PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, July 25, 2022
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to *www.lansingtown.com*, click on button "Town YouTube Channel" (round circle located on far right).

1. **Call Meeting to Order**
2. **Action Items**

a. Project: Public Hearing Minor Subdivision - Moseley

Applicant: Mark and Margaret Moseley, owner

Location: 460 & 470 Scofield Road Tax Parcel numbers 39.-1-28.11 & 39.-1-28.12

Project Description: The applicant proposes to subdivide a single 4.58 acre lot from the ~36.95 acre parcel (TPN 39.-1-28.12) and to reconfigure lot boundaries between TPNs 39.-1-28.11 & 39.-1-28.12.

SEQR: This is an Unlisted action under SEQR 617.4 environmental review.

Anticipated Action: SEQR and Subdivision Review

b. Project: Site Plan, Village Solar Phase VII

Applicant: Rocco Lucente, owner ; Tim Buhl, engineer

Location: Village Solar, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16

Project Description: The applicant proposes the demolition of four (4) existing apartment buildings, #21, #88, #96, & #28. The applicant proposes the construction of 138 multifamily units within six 6) apartment buildings. The project is located in PDA 1 – Village Circle//Village Solar.

SEQR: This is a Type I action under SEQR 617.4 (b) (9) and is subject to environmental review.

Anticipated Action: Discussion of Site Plan and SEQR EAF Part 2

c. Project: Site Plan – Dandy Mini Mart – Convenience (Mini) Mart

Applicant: Brian Grose, Fagan Engineers, representing Dandy Mini Mart

Location: 7 Ridge Rd, Tax Parcel No's 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14

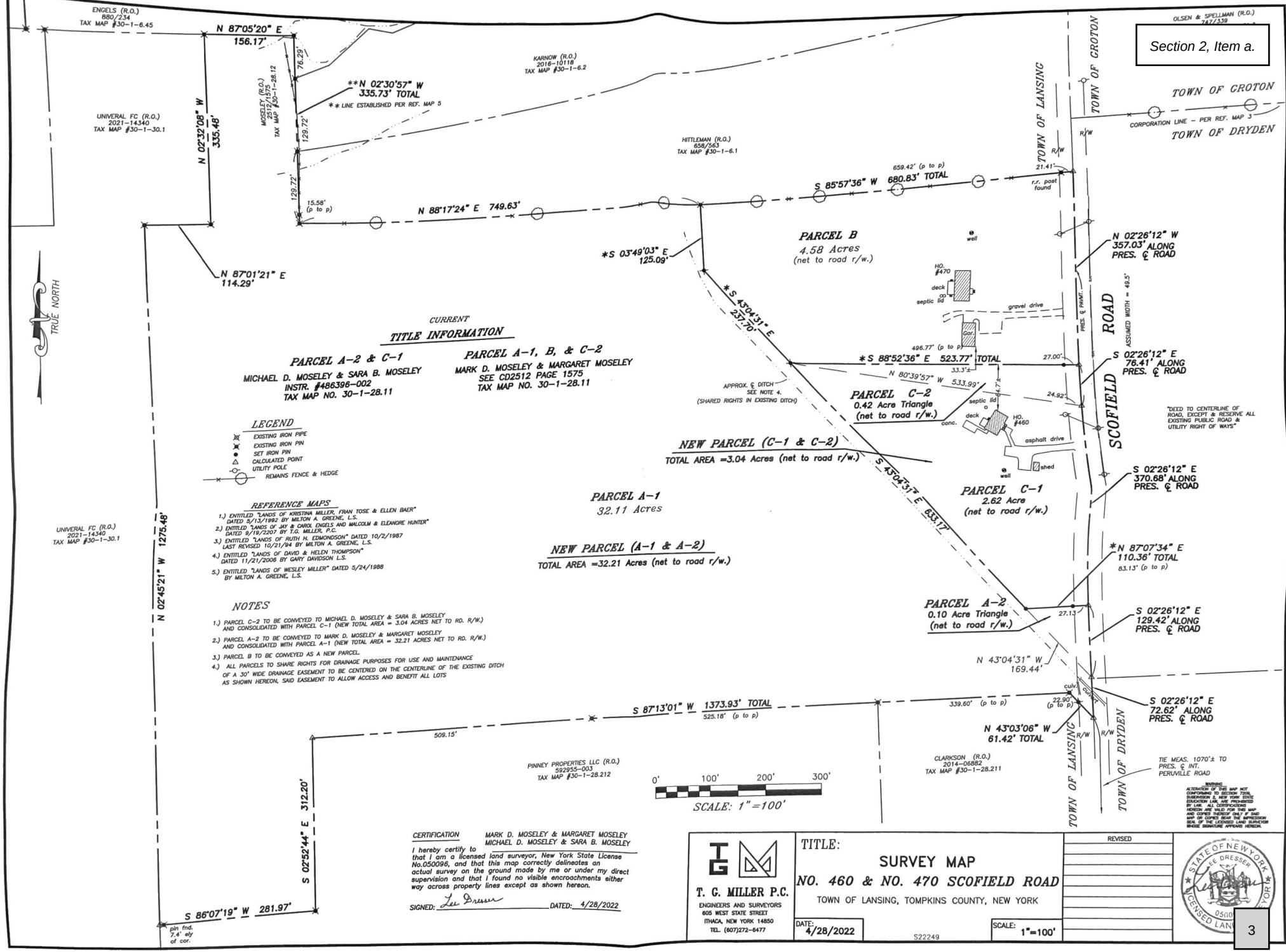
Project Description: The applicant proposes the consolidation of several lots to form an approximately 4.7 acre parcel. The site plan proposal consists of a 6,100 sf convenient store with a 128'x24' gasoline fueling island, a 48'x22' diesel fuel island, fuel tank storage, and a drive through window. 36 vehicle parking spaces (including 4 tractor trailer parking stalls and up to 4 EV parking stalls) are proposed. The project is located in the B1 – Commercial Mixed Use Zoning District.

SEQR: This is a a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the purposes of conducting a coordinated environmental review pursuant to the State Environmental Quality Review Act ("SEQRA")

Anticipated Action: Discussion of Site Plan and SEQR EAF Part 2

3. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.


ENGELS (R.O.)
880/234
TAX MAP #30-1-6.45
N 87°05'20" E
156.17'
76.29'
**N 02°30'57" W
335.73' TOTAL
** LINE ESTABLISHED PER REF. MAP 5
KARNOW (R.O.)
2016-10118
TAX MAP #30-1-6.2
OLSEN & SPELLMAN (R.O.)
747/339
TOWN OF CROTON
TOWN OF CROTON
CORPORATION LINE - PER REF. MAP 3
TOWN OF DRYDEN
UNIVERAL FC (R.O.)
2021-14340
TAX MAP #30-1-30.1
N 02°32'08" W
335.48'
MOSELEY (R.O.)
2512/1575
TAX MAP #30-1-28.12
129.72'
129.72'
15.58'
(p to p)
HITTLEMAN (R.O.)
658/563
TAX MAP #30-1-6.1
659.42' (p to p)
S 85°57'36" W 680.83' TOTAL
r.r. post found
R/W
21.41'
TOWN OF LANSING
N 88°17'24" E 749.63'
N 87°01'21" E
114.29'
*S 03°49'03" E
125.09'
PARCEL B
4.58 Acres
(net to road r/w.)
well
HO. #470
deck
septic lid
gravel drive
Gar.
PRES. ℄ PAVMT.
ASSUMED WIDTH = 49.5'
N 02°26'12" W
357.03' ALONG
PRES. ℄ ROAD
SCOFIELD ROAD
TRUE NORTH
CURRENT
TITLE INFORMATION
PARCEL A-2 & C-1
MICHAEL D. MOSELEY & SARA B. MOSELEY
INSTR. #486396-002
TAX MAP NO. 30-1-28.11
PARCEL A-1, B, & C-2
MARK D. MOSELEY & MARGARET MOSELEY
SEE CD2512 PAGE 1575
TAX MAP NO. 30-1-28.11
*S 43°04'31" E
257.70'
496.77' (p to p)
*S 88°52'36" E 523.77' TOTAL
27.00'
S 02°26'12" E
76.41' ALONG
PRES. ℄ ROAD
33.3'±
N 80°39'57" W 533.99'
24.72'
24.92'
APPROX. ℄ DITCH
SEE NOTE 4.
(SHARED RIGHTS IN EXISTING DITCH)
PARCEL C-2
0.42 Acre Triangle
(net to road r/w.)
septic lid
deck
conc.
HO. #460
asphalt drive
shed
well
"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"
LEGEND
EXISTING IRON PIPE
EXISTING IRON PIN
SET IRON PIN
CALCULATED POINT
UTILITY POLE
REMAINS FENCE & HEDGE
NEW PARCEL (C-1 & C-2)
TOTAL AREA =3.04 Acres (net to road r/w.)
S 43°04'31" E 533.17'
PARCEL C-1
2.62 Acre
(net to road r/w.)
S 02°26'12" E
370.68' ALONG
PRES. ℄ ROAD
PARCEL A-1
32.11 Acres
REFERENCE MAPS
1.) ENTITLED "LANDS OF KRISTINA MILLER, FRAN TOSE & ELLEN BAER" DATED 5/13/1992 BY MILTON A. GREENE, L.S.
2.) ENTITLED "LANDS OF JAY & CAROL ENGELS AND MALCOLM & ELEANORE HUNTER" DATED 8/18/2207 BY T.G. MILLER, P.C.
3.) ENTITLED "LANDS OF RUTH H. EDMONDSON" DATED 10/2/1987 LAST REVISED 10/21/94 BY MILTON A. GREENE, L.S.
4.) ENTITLED "LANDS OF DAVID & HELEN THOMPSON" DATED 11/21/2006 BY GARY DAVIDSON L.S.
5.) ENTITLED "LANDS OF WESLEY MILLER" DATED 5/24/1988 BY MILTON A. GREENE, L.S.
NEW PARCEL (A-1 & A-2)
TOTAL AREA =32.21 Acres (net to road r/w.)
*N 87°07'34" E
110.36' TOTAL
83.13' (p to p)
PARCEL A-2
0.10 Acre Triangle
(net to road r/w.)
27.13'
S 02°26'12" E
129.42' ALONG
PRES. ℄ ROAD
N 43°04'31" W
169.44'
NOTES
1.) PARCEL C-2 TO BE CONVEYED TO MICHAEL D. MOSELEY & SARA B. MOSELEY AND CONSOLIDATED WITH PARCEL C-1 (NEW TOTAL AREA = 3.04 ACRES NET TO RD. R/W.)
2.) PARCEL A-2 TO BE CONVEYED TO MARK D. MOSELEY & MARGARET MOSELEY AND CONSOLIDATED WITH PARCEL A-1 (NEW TOTAL AREA = 32.21 ACRES NET TO RD. R/W.)
3.) PARCEL B TO BE CONVEYED AS A NEW PARCEL.
4.) ALL PARCELS TO SHARE RIGHTS FOR DRAINAGE PURPOSES FOR USE AND MAINTENANCE OF A 30' WIDE DRAINAGE EASEMENT TO BE CENTERED ON THE CENTERLINE OF THE EXISTING DITCH AS SHOWN HEREON, SAID EASEMENT TO ALLOW ACCESS AND BENEFIT ALL LOTS
UNIVERAL FC (R.O.)
2021-14340
TAX MAP #30-1-30.1
N 02°45'21" W 1275.48'
S 87°13'01" W 1373.93' TOTAL
525.18' (p to p)
339.60' (p to p)
22.90' (p to p)
culv.
S 02°26'12" E
72.62' ALONG
PRES. ℄ ROAD
N 43°03'06" W
61.42' TOTAL
509.15'
PINNEY PROPERTIES LLC (R.O.)
592955-003
TAX MAP #30-1-28.212
CLARKSON (R.O.)
2014-06882
TAX MAP #30-1-28.211
TIE MEAS. 1070'± TO PRES. ℄ INT. PERUVILLE ROAD
TOWN OF LANSING
TOWN OF DRYDEN
S 02°52'44" E 312.20'
S 86°07'19" W 281.97'
pin fnd. 7.4' ely of cor.
0' 100' 200' 300'
SCALE: 1"=100'
CERTIFICATION
MARK D. MOSELEY & MARGARET MOSELEY
MICHAEL D. MOSELEY & SARA B. MOSELEY
I hereby certify to that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.
SIGNED: Lee Dresser DATED: 4/28/2022
T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET
ITHACA, NEW YORK 14850
TEL. (607)272-6477
TITLE:
SURVEY MAP
NO. 460 & NO. 470 SCOFIELD ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK
DATE: 4/28/2022
S22249
SCALE: 1"=100'
REVISED
STATE OF NEW YORK
LEE DRESSER
LICENSED LAND SURVEYOR
050096

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Check One: ☑ Subdivision Plat ☑ Boundary Change Fee Paid $ 175 Date 7/5/22 Receipt No. 201968

1. Name or Identifying Title Mark D and Margaret B Moseley
2. Tax Parcel No. 30-1-28.11 Zoning District _____
3. Subdivider: (if owner, so state: if agent or other type of relationship, state details on separate sheet)
   Name & Title Mark D + Margaret Moseley
   Signature ~~Mark Moseley Margaret Moseley~~ Date 7/1/2022
   Address 470 Scofield Rd Groton NY 13073
   Phone 607-280-7166 Fax _____ E-Mail maggieMoseley52@gmail.com
   Other Contact information _____
4. Licensed Land Surveyor:
   Name: T G Miller (Lee Dresser)
   Address 605 West State St. Ithaca NY 14850
   Phone 607-272-6477 Fax _____ E-Mail _____
   Other Contact information _____
5. Engineer:
   Name: _____
   Address _____
   Phone _____ Fax _____ E-Mail _____
   Other Contact information _____
6. Easements or other restrictions on property: (Describe generally)
   See Attached Plat
7. Names of abutting owners and owners directly across adjoining streets, including those in other towns (Available at Tompkins County Assessor's Office. Attach additional sheets if necessary)

Pinney Properties LLC (R.O)	Martin Moseley - Town of Dryden
Clarkson (R.O)	Donna Duncan - "
Universal (FC)	
Engles (RO)	
Karnow (RO)	
Hillerman (RO)	
Michael D + Sara B Moseley	

8. Requested exceptions: The planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing subdivisions (attach list of exceptions with the reason for each exception set forth):

_____

_____

_____

*** Note: Application, Fee and required documents must be received in the Code Enforcement Office 14 days prior to the scheduled Planning Board meeting.**

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Subdivision of Moseley Property @ 470 Scofield Road

Name of Action or Project:

Mark and Margaret Moseley Subdivision

Project Location (describe, and attach a location map):

470 Scofield Road, Groton, NY, 13073. Also, see attached EAF mapper and subdivision map

Brief Description of Proposed Action:

Subdivide a +/- 36.95 acre parcel into two parcels. and include a lot line modification with "Parcel C-1(tax parcel 30-1-28.11, address of 460 Scofied Road, Groton NY, 13073, owners are Michael and Sara Moseley). Subdivided "Parcel A-1" is proposed to be +/- 32.21 acres, "Parcel B" is proposed to be +/- 4.58 acres (which includes a single family house and detached garage with an address of 470 Scofield Road) "Parcel C-2" (tax parcel 30-1-28.11, address of 460 Scofied Road, Groton NY, 13073, owners are Michael and Sara Moseley) will be reducing the lot size to +/- 2.62 acres, which the current size is +/- 2.99 acres, and adjusting the location of lot lines.

Name of Applicant or Sponsor:	Telephone: 607-280-7166
Mark and Margaret Moseley	E-Mail: maggiemoseley52@gmail.com

Address:

470 Scofield Road

City/PO:	State:	Zip Code:
Groton	NY	13073

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 36.95 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 36.95 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
Proposed action does not include building, which this question would then not be applicable	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☑	☐

	NO	YES
12. a. 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?	☑	☐
b. 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?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		
Adjoining properties, in the Town of Lansing, indicate that there are wetlands regulated by the United States Army Corps of Engineers (tax parcels # 30.-1-30.1, 30.-1-6.45, and 30.-1-6.2		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☑ Agricultural/grasslands ☑ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

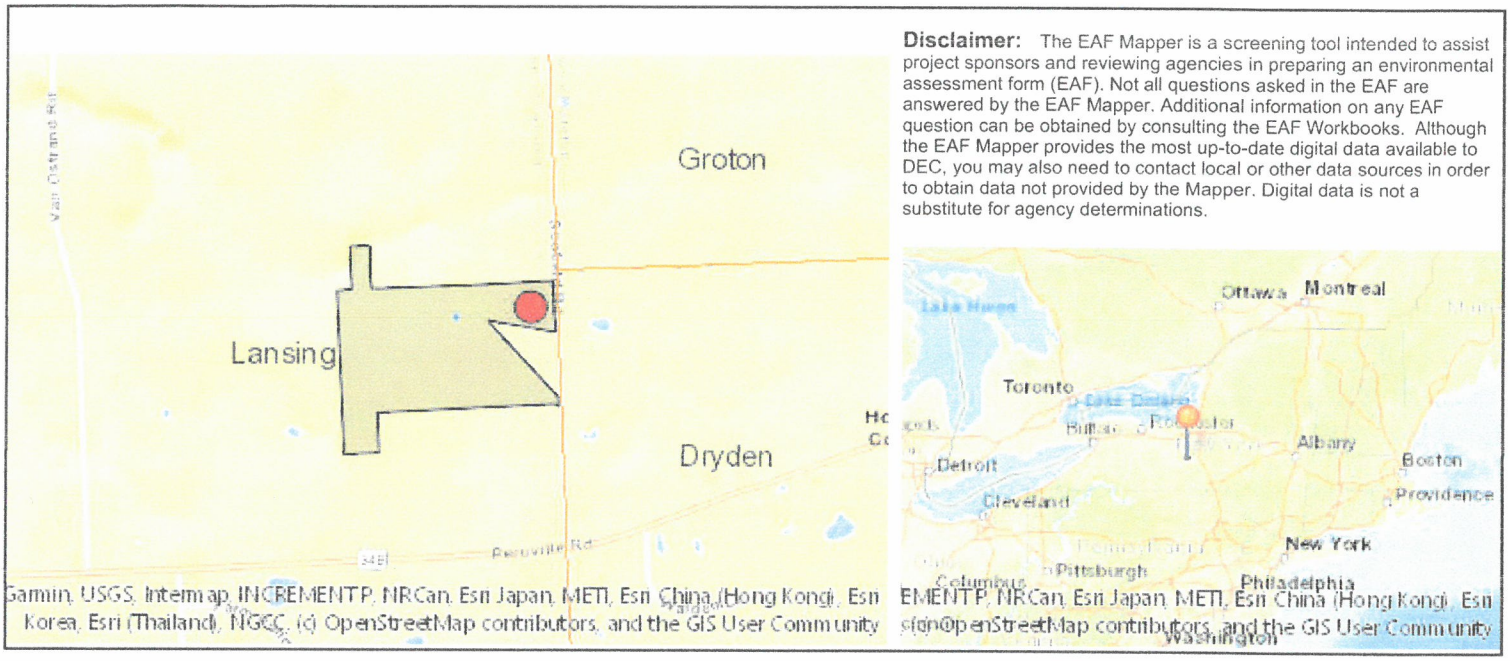
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Mark Moseley and Margaret Moseley Date: 7/1/22

