

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

IMPACTS ON AIR

According to information provided by the applicant, construction is projected to last approximately 7 months. Excavation and preparation of foundations creates the potential for increased airborne dust and dirt particles. Impacts to air quality will be limited to the period associated with construction activities.

During construction, the applicant will employ the following applicable dust control measures, as appropriate:

- Misting or fog spraying the site to minimize dust;
- Maintaining crushed stone tracking pads at all entrances to the construction site;
- Re-seeding disturbed areas to minimize bare exposed soils;
- Keeping roads clear of dust and debris;
- Requiring trucks to be covered;
- Prohibiting burning of debris on site.

The Lead Agency has determined that with the mitigation measures during construction identified above, no significant impact to air is anticipated.

IMPACTS ON PLANTS AND ANIMALS

According to the NYSDEC Environmental Resource Mapper, there are no rare or significant plant or animal communities located on or around the project site. In addition, the Environmental Resource Mapper does not identify any rare plant or animal species on or around the project site.



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The Northern long-eared bat is a federally listed threatened species that is known to be located in the northeastern portion of the United States, including portions of New York State. The habitat for this species is generally in forested areas. Given that the project site is located in a developed urban area with limited forestation on the project site, it is unlikely the project (i.e., construction activities) will impact this species.

The applicant has revised the proposal from the original to include more greenspace. The greenspace plan dated December 5, 2018 shows a total of 16,234 SF of greenspace (922 SF of which is walkways and 15,312 of which is landscaping), meeting the minimum requirement of 12% over the 135,288 SF site.

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

IMPACT ON AGRICULTURAL RESOURCES

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

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

IMPACT ON AESTHETIC RESOURCES

The project site is visible from the public right-of-way used for routine, multi-modal travel by area residents, and is an existing use proposed for continuation. The remainder of the corridor is commercial in nature, and there are no known listed or locally recognized aesthetic resources in the vicinity of the project. See also section on Community Character.

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

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

The project site is located on an area that has experienced significant prior disturbance. Furthermore, there are no sites, districts or buildings listed or on the State and National Register of Historic Places substantially contiguous to the project site.

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

IMPACT ON OPEN SPACE AND RECREATION

The project is an expansion of an existing car dealership, on a site already being used as such. The project does not propose to impact any open space or recreational resources.

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



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IMPACT ON CRITICAL ENVIRONMENTAL AREAS

There are no Critical Environmental Areas located within the City of Ithaca.

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

IMPACT ON TRANSPORTATION

According to the site plan submitted October 26, 2018:

“We’re planning on providing a new parking configuration and striping layout to portions of the site along with a new sidewalk inside the lot to the north side of the building. This sidewalk will provide a new walk path for customers to view cars and also connect the service area of the building for the many customers who walk to the site to/from Wegmans. We are currently showing a total of +/- 311 total parking spaces for customer, service parking, employee and display car parking. Parking quantity is driven by Ford Corporate requirements.”

There will be temporary transportation impacts during the construction period, which has an anticipated completion date of September 2019. The amount of available on-site parking will remain substantially the same as existing conditions.

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

IMPACT ON ENERGY

According to site plan information provided by the applicant on October 26, 2018, construction of the additions will consist of the following:

“[The JSA] team is led by a sustainably focused and LEED accredited mechanical engineers. The design goal of the new mechanical system is to design an energy efficient system replacing current inefficient systems. Our engineers are currently working on the new system design.”

The internal layout of the building will be reorganized to improve employee flow, and will include expansion of second floor offices, new customer bathrooms and new parts of customer waiting areas. In addition, according to the applicant:

“The project involves the renovation and replacement of existing systems we are unclear to what extent the existing systems will remain or whether they will be replaced Areas such as the service bay area will likely require modification of existing gas fired units. Our engineering team is currently evaluating the existing MEP systems and providing recommendations to the Owner.”

The applicant has identified the potential to incorporate solar panels on the existing service bay structure. This consideration would require additional structural investigation and possibly a separate structural “dunnage frame” system above the roof to support the load. This design feature would further help the project comply with the Tompkins County Recommendations for New Construction.



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In addition, the additions are proposed to meet or exceed the Energy Code of New York State requirements. The applicant proposes to utilize continuous insulation wall systems for the exterior metal panel wall, and LED lighting and control systems at new installations. In addition, the project team is currently evaluating the existing MEP systems and providing recommendations to the owner to improve energy efficiency.

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

IMPACT ON NOISE, ODOR & LIGHT

According to the site plan review application provided by the applicant, construction will last approximately 7 months. The project is located in an urban, commercial area. Noise impacts during construction are anticipated, and will be limited to the hours of 8 a.m. to 8 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday, as specified by the applicant. Paving and concrete installation work are anticipated to produce odors that may exceed more than one hour per day, but will be limited and diminish in the evening and once that scope of construction is completed.

Following construction, noise impacts will be limited to heavy equipment operation, deliveries, customer and employee cars, inventory test drives and storage. These noises are consistent with current use of the property and will not be elevated above existing levels.

The Lead Agency has determined that based on the information above, no significant impact to noise, odor and light is anticipated.

IMPACT ON HUMAN HEALTH

The project site has no known history of potential contamination, nor is it within 2,000 feet of any site in the New York State Environmental Site Remediation Database. Therefore, construction activities are not anticipated to involve the handling or transport of any hazardous materials. If there are asbestos-containing materials involved with the demolition of the portion of the building slated for demolition, the removal and disposal of such materials will be done by a NYS licensed professional.

Project operations will not involve the generation, storage, handling or disposal of hazardous materials and will not store quantities of natural gas or other flammable liquids.

The Lead Agency has determined that based on the information above, no significant impacts to human health are anticipated as a result of this project.

CONSISTENCY WITH COMMUNITY PLANS

The east addition proposed for the building will require a zoning variance due to a front yard setback that exceeds the maximum specified for the district. The addition will bring the building six feet closer to the street, but is estimated to have a setback of 69-feet, 3-inches, compared to the required maximum of 34 feet required for the district.



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The project is subject to the Southwest Area Design Guidelines. In application materials dated October 26, 2018 with a latest revision date of December 5, 2018, the applicant has outlined how the most current elevations of December 5, 2018 comply with the most of the guidelines and identified following they were unable to meet completely:

- Primary exterior materials for commercial buildings are limited to masonry, including brick, stone, and block on all elevations. Applicant response: The applicant is proposing one type of masonry for the watercourse, the remainder of the building matches the Ford branding requirements, which do not include a masonry element.
- Buildings should have at least two masonry types or colors used on its primary façade. The base of buildings should include a "watercourse" 18" in height of concrete or masonry on all facades. Applicant response: The applicant is proposing a partial watercourse on all new portions of the building.
- Masonry pilasters and/or bays should occur every 40' horizontally and 20' vertically. Projections should be at least 3". Masonry projections should occur on all facades. Applicant response: The applicant is proposing additional windows and a green wall in lieu of this requirement.

The Lead Agency has determined that based on the information above, the applicant has substantially met the Southwest Design Guidelines and, therefore, does not identify any conflict with community plans as a result of this project.

Prepared by: Lisa Nicholas, AICP, Senior Planner and revised by the Planning Board