

PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board of the Town of Southeast will hold a Public Hearing at Town Hall, 1360 Route 22, Brewster, New York on December 23, 2021 at 7:00 p.m., or as soon thereafter as interested parties may be heard, to consider the application of PLI LLC / Stateline Retail Center, owner/applicant of property located on U.S. Route 6 and designated on the Tax Map of the Town of Southeast as Section 68., Block 2, Lot 48.1, 48.2 & 48.3 which holds a Special Permit for Large Retail Establishment to permit the applicant to amend the original grant of Special Permit to allow a re-subdivision of the premises from 3 to 5 lots consisting of varying sized lots in the SR-6 zone, Section 274-b of New York State Town Law, and NYCRR Part 617 of the Environmental Conservation Law (as applicable). All persons having an interest in the proposal will be given an opportunity to be heard at this time.

BY ORDER OF THE TOWN BOARD
Michele Stancati, Town Clerk

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PLEASE TAKE NOTICE that the Town Board of the Town of Southeast will hold a Public Hearing at Town Hall, 1360 Route 22, Brewster, New York on December 23, 2021 at 7:00 p.m., or as soon thereafter as interested parties may be heard, to consider the application of Stateline Retail Center / Brewster Subaru, owner/applicant of property located on U.S. Route 6 and designated on the Tax Map of the Town of Southeast as Section 68., Block 2, Lot 48.3, which seeks a Special Permit to construct a Motor Vehicle Dealership in the SR-6 zone, Section 274-b of New York State Town Law, and NYCRR Part 617 of the Environmental Conservation Law (as applicable). All persons having an interest in the proposal will be given an opportunity to be heard at this time.

BY ORDER OF THE TOWN BOARD
Michele Stancati, Town Clerk

Town of Southeast Town Board
**Application for 280-a/Special Permit/Zoning Change/
Zoning Text Change**

Applicant Information:

Applicant Name: P.L.I. LLC
(If a proprietorship or partnership, give name of owners. If a corporation, give name of officers)
Address: 1699 Route 6, Suite 1, Carmel, NY 10512
Phone Number: 845-228-1400 Fax: 845-228-5400
E-mail: crilic@comcast.net
Applicant's Relationship to property: Owner

Name of Property Owner
(if different from above): _____
Address: _____
Phone Number: _____ Fax: _____
Has the property owner been notified of the proposed action? Yes: X No: _____

Applicant's Primary Representative (Architect/Engineer/Lawyer): Jeffrey J. Contelmo, PE
Address: Insite Engineering, Surveying & Landscape Architecture, P.C., 3 Garrett Place, Carmel, NY 10512
Phone Number: 845-225-9690 Fax: 845-225-9717
E-mail: jcontelmo@insite-eng.com

Application Information:

Project Name: Stateline Retail Center/Subaru
Address: US Route 6
Land is recorded by Deed or Deeds in the County Clerk's Office as follows:
Date 4/18/08, 4/24/08 & 9/23/20 Liber: 1802, 1802, & 2175 Page: 142, 136 & 318(Respectively)
Tax Map No(s): 68. Block No(s): 2 Parcel No(s): 48.1, 48.2 & 48.3
Acres: 43.96 +/- Number of Parcels: 3
Zoning District: SR-6 School District: Brewster Central

Are there any waivers of Town of Southeast regulations required for this Project?
(If yes, please request in writing and specify the code section in your request.) Yes: X No: _____

Does the project site contain wetlands, wetland buffers, or other controlled areas
as defined by Chapter 78 of the Code of the Town of Southeast? (If yes, please
complete the Wetland Permit Section) Yes: X No: _____

Disclosure Statement (pursuant to Section 809 of the General Municipal Law)

A. Nature and Extent of Interest of any State Official or Municipal Officer or Employee in this Application,
Petition, or Request (set forth in detail):
None

B. Statement that no State Official or Municipal Officer or Employee in this Application, Petition, or Request:
None

The undersigned Applicant, Petitioner or Person (Firm) making this request certifies by signature on this Disclosure Statement that, in accordance with the Provisions of §809 of the General Municipal Law, except as stated in A above, no State Officer, or any officer or employee of the Town of Southeast or any municipality of which the Town is a part has any interest in the person or firm (partnership or association) making the above application, petition, or request.

