

617.20  
Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1- Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2- Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3: If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE- Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:     Part 1     Part 2     Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

Pearce Tract Development

Name of Action

City of Auburn Planning Board

Name of Lead Agency

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)

Date

# PART 1-PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Pearce Tract Development		
LOCATION OF ACTION (include Street Address, Municipality and County) North of Rochester Street and West of North Fulton Street extension also referred to as 252 North Street Rear		
NAME OF APPLICANT/SPONSOR Pearce Tract Development, L.P.		BUSINESS TELEPHONE ( 315 ) 437-1808
ADDRESS 6320 Fly Road		
CITY/PO East Syracuse	STATE NY	ZIP CODE 13057
NAME OF OWNER (if different) Homsite Fund, Inc, 60 Clark Street, Auburn, NY 13021 and Two Plus Four Construction Co.		BUSINESS TELEPHONE ( 315 ) 252-8451
ADDRESS (Contact information same as the applicant)		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION  This project involves construction of 30 semi-detached single family units consisting of 20-2BR units and 10-3BR units in 15 buildings and a separate Community Building. It will also include construction of the road, parking, stormwater detention and utility extensions in addition to some landscaping.		

Please Complete Each Question- Indicate N.A. if not applicable

## A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:     Urban     Industrial     Commercial     Residential (suburban)     Rural (non-f arm)  
                                   Forest     Agriculture     Other    The site consists of 6.97 acres.

2. Total acreage of project area:    6.97 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>6.97</u> acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>1.33</u> acres
Other (indicate type) <u>lawns and landscaping</u>	_____ acres	<u>5.64</u> acres

3. What is predominant soil type(s) on project site? silt loam of the Cazenovia series and fine sandy loam of the Arkport series
- a. Soil drainage:     Well drained \_\_\_\_\_ % of site     Moderately well drained 100 % of site  
                                   Poorly drained \_\_\_\_\_ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? NA acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site?     Yes     No
- a. What is depth to bedrock? greater than 10' (in feet)

5. Approximate percentage of proposed project site with slopes:  0-10% 80 %  10-15% 20 %  
 15% or greater \_\_\_\_\_ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? greater than 10' (in feet)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No According to DEC, however the US Dept. of Interior indicates the area could be a nesting area for  
Identify each species the Indiana Bat, which would limit tree cutting except during October-March, which we would agree to.
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
 Yes  No Describe \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No if yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
 Yes  No
15. Streams within or contiguous to project area: None  
a. Name of Stream and name of River to which it is tributary \_\_\_\_\_
16. Lakes, ponds, wetland areas within or contiguous to project area:  
a. Name None b. Size (in acres) \_\_\_\_\_
17. Is the site served by existing public utilities?  Yes  No  
a) If Yes, does sufficient capacity exist to allow connection?  Yes  No  
b) If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 21.77 acres.
- b. Project acreage to be developed: 6.97 acres initially; 6.97 acres ultimately.
- c. Project acreage to remain undeveloped 14.8 acres.
- d. Length of project, in miles: NA (if appropriate)
- e. if the project is an expansion, indicate percent of expansion proposed \_\_\_\_\_ %;
- f. Number of off-street parking spaces existing 0, proposed 66
- g. Maximum vehicular trips generated per hour 57 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | _____      | <u>15</u>  | _____           | _____       |
| Ultimately | _____      | <u>15</u>  | _____           | _____       |
- i. Dimensions (in feet) of largest proposed structure 32' (3BR) height; 45' (2BR) width; 55' (2BR) length.
1. Linear feet of frontage along a public thoroughfare project will occupy is? 900 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed?  Yes  No  N/A
- a. If yes, for what intended purpose is the site being reclaimed? landscaping and lawns
- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 6.97 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No
6. If single phase project: Anticipated period of construction 15 months, (including demolition).
7. if multi-phased:
- a. Total number of phases anticipated \_\_\_\_\_ (number).
- b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).
- c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year.
- d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated: during construction 30, after project is complete 2 PT
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities?  Yes  No If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_
- b. Name of water body into which effluent will be discharged \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No Type \_\_\_\_\_
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
 Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No
- a. If yes, what is the amount per month .02 tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name City of Auburn Landfill, location Auburn, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No
- e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste?  Yes  No
- a. If yes, what is the anticipated rate of disposal? .02 tons/month.
- b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
 If yes, indicate type(s) gas and electric for residential use..
22. If water supply is from wells, indicate pumping capacity NA gallons/minute.
23. Total anticipated water usage per day 550 gallons/day. 8,940 SMS
24. Does project involve Local, State or Federal funding?  Yes  No  
 If Yes, explain NYS Housing Trust Fund and Low Income Tax Credits

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PILOT Agreement	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision	
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	water and sewer connection	
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DHCR for funding , DEC-storm	
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