Signature: Mark Moseley & Margaret Moseley Title: Owner

PRINT FORM

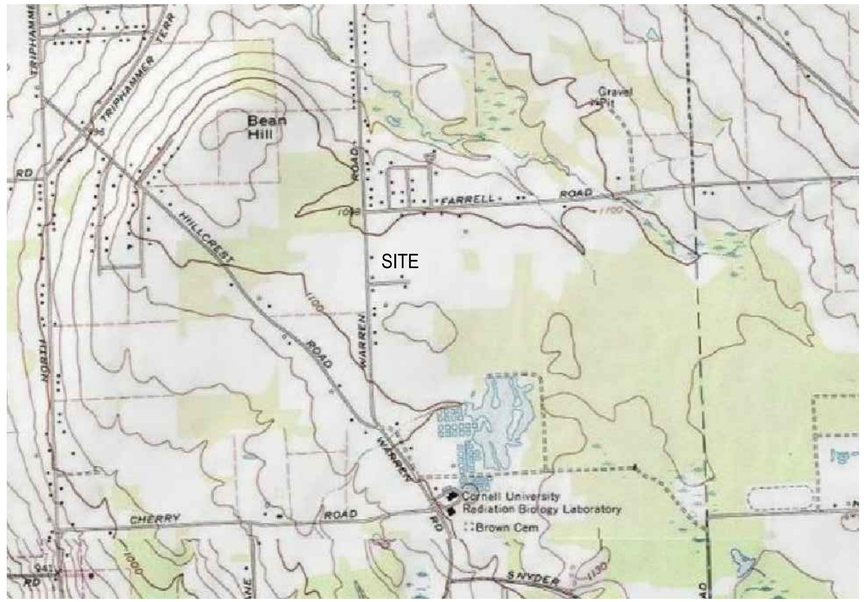


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

VILLAGE CIRCLE-VILLAGE SOLARS PDA - PHASE VII
1067 WARREN ROAD
LANSING (T), NEW YORK

PLANNING/ZONING DATA - PHASE VII

SITE ZONING:	R-2 WITH 572 UNIT PDA
SITE AREA:	5.31 ACRES
PROP. IMPERMEABLE:	2.55 ACRES
PROP. OPEN SPACE:	2.76 ACRES
% OPEN SPACE:	52%
PROP. # OF UNITS:	138
PROPOSED PARKING SPACES	205
PARKING SPACES/UNIT	1.5



LOCATION MAP

N.T.S.

INDEX OF DRAWINGS

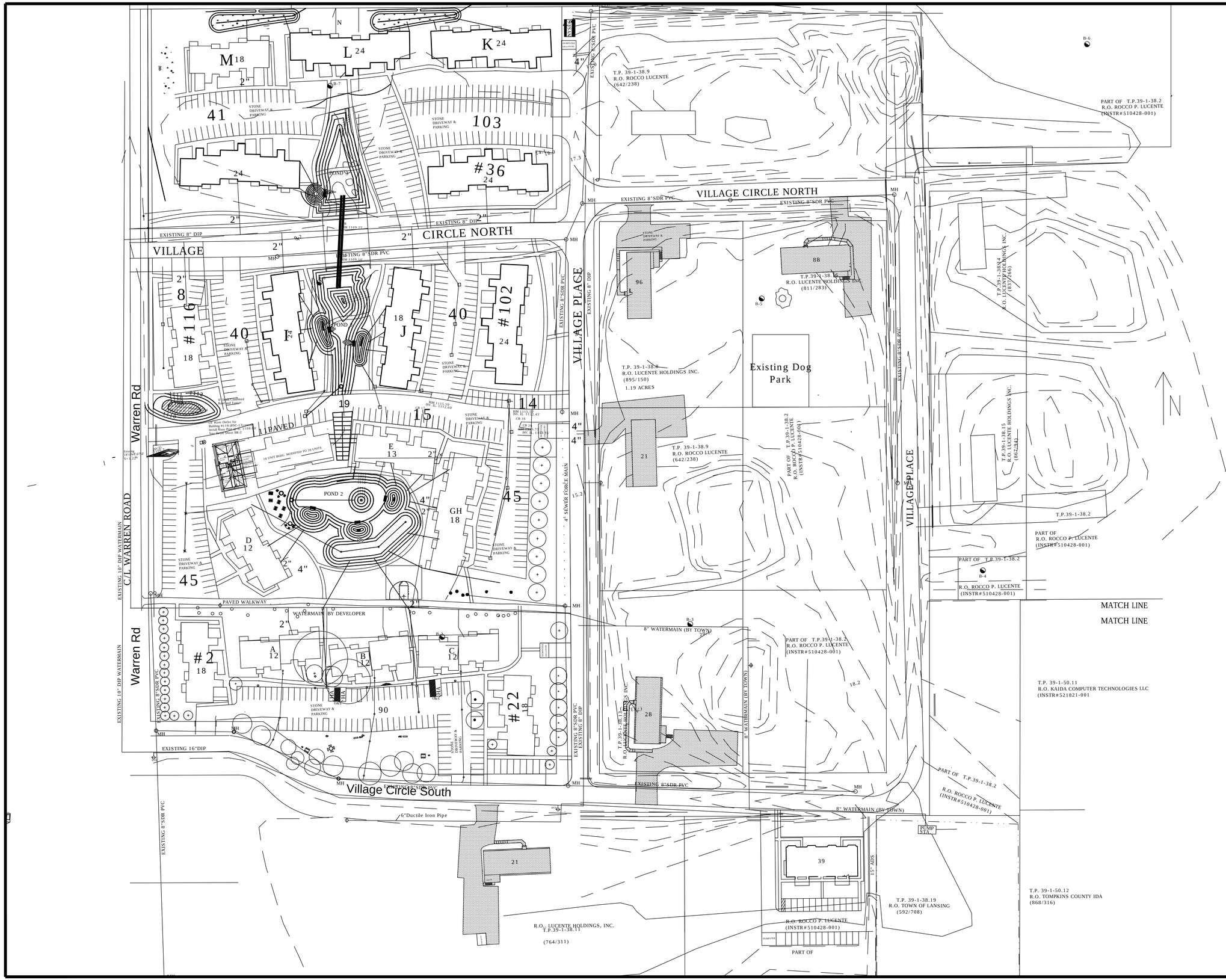
PREPARED FOR:

LUCENTE HOLDINGS, LLC.
1067 WARREN ROAD, SUITE B
LANSING, NY 14882

DATE: JULY 19, 2022

PREPARED BY:

TIMOTHY C. BUHL P.E.
35 FIRE LANE 24
AUBURN, NY 13021



REVISIONS

No.	Date	STM.	Description

EXISTING SITE PLAN

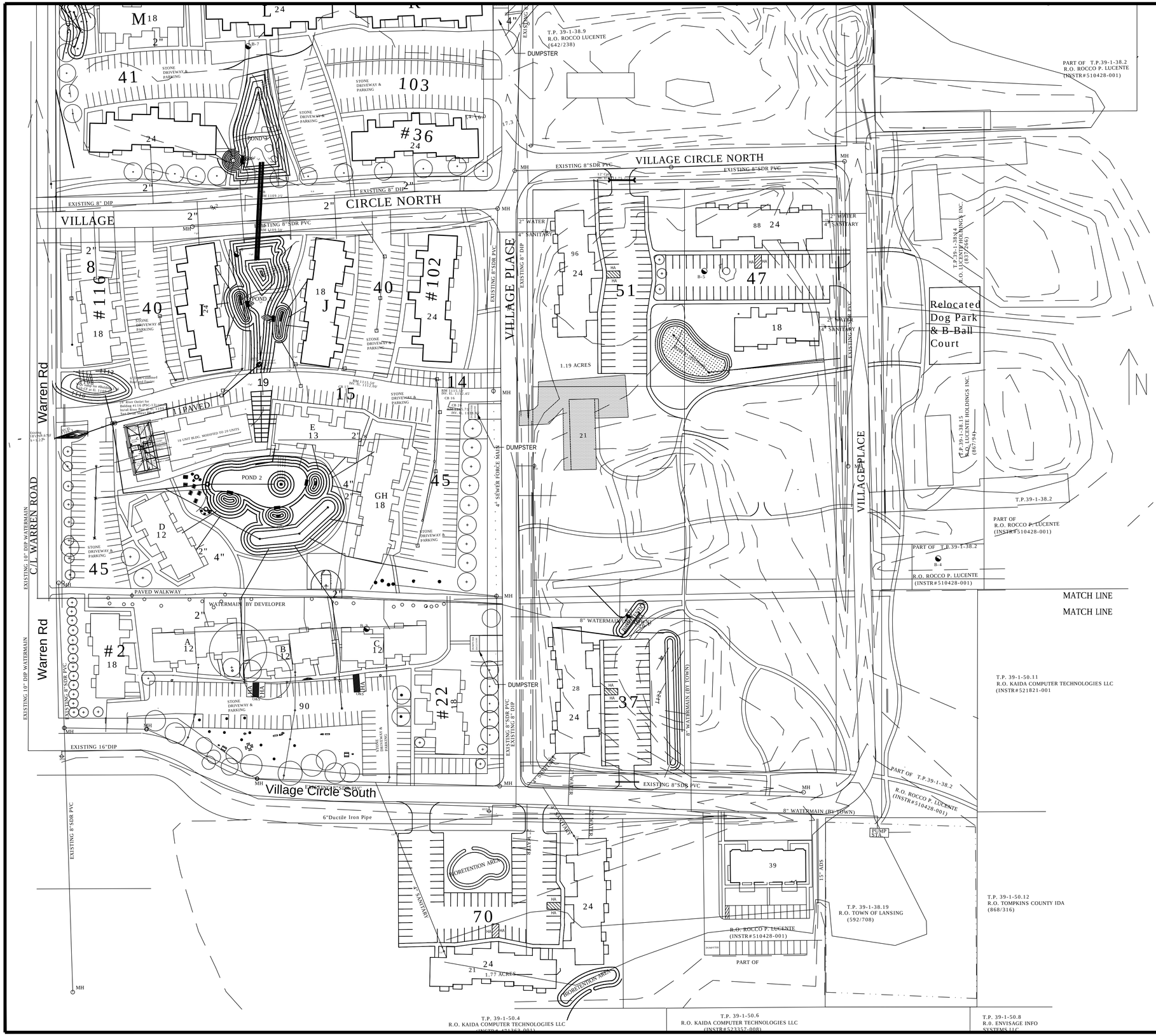
VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

STATE OF NEW YORK
TIMOTHY C. BUHL
LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: 1"=60'
DRAWN: SDG
JOB:
SHEET: ST-1



NOTES

1. PUBLIC SEWER AND WATER MAINS ARE ALL EXISTING.
2. WATER SERVICES AND SEWER LATERALS TO EACH PROPOSED BUILDING ARE NEW.
3. HANDICAPPED ACCESSIBLE PARKING INDICATED AS HA
4. NUMBERS INSIDE NEW BUILDINGS REPRESENT THE # OF DWELLINGS CONTAINED
5. BOLD NUMBERS IN PARKING AREAS REPRESENT THE NUMBER OF SPACES PROVIDED (205 TOTAL)

REVISIONS

No.	Date	SYM.	Description

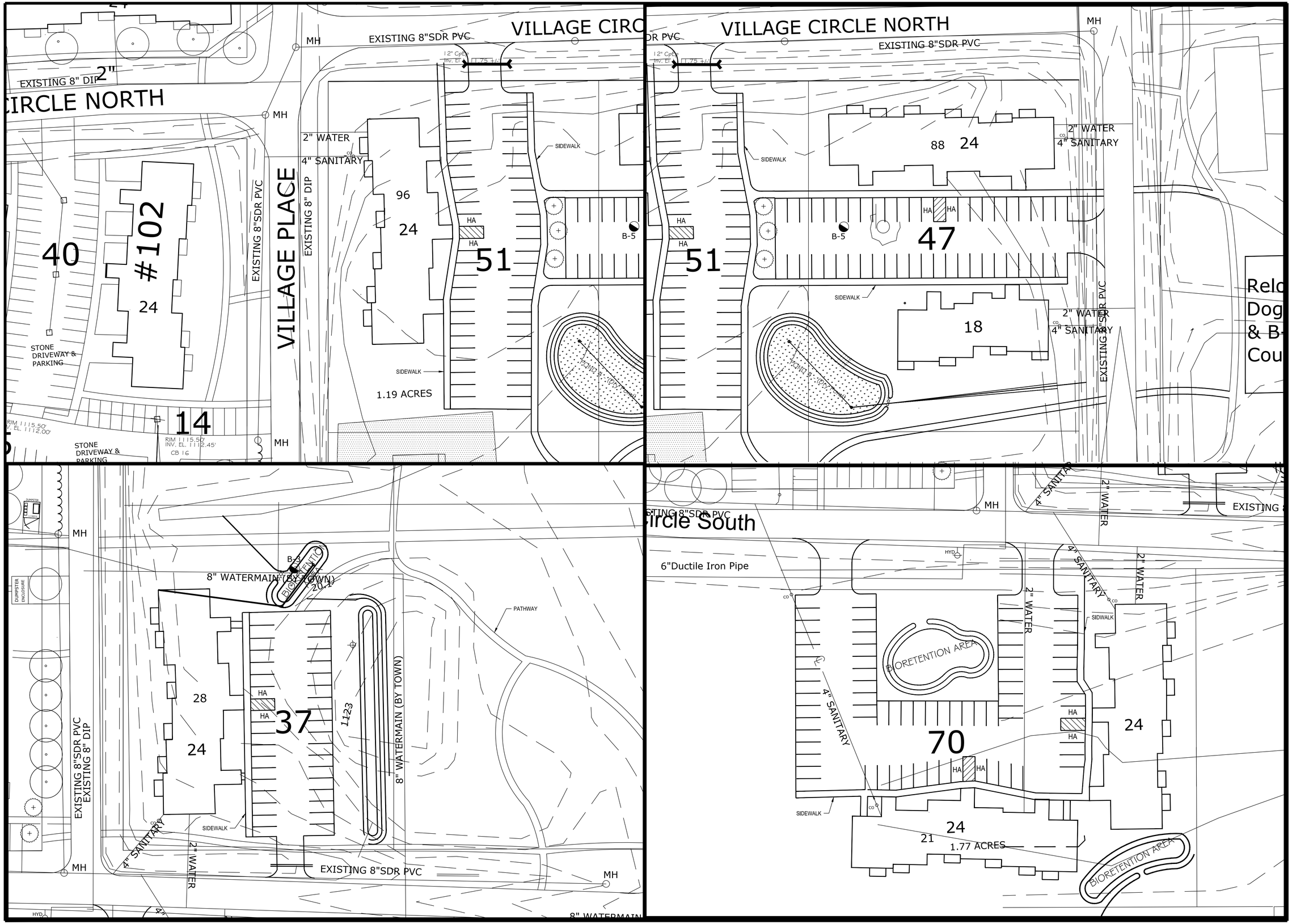
PROPOSED SITE PLAN

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: 1"=60'
DRAWN: SDG
JOB:
SHEET: ST-2



REVISIONS

No.	Date	SYM.	Description

PROPOSED
SITE PLAN - 30 SCALE

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

NEW YORK STATE OF LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: 1"=30'
DRAWN: SDG
JOB:
SHEET: ST-2b

No.	Date	SYM.	Description

R E V I S I O N S

E&SC PLAN

PROPOSED WEDDING VENUE
GREEK PEAK RESORT
VIRGIL (T) CORTLAND CO. N.Y.

PEAK RESORTS, INC.
2000 STATE ROUTE 392
CORTLAND , N.Y. 13045

TIMOTHY C BUHL
093324

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: 1"=50'
DRAWN: SDG
JOB:
SHEET:
ST-3

GENERAL NOTES

NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016

1. PHYSICALLY MARK LIMITS OF LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED.

2. DIVERT OFF-SITE RUNOFF FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS.

3. CLEAR ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY. LARGE PROJECTS SHOULD BE CLEARED AND GRADED AS CONSTRUCTION PROGRESSES. AREAS EXCEEDING TWO ACRES IN SIZE SHOULD NOT BE DISTURBED WITHOUT A SEQUENCING PLAN THAT REQUIRES PRACTICES TO BE INSTALLED AND THE SOIL STABILIZED, AS DISTURBANCE BEYOND THE TWO ACRES CONTINUES. MASS CLEARINGS AND GRADING OF ENTIRE SITE SHOULD BE AVOIDED.

4. RESTABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED. ON SITES GREATER THAN TWO ACRES IN SIZE, WAITING UNTIL ALL DISTURBED AREAS ARE READY FOR SEEDING IS UNACCEPTABLE. FOURTEEN DAYS SHALL BE THE MAXIMUM EXPOSURE PERIOD. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. EXCEPT AS NOTED BELOW, ALL SITES SHALL BE SEEDED AND STABILIZED WITH EROSION CONTROL MATERIALS, SUCH AS STRAW MULCH, JUTE MESH, OR EXCELSIOR, INCLUDING AREAS WHERE CONSTRUCTION HAS BEEN SUSPENDED OR SECTIONS COMPLETED:

A. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FT. OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM CONSISTING, FOR EXAMPLE, SILT FENCING, SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL. EXPOSED DISTURBED AREAS ADJACENT TO A CONVEYANCE THAT PROVIDES RAPID OFF-SITE DISCHARGE OF SEDIMENT, SUCH AS A CUT SLOPE AT AN ENTRANCE, SHALL BE COVERED WITH PLASTIC OR, GEOTEXTILE FABRIC TO PREVENT SOIL LOSS UNTIL IT CAN BE STABILIZED. STABILIZED CONSTRUCTION ENTRANCES WILL BE MAINTAINED TO CONTROL VEHICLE TRACKING MATERIAL OFF-SITE.

B. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS (EG. ROLLED EROSION PRODUCTS), OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS SOD.

C. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE WATERING. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.

D. ALL SLOPES STEEPER THAN 3:1 (H:V), OR 33.3%, AS WELL AS PERIMETER DIKES, SEDIMENT BASINS AND TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION.