Signed: 
(Applicant, Petitioner or Authorized Representative)

By: Paul Camarda, Managing Member
(Name and Title)

Date: 12-2-21

The above information is complete and factually correct to the best of my knowledge:

Applicant's Signature  Date 12-2-21

FOR OFFICE USE ONLY (DO NOT WRITE BELOW THIS LINE):

Identification of Application, Petition, or Request:

To (please check all that apply):

Southeast Town Board

For (please check all that apply):

In addition to the fee schedule below, all applications listed below require a public hearing. The public hearing fee is \$200.00, plus the fee associated with your application.

	<i>Fee:</i>		<i>Fee:</i>
<u> </u> 280-a	<u> </u> N/A	<u> </u> Zoning Text Change	<u> </u> \$ 5,000.00
<u> </u> Special Permit	<u> </u> N/A *	<u> </u> Public Hearing	<u> </u> \$ 200.00
<u> </u> Zoning Change	<u> </u> ** \$ 500.00		

Date: _____ Total Application Fee: _____

* See Public Hearing Fee.
** There will be an additional \$50.00 Zoning Change fee for each acre over 5 acres.

Please submit all documentation and fees to: Southeast Town Clerk, 1360 Route 22, 10 days prior to the Town Board Meeting at which you wish your application to be heard.

**TOWN OF SOUTHEAST
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD
SPECIAL PERMIT REFERRAL**

INTRODUCED BY: *Rush*

DATE: November 22, 2021

SECONDED BY: *Pangis*

WHEREAS, STATELINE RETAIL CENTER / BREWSTER SUBARU located at 3685, 3711 & 3751 Danbury Road, in the Town of Southeast, has applied for a Special Permit from the Town Board of the Town of Southeast to construct a Motor Vehicle Dealership for Brewster Subaru in the SR-6 Zoning District, on property designated as Tax Map IDs 68.-2-48.1, 48.2 & 48.3; and,

WHEREAS, the Planning Board/Architectural Review Board, as Lead Agency under the State Environmental Quality Review Act (SEQRA) conducted a thorough review of the proposed project and potential environmental impacts and adopted a Negative Declaration on the Proposed Project on November 22, 2021; and

WHEREAS, the Town Board has requested a report from the Planning Board/Architectural Review Board on the said proposal; and,

WHEREAS, the Planning Board/Architectural Review Board has reviewed the above request for a Special Use Permit for this particular project and finds that it is substantially in conformance with Article X of Chapter 138 of the Zoning Code of the Town of Southeast except as noted in the table below; and,

Motor Vehicle Dealership – Brewster Subaru	
§138-63.9:	CONFORMS (Yes/No):
B.(1) The minimum lot size shall be 4.0 acres.	Yes.
B.(2) A minimum fifty-foot-wide landscaped buffer shall be provided in the front, rear, and side yards. Vehicle parking and storage shall be prohibited within the fifty-foot buffer.	No. <i>17 feet is provided in the rear and side yards.</i>
B.(3) A minimum of 10% of the parking lot and vehicle storage area shall be landscaped. The fifty-foot-wide buffer shall not contribute towards this requirement. Bioswales and rain gardens within landscaped islands may be counted towards this requirement.	Yes.
C. No exterior public address systems shall be permitted.	Yes.
D. No exterior display of banners, pennants, ribbons, dancing tube signs, or similar temporary advertising materials shall be permitted.	Yes.
E. Employee parking shall be designated and provided on site. Parking areas designated for employees shall not be used for vehicle storage, repair or finishing work, display or customer parking.	Yes.
F. Customer parking shall be designated and provided on site. Parking areas designated for customers shall not be used for	Yes.

vehicle storage, repair or finishing work, display or employee parking.	
G. All employee parking and on-site motor vehicle storage shall be located in the rear of the building and shall be screened from adjacent properties and public rights-of-way.	Yes.
H. Outdoor vehicle display areas shall be designated on the site plan. Vehicle display areas should be landscaped, and should not be part of the customer parking area. Metal vehicle display ramps or similar movable vehicle display devices are prohibited. Vehicle display areas are not permitted within the fifty-foot buffer.	Yes.
I. Off-site new motor vehicle storage shall be permitted subject to the following conditions.	NA. No off-site storage proposed.
J. The hours of loading and unloading of vehicles shall be determined by the Town Board. All loading and unloading shall occur on the subject site and not in or on the public right-of-way	Yes. Sufficient space for loading is available onsite. Approved hours should be indicated on the site plan.
K. Vehicles to be repaired or serviced shall not be parked or stored on any street or public right-of-way.	Yes.

