



Community Development Office
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901
Phone: 518-563-7642
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MEMORANDUM

To: Joe McMahon, Building Inspector
City of Plattsburgh, Department of Building Inspector

From: Matthew Miller, Director of Community Development for City of Plattsburgh
Gail Henderson-King, White + Burke

Date: July 25, 2019

Re: Plattsburgh Durkee Street Planned Unit Development (“PUD”)
City Special Use Permit Application

On behalf of the City of Plattsburgh, enclosed please find thirteen copies of the following City Special Use Permit application and supporting materials for the Plattsburgh Durkee Street Development:

1. The Special Use Permit application.
2. The City Special Use Permit Application Project Narrative dated July 25, 2019.
3. City Zoning Board minutes from January 20, 2004 regarding the Durkee Street development Special Use Permit for a PUD.
4. Project Location Map showing location of mixed-use development project site on Durkee Street prepared by McFarland Johnson dated April 2019.
5. PUD Boundary Maps showing existing and proposed PUD boundaries prepared by White + Burke dated July 25, 2019.
6. Proposed PUD boundary plan prepared by Robert M. Sutherland P.C. dated July 25, 2019.
7. Prime Plattsburgh, LLC Durkee Street Mixed Use Conceptual Site Plan C-01 prepared by McFarland Johnson dated July 2019.
8. Plattsburgh Mixed Use Development Building Elevations A4.1 and A4.2 prepared by Mackenzie Architects P.C. dated July 25, 2019.



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9. List of PUD Deviations from Zoning Regulations memorandum dated July 25, 2019.
10. NYS OPRHP Cultural Resource Information (CRIS) map of the area surrounding the proposed PUD dated 2019.
11. NYS DEC Environmental Resource Mapper map of the area surrounding the proposed PUD dated July 25, 2019.
12. National Flood Hazard Layer FIRMette map of the area surrounding the proposed PUD dated July 25, 2019.
13. Full Environmental Assessment Form Part 1 for amended Special Use Permit prepared by City of Plattsburgh dated July 25, 2019. Please note that the environmental impacts of the proposed amendments to the Special Use Permit will be evaluated as part of a Generic Environmental Impact Statement ("GEIS") currently being prepared by Chazen Companies to evaluate multiple projects contemporaneously progressing in downtown Plattsburgh. The answers included on the EAF may need to be amended based on the results of the GEIS.

Please let us know if you need additional information.

Thank you.



Plattsburgh, New York

Building and Zoning Department
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PROCEDURE IN APPEALING THE ZONING ORDINANCE SPECIAL USE PERMIT

DEADLINE FOR FILING APPLICATION July 26th, 2019
ZONING BOARD MEETING DATE August 19th, 2019

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

One and Two-family dwellings -	\$100.00
Multiple Dwellings	\$150.00
Commercial Properties	\$150.00

All checks should be made payable to the "City Clerk". In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a Variance from the Ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests which will involve any construction, alterations, or physical change of their property. **THIRTEEN (13) copies of the application and THE ORIGINAL APPLICATION, of drawings and site plans are required** (we recommend the plans be approved before the THIRTEEN (13) copies are made).

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issues of the Press-Republican newspaper not less than five nor more than ten (10) days before the hearings.
2. Notify, by letter, all property owners within 500 feet of the appeal property location of your request.

This office is responsible for implementing the above requirements.

If there are any questions, please feel free to contact this office.
Thank you for your cooperation.

ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

TO: All Applicants for Zoning Variance or Special Use Permit

SUBJECT: Required information for filing application

The Zoning Ordinance stipulates that the Building Inspector determine that all submittals for a Variance or Special Use Permit have adequate information (in form and content - Section 270-54A) for review by the Zoning Board of Appeals. In order to insure such information is consistently provided with each application the following information shall be required with each application:

1. **Existing Site Plan** - showing to scale the property lines, principal buildings, accessory structures, rights-of-ways as may exist and other improvements (city street and facilities abutting the site, driveways, parking areas, drainage structures, fence, etc.). Where the application is a request for the reduction of any yard setback the existing site plan shall be a survey of the property as prepared by a Licensed Land Surveyor and shall show the location of buildings on the abutting property where the yard reduction is proposed.
2. **Proposed Site Plan** - showing clearly to scale what is proposed to be constructed (and removed) under this application. The proposed improvement (s) shall be shaded, colored or contrasted in an acceptable manner to make them easily discernible. Adequately dimension the proposed improvements and indicate the setbacks as applicable.
3. **Area and Bulk Calculations** - Calculations of the lot area, lot dimensions, building area (existing/proposed), lot coverage, open space, all yard setbacks, dwelling unit density, building(s) height, parking required shall be submitted in tabulated form to show existing, proposed and required.
4. **Building Plans** - Submit schematic building plans to scale showing the existing/proposed building layout and identify clearly the existing/proposed use of all building spaces. Include elevation view(s) of proposed construction as applicable.
5. **Area Location Map** - showing all properties on each side of the street and noting the existing occupancy for each such lot on all four sides of the site. A copy of the tax map of the area marked to show the occupancy shall be sufficient for this information.

No application will be accepted after this date unless it contains all of the above information (11 sets). No application will be accepted for the agenda until all such appropriate information has first been filed with this office for a review and determination of zoning compliance/noncompliance (and such a determination has been issued to the applicant in writing).

ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

STANDARDS OF PROOF-- SPECIAL PERMIT

The burden of proof for a Special Permit is always on the applicant. In order for an applicant to be entitled to a Special Permit, he must satisfy the following criteria:

1. That the proposed use will not, in the circumstances of the particular case and under any conditions that the Board of Appeals considers to be necessary or desirable, be injurious to the neighborhood or otherwise detrimental to the public welfare. (Applicant should specify any conditions which he can satisfy in order to establish this criterion.) The Zoning Board of Appeals should be prepared to discuss at the hearing any pertinent conditions.

2. That the proposed site plan shows the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping. (Failure to adhere to the site plan precisely as presented or as otherwise modified by order of the Planning Board or ZBA will constitute a violation of the Zoning Ordinance.)

3. That there is no violation of the Zoning Ordinance on the subject premises at the present time.

4. That the:

- a. Location and size of the proposed use
- b. nature and intensity of the operation involved
- c. size of the site in relation to the proposed use
- d. location of the site with respect to existing streets
- e. location of the site with relation to future streets

are all in harmony with the orderly development of the district.

5. That the location, nature and height of

- a. buildings
- b. walls
- c. fences

will not discourage the appropriate development and use of the adjacent lands or buildings or impair the value thereof.

6. That the operations in connection with such proposed use will not be more objectionable to nearby properties by reason of

- a. noise
- b. fumes
- c. vibration
- d. flashing lights

than would be the operations of any specifically permitted use in that zoning district (except in case of S-1 District).

If the applicant proves his compliance with each standard, he is entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of these standards, he is not entitled to the Special Permit.

City of Plattsburgh - Plattsburgh Durkee Street Development
City Special Use Permit Application

Project Narrative

July 25th, 2019

I. Overview and Background

The City of Plattsburgh (City) is working with Prime Plattsburgh, LLC. (Prime) on a public-private partnership for redeveloping the Durkee Street lot. This was identified as a key project in the Downtown Revitalization Initiative (DRI) award from the State of New York. Prime is proposing a mixed use development consisting of 114 residential units, 10,000 square feet of commercial space, parking, and open space.

The Durkee Street lot fronts on Durkee Street and is bordered by Broad Street to the south, Bridge Street to the north, and the Saranac River to the east. It currently includes the Gateway building and associated parking leased to Investors Corporation of Vermont (ICV), a municipal parking lot, a farmers' market structure, and a path along the Saranac River riverfront.

The Durkee Street lot is located in the C- Central Business/Commercial Zoning District and has several previous approvals from the Zoning Board.