E. TEMPORARY SEDIMENT TRAPPING DEVICES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS. SIMILARLY, STABILIZATION SHALL BE ESTABLISHED PRIOR TO CONVERTING SEDIMENT TRAPS/BASINS INTO PERMANENT (POST-CONSTRUCTION) STORMWATER MANAGEMENT PRACTICES.

5. IF TEMPORARY WORK ROADS OR HAUL ROADS CROSS STREAM CHANNELS, ADEQUATE WATERWAY OPENINGS SHALL BE CONSTRUCTED USING SPANS, CULVERTS, WASHED ROCK BACKFILL, OR OTHER ACCEPTABLE, CLEAN METHODS THAT WILL ENSURE THAT ROAD CONSTRUCTION AND THEIR USE DO NOT RESULT IN TURBIDITY AND SEDIMENT DOWNSTREAM. ALL CROSSING ACTIVITIES AND APPURTENANCES ON STREAMS REGULATED BY ARTICLE 15 OF THE ENVIRONMENTAL CONSERVATION LAW SHALL BE IN COMPLIANCE WITH A PERMIT ISSUED PURSUANT TO ARTICLE 15 OF THE ECL.

6. MAKE SURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS UNDERSTAND THE ESC PLAN AND SIGN THE CERTIFICATION STATEMENT REQUIRED BY NYSDEC GP.

7. DESIGNATE RESPONSIBILITY FOR THE ESC PLAN TO ONE INDIVIDUAL. THIS PERSON SHALL BE NAMED IN THE NOTICE OF INTENT.

8. AN ESC PLAN INSPECTION PROGRAM MEETING THE REQUIREMENTS OF THE NYSDEC GP, IS NECESSARY TO DETERMINE WHEN ESC MEASURES NEED MAINTENANCE OR REPAIR. PAY PARTICULAR ATTENTION TO INSPECTIONS REQUIRED AFTER RAINFALL. THE INSPECTION PROGRAM SHALL ALSO STATE THE COMPLETION OF IDENTIFIED REPAIR AND MAINTENANCE ITEMS.

9. IF CONSTRUCTION ACTIVITIES CONTINUE DURING WINTER, ACCESS POINTS SHOULD BE ENLARGED AND STABILIZED TO PROVIDE FOR SNOW STOCKPILING. IN ADDITION SNOW MANAGEMENT PLAN SHOULD BE PREPARED WITH ADEQUATE STORAGE AND CONTROL OF MELTWATER. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED FROM PERIMETER CONTROLS SUCH AS SILT FENCING. KEEP DRAINAGE STRUCTURES OPEN AND FREE OF SNOW AND ICE DAMS. INSPECTION AND MAINTENANCE ARE NECESSARY TO ENSURE THE FUNCTION OF THESE PRACTICES DURING RUNOFF EVENTS.

LAND GRADING SPECIFICATIONS

1. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

2. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

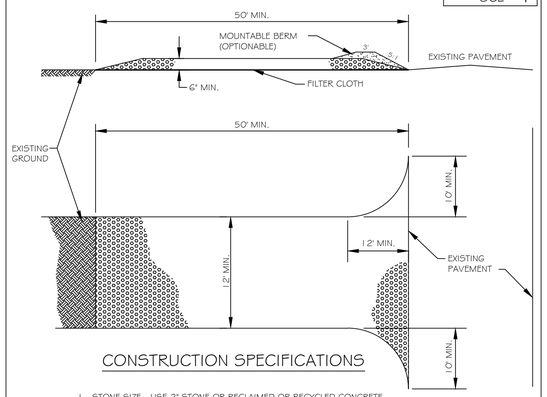
3. FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

4. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

5. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

STABILIZED CONSTRUCTION ENTRANCE

SYMBOL: SCE



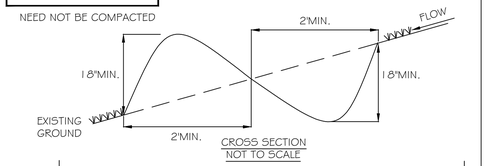
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MIN. LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MIN. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPINGS DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. TEMPORARY CONSTRUCTION ENTRANCES, EXITS AND TEMPORARY ACCESS SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AUTHORITIES.

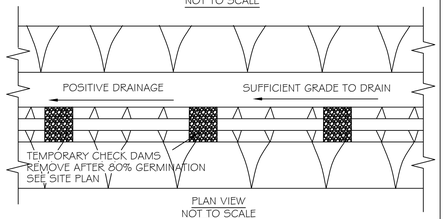
GRASSED/VEGETATED SWALE

SYMBOL: G

NEED NOT BE COMPACTED



CROSS SECTION
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

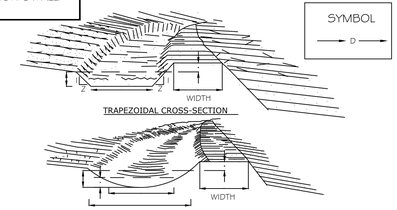
CONSTRUCTION SPECIFICATIONS

GRASSED/VEGETATED SWALE

1. DRAINAGE AREA SHALL BE LESS THAN 5 ACRES.
2. HEIGHT SHALL BE NO LESS THAN 18-INCHES FROM BOTTOM OF SWALE TO TOP OF DIKE EVENLY DIVIDED BETWEEN DIKE HEIGHT AND SWALE DEPTH.
3. BOTTOM WIDTH OF DIKE SHALL BE NO LESS THAN 2-FEET.
4. WIDTH OF SWALE SHALL BE NO LESS THAN 2-FEET.
5. SWALE SHALL HAVE POSITIVE DRAINAGE TO AN ADEQUATELY STABILIZED OUTLET TO AN UNDISTURBED AREA. MAXIMUM ALLOWABLE GRADE NOT TO EXCEED 8%.
6. THE DISTURBED AREA OF THE DIKE AND SWALE SHALL BE STABILIZED WITHIN 7 DAYS OF INSTALLATION, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR TEMPORARY SWALES.
7. DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED UPLAND AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A TRAP, BASIN, OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES
.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

DIVERSION SWALE

SYMBOL: D



TRAPEZOIDAL CROSS-SECTION

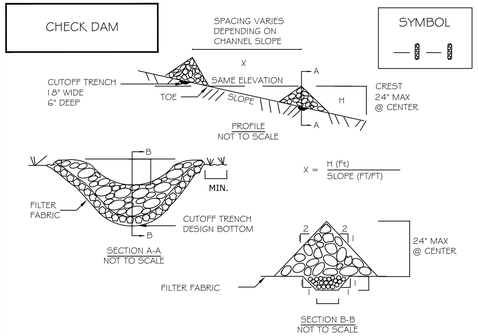
PARABOLIC CROSS-SECTION

CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
   A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.
   B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

CHECK DAM

SYMBOL



X = H (Ft) / SLOPE (FT/FT)

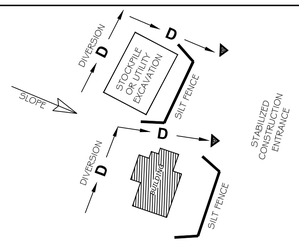
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

TOP SOILING SPECIFICATIONS

1. PRESERVE EXISTING TOPSOIL IN PLACE WHERE POSSIBLE, THEREBY REDUCING THE NEED FOR ADDED TOPSOIL.
2. AS NEEDED, INSTALL EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, CHANNELS, SEDIMENT TRAPS, AND STABILIZING MEASURES, OR MAINTAIN IF ALREADY INSTALLED.
3. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
4. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%. AREAS THAT HAVE BEEN OVERLY COMPACTED SHALL BE DECOMPACTED TO A MINIMUM DEPTH OF 12-INCHES WITH A DEEP RIPPER OR CHISEL PLOW PRIOR TO TOPSOILING.
5. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3-INCHES IN DIAMETER, AND OTHER LITTER.
6. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. MUCK SOIL SHALL NOT BE CONSIDERED TOPSOIL.
7. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.
8. TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.
9. TOPSOIL SHALL BE RELATIVELY FREE OF STONES OVER 1 1/2-INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS NUT SEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10% GRAVEL.
10. TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
11. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTIALLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.
12. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED, AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.



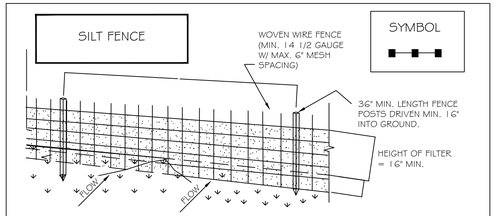
SEDIMENT & EROSION CONTROL MEASURES
TYPICAL
N.T.S.

MATERIAL STOCKPILING

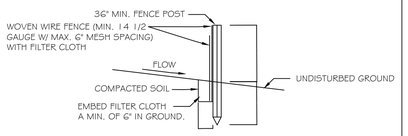
1. FOR RESIDENTIAL CONSTRUCTION, ONE SPECIFIC AREA ON EACH LOT SHALL BE DESIGNATED FOR TEMPORARY STOCKPILING OF TOPSOIL AND ALL OTHER CONSTRUCTION MATERIALS CONTAINING FINES THAT CAN BE MOVED BY RUNOFF. THIS AREA SHALL BE AS SMALL AS PRACTICABLE
2. STOCK PILES WILL HAVE DOWN HILL SIDE PERIMETER SILT FENCING PROTECTION. REFERENCE SILT FENCE DETAILS THESE PLANS.
3. STOCK PILES WILL BE SEEDED AND MULCHED IF ANTICIPATED TO BE LEFT IN PLACE 14-DAYS OR MORE. REFERENCE DETAIL SHEET NOTES AND SPECIFICATIONS THIS PLANT SET AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ACCOMPANYING THIS PLAN SET.
4. SILT FENCE AND OTHER TEMPORARY CONTROL MEASURES SHALL BE IN PLACE BEFORE STOCKPILING OF MATERIALS.

SILT FENCE

SYMBOL



PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

CONCRETE WASHOUT

CONSTRUCTION SPECIFICATIONS

DESIGN CRITERIA

1. THE WASHOUT FACILITY SHOULD BE SIZED TO CONTAIN SOLIDS, WASHWATER AND RAINFALL AND SIZED TO ALLOW FOR THE EVAPORATION OF THE WASHWATER AND RAINFALL.
2. WASHWATER SHALL BE ESTIMATED AT 7 GALLONS PER CHUTE AND 50 GALLONS PER HOPPER OF CONCRETE PUMP TRUCK AND/OR DISCHARGING DRUM.
3. THE MINIMUM SIZE SHALL BE 8' X 8' AT THE BOTTOM AND 2' DEEP. IF EXCAVATED, THE SIDE SLOPES SHALL BNE 2 HORIZONTAL : 1 VERTICAL.
4. LOCATE THE FACILITY A MINIMUM OF 100' FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETALANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD.
5. PROVIDE APPROPRIATE ACCESS WITH A GRAVEL ACCESS ROAD SLOPED DOWN TO STRUCTURE.
6. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.

THE LINER SHALL BE PLASTIC SHEETING WITH A MIN. THICKNESS OF 10 MILS WITH NO HOLES OR TEARS. ANCHOR THE LINER TO THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, ETC.

MAINTENANCE

1. INSPECT ALL FACILITIES DAILY. REPAIR ALL DAMAGED OR LEAKING WASHOUT STATIONS IMMEDIATELY.
2. PUMP OUT ANY ACCUMULATED RAINWATER OVER HARDENED CONCRETE.
3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED.
4. DISPOSE OF HARDENED MATERIAL OFF-SITE IN A C/D LANDFILL. ON-SITE DISPOSAL IS ACCEPTABLE IF IT HAS BEEN APPORVED AND ACCEPTED AS PART OF THE SWPPP.
5. REPLACE THE PLASTIC LINER WITH EACH CLEANING OF WASHOUT FACILITY.
6. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

EXCERPTS FROM NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
NOVEMBER 2016

REVISIONS

No.	Date	SYM.	Description

E&SC DETAILS

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES - VILLAGE OF SOLARIS
LANSING (T) TOMPKINS CO. N.Y.

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
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Bioretention Suggested Plantings - USDA Zone 5A	
SHRUBS	HERBACEOUS PLANTS
Witch Hazel Hamemelis viginiana	Cinnamon Fern Osmunda cinnamomea
Winterberry Ilex verticillata	Cutleaf Coneflower Rudbeckia laciniata
Arrowwood Viburnum dentatum	Woolgrass Scirpus cyperinus
Brook-side Alder Alnus serrulata	New England Aster Aster novae-angliae
Red-Osier Dogwood Cornus stolonifera	Fox Sedge Carex vulpinoidea
Sweet Pepperbush Clethra alnifolia	Spotted Joe-Pye Weed Eupatorium maculatum
	Switch Grass Panicum virgatum
	Great Blue Lobelia Lobelia siphatica
	Wild Bergamot Mondarda fistulosa
	Red Milkweed Ascelpias incarnata

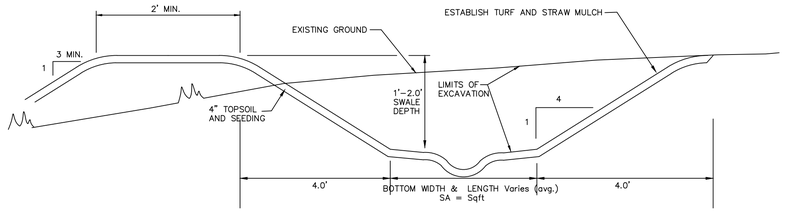
NOTES:
BASIN EMBANKMENT CONSTRUCTION:

1: EMBANKMENT MATERIAL SPECIFICATIONS: EMBANKMENT CORE AND CUT OFF TRENCH MATERIAL SHALL BE MATERIAL CONFORMING TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL WITH AT LEAST 30% PASSING #200 SIEVE. CORE AND CUT OFF TRENCH MATERIAL SHALL BE STOCKPILED SEPARATELY FROM OUTER SHELL MATERIAL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6-INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS. STOCKPILED MATERIAL SHALL BE COVERED AND PROTECTED FROM WATER, TRAFFIC AND OTHER DELETERIOUS SUBSTANCES OR PROCESSES.

2: EMBANKMENT COMPACTION: EMBANKMENT FILL SHALL BE PLACED IN 12-INCH LIFTS MAXIMUM AND COMPACTED. THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM. ALL COMPACTION TO BE DETERMINED BY AASHTO METHOD 99 STANDARD PROCTOR.

3: EMBANKMENT CORE DIMENSIONS: THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION COMPACTION EQUIPMENT, ROLLERS, OR TAMPS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. THE CORE SHALL BE CONSTRUCTED/PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

4: EMBANKMENT SURFACE: A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ENTIRE SURFACE AREA OF THE EMBANKMENT. GOOD GRASSED COVER SHALL BE ESTABLISHED BY SEEDING, LIMING, FERTILIZING, MULCHING, ETC. IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. EMBANKMENT SHALL BE KEPT FREE OF WOODY PLANT GROWTH AND TREES.



STONE LINING FOR STORMWATER CONVEYANCE SECTIONS						
MIN THICKNESS (THK)	STONE FILLING ITEM	V MAX *2 2' DEPTH	SEE NOTES	STONE SIZE[1]	PERCENT OF TOTAL BY WEIGHT	MANNING'S ROUGHNESS COEFF "N"
9"	FINE	11.0 FPS	2,3,4	SMALLER THAN 8" LARGER THAN 3" SMALLER THAN NO. 10 SIEVE	90-100 50-100 0-10	0.0314
15"	LIGHT	13.0 FPS	2,3,4	LIGHTER THAN 100 LBS LARGER THAN 6" SMALLER THAN 1/2"	90-100 50-100 0-10	0.0352
18"	MEDIUM	15.5 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 4"	50-100 0-10	0.0395
30"	HEAVY	17.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 6"	50-100 0-10	0.0423

*1 SOURCE: HYDRAULIC ENGINEERING CIRCULAR NO. 15 DESIGN OF STABLE CHANNELS WITH FLEXIBLE LININGS
*2 SOURCE: SOILS DESIGN PROCEDURE SDP2, BANK AND CHANNEL PROTECTIVE LINING DESIGN PROCEDURES

NOTES:

1. STONE SIZES, OTHER THAN WEIGHTS, REFER TO THE AVERAGE OF THE MAXIMUM AND MINIMUM DIMENSIONS OF A STONE PARTICLE AS ESTIMATED BY THE ENGINEER.

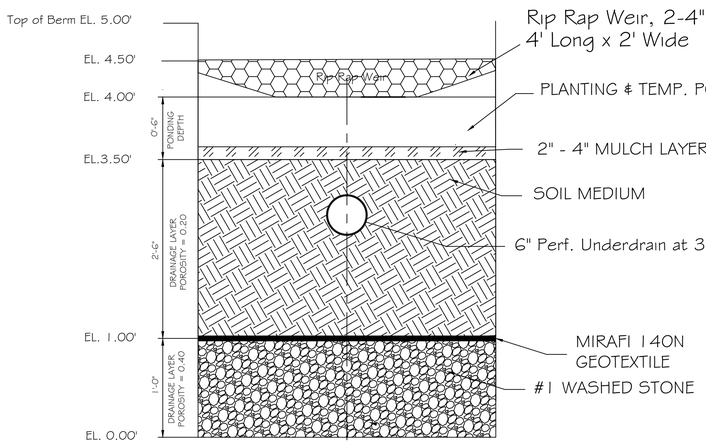
2. MATERIALS SHALL CONTAIN LESS THAN 20 PERCENT OF STONES WITH A RATIO OF MAXIMUM TO MINIMUM DIMENSIONS GREATER THAN THREE.

3. AIR-COOLED BLAST FURNACE SLAG, COBBLES OR GRAVEL HAVING AT LEAST ONE FRACTURED FACE PER ACCEPTABLE SUBSTITUTES FOR STONE UNDER THESE ITEMS, PROVIDED THAT SOUNDNESS AND GRADATION REQUIREMENTS ARE MET.