WHEREAS, where the proposed project does not comply with the special permit criteria noted above, the Planning Board recommends that the Town Board refer the application to the Zoning Board of Appeals for area variances pursuant to § 138-52.B of the Zoning Code; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board/Architectural Review Board recommends that the Town Board of the Town of Southeast grant the Special Permit for a Motor Vehicle Dealership; and

BE IT FURTHER RESOLVED, that a copy of this resolution be circulated to the Town Board of the Town of Southeast.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>recused</u>	D. Rush, Vice Chairman	<u>yes</u>
E. Cyprus, Boardmember	<u>absent</u>	M. Hecht, Boardmember	<u>yes</u>
J. King, Boardmember	<u>absent</u>	L. Eckardt, Boardmember	<u>yes</u>
G. Pangis, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 4 to 0, with 2 absent. & 1 recused.

D. Rush
D. Rush, Acting Chairman / rat
Planning Board/
Architectural Review Board

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Stateline Retail Center/Subaru		
Project Location (describe, and attach a general location map): US Route 6, Brewster, NY 10509		
Brief Description of Proposed Action (include purpose or need): This application proposes a 5-Lot subdivision from the existing 3-Lot subdivision. Proposed Lots 1, 3 & 4 shall remain vacant for future development. Lot 2 consisting of 11.8 acres ± is currently under construction as part of a Large Retail Establishment, as defined in the Southeast Zoning Code, for Restaurant Depot. Lot 5 is proposed as a Motor Vehicle Dealership consisting of a 40,964 sf (32,119 sf footprint) building, associated parking, lighting, landscaping, subsurface sewage treatment system, well, and stormwater management areas. Disturbance is proposed to the onsite Town Regulated Wetland Controlled Areas as part of the site development. Mitigation is proposed to offset said disturbance. Refer to the site plans for additional information. No disturbance is proposed to the onsite Town Regulated Wetlands as part of this project.		
Name of Applicant/Sponsor: P.L.L., LLC c/o Paul Camarda	Telephone: 845-228-1400	E-Mail: crillc@comcast.net
Address: 1699 Route 6, Suite 1		
City/PO: Carmel	State: NY	Zip Code: 10512
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Southeast Town Board: Special Permit, Site Plan & Wetland Permit	June 21, 2021
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Southeast Planning Board: Subdivision Approval	June 21, 2021
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Southeast Zoning Board of Appeals: Area Variances	Pending
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Southeast Building Department: Building Permit	Pending
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County Department of Health: Septic and Well Approval	Pending
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP: Septic and SWPPP Amendment	Pending
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: GP-0-15-002 & GP-0-20-001 NYSDOT: Highway Work Permit	Pending, & Pending Pending
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No
If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
SR-6
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Brewster Central
- b. What police or other public protection forces serve the project site?
Putnam County Sheriff
- c. Which fire protection and emergency medical services serve the project site?
Brewster Southeast Joint FD
- d. What parks serve the project site?
Farrington Park

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial
- b. a. Total acreage of the site of the proposed action? 43.96 +/- acres
b. Total acreage to be physically disturbed? 18.3 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 47.42 +/- acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial Subdivision proposing 5 lots from an existing 3 lots
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 5
iv. Minimum and maximum proposed lot sizes? Minimum 2.0 Maximum 21.0
- e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
 - Total number of phases anticipated 3
 - Anticipated commencement date of phase 1 (including demolition) 3 month 2022 year
 - Anticipated completion date of final phase 9 month 2024 year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
First phase will construct Lot 5 as the Motor Vehicle Dealership with the following Phases for Lots 1, 3 & 4 depending on the market.