- September 29, 1975 – Appeal #126 for the establishment of an industrial operation.
- January 20, 2004 – Appeal #1577 for the issuance of a special use permit (SUP) for a Planned Unit Development (PUD). The PUD boundaries include the Durkee Street lot, the City owned Broad Street parking lot, and the City owned Westelcom Park. It did not include the former Highway Oil site which was not in City ownership at that time.

This application is for an amendment to the existing SUP for the uses and to adjust the boundaries of the previously approved PUD for the Durkee Street lot.

II. Project

The City is proposing to amend the SUP for the uses within and the boundaries of the previous PUD. This includes the following:

- Proposed Uses within the PUD: The proposed uses will potentially include retail businesses and commercial uses, personal and business service establishments, residential apartments, and parking and loading areas.

According to **Schedule I 360 Attachment 1.3** of the Plattsburgh Zoning Regulations, these proposed uses are included in the list of Permitted Principal Uses, Accessory Uses, and Uses Requiring Special Permit.

Permitted Principal Uses:

- The proposed retail businesses and commercial uses, and personal and business service establishments are proposed on the first floor along Durkee and Bridge Streets.
- Residential apartments above the first floor. These apartments will be on the upper floors of the building.

Accessory Uses:

- On-site parking spaces are proposed underneath the building as well as 2 surface parking lots.

Uses Requiring Special Permit:

- Planned unit developments.
- Residential apartments are proposed to be on the first floor of the multistory building wing along Bridge Street and the wing facing the surface parking lot.

- Boundary of the PUD: The proposed adjusted boundary of the PUD is to include lands bordered by Bridge Street to the north, Durkee Street to the west, Broad Street to the south, and the Saranac River to the east. This includes the Durkee Street lot with the Gateway building and the former Highway Oil lot. The total land area of the proposed PUD boundary is 4.66 acres. The Broad Street parking lot and the Westelcom Park lot will no longer be included the PUD.

The proposed boundary of the PUD meets the minimum land area requirements of 3 acres as outlined in Section 360-21, C (9) of the City Zoning Regulations for the C-Commercial Zoning District.

III. City Special Use Permit Review

We have provided information on the Project that addresses the review criteria in conformance with Special Use Permit requirements as described in *Section 360-31 Special Use Permits* of the City's Zoning Ordinance. These items will be addressed in more detail as part of the SEQOR

Generic Environmental Impact Statement (GEIS) report that the City is undertaking for this project along with other related projects connected to the NYS DRI award.

Section 360-31 B. Standards

- *The general character, height and use of the structure or structures;*

The proposed PUD allows for the redevelopment of the lands with buildings bordering the roadways and sidewalks to define the streetscape and fit into the general character of the surrounding area. It is an infill project in the downtown fabric of the city. Many years ago, there were buildings on the project site, but have since been removed. The surrounding area has buildings bordering the sidewalks and streetscape that typically define a walkable downtown area. This proposed PUD will allow the flexibility to have buildings close to the sidewalks.

The proposed building will be 60 feet tall with 5 stories (one level underground, four stories above ground, and a mezzanine level). This is similar to heights of other buildings within the Central Business/Commercial Zoning District in the surrounding area. The proposed uses within the PUD are all uses that would typically be found in a downtown environment.

- *The provision of surrounding open space and the treatment of grounds;*

Open space, as written in *Article II Definitions 360-5 Terms*, defines it as “..open unobstructed space from ground to sky at grade on a lot accessible by walking and which is suitable for and maintained as grass, flowers, trees, bushes and other landscaping and includes any surface walk, patio or other similar area but does not include driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.” Open space is provided within the proposed PUD totaling 40% of the site. This exceeds the minimum requirements of 16% open space.

The proposed open space as follows:

- Along the Saranac River, an identified top priority for the City, to be designed as a riverfront walk with site furnishings and landscape plantings that will connect Broad, Durkee, and Bridge Streets to the riverfront;
- Bordering the riverfront walk and the surface parking lot;
- Walkway and landscape plantings from Durkee Street to the riverfront walk;
- Walkways along Durkee and Bridge Streets; and
- Walkways and amenities in the courtyard of the building.

These open spaces will include sidewalks, boardwalks, landscape plantings, and site furnishings all consistent with downtown amenities.

- *The general fitness of the structure or use to its proposed location;*

The proposed building structure and uses are consistent with what are typically found in downtown Plattsburgh. The proposed building elevation has been conceptually designed to have similar architectural details that exist in surrounding structures to maintain balance with the character of the neighborhood.

- *The provision for automobile parking or storage;*

The proposed Project will have 292 parking spaces on site which exceeds what is required to meet the needs of the proposed uses. Based on City Zoning Regulations requirements, the proposed project will need a total of 242 off street parking spaces including handicapped accessible spaces. In addition, there will be an additional 50 public parking spaces provided on site.

The existing 289 public parking spaces will be relocated to other existing and new parking lots within the downtown, which is anticipated to be constructed and operational prior to the start of construction for the proposed PUD development. The City is preparing and implementing this parking relocation as part of their Public Parking Plan.

- *Street capacity and use as may be necessary to safeguard public health, convenience and as may be required for the preservation of the general character of the neighborhood in which such building and/or structure is to be placed or such use is to be conducted.*

Street capacity related to traffic will be addressed with a detailed parking analysis report as part of the SEQR GEIS process.

The **fifth** item on the agenda was Appeal #1577, Investors Corporation of Vermont, Bridge Street Parking Lot For a Special Use Permit.

Mr. Nolland said the provisions appealed were 270-20 and 270-10. He believe 270-10 is a misprint and they are asking for only a Planned Unit Development and all other physical discrepancies between the project and building code be taken of by the Planning Board.

Property owner is City of Plattsburgh. This is a Special Use Permit for a PUD.

The zoning district is zoned C Commercial. The Section Appealed is 270-20, PUD.

Mr. Perry 270-10 also includes Schedule of Permitted Uses. A previous appeal was #126, on 9/29/75. Mr. McMahon stated this was to establish an industrial operation.

A memorandum dated December 19, 2003 from Mayor Stewart was read into the record regarding ownership. [Meter 710]

John Clute, Corp. Counsel for the City of Plattsburgh began this discussion stating the City administration is actively involved in promoting and furthering this particular development. He is here to speak on behalf of the Mayor and Common Council about the project and in doing so, he is their advocate. He is not the Zoning Boards Legal advisor in this case.

Mr. Clute stated there are 2 things he wanted to speak about tonight. One is the respective powers and responsibility of the 3 city boards involved in this project - the Common Council, Zoning and Planning Board. The second issue is thoughts about how to review a phased developed such as this one. [Meter 840]

With respect to the City Councils role in this, the City of Plattsburgh owns this land and they are the entity that has the right to determine whether it should be redeveloped. They have the power and will decide who is going to develop it, what for, for what uses and what kinds of terms and conditions this property will have. This will be a ground lease. The Council has the means through this document or agreement that is worked out with the developer of addressing those kinds of issues or concerns. The Council thinks the land is an underutilized asset; that the land should be developed to its full potential to enhance the city tax base. The offices and limited amount of retail space in connection with the natural development of this site is an appropriate use for the land. The Council also understands and is concerned about and have and will addressed in the fellow document striking an appropriate bounds between the need to grow the city tax base but yet assure the people that have already made an investment in downtown Plattsburgh that they will have sufficient parking in order to properly conduct their businesses and grow. Those issues have been talked about and will be covered in the final lease agreement. The City administration has the power to decide those things in a reasonable and balanced fashion. [Meter 993]

With respect to the Zoning Boards role, unlike other items heard tonight, it's fairly limited. For tonight's discussion, this Board has to decide whether or not they should grant permission for this particular parcel of land to be developed as a PUD. A PUD designation is something that allows a lot to be developed with multiple uses in connection with the plans for that

development. Mr. Clute discussed further other uses for the lot. [Meter 1050]. The appropriate planning use mechanism for doing this is through the PUD process. If the decision is made that a PUD designation is a special permitted use and should be granted to this project, the right and responsibility to review and to make judgments about all the details of the plan is primarily in the hands of the Planning Board. Ultimately, it comes down to the Planning Board. It's unlike other permitted uses that the Zoning Board deals with. He spoke more about a PUD, review criteria, Section 270-20 standards, judgments for those standards from the PB. [Meter 1170 - 1225]. He then suggested to the Board to keep in mind there are limits to authority that one board has to the other. The PB ultimately will get this plan and make the ultimate decision on the details of the proposed project development.