4. MATERIALS SHALL CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.

TYPICAL OUTLET, OVERFLOW, AND CHANNEL DETAILS

REFERENCE THE BASIN PLAN & SECTION SHEETS FOR ELEVATIONS, DIMENSIONS, LINES & GRADES

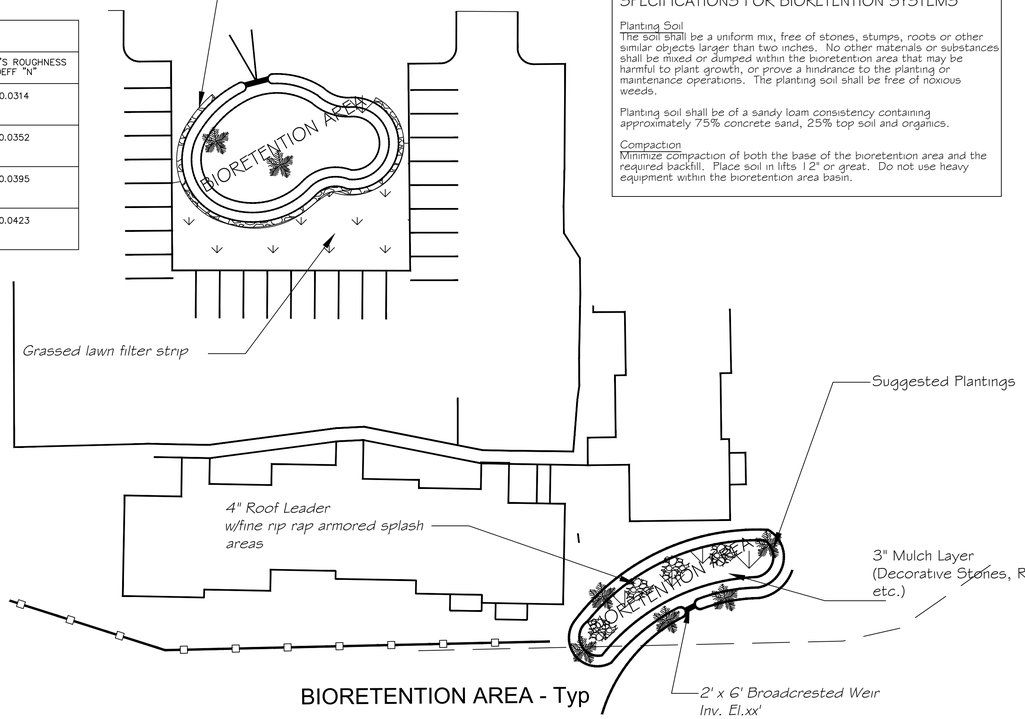


Bioretention Underdrain Layers, BR9, 12,13,14

Bioretention Areas receiving flow from parking areas require a 2'W x 1' D pea stone lens at edge of practice

Cross-Section Bioretention Area

DIMENSIONS VARY AS PER PLAN



SPECIFICATIONS FOR BIORETENTION SYSTEMS

Planting Soil
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of noxious weeds.

Planting soil shall be of a sandy loam consistency containing approximately 75% concrete sand, 25% top soil and organics.

Compaction
Minimize compaction of both the base of the bioretention area and the required backfill. Place soil in lifts 12" or great. Do not use heavy equipment within the bioretention area basin.

Phase 7, Bioretention Area Details								
Location	Bottom Length (ft)	Bottom Width (ft)	Bottom Surface Area (Sqft)	Floor of Practice El. (ft)	Bottom of Practice El. (ft)	Elevation of Underdrain El. (ft)	Berm El (ft)	Emergency Overflow Inv. El. (ft)
Bioretention Area 9	70	17	1200	1119.0	1115.5	1118.5	1121.0	1119.5
Bioretention Area 12	70	17	1200	1119.0	1115.5	1118.5	1121.0	1119.5
Bioretention Area 13	80	19	1500	1119.0	1115.5	1118.5	1121.0	1119.5
Bioretention Area 14	65	33	2150	1364.0	1115.5	1118.5	1121.0	1119.5

REVISIONS

No.	Date	SYM.	Description

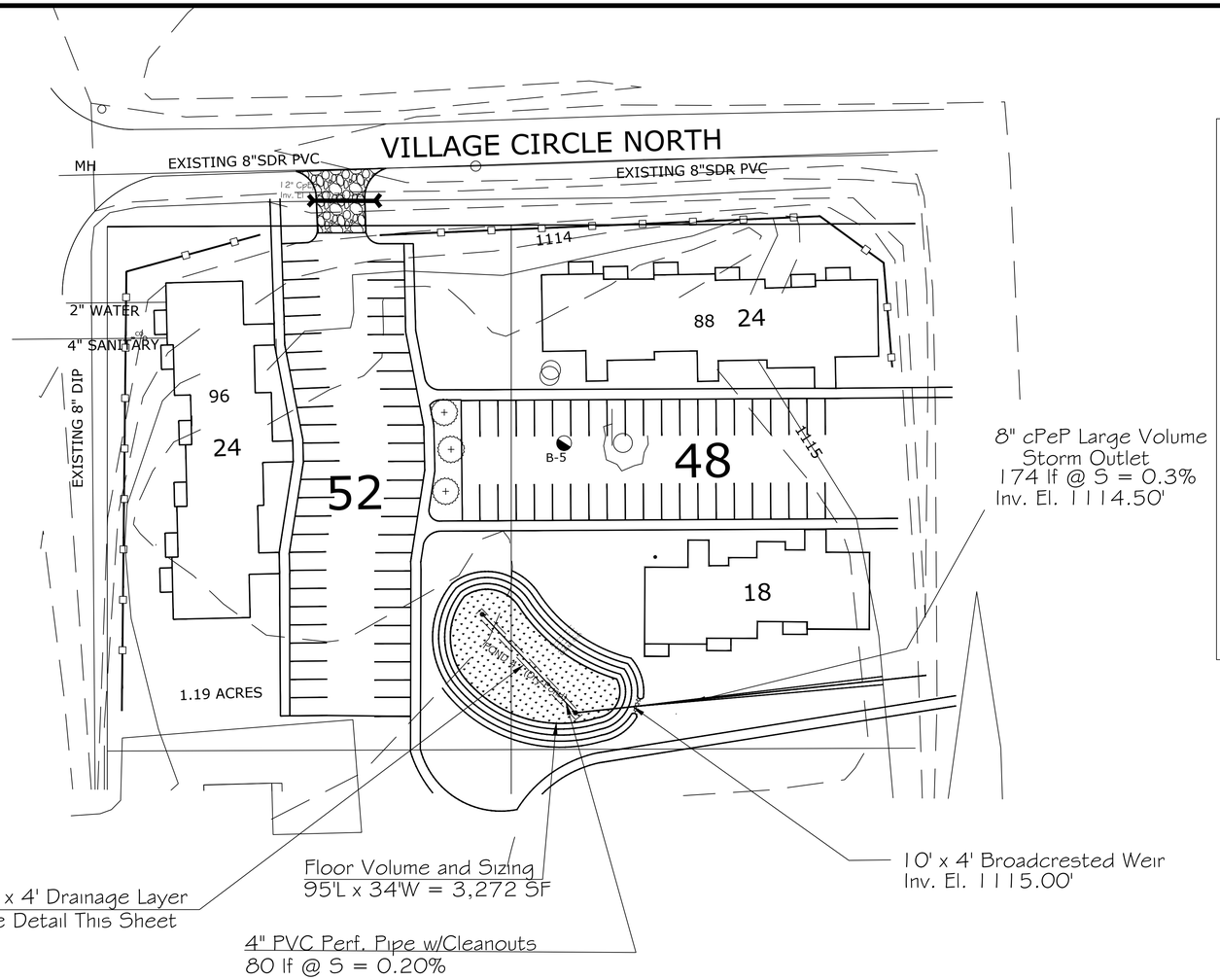
BIORETENTION AREA DETAILS

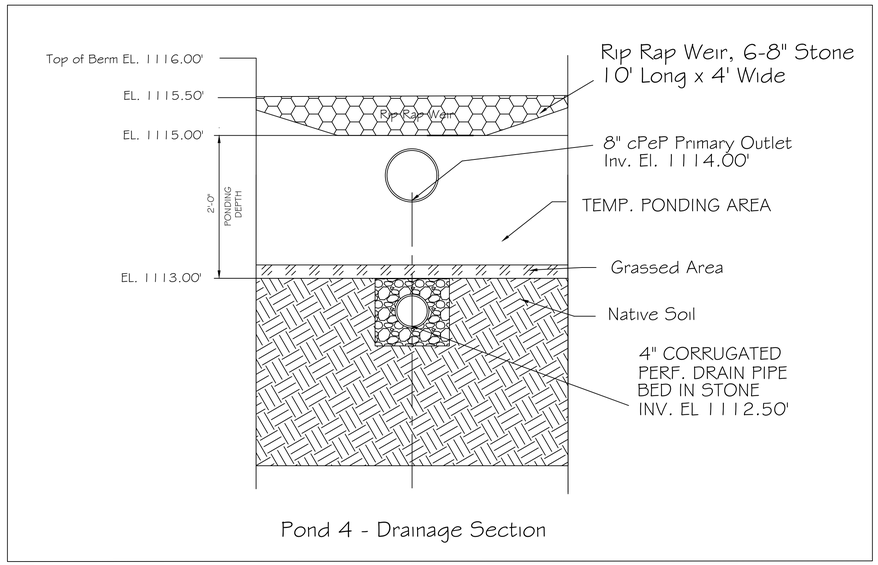
VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

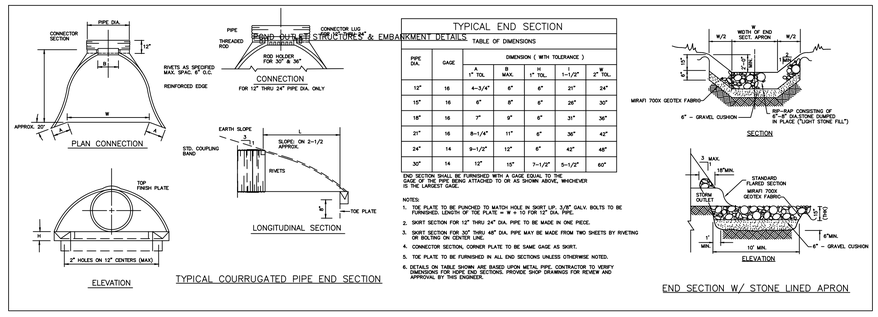
TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: July 19, 2022
SCALE: 1"=50'
DRAWN: SDG
JOB:
SHEET: ST-5





Pond 4 - Drainage Section



TYPICAL CORRUGATED PIPE END SECTION

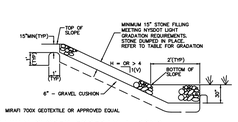
TYPICAL END SECTION TABLE OF DIMENSIONS

PIPE DIA.	GAGE	DIMENSION (WITH TOLERANCE) A 1" TOL.	B MAX.	H 1" TOL.	I 1-1/2"	J 2" TOL.
12"	16	4-3/4"	6"	6"	21"	24"
15"	16	6"	8"	6"	26"	30"
18"	16	7"	9"	6"	31"	36"
21"	16	8-1/4"	11"	6"	36"	42"
24"	14	9-1/2"	12"	6"	42"	48"
30"	14	12"	15"	7-1/2"	5-1/2"	60"

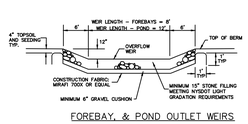
END SECTION SHALL BE FURNISHED WITH A GAGE EQUAL TO THE GAGE OF THE PIPE BEING ATTACHED TO OR AS SHOWN ABOVE, WHICHEVER IS THE LARGEST GAGE.

NOTES:
1. TOE PLATE TO BE PUNCHED TO MATCH HOLE IN SKIRT LIP. 3/8" DIA'S. BOLTS TO BE FURNISHED. LENGTH OF TOE PLATE = W + 6 FOR 12" DIA. PIPE.
2. SKIRT SECTION FOR 12" THRU 24" DIA. PIPE TO BE MADE IN ONE PIECE.
3. SKIRT SECTION FOR 30" THRU 48" DIA. PIPE MAY BE MADE FROM TWO SHEETS BY RIVETING OR BOLTING ON CENTER LINE.
4. CONNECTOR SECTION, CORNER PLATE TO BE SAME GAGE AS SKIRT.
5. TOE PLATE TO BE FURNISHED IN ALL END SECTIONS UNLESS OTHERWISE NOTED.
6. DETAILS ON TABLE SHOWN ARE BASED UPON METAL PIPE. CONTRACTOR TO VERIFY DIMENSIONS FOR HDPE END SECTIONS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THIS ENGINEER.

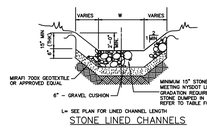
END SECTION W/ STONE LINED APRON



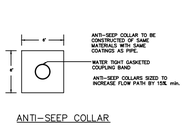
SPILLWAY SLOPES FOREBAY & POND



FOREBAY & POND OUTLET WEIRS



STONE LINED CHANNELS



ANTI-SEEP COLLAR

NOTES:
POND EMBANKMENT CONSTRUCTION:

1: EMBANKMENT MATERIAL SPECIFICATIONS: EMBANKMENT CORE AND CUT OFF TRENCH MATERIAL SHALL BE MATERIAL CONFORMING TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL WITH AT LEAST 30% PASSING #200 SIEVE. CORE AND CUT OFF TRENCH MATERIAL SHALL BE STOCKPILED SEPARATELY FROM OUTER SHELL MATERIAL. MATERIAL FOR OUTER SHELL SHALL BE FREE OF ROOTS, WOODY PLANTS, STUMPS, TRASH, STONES LARGER THAN 6" FROZEN OR OTHER OBJECTIONABLE MATERIALS. STOCKPILED MATERIAL SHALL BE COVERED AND PROTECTED FROM WATER, TRAFFIC AND OTHER DELETERIOUS SUBSTANCES OR PROCESSES.

2: EMBANKMENT COMPACTION: EMBANKMENT FILL SHALL BE PLACED IN 12-INCH LIFTS MAXIMUM AND COMPACTED. THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM. ALL COMPACTION TO BE DETERMINED BY AASHTO METHOD OR STANDARD PROCTOR.

3: EMBANKMENT CORE DIMENSIONS: THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, SHEEPSFOOT ROLLERS, OR TAMPS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. THE CORE SHALL BE CONSTRUCTED/PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

4: EMBANKMENT SURFACE: A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON EXTERIOR SLOPES. THE EMBANKMENT SURFACE SHALL BE SEEDED AND MULCHED AS ESTABLISHED BY SEEDING, LIMING, FERTILIZING, MULCHING, AND SEED MIXTURES IN WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. EMBANKMENT SHALL BE KEPT FREE OF WOODY PLANT GROWTH AND TREES.

STONE LINING FOR STORMWATER CONVEYANCE SECTIONS

MIN THICKNESS (THK)	STONE FILLING ITEM	V MAX* F. DEPTH	SIZE NOTES	STONE SIZE**	PERCENT OF TOTAL BY WEIGHT	MANNING'S ROUGHNESS COEFF "N"
9"	FINE	11.0 FPS	2,3,4	SMALLER THAN 8" LARGER THAN 2" SMALLER THAN NO. 10 SIEVE	90-100 50-100 0-10	0.0314
15"	LIGHT	13.0 FPS	2,3,4	LIGHTER THAN 100 LBS LARGER THAN 6" SMALLER THAN 1/2"	90-100 50-100 0-10	0.0302
18"	MEDIUM	15.5 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 6"	50-100 0-10	0.0395
30"	HEAVY	17.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 8"	50-100 0-10	0.0423

*1 SOURCE: HYDRAULIC ENGINEERING CIRCULAR NO. 15 DESIGN OF STABLE CHANNELS WITH FLEXIBLE LININGS
*2 SOURCE: SOILS DESIGN PROCEDURE SDP2, BANK AND CHANNEL PROTECTIVE LINING DESIGN PROCEDURES

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3. AIR-COOLED BLAST FURNACE SLAG, COBBLES OR GRAVEL HAVING AT LEAST ONE FRACTURED FACE PER ACCEPTABLE SUBSTITUTES FOR STONE UNDER THESE ITEMS, PROVIDED THAT SOUNDNESS AND GRADATION REQUIREMENTS ARE MET.
4. MATERIALS SHALL CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.

TYPICAL OUTLET STRUCTURES & EMBANKMENT DETAILS

REFERENCE THE POND PLAN & SECTION SHEETS FOR ELEVATIONS, DIMENSIONS, LINES & GRADES

REVISIONS

No.	Date	SYM.	Description

POND 4 DETAILS

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: July 19, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-6

EXISTING FLOW CONDITIONS
AT DESIGN POINT - 1 (REACH DP-1 IN MODEL)

STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)
1 YR, (2.3")	4.80	30,187
10 YR, (3.9")	20.87	103,368
100 YR, (5.5")	41.39	196,673

PROPOSED FLOW CONDITIONS
AT DESIGN POINT - 1 (REACH DP-1 IN MODEL)

STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)
1 YR, (2.3")	3.02	18,121
10 YR, (3.9")	12.93	83,156
100 YR, (5.5")	36.20	176,940

EXISTING FLOW CONDITIONS
AT DESIGN POINT - 2 (REACH DP-2 IN MODEL)

STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)
1 YR, (2.3")	3.49	17,380
10 YR, (3.9")	18.69	67,431
100 YR, (5.5")	39.35	134,470