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 28 +/- height; 180 +/- width; and 290 +/- length
 iii. Approximate extent of building space to be heated or cooled: 40,119 +/- square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: Stormwater Management
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Site Runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: 4.2 million gallons; surface area: 2.2 acres
 v. Dimensions of the proposed dam or impounding structure: 5'-11' height; 1,400' length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Town Regulated Wetland Controlled Area

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
A portion of the the proposed access drive, parking areas and gravel lots, stormwater management areas and grading associated with the site development will be located within the town regulated wetland controlled area. The buffer disturbance equals approximately 154,200± sf (3.5 ac ±).

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

Disturbance will be stabilized with seed and mulch or landscaping.

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 1,200 (design flow) gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: 5 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 1,200 (design flow) gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): <u>Subsurface disposal per PCDOH standards</u> _____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>None</u> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>5.7</u> acres (impervious surface) _____ Square feet or <u>21.0</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Stormwater discharge</u> _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>Onsite stormwater management practices</u> _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Onsite stormwater management practices</u> • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ <u>Heavy equipment</u> _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ <u>Boiler</u> _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local Utility _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	_____ 7AM - 6PM _____	• Monday - Friday:	_____ 7AM - 7PM _____
• Saturday:	_____ 7AM - 6PM _____	• Saturday:	_____ 8AM - 6PM _____
• Sunday:	_____ None _____	• Sunday:	_____ None _____
• Holidays:	_____ None _____	• Holidays:	_____ TBD _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
Typical construction noise shall occur during the hours of construction

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Tree removal is proposed as part of this project.

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Proposed building and pole mounted light fixtures located within the parking lot, access drive and on the building at varying heights and wattages (see lighting plan for additional information).
 ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Tree removal is proposed as part of this project.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored Propane, Motor Oil
 ii. Volume(s) TBD per unit time TBD (e.g., month, year)
 iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 25 tons per _____ month (unit of time)
 • Operation : _____ 15 tons per _____ month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Refuse hauler
 • Operation: Refuse hauler

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing: _____
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
Motor oil and other vehicular waste materials
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
Hazardous wastes will be contained within the building and transported to a hazardous waste facility for disposal regularly.
- iii. Specify amount to be handled or generated TBD tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
No onsite re-use or recycling of hazardous wastes will be performed at this location.
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

TBD

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

All hazardous waste will be sent to a hazardous waste facility.

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Wetlands and Watercourses

ii. If mix of uses, generally describe: _____

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage *	Acreage After Project Completion **	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.3 AC	10.1 AC	+ 5.8 AC
• Forested	19.1 AC	12.4 AC	- 6.7 AC
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	11.3 AC	3.6 AC	- 7.7 AC
• Agricultural (includes active orchards, field, greenhouse etc.)	0 AC	0 AC	0 AC
• Surface water features (lakes, ponds, streams, rivers, etc.)	0 AC	0 AC	0 AC
• Wetlands (freshwater or tidal)	3.8 AC	3.8 AC	3.8 AC
• Non-vegetated (bare rock, earth or fill)	0 AC	0 AC	0 AC
• Other Describe: Stormwater Basins Lawn and Landscaping Undeveloped Lots 3 & 4	1.2 AC 4.3 AC 0 AC	3.1 AC 5.8 AC 5.2 AC	+ 1.9 AC + 1.5 AC + 5.2 AC

44.0 AC Total

44.0 AC Total

0 AC

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3 to 20+/- feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Knickerbocker fine sandy loam	45 %
Paxton fine sandy loam	30 %
Fredon silt loam	25 %

d. What is the average depth to the water table on the project site? Average: _____ 3 +/- feet

e. Drainage status of project site soils: Well Drained: _____ 80 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 20 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 60 % of site
 10-15%: _____ 30 % of site
 15% or greater: _____ 10 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-306 Classification ^C _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>Deer _____ Squirrels _____ Birds _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

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

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Jeffrey J. Contelmo, PE Date 6-21-21
Insite Engineering, Surveying & Landscape
Architecture, P.C.

Signature  Title Senior Principal Engineer