Mr. Clute continued saying when you have 3 different boards involved in a project and it's a big project, one of the things that's important to keep in mind is to recognize and respect the authority of the other boards to make the decisions that they have a right to make in the course of the Development of the project. It's recognizing that others do have certain powers and authority when making these important decisions. [Meter 1290] He reiterated the Council does have a considerable stake in this project, an interest in it and ultimately have a right to decide whether this land ever gets developed at all. It's just not up to the Zoning or Planning Boards. There is another player on how this moves forward.

Mr. Clute added this is a phased project with a 50,000 sq. ft office building, 180 car-parking garage and 60 car parking deck located at the South parking lot. [Meter 1379]. This is the 1st phase of part of this project. The second part could be several years down the road, with a large 600 car public parking garage intended to provide ample space for existing downtown businesses and to accommodate all the needs for another office building. That would be the third phase of the project. The lease tentatively negotiated gives them 18 month for the first phase. The City administration does not want a situation where property is essentially tied up for an extended period of time under a land control document w/o a realistic plan that actually makes some progress.

The second phase, because it involves construction of a large parking garage, is pretty much the responsibility of the City but it does tie into the 3rd phase because essentially, the right to develop the third phase that expires 7 years after the first. [Meter 1540] The first phase plans are quite definite and reasonably certain but much of the rest of it is a concept or idea of what it might look like. [More discussion about phases, use of lands, Meter 1600 – 1735]

Ms. Schoonmaker then showed a video of what the garage and building would look like. [Meter 1822]

Mayor Stewart advised Investor Corp. of Vermont came to the City of Plattsburgh interested in doing a downtown development. He was asked to go to Washington, DC regarding the Federal Building. [Meter 2000]. A SUNY presence downtown is also being worked on for a small business center with classrooms for Art and classrooms for the college. Some of this building has been leased already. ICV wants to make a huge investment into the City of Plattsburgh. Phase I is what we are talking about tonight – the 2 decks and the 5 story building as the first phase. Anything else after this will come back through the same process. The Mayor also mentioned the Farmers Market. The Lake City Development Corp. has recommended not to spend the \$80,000 to enclose the Farmers Market. Because of the

developments that are taking place in the parking lot, it's possible that they might want to relocate the Farmers Market, rather than make a major investment into this. The Gas station will have to be another thing that will have to be obtained by the City of Plattsburgh and probably obtained by the City of Plattsburgh. They have retained the Durocher building across the street. [Meter 2239].

Mr. Sprayragen from ICV introduced Gregory Rabideau, Architect, which had prepared all the plans.

Mr. Rabideau explained the principal structure being proposed is a 5-story office building, with 11' 4" per floor. It will be 58' tall. There will be commercial grade aluminum windows. The exterior will be brick masonry, with decorative stone treatment. There will be a semi-octagonal inflection of the structure, which corresponds to the front on Durkee St. There will be existing transformers on the site. The parcel is 5.3 acres which encompasses all the land from the corner of Durkee to Bridge St. This will include the land that Broad St. traverses over. The proposal includes restructuring an existing parking lot to include a 2-level parking garage, with a lower level entrance off from Durkee St. The upper level will take advantage of up ramp that goes up the Broad St. Bridge so you will come in onto the upper level using existing topography.

The same technique will be used on the Northerly part of the garage closer to the river. The lower level will be accessed by a "carriage sweep" by driving in and doing a "u" turn and driving back out. This will provide for a drop off and principal entrance to the office structure and then drive directly into the lower level garage. That would be Phase I. The existing location of the Farmers Market will remain. Other features that will remain is the boardwalk extension towards Broad St.

Mr. Rabideau continued saying actual lot coverage will go down for the project as they introduce green space. [Meter 2596]. He spoke about design, storm water, pipes under the floor of the parking garage. They will provide for retainage of storm water on the site, by large diameter pipes under the floor of the parking garage. The storm water that falls on the parking garage and immediate areas around it can be converted into a storage facility and will then allow them to retain that water and discharge it into the Saranac River on a much slower rate. The actual impact and rainfall from storm events on the site will be attenuated by the development of the project, such that storm water discharge will be withheld. [Meter 2660]. The other advantage of this will be the cleaning of that water to the extent that there will be an opportunity for solids and things to settle out of the water. In addition to this, they will provide for some overland flow between the discharge flowing and the actual river itself, providing for additional cleaning and aeration. [Meter 2700] The best location for electric power to come to the building is on the South side of the building, where there is available conduit banks.

Mr. Rabideau also stated overall, there will be a constant number of parking spaces that will be developed for the project. The pre and post development phase will be the same number of parking spaces, given the demand for the office space itself. Overall, there will be net reduction for available public parking spaces.

Ms. Schoonmaker explained the parking spaces. [Meter 2850 - 3125]. The developers have shown the numbers of spaces that will be lost and gained during the whole construction of the project. Their primary concern is the 1st 3 months of the project. From approximately March 1 – May 30, when you figure out the number of spaces lost and added, through out that period of time, there will be 81 spaces that will be lost for those 3 months. The first 5 days they will be closing in the North Parking lot and 2 of the entrances and adding 66 spaces. She reiterated 81 spaces will be lost over those 3 months. She spoke about offsetting those spaces. The city and county are working together to develop a busing plan for those employees. There are some other parking area the county is talking about purchasing, etc. Ms. Schoonmaker strongly said they are working to offset those lost 81 spaces by busing county employees. Maybe Skyway or St. Peters Church might be parking areas.

Ms. Gilbert asked about Durkee St. being one way and gaining spaces there. Mr. Sprayragen stated they proposed NOT to make Durkee one way but to close the entrance off Durkee St. [Meter 3169] He spoke about restriping the parking lot and how there was quite a variation between how wide some of the spots were and how wide some of the others were. Ms. Schoonmaker said even taking this into consideration, they will still have that net loss for 3 months. The developer is actually doing the striping at their expense.

[Lengthy discussion on loosing parking spaces, Nolland, Sprayragen, Schoonmaker, Perry, spaces for county workers, parking spaces regarding zoning ordinance, overall spaces, Meter 3400].

Mayor Stewart spoke about the County and City working together on parking spaces, foreclosure of certain city property and bank releasing that property to convert into 50 parking spaces. [Meter 3489] In addition, NYSEG property maybe helping with parking.

Mr. Nolland clarified tonight's meeting is for only Phase I and the Special Use Permit. [Discussion between Perry and Nolland about intentions of Phase I, Meter 3500 – 3812]. This is an unlisted action and therefore an uncoordinated review.

Mr. Perry discussed the public notice and the new add. [Meter 3914-At this point in the meeting, Ms. Drumm left the meeting with Mr. Fuller taking her place on the Board. Mr. Fuller has heard on the testimony for this project].

Mr. Nolland then opened the meeting up to the audience.

Steve Baker, 2 Durkee St., stated he owns the property at the south end of this property and has a lawsuit against the City regarding the parking lot at Durkee St. [Meter 4345]. He did not know how this could go forward. Mr. Nolland then read the letter from Mr. Baker, dated 1/20/04 into the record.

Mr. Ed Collins then spoke stating this was in the legal section of the paper.

Ron Patnode asked about the parking structures and would they be accessible to the public when finished (24/7). Mr. Sprayragen said they were currently in conversations in making the top level of this available to the public. Mr. Patnode thought there would be no relief to the tax base and were getting nothing in return. He asked what would happen with the snow and snow related problems. [Meter 4884].