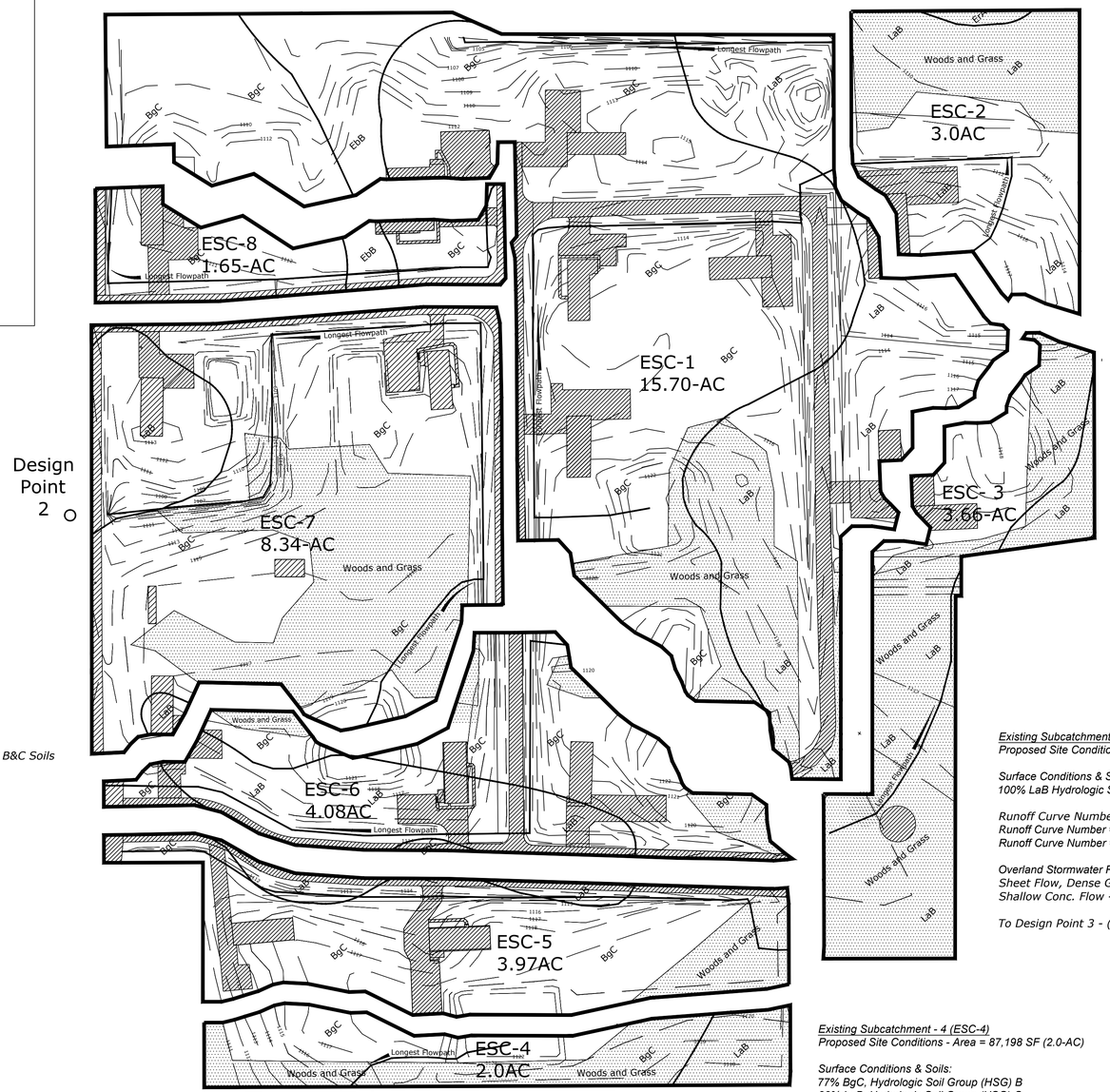
PROPOSED FLOW CONDITIONS
AT DESIGN POINT - 2 (REACH DP-2 IN MODEL)

STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)
1 YR, (2.3")	4.76	20,604
10 YR, (3.9")	18.09	73,573
100 YR, (5.5")	38.69	158,428

Design Point 1

Design Point 2

Meets With Design Point 1



Existing Subcatchments

Existing Subcatchment - 1 (ESC-1)
Proposed Site Conditions - Area = 683,765 SF (15.70-AC)

Surface Conditions & Soils:
54% BgC Hydrologic Soil Group (HSG) B
46% LaB, EbB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,893 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 3.5% avg.
Sheet Flow, Dense Grass - 70 lf @ S = 7.8% avg.
Trap/Vee Channel Flow - 488 lf @ S = 0.5% avg.
Circular 8" Pipe - 31 lf @ S = 0.25% avg.
Trap/Vee Channel Flow - 355 lf @ S = 0.80% avg.
Circular 8" Pipe - 31 lf @ @ = 0.25% avg.
Sheet Flow, Grassed Channel - 818 lf @ S = 0.9% avg.

To Design Point 1 - (DP 1)

Existing Subcatchment - 2 (ESC-2)
Proposed Site Conditions - Area = 130,953 SF (3.0-AC)

Surface Conditions & Soils:
100% LaB, ErA, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 404 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 5.0% avg.
Shallow Conc. Flow - Grass - 62 lf @ S = 4.1% avg.
Trap Vee Channel Flow - 242 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

Existing Subcatchment - 3 (ESC-3)
Proposed Site Conditions - Area = 159,455 SF (3.66-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 482 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 1.0% avg.
Shallow Conc. Flow - Woodland - 382 lf @ S = 1.0% avg.

To Design Point 3 - (DP 3)

Existing Subcatchment - 4 (ESC-4)
Proposed Site Conditions - Area = 87,198 SF (2.0-AC)

Surface Conditions & Soils:
77% BgC, Hydrologic Soil Group (HSG) B
23% LaB, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 265 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 3.5% avg.
Shallow Conc. Flow - Grassed Waterway - 100 lf @ S = 2.0% avg.
Shallow Conc. Flow - Woodland - 62 lf @ S = 4.0% avg.

To Design Point 2 - (DP 2)

Existing Subcatchment - 5 (ESC-5)
Proposed Site Conditions - Area = 172,841 SF (3.97-AC)

Surface Conditions & Soils:
92.1% BgC, Hydrologic Soil Group (HSG) B
7.9% LaB, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,089 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 1.4% avg.
Shallow Conc. Flow - Woodland - 22 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 464 lf @ S = 1.25% avg.
Circular 8" Pipe - 30 lf @ S = 0.35% avg.
Trap/Vee Channel Flow - 473 lf @ S = 1.05% avg.

To Design Point 2 - (DP 2)

Existing Subcatchment - 6 (ESC-6)
Proposed Site Conditions - Area = 177,738 SF (4.08-AC)

Surface Conditions & Soils:
42% BgC Hydrologic Soil Group (HSG) B
58% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1010 lf +/-
Sheet Flow, Dense Grass - 56 lf @ S = 3.0% avg.
Trap/Vee Channel Flow - 292 lf @ S = 0.5% avg.
Circular 8" Pipe - 31 lf @ S = 0.25% avg.
Trap/Vee Channel Flow - 631 lf @ S = 0.5% avg.

To Design Point 2 - (DP 2)

Existing Subcatchment - 7 (ESC-7)
Proposed Site Conditions - Area = 363,256 SF (8.34-AC)

Surface Conditions & Soils:
86.2% BgC Hydrologic Soil Group (HSG) B
13.8% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,494 lf +/-
Sheet Flow, Dense Grass - 88 lf @ S = 6.0% avg.
Sheet Flow, Woods - 12 lf @ S = 5.5% avg.
Shallow Conc. Flow - Woodland - 195 lf @ S = 3.5% avg.
Trap/Vee Channel Flow - 445 lf @ S = 1.0% avg.
Circular 8" Pipe - 30 lf @ S = 0.50% avg.
Trap/Vee Channel Flow - 724 lf @ S = 1.50% avg.

To Design Point 2 - (DP 2)

REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

REVISIONS

No.	Date	SYM.	Description

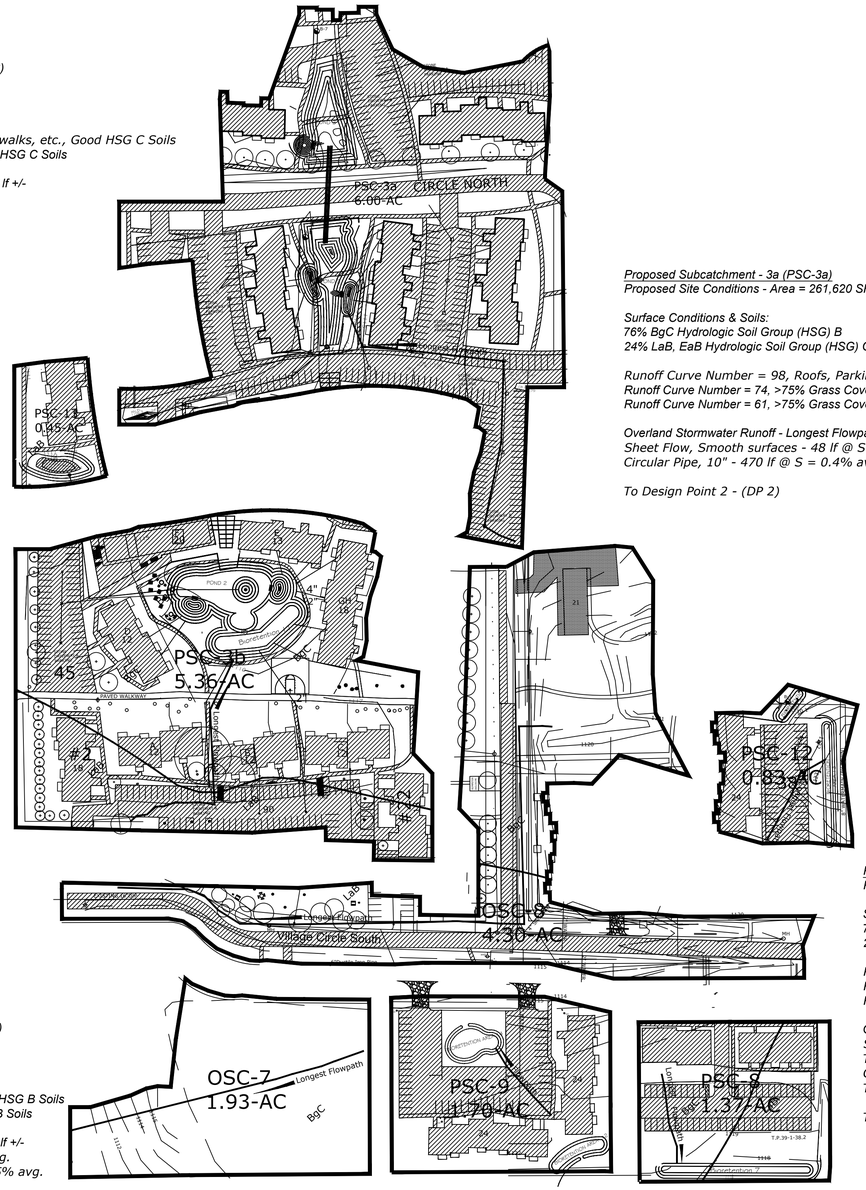
HYDROLOGIC AND HYDRAULIC
RUNOFF WORKSHEET EXISTING

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: July 19, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-7



Proposed Subcatchment - 13 (PSC-13)
Proposed Site Conditions - Area = 19,618 SF (0.45-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 100 lf +/-
Sheet Flow, Paved - 100 lf @ S = 0.8% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 3a (PSC-3a)
Proposed Site Conditions - Area = 261,620 SF (6.00-AC)

Surface Conditions & Soils:
76% BgC Hydrologic Soil Group (HSG) B
24% LaB, EaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 518 lf +/-
Sheet Flow, Smooth surfaces - 48 lf @ S = 0.25% avg.
Circular Pipe, 10" - 470 lf @ S = 0.4% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 12 (PSC-12)
Proposed Site Conditions - Area = 36,016-SF (0.83-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 98, Paved, Rooftops, etc. Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath =144 lf +/-
Sheet Flow, Paved - 100 lf @ S = 0.4% avg.
Sheet Flow, Smooth Surfaces - 44 lf @ S = 2.4% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 3b (PSC-3b)
Proposed Site Conditions - Area = 233,549 SF (5.36-AC)

Surface Conditions & Soils:
90% BgC Hydrologic Soil Group (HSG) B
10% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 316 lf +/-
Sheet Flow, Paved - 33 lf @ S = 1.0% avg.
Circular Pipe, 10" - 216 lf @ S = 0.3% avg.

To Design Point 2 - (DP 2)

Proposed Off-Subcatchment - 8 (OSC-8)
Proposed Site Conditions - Area = 187,233 SF (4.30-AC)

Surface Conditions & Soils:
72% BgC Hydrologic Soil Group (HSG) B
28% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 1,358 lf +/-
Sheet Flow, Paved - 43 lf @ S = 14% avg.
Trap/Vee Channel Flow - 290 lf @ S = 0.25% avg.
Culvert 8" - 31 lf @ S = 0.3% avg.
Trap-Vee Channel Flow - 994 lf @ S = 0.4% avg.

To Design Point 2 - (DP 2)

Proposed Off-Site Subcatchment - 7 (OSC-7)
Proposed Site Conditions - Area = 84,245 SF (1.93-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 58, Woods/Grass Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 426 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 4.0% avg.
Shallow Conc. Flow, Woodland - 326 lf @ S = 0.5% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 9 (PSC-9)
Proposed Site Conditions - Area = 74,285 SF (1.70-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 98, Paved, Rooftops, etc. Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath =123 lf +/-
Sheet Flow, Paved - 60 lf @ S = 0.4% avg.
Sheet Flow, Paved - 63 lf @ S = 2.4% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 8 (PSC-8)
Proposed Site Conditions - Area = 59,614 SF (1.37-AC)

Surface Conditions & Soils:
56% BgC Hydrologic Soil Group (HSG) B
44% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 128 lf +/-
Sheet Flow, Dense Grass - 28 lf @ S = 0.5% avg.
Sheet Flow, Paved - 72 lf @ S = 1.0% avg.
Shallow Concentrated Flow, Grassed Waterway - 28 lf @ S = 1.0% avg.

To Design Point 2 - (DP 2)

REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

REVISIONS

No.	Date	SYM.	Description

HYDROLOGIC AND HYDRAULIC
RUNOFF WORKSHEET - PROPOSED 1

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: July 19, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-8

Proposed Subcatchment - 4 (PSC-4)
Proposed Site Conditions - Area = 51,378 SF (1.18-AC)

Surface Conditions & Soils:
72% BgC Hydrologic Soil Group (HSG) B
28% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 247 lf +/-
Sheet Flow, Paved - 100 lf @ S = 0.5% avg.
Shallow Conc. Flow - Smooth Surfaces - 42 lf @ S = 0.5% avg.
Culvert 8" - 15 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 132 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

Proposed Off-Site Subcatchment - 2 (OSC-2)
Proposed Site Conditions - Area = 87,549-SF (2.00-AC)

Surface Conditions & Soils:
98.2% BgC Hydrologic Soil Group (HSG) B
1.8% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 571 lf +/-
Sheet Flow, Paved - 20 lf @ S = 3.5% avg.
Trap Vee Channel Flow - 365 lf @ S = 0.5% avg.
Culvert 8" - 40 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 345 lf @ S = 2.3% avg.

To Design Point 1 - (DP 1)

Proposed Off-Site Subcatchment - 3 (OSC-3)
Proposed Site Conditions - Area = 243,102 SF (5.58-AC)

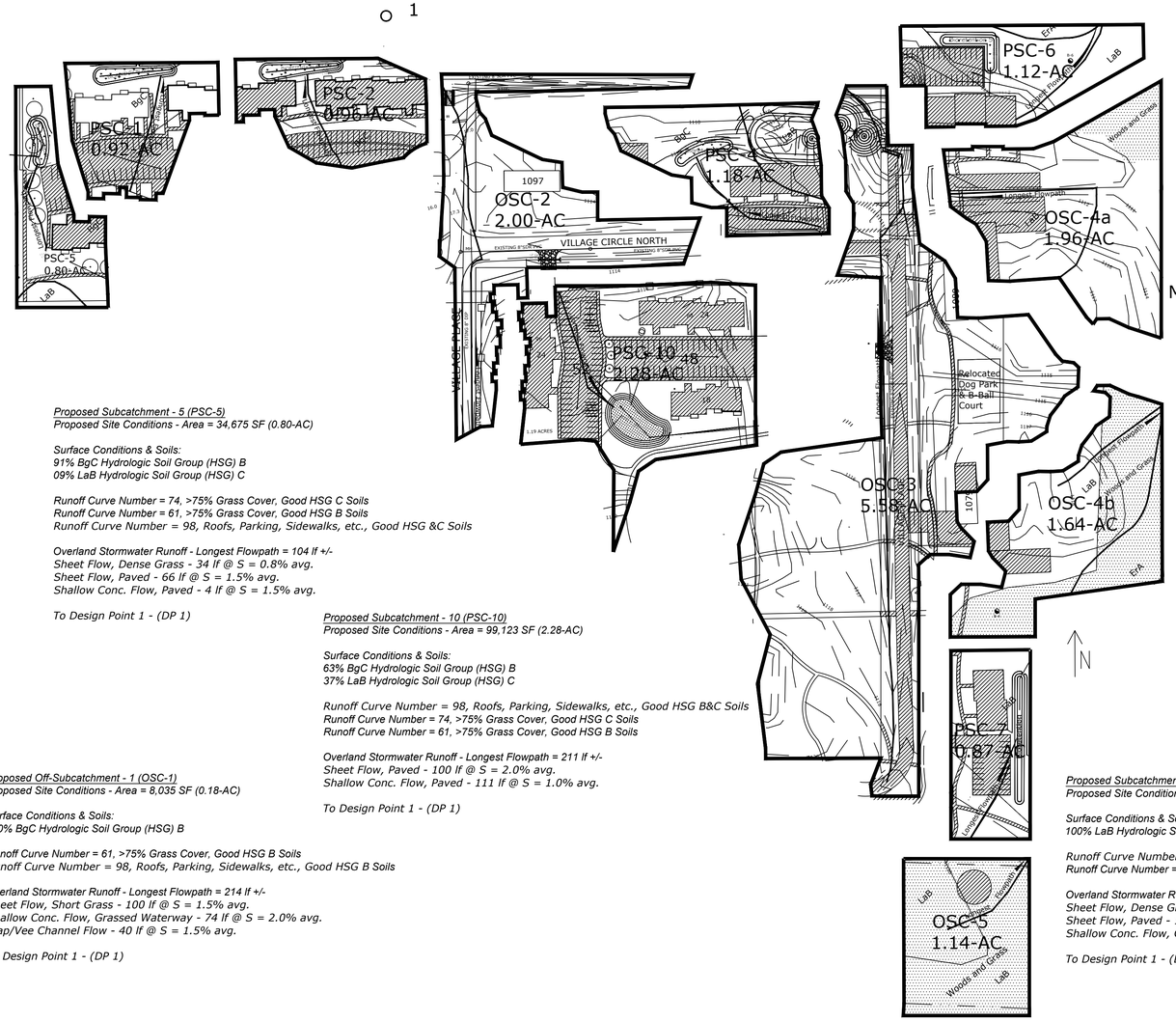
Surface Conditions & Soils:
31% BgC Hydrologic Soil Group (HSG) B
69% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,160 lf +/-
Sheet Flow, Paved - 23 lf @ S = 1.0% avg.
Sheet Flow, Dense Grass - 53 lf @ S = 2.0% avg.
Trap Vee Channel Flow - 755 lf @ S = 0.5% avg.
Culvert 8" - 31 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 10 lf @ S = 0.5% avg.
Culvert 8" - 31 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 90 lf @ S = 0.5% avg.
Culvert 8" - 31 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 158 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

Design Point 1



Proposed Subcatchment - 6 (PSC-6)
Proposed Site Conditions - Area = 44,399 SF (1.02-AC)

Surface Conditions & Soils:
100% LaB, ErA Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 209 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 2.5% avg.
Shallow Conc. Flow, Grassed Waterway - 109 lf @ S = 0.8% avg.