Mr. Seiden stated he has been redeveloping Downtown since 1985. He reminded everyone this is an independent Board and they will look at it independently, whether the Mayor or Pope or anybody else wanted something to happen. He asked to treat the developer with the same type of requirements and standards that the regular townspeople get when needing a variance. Let this project stand on its own merit.

Mr. Rabideau commented to Mr. Baker the upper level of the parking garage will be at the level of Broad Street, maybe 10' above grade. The lower level will be flush with Durkee St. The proposed parking structure will be 10' tall. There will be guardrails on top of the structure that will be open. He proposes vertical stantions connected w/half inch thick cables. It's a public parking lot today and it will be a public parking lot in the future.

It's their intention to improve the overall quality and volume of runoff from this site by directing it to a well-defined structure and metering the outflow to the Saranac River. They are not increasing any lot coverage. Mr. Nolland spoke about filtration. [Meter 5330]

Mr. Rabideau is also proposing landscaping for this project, with a lot more green than currently there now. There could be more things done to lessen up the impact of this building. The building should be 15' from Durkee St. Mr. Perry said the internal street (Broad) is required to be 25'. [Discussion 5500 – 5798] Mr. Nolland reiterated they are only supposed to decided tonight is the SUP. The PB will decide everything else.

Mr. Rabideau continued spoke about snow removal. Mr. Patnode commented about snow removal. [Meter 5970]. The Mayor responded to the snow comments made from Mr. Patnode.

Ms. Labounty asked if there were any plans for an elevated walkway. Mr. Sprayragen stated they would work with the City to make some crosswalks to make it safe for pedestrians but there is no plan for an elevated walkway.

Mr. Rabideau spoke about the efficiency of the parking garages and topographic features. [Meter 6300]

Ms. Gilbert thought this project would overwhelm the Farmers Market. Mr. Rabideau said this would also impact the community with more eyeballs to Downtown Plattsburgh and the businesses located there.

Ms. Gilbert asked how many new jobs might be created. Mr. Sprayragen said its hard to put a number on this yet, since they are still in the preliminary phases.

Mr. Mazzone spoke about the parking spaces. [Meter 6700].

(Tape 3)

Ms. Schoonmaker said the first level in the South lot will always be remain open to the public. They will use tokens or wands. Mr. Sprayragen reiterated they proposed to build the upper level of one deck first (south garage), and open that up to the public right away.

Mr. Nolland spoke about people leaving their cars in the garage, working people leaving cars, [Meter 119] The Mayor clarified there is a lot of parking, Social Services parking, 2 hr parking.

The Board the reviewed the Long Form SEQR. The following items were changed:

Ms. Schoonmaker clarified the 5.33 acres includes the gas station.

A. SITE DESCRIPTION

1. #10 changed to yes.

B. PROJECT DESCRIPTION.

1. (f) Both of those numbers are incorrect. Existing is 433, proposed is 585.
(g)Add: 60-70 trips.[Discussion Meter 734 – Mayor Stewart, Board, Rabideau]
(l)Mr. Rabideau changed height to 60'.
2. Add: To be determined.
6. Discussion on start date of project. Mr. Sprayragen stated a more realistic approach is April or May. Mr. Williams said for the record, the 10-month block is designed to break ground to a sealed building unit. (Finish of office area). [Meter 978]
- 11.Mr. Nolland mentioned the relocation of the farmers market. Mr. Williams and Mayor Stewart said this will not be part of Phase I.
- 16.This was changed from no to yes.
 - a. Solid waste was changed from no to yes.
 - b. Yes was checked.
 - c. Clinton Co. landfill was checked yes.
 - d. Yes was checked.
17. Disposal of solid waste was changed to yes.
20. Noise levels were changed to yes.[Discussion Meter 1300]
The Mayor clarified regarding the entrance to the parking lot, the City will make improvements at this U-turn piece of property.
- 23.Added 1300 gallons.

Mr. Nolland then stated 16a will be changed from tons to 30 cu. yards/month for construction of solid waste.[Discussion on wasted material, Meter 1565 - 1730]

25.Approvals required are City Zoning and Planning, Clinton County, Common Council, NYS Health Dept.; State Agencies should be check yes for DEC. Federal Agencies should be checked no.

C. ZONING & PLANNING INFORMATION

3. Add 22 stories.
6. Add mixed use

Mr. Nolland spoke about the utilities & electric,. [Meter 1989 - 2080] Mayor Stewart mentioned there is a potential of a new substation being built across from Durkee Street.

12a. Change no to yes regarding generation of traffic.

Ms. Latinville questioned why this SEQR was submitted so late and why most was incomplete. Mr. Perry explained he told the developer they could submit it tonight. Mr. Sprayragen added he was not advised he needed a Long Form SEQR. The Mayor said it was not the developers fault this was late.

Mr. Perry stated this is an uncoordinated action so each agency can review the SEQR. Lead Agency does not apply here. [Discussion on SEQR]

Part 2 – Projects and Their Magnitude.

#13 was changed to no.

#16 should be changed to yes, according to Mr. Nolland. [Discussion - Meter 3100]

Mr. Nolland spoke about the Visual AEF.[Meter 3400]

MOTION ON LONG FORM SEQR:

By Ms. Gilbert, seconded by Ms. Latinville

THE BOARD FINDS NO SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT FOUND BY THE EVIDENCE PRESENTED TONIGHT ON SEQR FORMS AND PROJECT DESCRIPTIONS.

ALL IN FAVOR: 7

OPPOSED: 0

Mr. Nolland again clarified all they need to approve is whether to allow 5+ acres of land to be classified as a planned unit development. They are no way approving the layout of the buildings, the format of what happens in Phase I, (that will be discussed at the PB), they are not talking about area and bulk controls, they aren't talking about parking or storm water, only talking about is this allowable at a PUD. Mr. Perry agreed.

Ms. Gilbert asked about the gas station property. The City does not own the gas station and no one can asked the Board to approve a PUD involving the gas station. If the gas station is subtracted, does the City still have 5 acres. Mr. Nolland said yes, the gas station is a .28 ± acre parcel of land situated on Bridge St. Mr. Perry explained on the parcel identification map, it shows for the north and south parking lot, 5.11 acres. Ms. Gilbert said this clearly excludes the gas station. Without Highway Oil, it still exceeds the 5 acres they need for a PUD.

MOTION:

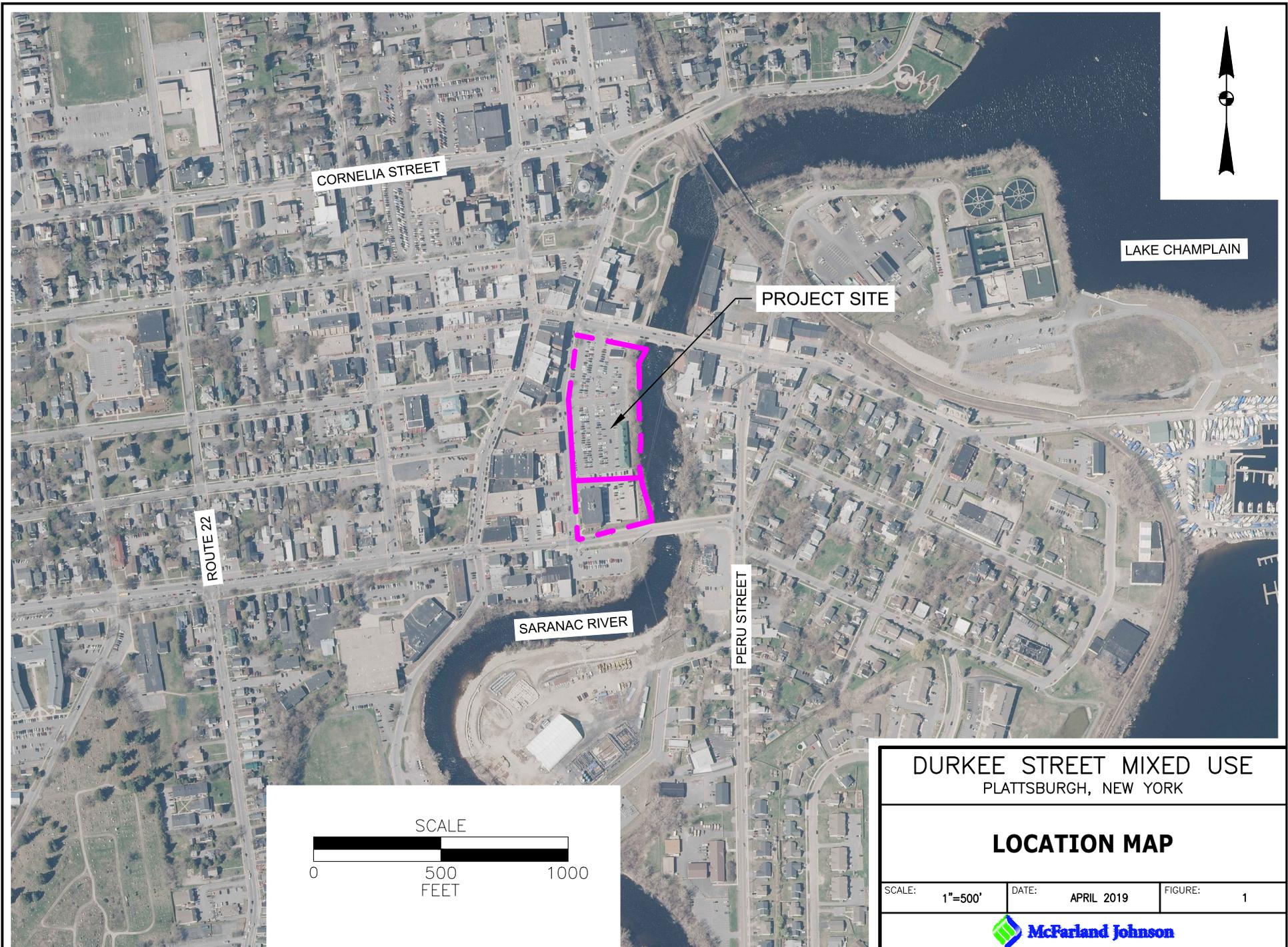
By Steve Fuller, seconded by Ms. Gilbert

TO APPROVE APPEAL #1577, INVESTORS CORP. OF VERMONT FOR A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT IN THE CITY PARKING LOT

APPROVED: 7

OPPOSED: 0

MOTION APPROVED



CORNELIA STREET

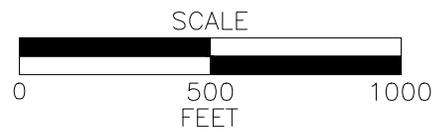
LAKE CHAMPLAIN

PROJECT SITE

ROUTE 22

SARANAC RIVER

PERU STREET



DURKEE STREET MIXED USE
PLATTSBURGH, NEW YORK

LOCATION MAP

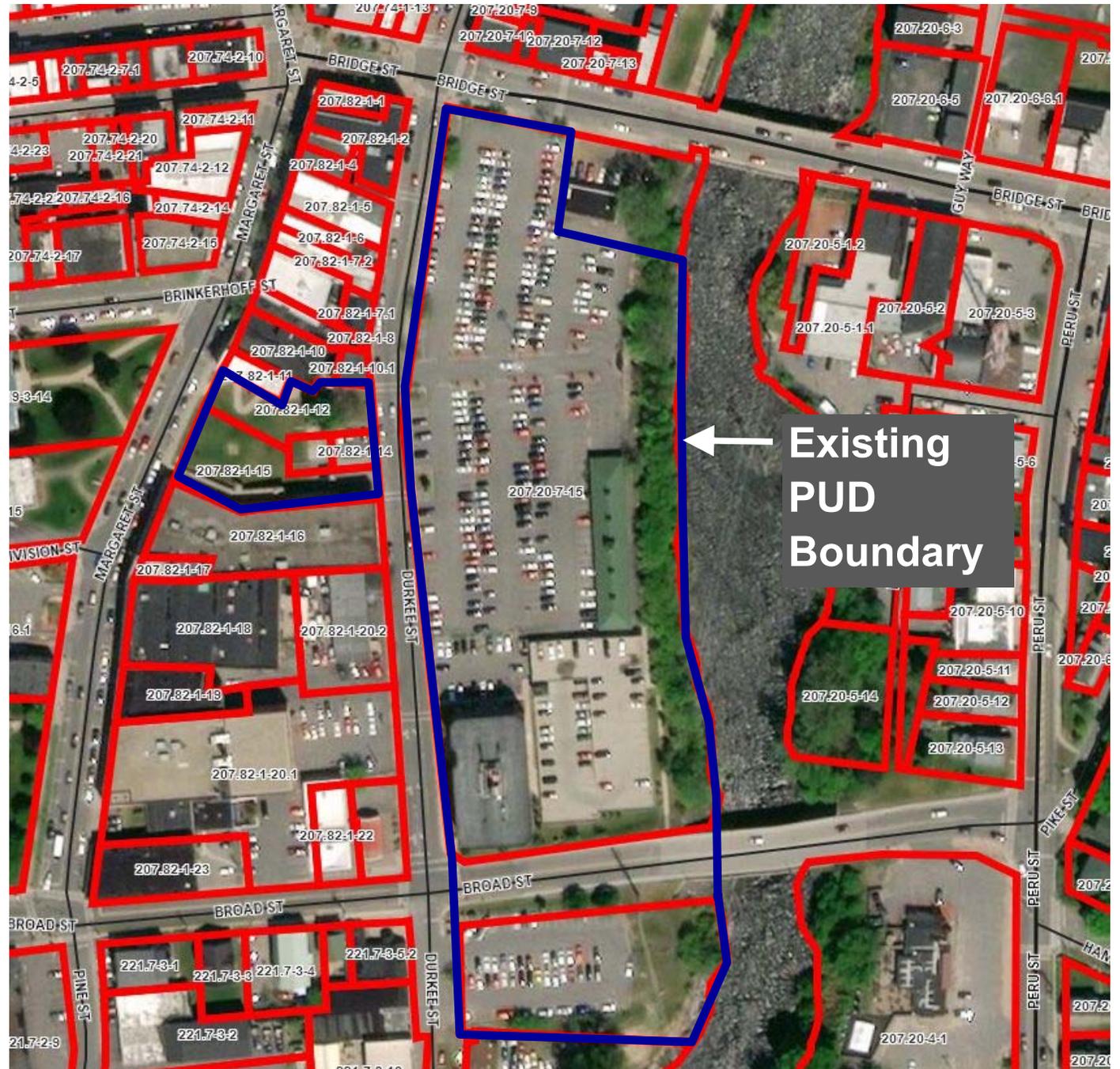
SCALE: 1"=500'	DATE: APRIL 2019	FIGURE: 1
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Plattsburgh Durkee Street Planned Unit Development City

Special Use Permit Application - PUD Boundary Maps

July 25th, 2019



Plattsburgh Durkee Street Planned Unit Development City

Special Use Permit Application - PUD Boundary Maps

July 25th, 2019



Map Notes:

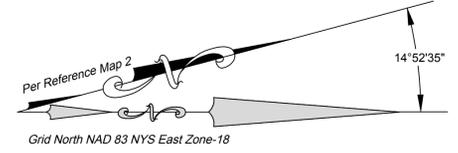
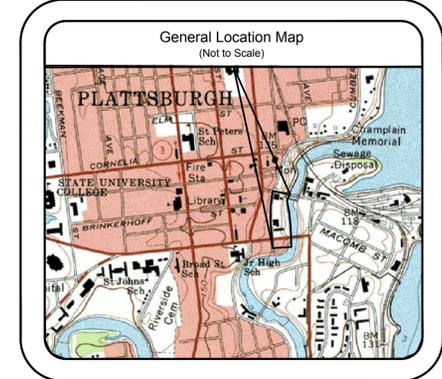
- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
- Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- Copyright 2019, Robert M. Sutherland, P.C. All rights reserved.
- The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
- Subject to any findings of an accurate abstract of title or those discoverable by inspection.
- North arrow and bearings based on grid north NAD 83 New York East zone 18.
- Vertical datum based on NAVD 1988.
- All distances shown hereon are ground distances.
- Riparian rights, if any, have not been established as a result of this survey.
- Building offsets, as shown on this map, are not to be used for construction purposes.