To Design Point 1 - (DP 1)

Proposed Off-Site Subcatchment - 4a (OSC-4a)
Proposed Site Conditions - Area = 85,505 SF (1.96-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 72, Woods/Grass, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 404 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 5.0% avg.
Shallow Conc. Flow - Grassed Waterway - 62 lf @ S = 4.1% avg.
Trap Vee Channel Flow - 242 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

Proposed Off-Site Subcatchment - 4b (OSC-4b)
Proposed Site Conditions - Area = 71,580 SF (1.64-AC)

Surface Conditions & Soils:
100% LaB, ErA Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 209 lf +/-
Sheet Flow, Dense Grass - 88 lf @ S = 3.4% avg.
Sheet Flow, Woodland - 12 lf @ S = 3.4% avg.
Shallow Conc. Flow - Woodland - 109 lf @ S = 1.0% avg.

To Design Point 1 - (DP 1)

Proposed Subcatchment - 1 (PSC-1)
Proposed Site Conditions - Area = 40,204 SF (0.92-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 146 lf +/-
Sheet Flow, Paved - 100 lf @ S = 2.0% avg.
Shallow Conc. Flow, Paved - 24 lf @ S = 2.0% avg.
Shallow Conc. Flow, Grassed Waterway - 22 lf @ S = 2.0% avg.

To Design Point 1 - (DP 1)

Proposed Subcatchment - 2 (PSC-2)
Proposed Site Conditions - Area = 41,888 SF (0.96-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 160 lf +/-
Sheet Flow, Paved - 100 lf @ S = 3.5% avg.
Shallow Conc. Flow, Paved - 8 lf @ S = 3.5% avg.
Shallow Conc. Flow, Grassed Waterway - 52 lf @ S = 3.8% avg.

To Design Point 1 - (DP 1)

Proposed Subcatchment - 5 (PSC-5)
Proposed Site Conditions - Area = 34,675 SF (0.80-AC)

Surface Conditions & Soils:
91% BgC Hydrologic Soil Group (HSG) B
09% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG &C Soils

Overland Stormwater Runoff - Longest Flowpath = 104 lf +/-
Sheet Flow, Dense Grass - 34 lf @ S = 0.8% avg.
Sheet Flow, Paved - 66 lf @ S = 1.5% avg.
Shallow Conc. Flow, Paved - 4 lf @ S = 1.5% avg.

To Design Point 1 - (DP 1)

Proposed Subcatchment - 10 (PSC-10)
Proposed Site Conditions - Area = 99,123 SF (2.28-AC)

Surface Conditions & Soils:
63% BgC Hydrologic Soil Group (HSG) B
37% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 211 lf +/-
Sheet Flow, Paved - 100 lf @ S = 2.0% avg.
Shallow Conc. Flow, Paved - 111 lf @ S = 1.0% avg.

To Design Point 1 - (DP 1)

Proposed Off-Site Subcatchment - 5 (OSC-5)
Proposed Site Conditions - Area = 49,832 SF (1.14-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 178 lf +/-
Sheet Flow, Woods - 100 lf @ S = 1.0% avg.
Shallow Concentrated Flow, Woodland - 78 lf @ S = 1.0% avg.

To Design Point 1 - (DP 1)

Proposed Off-Subcatchment - 1 (OSC-1)
Proposed Site Conditions - Area = 8,035 SF (0.18-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 214 lf +/-
Sheet Flow, Short Grass - 100 lf @ S = 1.5% avg.
Shallow Conc. Flow, Grassed Waterway - 74 lf @ S = 2.0% avg.
Trap/Vee Channel Flow - 40 lf @ S = 1.5% avg.

To Design Point 1 - (DP 1)

Proposed Subcatchment - 7 (PSC-7)
Proposed Site Conditions - Area = 37,924 SF (0.87-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 135 lf +/-
Sheet Flow, Dense Grass - 81 lf @ S = 2.4% avg.
Sheet Flow, Paved - 19 lf @ S = 1.0% avg.
Shallow Conc. Flow, Grassed Waterway - 35 lf @ S = 1.0% avg.

To Design Point 1 - (DP 1)

REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

REVISIONS

No.	Date	SYM.	Description

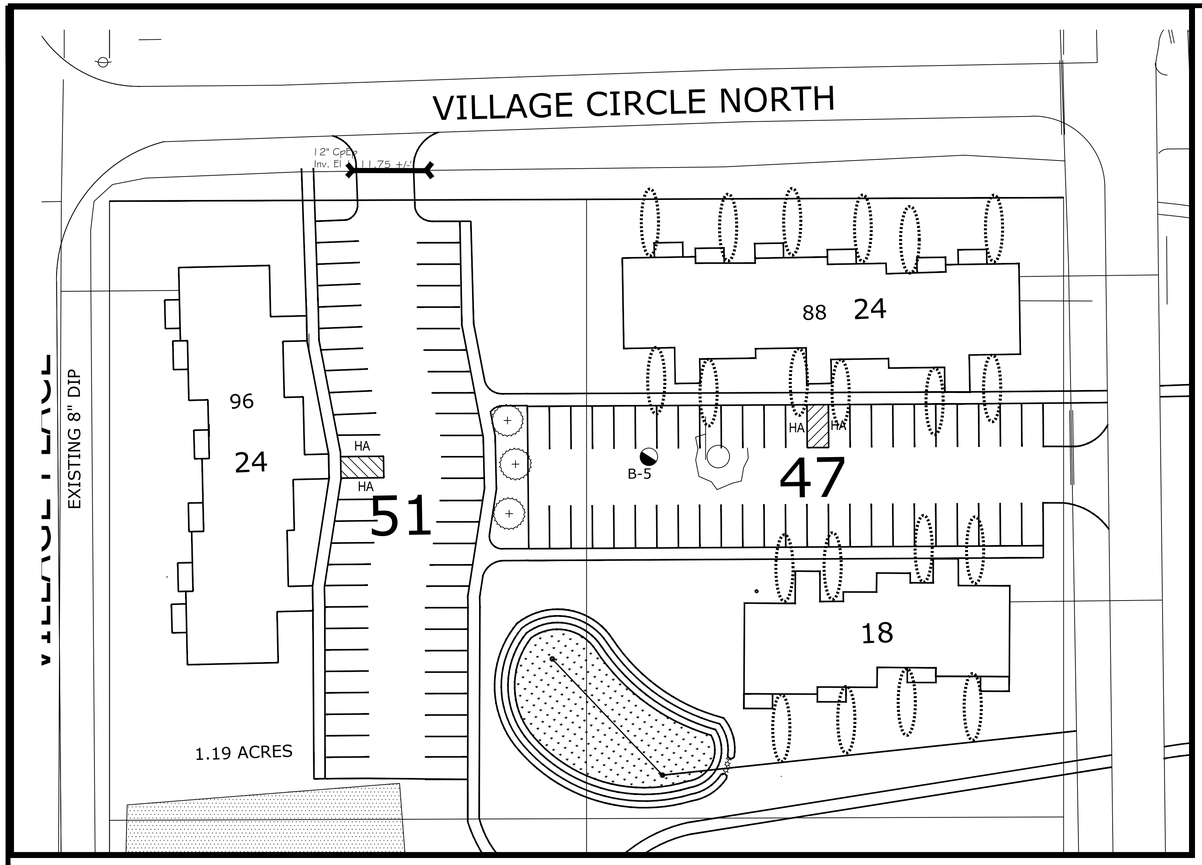
HYDROLOGIC AND HYDRAULIC
RUNOFF WORKSHEET - PROPOSED 2

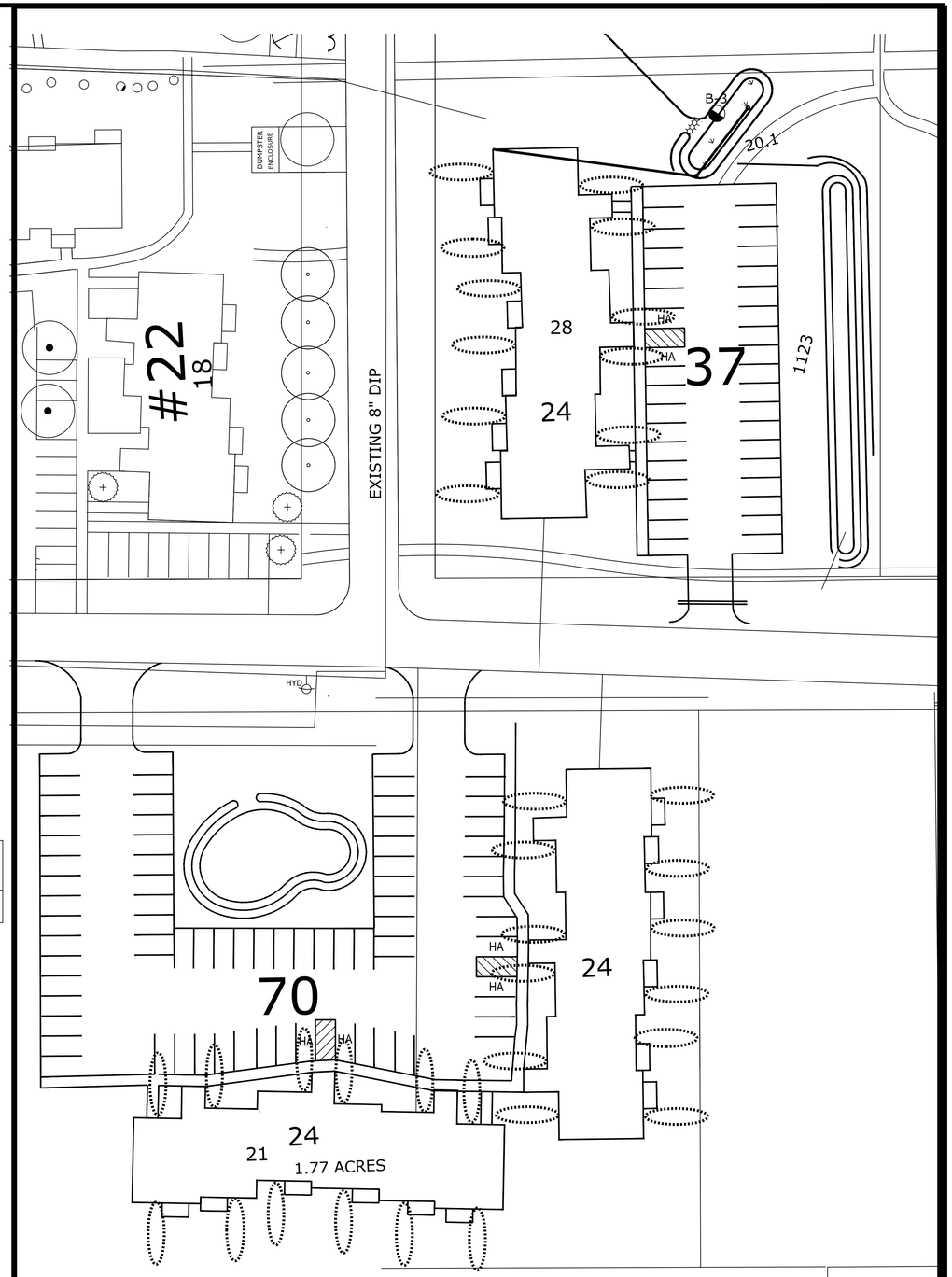
VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

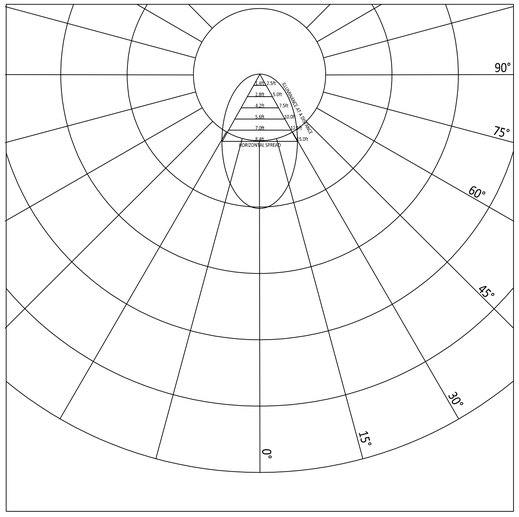
DATE: July 19, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-9





LIGHTING SCHEDULE

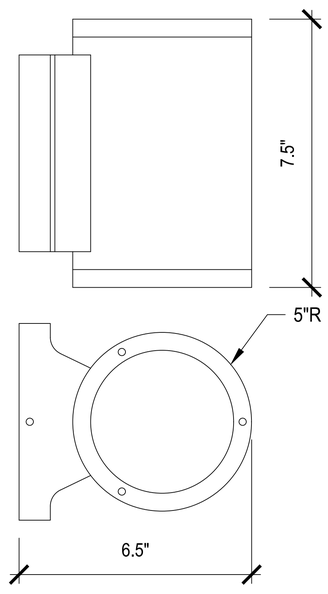
WATTS (W)	DESCRIPTION	COLOR TEMP (K)	LUMENS (lm)	EQUIV WATTAGE (W)	SIZE	BEAM ANGLE	COLOR	VOLTAGE	WET	ES
25	LED-FX5DWS25/33S/930/BK	3000K	1,750	250	5" x 7.5"	33°	BLACK	120-227V	*	*



ILLUMINANCE AT A DISTANCE

DISTANCE	BEAM WIDTH
2.5FT	1.4FT
5.0FT	2.8FT
7.5FT	4.2FT
10.0FT	5.6FT
12.5FT	7.0FT
15.0FT	8.4FT

NOTE: SEE MANUFACTURERES CUT SHEETS FOR DETAILS



REVISIONS

No.	Date	SYM.	Description

PHOTOMETRICS
BUILDING EXTERIOR LIGHTING

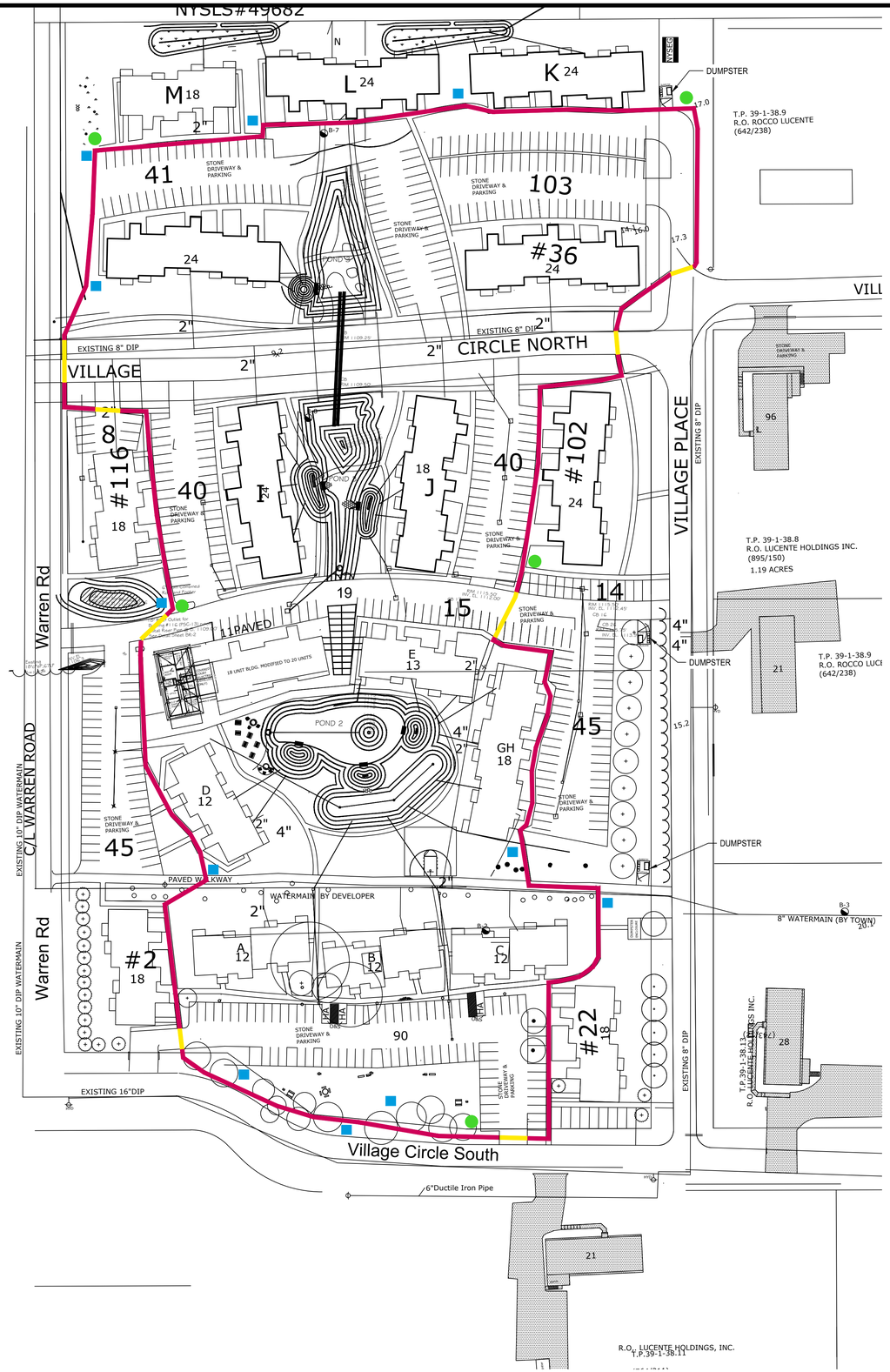
VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

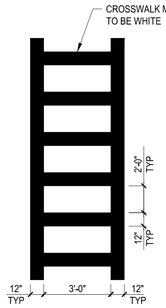
LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

STATE OF NEW YORK
TIMOTHY C. BUHL
079789
LICENSED PROFESSIONAL ENGINEER

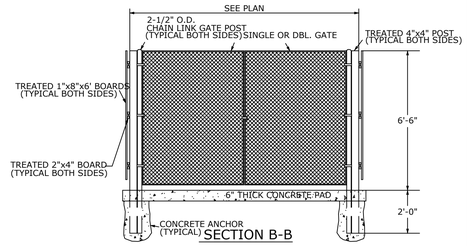
TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-10

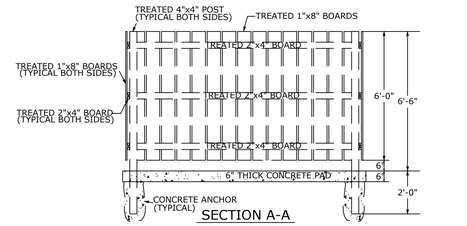




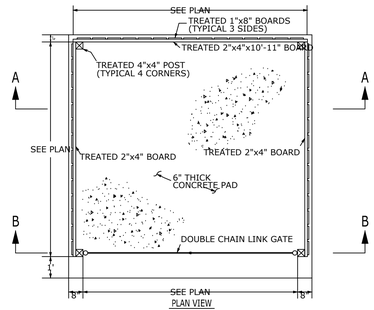
PAINTED CROSSWALK
N.T.S.



SECTION B-B



SECTION A-A



DUMPSTER ENCLOSURE DETAIL
N.T.S.

LEGEND

- FITNESS TRAIL
- CROSSWALK
- WAYFINDING
- FITNESS STATION

No.	Date	S'IM.	REVISIONS Description

FITNESS TRAIL AND DUMPSTER LOCATIONS

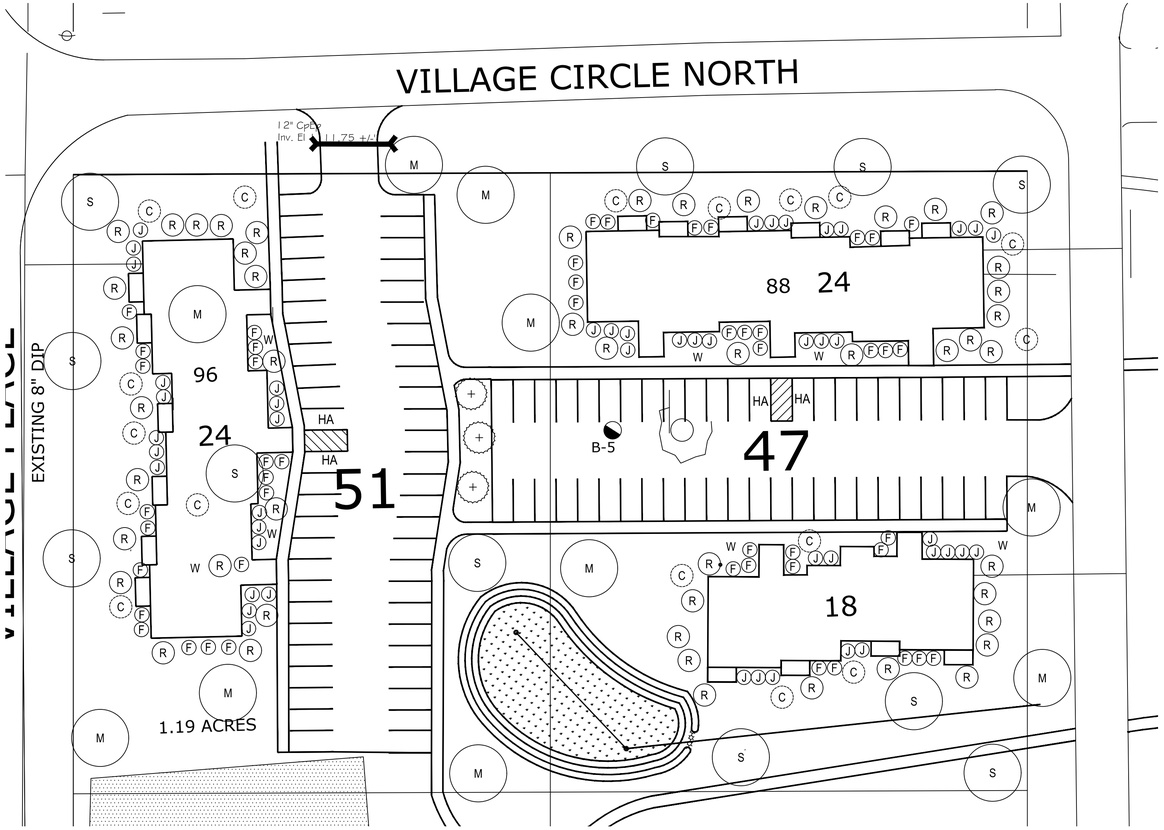
-

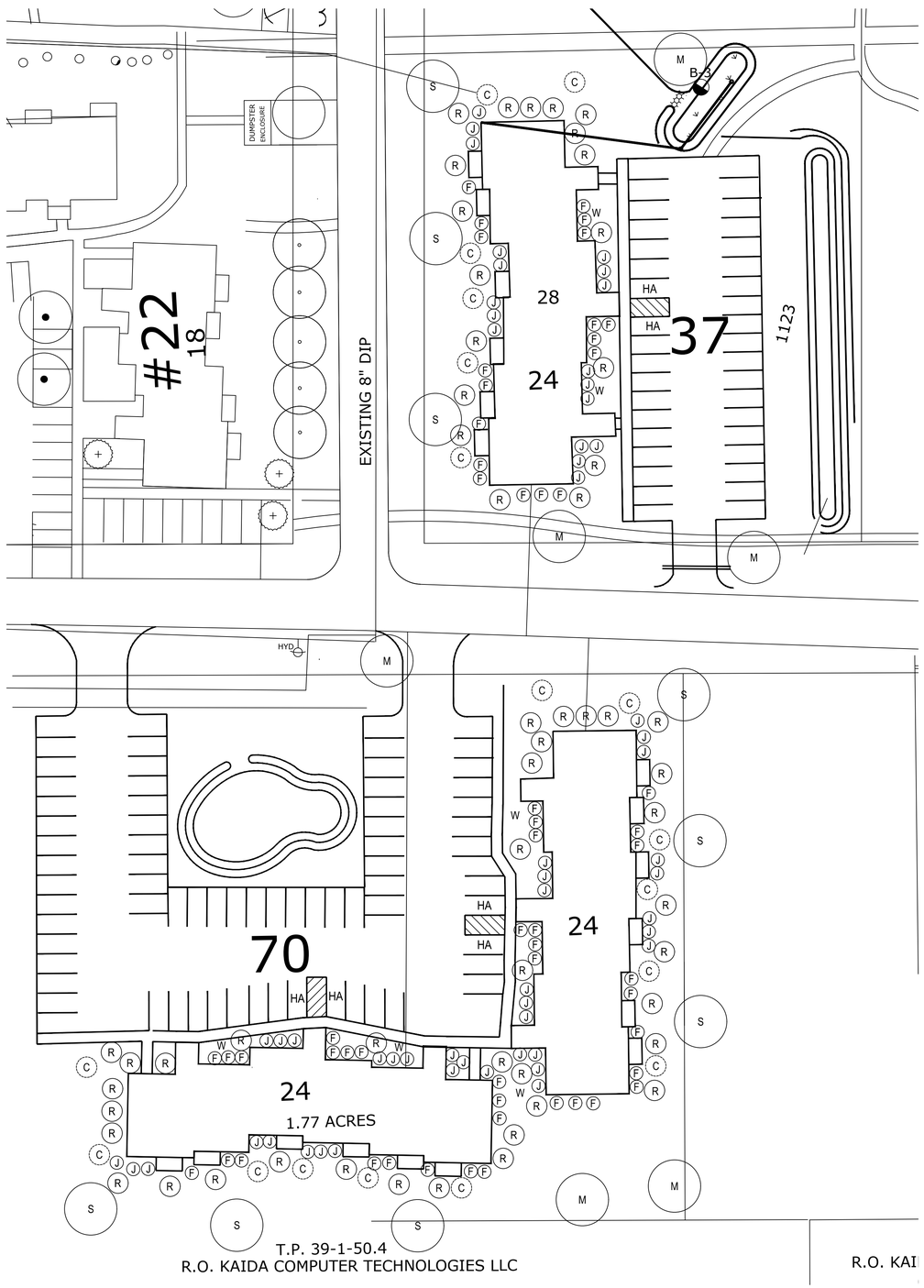
LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: 1"=60'
DRAWN: JLB
JOB:
SHEET: ST-11





PLANTING SCHEDULE

24 UNIT BUILDING PLANTINGS

PLANT TYPE	NUMBER OF PLANTS
FORSYTHIA SHRUBS	18 EA
JUNIPER SHRUBS	18 EA
ROSA SHARON SHRUBS	18 EA
WEEPING CHERRY TREE	2 EA
CHERRY TREE	6 EA

18 UNIT BUILDING PLANTINGS

PLANT TYPE	NUMBER OF PLANTS
FORSYTHIA SHRUBS	12 EA
JUNIPER SHRUBS	12 EA
ROSA SHARON SHRUBS	12 EA
WEEPING CHERRY TREE	2 EA
CHERRY TREE	4 EA

NOTE: SEE SUPPLIMENTAL LANDSCAPING CHART PREVIOUSLY SUBMITTED

REVISIONS

No.	Date	STM.	Description

PLANTING PLAN

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: 1"=60'
DRAWN: JLB
JOB:
SHEET: ST-12

Dear Members Of The Planning Board,

This is a letter outlining Village Solars compliance with county recommendations, as it relates to their Section 239 review. The Village Solars Apartments substantially comply with all Tompkins County Energy Recommendations for new construction, including using ENERGY STAR rated appliances in all of our units. As the leader in our market in residential heat pump technology, our project meets and exceeds all recommended standards in terms of the utilization of heat pumps. The other items outlined are also substantially complied with by our Village Solars product.

As you can see from the attached email and exterior light fixture specs, we were unable to locate a 2700K CCT exterior light fixture. Cooper Electric is one of the leading electric suppliers in our region, and they unfortunately are unable to locate fixtures of the sort which we require at anything but 3000K. That being said, the difference between the two is quite minor, perhaps even indistinguishable to the human eye. We do not see a substantial difference between the two, and feel that this will have zero effect on the light pollution impact of our project.

The attached email details not only our reasoning for not being able to comply with this recommendation, it also documents that we have both considered the county recommendation and made every effort possible to fulfill it. The truth is, we are currently in an unprecedented supply chain crisis, with even basic items such as refrigerators and shower units being difficult to locate. During more normal times, we would have access to a wider range of fixtures. That being said, our inability to secure anything but a 3000K exterior fixture comes as a result of ours and our suppliers' substantial challenges in managing the supply chain crisis. We anticipate an easier time in transitioning to a 2700K exterior fixture once the supply chain normalizes.

Thank you,

Rocco Lucente
Senior Vice President, Village Solars LLC

SATCO | NUVO

Project Name

Location | Prepared By

NUVO 62-1145R1

2 LT LED SM UP & DOWN SCONCE

Notes

[www] 03-22-2021 04:50:53

General

Status	Active
Finish	Bronze
Wattage	10
Style	Utility
CCT (Kelvin)	3000
Color Temperature	Warm White
Width (in.)	5.00
Height (in.)	6.75
Extension (in.)	3.41
Indoor or Outdoor Fixture	Outdoor

Specifications

Technology	LED
CRI	90
Lumen Output	900
Rated Hours	50000
Voltage	120V/277V
Dimmable	Non-Dimmable
Weight (lb.)	1.72
Fixture Material	Die Cast Aluminum
Fixture Type	Sconce
Operating Temperature	-30C (-22F) to a maximum of +50C (+122F)

Dimensions

Back Plate or Canopy Length (in.)	4.50
Back Plate or Canopy Width (in.)	4.50

Compliance

Safety Listing	cULus
Location Rating	Wet
UL Application	Outdoor
Energy Star	Yes
ES Unique ID	ESID-2336403
ADA Compliant	Yes
California Status	California T24 Compliant
California Prop 65	Lead
RoHS Compliant	Yes

Additional Information

Installation Notes	Mounts Up and Down
Warranty	5 Year Limited - Fixtures

SPECIFICATIONS

Certifications/Qualifications	
Energy Star	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	5
Extension	6.50"
Weight	2.63 LBS
Height from center of Wall opening (Spec Sheet)	6.21"
Height	12.25"
Length	6.50"
Width	5.00"
Light Source	
Delivered Lumens	925
Dimmable	Yes
Expected Life Span (Hours)	45000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	20W
Max Wattage/Range	20W
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.50 LBS
Photometrics	
Color Rendering Index	90
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Primary Material	EPMM
Product/Ordering Information	
SKU	11310BKTLED
Finish	Textured Black
Style	Other
UPC	783927545297

Finish Options

Textured Black

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☐	

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
☑ NO ☐ YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
☐ NO ☑ YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☑	
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Project:

Fixture Type:

Location:

Contact:

3IN Wall Mount Up/ Down Cylinder

Wall mounted • Wet location listed PROGRESS LED

P563001-143-30K

Description:

Sleek, cylindrical forms in elegant finish selections. Die-cast aluminum wall brackets and heavy-duty aluminum framing. Fade and chip-resistant. CSA listed for wet locations. Can be used indoor or outdoor. Ideal for residential and commercial applications.

Specifications:

- Graphite (-143) (painted)
- Aluminum Construction
- Clear glass lens
- 3" LED wall mount up/downlight cylinder
- This sleek, contemporary cylinder is ideal for indoor or outdoor applications
- A Graphite finish complements a variety of exteriors
- Warm white, 3000K, color temperature, 90 CRI
- 1766 lumens, 73 lumens per watt (delivered)
- Die Cast Aluminum construction with durable powder coated finish
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- ENERGY STAR® qualified
- Meets California Title 24 JA8-2016

Images:

Performance:

Number of Modules	2
Input Power	24w per module
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Delivered)	1766/73 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50,000 (L70/TM-21)
FCC	FCC Title 47, Part 15, Class B
Min. Start Temp	-10 °C
Max. Operating Temp	40 °C
Warranty	5 year warranty
Labels	CSA Wet location listed
	ENERGY STAR® qualified
	Meets California Title 24 JA8-2016

Dimensions:

Width: 4-1/2"
Depth: 5-1/2"
Height: 8-1/4"
H/CTR: 5"

3IN Wall Mount Up/ Down Cylinder

Wall mounted • Wet location listed PROGRESS LED

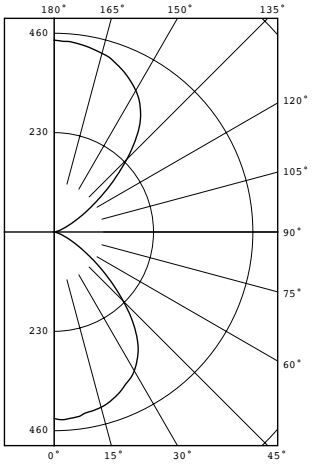
Photometrics:

P563001-143-30K

ELECTRICAL DATA	P563001-143-30K
Input Voltage	120 V
Input Frequency	60 Hz
Input Current	0.202 A
Input Power	24
Power Factor	
THD	<20%
FCC	FCC Title 47, Part 15, Class B
Operating Temperature	-10 °C to 40 °C
Dimming	Yes*

*See Dimming Notes for more information

P563001-143-30K
LED Light Engine: 3000 K 90 CRI
System Wattage: 24
Fixture delivered lumens: 1766
Fixture Efficacy: 73
Spacing Criteria: 1.26



Test **17.02588** Test Date **09/22/17**

CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	432	
5	433	41
15	420	118
25	390	180
35	339	210
45	226	174
55	105	96
65	35	36
75	9	10
85	1	1
90	0	
95	1	1
105	10	12
115	38	40
125	112	102
135	238	182
145	348	216
155	399	184
165	428	121
175	442	42
180	444	

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%FIXT
0-30	340	19.2
0-40	550	31.1
0-60	819	46.4
0-90	866	49.0
90-120	53	3.0
90-130	155	8.8
90-150	553	31.3
90-180	900	51.0
0-180	1766	100.0

3IN Wall Mount Up/ Down Cylinder

Wall mounted • Wet location listed PROGRESS LED

P563001-143-30K

Dimming Notes:

P563001 is designed to be compatible with many Triac/Forward Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls

Lutron DVELV-300P
Lutron Caseta Wireless
Leviton 6672
Lutron AYCL-153P
Lutron TGCL-153-PH-WH

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Dandy Mini-Mart, Lansing		
Project Location (describe, and attach a general location map): South-West from the intersection of East Shore Drive and Ridge Road, Lansing.		
Brief Description of Proposed Action (include purpose or need): The proposed project involves the construction of 6,100 SF of convenience store including outdoor seating area in a parcel of 4.073 acres. It also includes two gasoline fuel island, diesel fuel island, fuel tank storage area, and parking lots (36 spaces including 4 truck spaces and up to 4 EV spaces initially). It also includes the on-site wastewater treatment system and stormwater management of the property.		
Name of Applicant/Sponsor: Dandy Mini Marts Inc.	Telephone: 570-888-4344 ext. 133 E-Mail: dphillips@godandy.com	
Address: 6221 Mile Lane Road		
City/PO: Sayre	State: PA	Zip Code: 18840
Project Contact (if not same as sponsor; give name and title/role): Dunae Philips Jr.	Telephone: 570-888-4344 (x133) E-Mail: dphillips@godandy.com	
Address: 6221 Mile Lane Road		
City/PO: Sayre	State: PA	Zip Code: 18840
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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Approval CAC Referral	03/23/2022
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	M-239 Referral - County PB	05/15/2022
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES, NYSDOT - PERM 33	05/15/2022
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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):

_____

_____

_____

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?
Commercial Mixed Use (B1)

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? Lansing School District

b. What police or other public protection forces serve the project site?
New York State Police Department, Tompkins County Sheriff

c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Department

d. What parks serve the project site?
Lansing Park & Recreation

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 & Vacant

b. a. Total acreage of the site of the proposed action? 4.70 acres
b. Total acreage to be physically disturbed? 4.70 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.70 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)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
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: 18 height; 65 width; and 90 length
iii. Approximate extent of building space to be heated or cooled: up to 6,100 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: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

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): _____
_____

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

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:

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: 1000 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: Consolidated Water District - WD321
- 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: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 1000 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

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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):

Wastewater treatments will be provided with an on-site wastewater treatment system.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 4.70 acres (impervious surface)

_____ Square feet or 4.70 acres (parcel size)

ii. Describe types of new point sources. Roof Leaders and Parking lot runoff

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)?

All stormwater to be collected by proposed stormwater catchbasins, and treated with the use of underground infiltration chambers.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

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? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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? ☐Yes ☑No

If Yes:

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) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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 5 A.M. to 11 P.M..