Reference Maps:

- "Map of Lands of City of Plattsburgh 44-48 Margaret Street, Plattsburgh," prepared by Joseph J. Martina, L.S. dated September 30, 1974 and filed in the Clinton County Clerk's Office in Book 6 Page 57.
- "Survey Map Showing Parcels of Land (Parcels A-J) owned by City of Plattsburgh Proposed to be conveyed to City Plaza Associates," prepared by Jolly and Russo Land Surveyors dated September 25, 1989 and filed in Clinton County Clerk's Office in Book 19 Page 71.
- "Boundary Survey Portion of Lands of The City of Plattsburgh" prepared by C.T. Male Associates, P.C. dated October 5, 2004 and on file in the office of Robert M. Sutherland, P.C.
- "Map Showing Plattsburgh Gateway-Phase 1 Site Plan," prepared by Robert M. Sutherland, P.C. dated May 12, 2006.

Reference Deeds:

- City Plaza Associates to City of Plattsburgh by deed dated February 27, 2003 and recorded on Instrument # 2003-152840 on March 12, 2003 in the Clinton County Clerk's Office.
- Lease to ICV-NY, LLC to City of Plattsburgh by deed dated May 26, 2006 and recorded as Instrument # 2006-200533 on November 17, 2006 in the Clinton County Clerk's Office.
- Richard A. Marks to City of Plattsburgh by deed dated July 9, 2014 and recorded on Instrument # 2014-265603 on July 09, 2014 in the Clinton County Clerk's Office.



Tax Map Reference:

Section 207.20 - Block 7 - Lot 15
City of Plattsburgh
County of Clinton

No.	Revision/Issue	Date

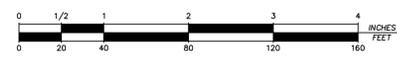
RMS
ROBERT M. SUTHERLAND P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING
11 MACDONOUGH STREET, PLATTSBURGH, NY 12901
518.561.6145 (PH) 518.561.2496 (FX)
R M S P C O M

Project Name & Address
Survey Map
Prepared for
The City Of Plattsburgh
showing portions of lands
to be included within the
Planned Unit Development
- Situate -
Clinton County City of Plattsburgh State of New York

Project #	Sheet
19116	SURVEY
Date	07/25/2019
Scale	1" = 40'
Drawn	LSC
Checked	J.F.B.

Certification:
I hereby certify that this survey was prepared from deeds and maps of record and from an accurate survey performed during September and October of 2018.

Jeffrey F. Burns, L.S. Date
N.Y.S. License #050702



Planned Unit Development Schedule:

LOCATION: Lands of the City of Plattsburgh, being a portion of lands on the south side of Bridge Street, east side of Durkee Street and north side of Broad Street, said portion of lands are contiguous to the westerly bank of the Saranac River.

ZONE: Commercial / Planned Unit Development

Item	Lot 1	Lot 2
Lot area	57,293.82 sq. ft.	145,791.10 sq. ft.
Road frontage	529.57 ft.	828.96 ft.
Use	ICV-New York, LLC Lease	Parking lot

Legend:

- 5/8" iron rod w/ RMS survey cap (to be set)
- Found property evidence (as described)
- Computed corner
- ⊕ Fire Hydrant
- ⊙ Sanitary manhole
- ⊙ Drainage manhole
- Catch basin round
- Catch basin square
- Telephone pedestal
- Cable pedestal
- ⊕ Water Valve
- ⊕ Water shutoff
- ⊙ Utility pole
- ⊕ Sign
- ⊕ Bollard
- ⊕ Monitoring well
- ⊕ Gas marker
- ⊕ Gas meter
- ⊕ Gas valve
- ⊕ Electric meter
- ⊕ Deciduous tree
- ⊕ Coniferous tree
- w — Waterline
- SA — Sanitary line
- ST — Storm line
- USE — Underground electric
- UST — Underground telephone
- GAS — Underground gas
- — — Proposed property line
- — — Existing property line
- · — · — Adjoiner property line





McFarland Johnson
 60 RAILROAD PLACE
 SUITE 402
 SARATOGA SPRINGS, NEW YORK 12866
 P:518-580-9380 F:518-580-9383
 mjinc.com

PROJECT MILESTONE
CONCEPT UPDATE

NO.	DATE	DESCRIPTION

CLIENT: **PRIME PLATTSBURGH, LLC**
PLATTSBURGH, NEW YORK
 PROJECT: **DURKEE STREET MIXED USE**

DRAWN	NSO
DESIGNED	NSO
CHECKED	TCB
SCALE	1"=20'
DATE	JULY2019
PROJECT	18491.00

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE
CONCEPTUAL SITE PLAN

DRAWING NUMBER
C-01



PROJECT DATA:

- APPLICANT:
PRIME PLATTSBURGH, LLC
621 COLUMBIA STREET
COHOES, NY 12047
 - EXISTING ZONING: COMMERCIAL/PLANNED UNIT DEVELOPMENT
 - LOT AREA: 3.35 ACRES (145,790 SF)
- OFF-STREET PARKING:**
PER CITY OF PLATTSBURGH ZONING ORDINANCE
- OFF-STREET SPACES REQUIRED:**
- | | |
|---|-------------------|
| COMMERCIAL (1 SPACE PER 250 SF OPEN TO PUBLIC) | 40 SPACES |
| RESIDENTIAL (2 PER DWELLING UNIT FOR FIRST 10) | 20 SPACES |
| RESIDENTIAL (1.75 PER DWELLING UNIT OVER 10) | 182 SPACES |
| TOTAL OFF-STREET PARKING SPACES REQUIRED | 242 SPACES |
- OFF-STREET SPACES PROVIDED:**
- | | |
|------------------------------|----------------------------------|
| SURFACE PARKING | 92 SPACES |
| COURTYARD PARKING | 35 SPACED |
| UNDERGROUND PARKING | 165 SPACES |
| TOTAL SPACES PROVIDED | 292 TOTAL SPACES PROVIDED |

ADA PARKING:

- PER NYS 2016 UNIFORM CODE SUPPLEMENT
- ACCESSIBLE SPACES REQUIRED:**
- | | |
|---------------------|----------|
| SURFACE PARKING | 4 SPACES |
| COURTYARD PARKING | 2 SPACES |
| UNDERGROUND PARKING | 6 SPACES |
- ACCESSIBLE SPACES PROVIDED:**
- | | |
|---------------------|----------|
| SURFACE PARKING | 4 SPACES |
| COURTYARD PARKING | 2 SPACES |
| UNDERGROUND PARKING | 6 SPACES |

ZONING:

	TAX ACC. NO.	LOT SIZE	ZONING
EXISTING:	207.20-7-15	±4.38 ACRES	COMM/PUD
	207.20-7-14	±0.27 ACRES	COMM
PROPOSED:	XXX.XX-X-XX	±3.35 ACRES	PUD

GROSS COMMERCIAL AREA: 10,000 SF
 TOTAL APARTMENT UNITS: 114

FEATURES	CALCULATION	UNDERLYING CITY ZONING	PROPOSED
PARCEL SIZE	CHAPTER 270 SCHEDULE II	50,000 SF	145,790 SF
MIN. LOT DIMENSION	SQUARE ROOT OF LOT AREA X 0.67	256'	265'
MAX. HEIGHT IN STORIES	LOT AREA X 0.0001	14	5
MAX. BLDG HEIGHT	STORIES X 12	60'	60'
MINIMUM BUILDING SETBACKS	STORIES X 3	15'	3' NORTH 40' EAST 8' WEST 238' SOUTH
MAX. BLDG COVERAGE	LOT SIZE - SETBACK AREA	84%	27%
MIN. OPEN SPACE	SETBACK AREA	16%	40%

LEGEND

- CONCRETE SIDEWALK
- STAMPED CONCRETE
- GRAVEL
- LANDSCAPING
- GRASSED AMMENITY SPACE
- ASPHALT PAVEMENT
- BUILDING
- PROPERTY LINE
- BUILDING OVERHANG





MACKENZIE ARCHITECTS P.C.