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 4 Deliveries per day on average

iii. Parking spaces: Existing 0 Proposed 36 Net increase/decrease +36

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:

There will be two new access driveway.

vi. Are public/private transportation service(s) or facilities available within ½ 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: _____

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

Via Grid/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:

- Monday - Friday: 7 A.M. - 7 P.M
- Saturday: 7 A.M. - 7 P.M
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 5 A.M. - 11 P.M
- Saturday: 5 A.M. - 11 P.M
- Sunday: 5 A.M. - 11 P.M
- Holidays: 5 A.M. - 11 P.M

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:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

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:

See photometrics plan - all dark sky compliant, no off-site spillage

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

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 Gasoline & Diesel - Underground permit through NYSDEC

ii. Volume(s) _____ per unit time _____ (e.g., month, year) NL-20,000 gal, PNL-8,000 gal, Diesel-15,000 gal, 90 Octane-10,000 gal, and E85-6,000 gal

iii. Generally, describe the proposed storage facilities:

Underground tanks

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: < 0.1 tons per week (unit of time)
- Operation : < 0.5 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling
- Operation: Recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Service Hauler
- Operation: Service 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: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not 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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.12	3.10	+1.98
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.58	1.60	-1.98
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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:
Woodsedge Senior Housing

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? N/A feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 0.2 %

c. Predominant soil type(s) present on project site: Ovid Silt Loam 99.3 %

d. What is the average depth to the water table on the project site? Average: 0.5-1.5 feet

e. Drainage status of project site soils:
☑ Well Drained: 0.7 % of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 99.3 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% 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 898-245 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____ _____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

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? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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 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: Rogues Harbor Inn

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

Rogue's Harbor Inn is a National Historic Landmark which was built in 1830.

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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Taughannock Fall State Park

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

iii. Distance between project and resource: 4.8 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 Brian Grose Date Revised 5/24/2022

Signature  Title Engineer for Applicant

PRINT FORM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	898-245
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Rogues Harbor Inn
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

April 4, 2022

Robert Fenton
Environmental Analyst
Fagan Engineers & Land Surveyors, PC
113 E. Chemung Place
Elmira, NY 14904

Re: DEC
Dandy Mini-Mart Lansing Location
7 Ridge Rd, Town of Lansing, Tompkins County
22PR01705

Dear Robert Fenton:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that the proposed undertaking is adjacent to Rogue's Harbor Inn, which is listed in the State and National Registers of Historic Places. We have reviewed the submission received on March 10, 2022, including the site plan dated January 24, 2022. Based on that review, it the OPRHP's opinion that the project as described will have No Adverse Impact on historic or archaeological resources.

If you have any questions, I can be reached at (518) 268-2170.

Sincerely,

Robyn Sedgwick
Historic Site Restoration Coordinator
e-mail: robyn.sedgwick@parks.ny.gov

via e-mail only

Cayuga Lake Scenic Byway, Inc.
121 East Court Street
Ithaca, New York 14850
www.cayugalake.com
info@cayugalake.com

Sue Poelvoorde
Executive Director

Enjoy the Ride!

June 23, 2022

Mr. John Zepko
Planner
Town of Lansing
P.O. Box 186
Lansing, New York 14882

Dear Mr. Zepko,

RE: Proposed Dandy Mart
Corner Routes 34 & 34B

The Cayuga Lake Scenic Byway, Inc., the managing entity for the official New York State Scenic Byway, reviewed the current submission for the proposed Dandy Mart on the southwest corner of Routes 34 & 34B in the Town of Lansing. We thank the Town of Lansing Planning Board for the opportunity to provide comments on this project. We also concur that the Lansing Planning Board be Lead Agency for the project review under SEQRA.

The Cayuga Lake Scenic Byway Board of Directors discussed the current version of the proposed plan at their May 2022 Board meeting. We provide the following preliminary comments and concerns as the Lansing Planning Board carries out its review and approval process.

First and foremost, we understand and are sympathetic to the concerns that the owner of Rogues Harbor Inn has expressed in communications to you and to our Board. The intersection has seen many changes over the years along with increased traffic. Certainly, the proposed development's scale is significantly larger than any past fueling service stations that have existed there through time.

We note in the latest building and site design that steps have been taken, since the initial submission, to better integrate the store and fueling stations into the surroundings. We note improvements to the building footprint, appearance including brick and stone exterior materials, and mullioned windows with awnings. In addition, with respect to the site plan the larger landscaped buffer zone along the highway frontage at the intersection is an improvement. We feel that all of these additions may help mitigate some of the impacts of the development at the intersection.

Lighting and noise emanating from the site will be equally important to lessen the impact on Rogues Harbor Inn with respect to the comfort of their overnight guests. While not noted in the SEQR documents forwarded to us, we would like clarification that the facility will not be broadcasting music out over the fueling stations. This practice is done at other mini-market/gas stations around the area and we note it is a feature that is disruptive to the neighborhood and not necessary.

With respect to the impact on the Cayuga Lake Scenic Byway, we do feel that the addition of this type of facility along the route will benefit travelers coming to visit the byway and experience the scenic and cultural resources along the route. We are encouraged to see provisions for bicycles and electric-vehicles. Both of the modes are increasing in use and should be encouraged by providing adequate facilities throughout the Cayuga Lake area.

Again, thank you for the opportunity to participate in the project review. We may have more comments as the project moves through the Town's review process.

Regards,

Sue A. Poelvoorde

Sue A. Poelvoorde
Executive Director

Tompkins County

DEPARTMENT OF PLANNING AND SUSTAINABILITY

121 East Court Street
Ithaca, New York 14850

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

Telephone (607) 274-5560
www.tompkinscountyny.gov/planning

June 24, 2022

John Zepko, Planner
Town of Lansing
29 Auburn Road
Lansing , NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Site Plan Review for proposed Dandy Mini Mart located at 3 & 5 Ridge Rd, Town of Lansing Tax Parcel Numbers 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, 31.-6-14, & 37.1-1-2, Dandy Mini-Marts Inc, Applicant

Dear Mr. Zepko:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Department of Planning & Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law. We recommend modification of the proposal. If the Board does not incorporate the recommendations, such approval will require a vote of a supermajority (meaning a majority plus one) of all members of the decision-making body.

Recommended Modifications

1. We recommend the Town require the applicant to document that they have considered the four energy elements for new construction projects outlined in the attached *Tompkins County Energy Recommendations for New Construction* (2018). By addressing these elements, new construction projects or major renovation projects can be designed to help meet our County's goals of reducing greenhouse gas emissions. Should the applicant need assistance in evaluating energy options we suggest they contact our department for information on the Business Energy Advisors program.
2. We recommend the Town require the applicant to conduct a traffic impact analysis to ensure safe access for vehicles, pedestrians, and bicycles entering and leaving the site. The intersection of Routes 34 and 34B is in the top 10 highest crash rate intersections in the Town of Lansing from 2015-2019[1] which warrants careful review and design to ensure the safety of the intersection.
3. We recommend the Town require the applicant to work with New York State Department of Transportation to consider how best to incorporate sidewalks into the site design. Sidewalks at this crucial intersection in South Lansing would pave the way for a long-term integrated pedestrian/bicycle network and creation of a more walkable town center. In support of this recommendation are the following documents:
    - The Town of Lansing's Comprehensive Plan identified both road frontages for this project site as "Complete Streets Corridors." The Plan says these areas should include safe travel, pedestrian and bicycle access, and includes recommendation "T3-C" that promotes "the public benefits of a healthy transportation system in interpreting and applying zoning and subdivision review regulations."

[1] According to an Ithaca-Tompkins County Transportation Council report dated December 4, 2020: https://tompkinscountyny.gov/files2/itctc/statistics/Crash%20Report%202015-19_120720.pdf

- New York State's Complete Streets program says complete streets consider the needs of all users "including pedestrians, bicyclists, public transportation riders, motorists and citizens of all ages and abilities, including children, the elderly and the disabled."

Comments
The Department offers the following comments regarding the proposed project, which are not formal recommendations under General Municipal Law §239 -l, -m and -n:

- We suggest that the Town encourage the applicant to utilize lower-level LED lighting. The County Environmental Management Council has studied outdoor lighting and recommends through the attached *Environmental Alert: Important Recommendations for Indoor and Outdoor Lighting (2017)* that outdoor LED lighting be not higher than 2700 CCT to minimize adverse human and ecological impacts. Such a standard would also reduce adverse aesthetic impacts to the Cayuga Lake Scenic Byway.
- The applicant in Part I of the EAF states the proposed plan does not "minimize impervious surfaces, use pervious materials or collect and re-use stormwater." We suggest that the Town work with the applicant to identify ways for the site plan to take such steps.
- The project is located directly on the Cayuga Lake Scenic Byway. The Town's Comprehensive Plan states, "Potential impacts to the Byway should be considered in relation to any future planning decisions made within the Town of Lansing." We suggest the Town work with the applicant to ensure enhanced landscaping and signage appropriate for an important intersection on the scenic byway.
- Finally, informing all the above modifications and comments is the fact that the proposed project site is located in a County-identified Development Focus Area (DFA). For proposals in DFA's, we recommend that communities incorporate specific planning and design principles for projects, including the following:
  - Successful pedestrian-friendly communities feature a comfortable, safe and efficient pedestrian network with wide sidewalks, seating, crosswalks and other pedestrian amenities.
  - Large surface parking lots are minimized and located to the side and rear of buildings.
  - Bicycle facilities are thoughtfully located to provide for cyclist safety.
  - Storefronts and building entryways face the street and buildings are pulled to the street front, with parking behind, so that buildings face both streets at the intersection, provide an interesting and diverse storefront, and create an attractive pedestrian environment that draws the community to a focal point. Rogue's Harbor, located across the road, displays many of these successful design features.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law. Should you have any questions about this review please contact us.

Sincerely,

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

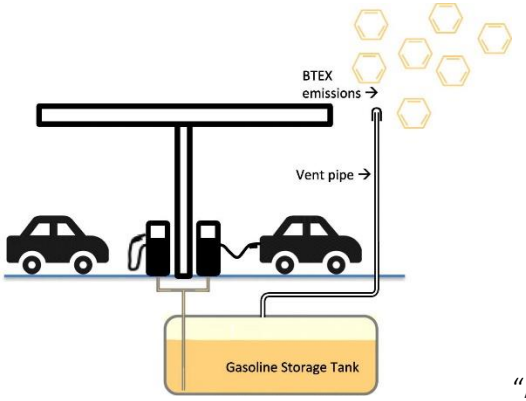
Cc: Mike Sigler, Tompkins County Legislator, District 6

Attachments:
Tompkins County Energy Recommendations for New Construction (2018);
Environmental Alert: Important Recommendations for Indoor and Outdoor Lighting (2017)

Comments from the Conservation Advisory Council regarding Dandy Mart development in Lansing 6/22/22

The CAC's main concerns are:

(1) Impact of traffic flow at a very busy intersection during certain times of the day. This may make this intersection significantly less safe. Is DOT seriously considering this safety issue, especially if trucks use this facility on a regular basis? An up-to-date DOT traffic study is warranted here.
(2) According to the Comprehensive Plan, "This area represents the face of the Town and all efforts should be made to create both a welcoming and attractive area that includes trees, paths , consistent signage, and compatible architectural standards." What is proposed here instead is a major gas station (truck stop?)
(3) Has some of this acreage been assessed for past hazardous spills (former Pit Stop, Gene's machines). Is there a hazardous waste emergency spill containment plan?
(4) How will groundwater be protected? Where is drainage to the stormwater storage facility going to be drained off? Directly below storage containers? Is there separation of water from pollutants such as spilled oil and gasoline, and solids from the pavement surfaces.
(5) The promotion of a very large gas station when, as a state, we are trying to seriously reduce greenhouse gas emissions seems questionable.
(6) A substantially smaller footprint for gas islands, truck parking and the main building, and a larger area of green space for a visual buffer along the boundaries and sidewalks would make this facility more compatible with the goals of the comprehensive plan, alleviate some of the neighbors' and residents' concerns, and fit in with this part of the town in a more positive way.
(7) Air quality as a health and safety issue for the immediate vicinity, most importantly at the outdoor dining area directly across the street at Lansing's most important historic landmark – the Rogues' Harbor Inn. Gas stations come with venting of fumes from unburned hydrocarcarbons :



"A study led by environmental health scientists at Columbia University Mailman School of Public Health examined the release of vapors from gas station vent pipes, finding emissions were 10 times higher than estimates used in setback regulations used to determine how close schools, playgrounds, and parks can be situated"

Gasoline vapors contain a number of toxic chemicals, notably benzene, a carcinogen.

The researchers attached gas flow meters to venting pipes at two large gas stations in the Midwest and Northwest and took measurements over a three-week period. They report average daily evaporative losses of 7 and 3 gallons of liquid gasoline, respectively, or 1.4 pounds and 1.7 pounds per 1,000 gallons dispensed at the pump. By comparison, the California Air Pollution Control Officers Association (CAPCOA) used an estimate of 0.11 pounds per 1,000 gallons. Based on CAPCOA emission estimates, the California Air Resources Board (CARB) determined their setback regulation of 300 feet (91 meters) from large gas stations.

Said first author Markus Hilpert, PhD, associate professor of Environmental Health Sciences at the Columbia Mailman School. "Officials should reconsider their regulations based on these data with particular attention to the possibility of short spikes in emissions resulting from regular operations or improper procedures related to fuel deliveries and the use of pollution prevention technology." [see citation for Hilpert 2019].

Markus Hilpert, Ana Maria Rule, Bernat Adria-Mora, Tedmund Tiberi, *Vent pipe emissions from storage tanks at gas stations: Implications for setback distances,* Science of The Total Environment, Volume 650, Part 2, 2019,Pages 2239-2250,

ISSN 0048-9697, https://doi.org/10.1016/j.scitotenv.2018.09.303.

(https://www.sciencedirect.com/science/article/pii/S0048969718337549)

Would a greater setback from Sweet Pea Nursery School be appropriate (although there is a rumor that the nursery is not renewing their lease if the proposed Dandy Mart is built ?

(8) CAC recommends using heat pumps for heating and cooling the facility, as opposed to propane. Tompkins County will also recommend that heating and cooling option. While initial capital investment is more expensive, it will be less expensive and result in less energy use and greenhouse gas emissions in the long run.

(9) The purpose of the project is not in keeping with NYS's goal of moving to electrification of vehicles. Specifically, NYS seeks to reduce GHG emissions by 40% (below 1990 levels) by 2030 and to achieve net zero emissions by 2050. If this project goes forward, the applicant and the Town will invest heavily in a facility that promotes fossil-fuels at a time when both entities should be *decreasing* reliance on fossil fuels.

(10) Over 100 pages (as of 6/15/22) of comments, with only one in favor of the facility, suggest that town residents are very concerned with this facility as currently proposed. Major repeated concerns include: **a)** more congestion and less safety at the intersection and beyond; **b)** increased light, noise and air pollution at the intersection; **c)** a negative impact on many locally owned and operated businesses; **d)** the facility is not in tune with the Town Comprehensive Plan. The size of the facility, and too much paved over area vs green space, will detract from what could be a more welcoming face for an important part of the town.

Comments on PART 1 of FEAF

C.2.a. (pg 2) 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
Area of proposed action is referred to in Town Comp Plan

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? **See sections of Comp Plan immediately below.**
From Comp Plan, under **Location Based Conditions:**

Major Road convergence area (NYS Rt. 34, NYS Rt. 34B and Triphammer Rd.: This area represents the face of the Town and all efforts should be made to create both a welcoming and attractive area that includes trees, paths, consistent signage , and compatible architectural standards. …. The corridor should be studied utilizing the "Complete Streets" Federal Highway Administration (FHWA) design standards to evaluate traffic flows, intersection designs, pedestrian and bike safety, landscaping, lighting and ADA Handicap (HC) Accessibility.

Other parts of Comp Plan which may apply:

Under **New Business and Industry:**

Business and industry that preserves the rural character and look of the community while capitalizing upon community strengths

Business and industry that utilizes high quality, and attractive, building and landscape designs that incorporate and enhance the surrounding areas look and feel.

Under **Goal NR-6: Protect existing resources and maintain the air quality for the health and safety of Town residents.** *Recommndations:* NR-6A Comply with existing State and Federal regulations aimed at limiting cumulative air quality impacts from industrial, diesel, or other similar operations

C.2.b.(pg 2) Is the site of the proposed action within any local or regional special planning district (for example: Greenway☐ ☒ Yes ☒ No
Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan;
or other?)

Site is part of the NY State designated Cayuga Lake Scenic Byway. The Rogues' Harbor in is also listed in the Scenic Resources Inventory of the Town of Lansing.

D.1.h (pg 4) 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: **Storage of stormwater runoff from impervious surface**

D.2. e. (pg.6) Will the proposed action disturb more than one acre and create stormwater runoff, either from new point ☒ Yes ☒ No
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:
i. How much impervious surface will the project create in relation to total size of project parcel?
_____ Square feet or ___4.70__ acres (impervious surface)
_____ Square feet or _4.70____ acres (parcel size). **Is all of the area going to be impervious surface? Probably not (e.g. septic area)**

D.2.n. *ii*. (pg. 8) Will proposed action remove existing natural barriers that could act as a light barrier or screen?

Yes, there is a hedgerow of trees to the south that act a natural barrier

D.2.p. (pg 8) Will the proposed action include any bulk storage of petroleum over 1,100 gallons)
or chemical product. **Volume per time is not included.**

E.1.d (pg 10) 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? **Does not mention nursery school next door to the west.**

E.2.a (pg 11) What is the average depth to bedrock on the project site? _898-245_____ feet **No depth given.**

E.2.h.iv.(pg 11) For each identified wetland and waterbody on the project site, provide the following information
Streams: Name898-245 Classification
Lakes or Ponds: Name _____ Classification
_____

Wetlands: Name Federal Waters Approximate Size _____ Wetland No. (if regulated by DEC) **How will these be protected?**

E.3.h (pg 13) h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? **Salt Point, a number of sites it scenic resources inventory (34b approaching Salmon Creek from the north and south, Rogues Harbor, views off of Teeter Rd. Black Chin Blvd.**

Comments on PART 2 of FEAF:

Question 9: (c) May be visible from publicly accessible vantage points **(e.g. Rogues' Harbor Inn)**

(e) may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource **(e.g. Rogues' Harbor Inn)**

Question 10: (e)(ii) The proposed action may result in the alteration of the properties setting or integrity. (iii) visual elements are not out of character with the site or property. **(should blend with Rogues' Harbor Inn)**

Question 13 (a) Projected traffic increase may exceed capacity of existing road network **(? Probably at certain times of day)**

Question 15 Impact on noise odor and light (c) The proposed action may result in routine odors for more than 1 hr/day. (d) The proposed action may result in light shining on adjacent properties **(e.g. exiting car and truck headlights).**

Question 16 Human Health **(a) within 1500 ft of nursery school**. (c) **Is there a completed emergency spill remediation plan?** (h) Proposed action may result in the unearthing of solid or hazardous waste **(e.g. former Gene's machines and Pit Stop).**

Question 17 Consistency with community plans (c) **inconsistent with local land use plans (see comp plan)?**

Question 18 Consistency with community character (d) May interfere with the use or enjoyment of officially recognized or designated public resources. **Impact on Rogues Harbor**

(e) inconsistent with the predominant architectural scale and character. **Impact on Rogues' Harbor Inn (see comments above re Comp Plan)**