162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

Plattsburgh Mixed Use
Development
View on Bridge St

The City of Plattsburgh
Plattsburgh, NY
7/25/2019

A4.3



MACKENZIE ARCHITECTS P.C.

162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

**Plattsburgh Mixed Use
Development**

View from Bridge St & Durkee St

The City of Plattsburgh
Plattsburgh, NY
7/25/2019

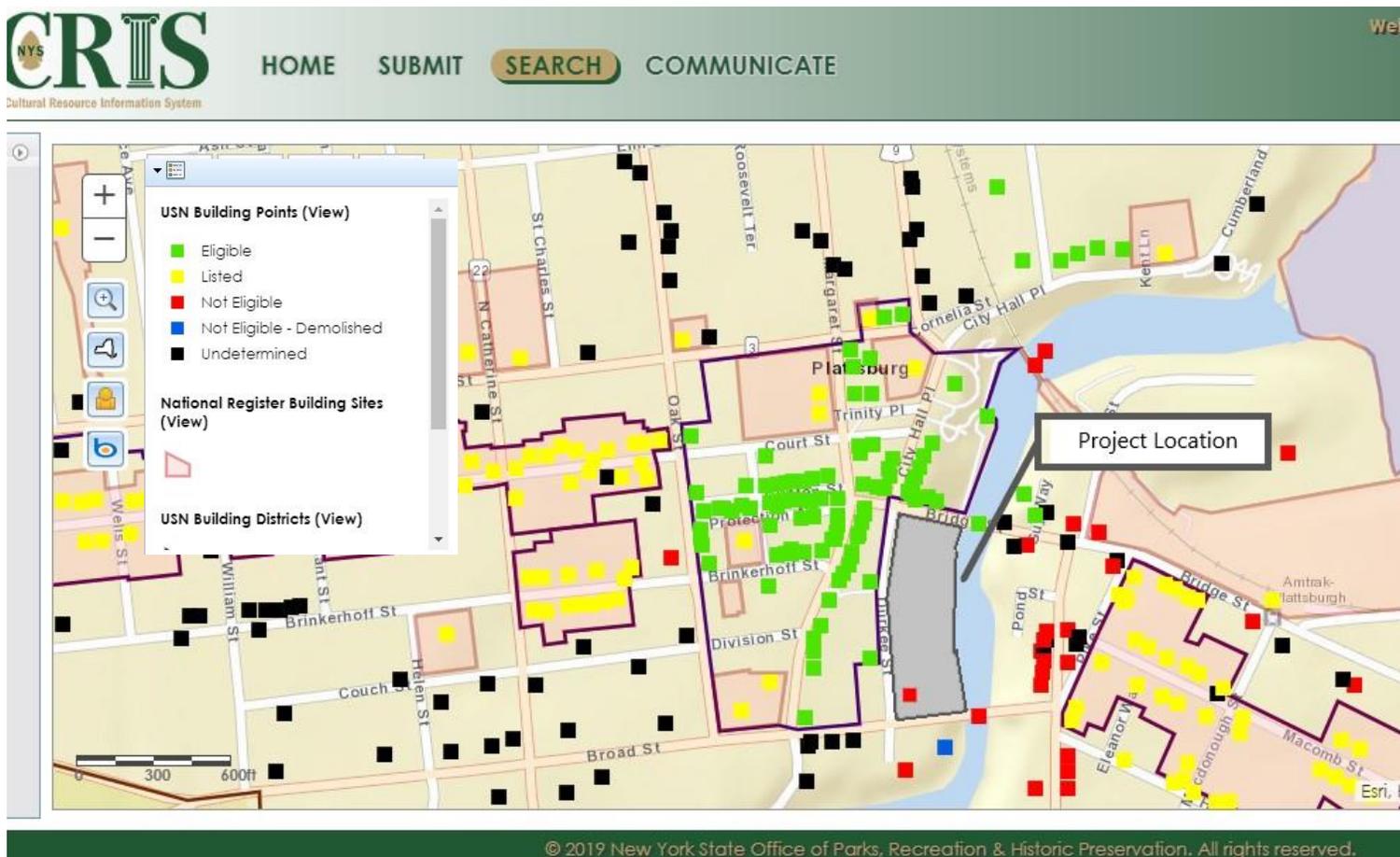
A4.1

Plattsburgh Durkee Street Development
List of Deviations for PUD
 July 25th, 2019

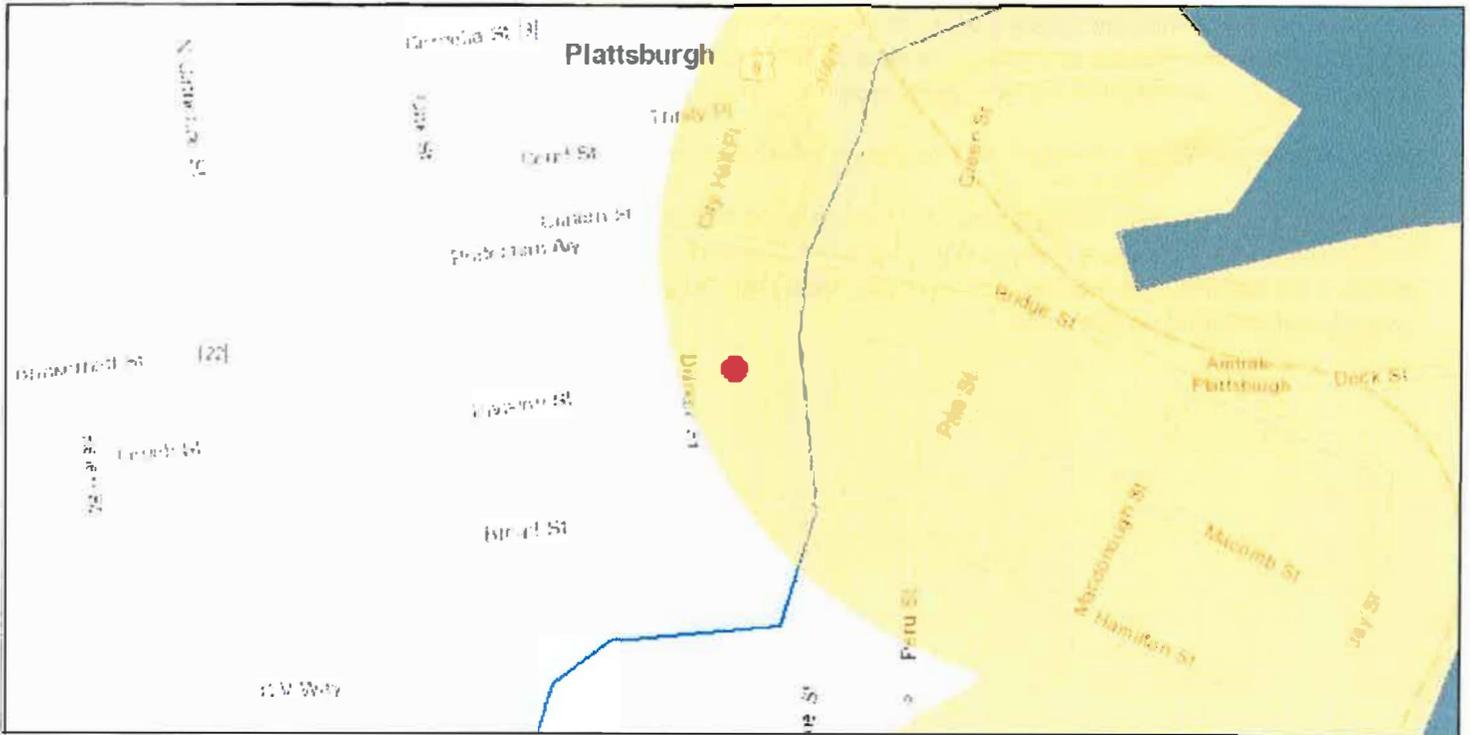
Zoning District: C - Central Business, High-rise project

Zoning District and Land Use	Calculation	Underlying Zoning District	Proposed	Conformance / Deviation
<i>Minimum Lot Size Requirements</i>				
Minimum Land Area (acres - PUD)	Section 360-21 PUD, C (9)	3 acres	4.66 acres	✓
Area (sq. ft. - proposed Project)	Section 360 Attachment 2, Schedule II	50,000 sq. ft.	145,790 sq. ft.	✓
Minimum Lot Dimension	Square Root of Lot Area x 0.67	256'	265'	✓
Width (feet)	Section 360 Attachment 2, Schedule II	70'	>500'	✓
Depth (feet)	Section 360 Attachment 2, Schedule II	100'	265'	✓
<i>Minimum Yard Requirements</i>				
Front (feet) - Durkee and Bridge Streets	Height in Stories x 3 (5 stories)	15'	8' (west), 3' (north)	x
Side One/Both (feet)		15'	40' (east)	✓
Rear (feet)		15'	238' (south)	✓
<i>Maximum Building</i>				
Height (feet)	Stories x 12 (5 stories)	60'	60'	✓
Height (stories)	Lot Area x 0.0001	14	5	✓
Maximum Building Coverage	100% of buildable portion of lot (Lot size - setback areas)	84%	27%	✓
Minimum Open Space (percent)	100% of required setbacks	16%	40%	✓
<i>Off Street Parking and Loading Berth Requirements</i>				
Commercial	1 space per 250 sf of space open to public	40	40	✓
Residential	2 spaces per dwelling unit for first 10, 1.75 spaces per dwelling unit over 10	202	202	✓
Additional Parking			50	
ADA Accessible	NYS requirements - Included in above counts	12	12	✓
	<i>Total</i>	242	292	✓
Loading Berth	1 space per 10,000 to 25,000 sq. ft. of floor area	1	1	✓

NYS OPRHP Cultural Resource Information System (CRIS) Map
Durkee Street Development Project: Planned Unit Development Lands
City of Plattsburgh, Clinton County, NY



Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18

Easting: 622664.415

Northing: 4950412.192

Longitude/Latitude

Longitude: -73.452

Latitude: 44.697

The approximate address of the point you clicked on is:

22 Durkee St, Plattsburgh, New York, 12901

County: Clinton

City: Plattsburgh

USGS Quad: PLATTSBURGH

DEC Region

Region 5:

(Eastern Adirondacks/Lake Champlain) Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington counties. For more information visit <http://www.dec.ny.gov/about/631.html>.

Rare Plants and Rare Animals

This location is in the vicinity of Common Loon – Listed as Special Concern by NYS

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

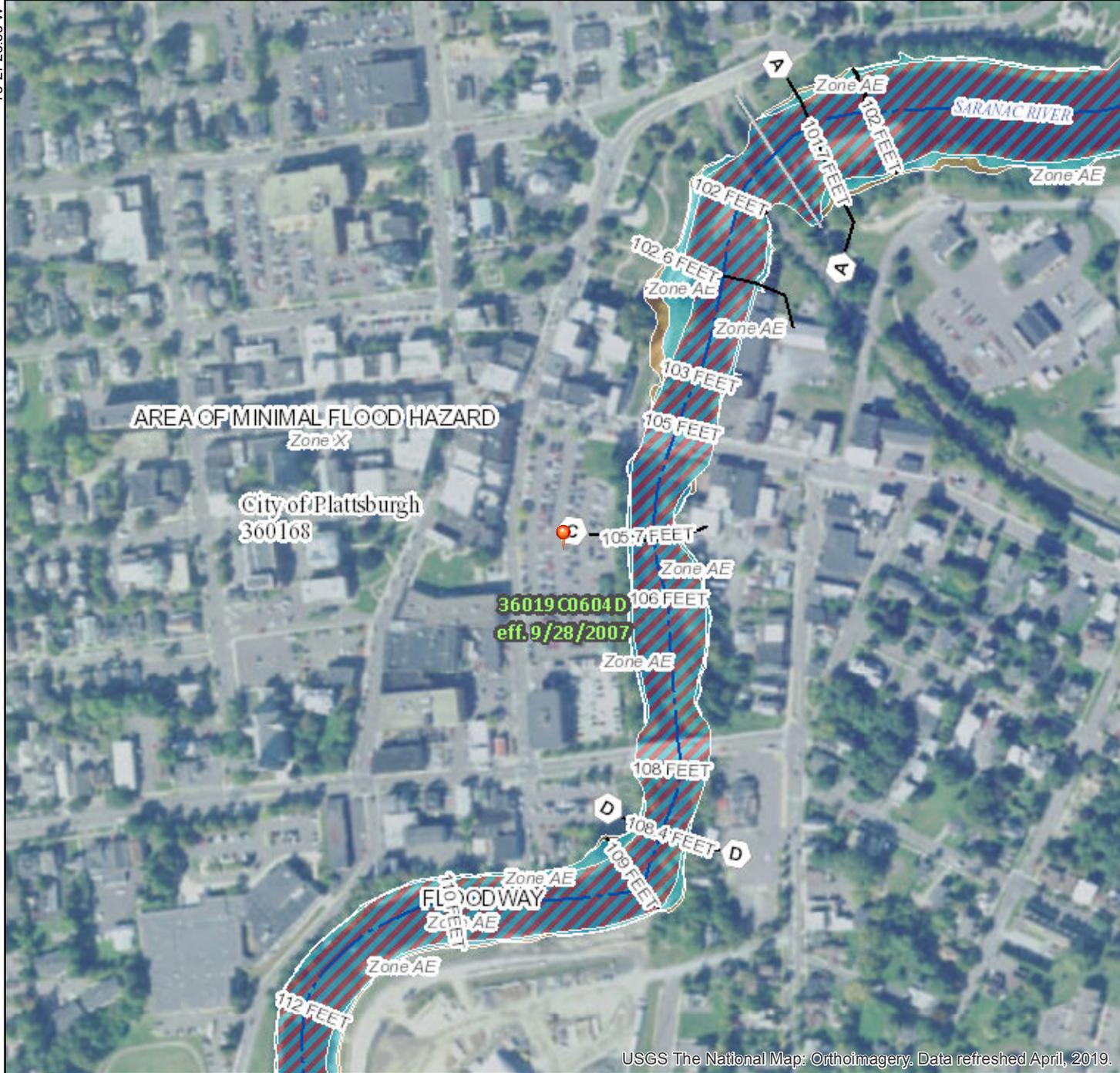
Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

National Flood Hazard Layer FIRMette



44°42'1.59"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2019 at 12:24:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1542 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1542 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1542 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

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

If Yes, identify the plan(s):

Plattsburgh Gateway Project / Durkee Street (Environmental Restoration Project, March 2007)

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?

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? _____

b. What police or other public protection forces serve the project site?

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

d. What parks serve the project site?

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)?

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

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

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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 acres:

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: _____ gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 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): _____

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):

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 _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

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)?

 • 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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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 _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 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: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

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:

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 _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

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

 • Operation: _____

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

 • Operation: _____

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 Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• 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:

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:

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? _____ feet

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

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

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

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

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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 _____ Date _____

Signature  _____ Title _____