**C. Zoning and Planning Information**

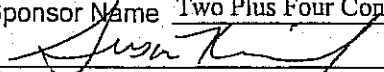
- Does proposed action involve a planning or zoning decision?  Yes  No  
 If Yes, indicate decision required:  
 zoning amendment    zoning variance    special use permit    subdivision    site plan  
 new/revision of master plan    resource management plan    other \_\_\_\_\_
- What is the zoning classification(s) of the site? R3 PDD
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
32 units
- What is the proposed zoning of the site? No change
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
32 units
- Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?  
R1 and General Commercial as well as R3 PDD
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?  Yes  No
- If the proposed action is the subdivision of land, how many lots are proposed? 2 now and 31 in the future SMS  
 a. What is the minimum lot size proposed? 5930 for lot 8a The average for all of the duplexes is 6643 sq. ft.
- Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
 a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No
- Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No  
 a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. if there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

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

Applicant/Sponsor Name Two Plus Four Construction Co. Date 09/15/08  
 Signature  Susan Kimmel Title President

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

# PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

## Responsibility of Lead Agency

### General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- ! The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

### Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer Yes if there will be any impact.
- b. **Maybe** answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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### Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO  YES

#### Examples that would apply to column 2

- |  |                                     |                                     |                              |  |
|--|-------------------------------------|-------------------------------------|------------------------------|--|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • Construction on land where the depth to the water table is less than 3 feet.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • Construction of paved parking area for 1,000 or more vehicles.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • Construction that will continue for more than 1 year or involve more than one phase or stage.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
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- Construction or expansion of a sanitary landfill.    Yes  No
- Construction in a designated floodway.    Yes  No
- Other impacts:    Yes  No

THE ACCESS ~~TO~~ ROAD FROM N. FULTON REQUIRES SIGNIFICANT GRADING, INCLUDING THE INSTALLATION OF 8+ FEET RETAINING WALLS.

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO  YES

- Specific land forms:    Yes  No

**Impact on Water**

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO  YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.    Yes  No
- Dredging more than 100 cubic yards of material from channel of a protected stream.    Yes  No
- Extension of utility distribution facilities through a protected water body.    Yes  No
- Construction in a designated freshwater or tidal wetland.    Yes  No
- Other impacts:    Yes  No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO  YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.    Yes  No
- Construction of a body of water that exceeds 10 acres of surface area.    Yes  No
- Other impacts:    Yes  No

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO

YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.    Yes  No
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.    Yes  No
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.    Yes  No
- Construction or operation causing any contamination of a water supply system.    Yes  No
- Proposed Action will adversely affect groundwater.    Yes  No
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.    Yes  No
- Proposed Action would use water in excess of 20,000 gallons per day.    Yes  No
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.    Yes  No
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.    Yes  No
- Proposed Action will allow residential uses in areas without water and/or sewer services.    Yes  No
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.    Yes  No
- Other impacts:    Yes  No



1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO  YES

Examples that would apply to column 2

- |  |                          |                                     |   |                             |
|--|--------------------------|-------------------------------------|---|-----------------------------|
| • Proposed Action would change flood water flows                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion.                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |

**IMPACT ON AIR**

7. Will Proposed Action affect air quality?

NO  YES

Examples that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use.                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas.               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON PLANTS AND ANIMALS**

8. Will Proposed Action affect any threatened or endangered species?

NO  YES

Examples that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

- Removal of any portion of a critical or significant wildlife habitat.  1  2  Yes  No
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.  1  2  Yes  No
- Other impacts:  1  2  Yes  No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO  YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.  1  2  Yes  No
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.  1  2  Yes  No
- Other impacts:  1  2  Yes  No

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10. Will Proposed Action affect agricultural land resources?

NO  YES

Examples that would apply to column 2

- The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)  1  2  Yes  No
- Construction activity would excavate or compact the soil profile of agricultural land.  1  2  Yes  No
- The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.  1  2  Yes  No

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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- The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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- Other impacts:
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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**IMPACT ON AESTHETIC RESOURCES**

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO     YES

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
 

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--
  
- Other impacts:
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO     YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--
  
- Any impact to an archaeological site or fossil bed located within the project site.
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--
  
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
 

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	-------------------------------------	--

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

• Other impacts:

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO  YES

Examples that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • A major reduction of an open space important to the community.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO  YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action to locate within the CEA?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**IMPACT ON TRANSPORTATION**

15. Will there be an effect to existing transportation systems?

NO  YES

Examples that would apply to column 2

- |  |                                     |                                     |   |                             |
|--|-------------------------------------|-------------------------------------|---|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems.             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| • Other impacts:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |

PROPOSED ACTION WILL ADD TRAFFIC TO WHAT IS ALREADY CONSIDERED A BUSY STREET, (STANDART AVE.)

**IMPACT ON ENERGY**

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO  YES

Examples that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • 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 major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**NOISE AND ODOR IMPACT**

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO  YES

Examples that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day).   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

**IMPACT ON PUBLIC HEALTH**

18. Will Proposed Action affect public health and safety?

NO  YES

- |  |                          |  |
|--|--------------------------|--|
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. |                          |  |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)   |                          |  |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.  |                          |  |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.   |                          |  |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:   |                          |  |

**IMPACT ON GROWTH AND CHARACTER  
OF COMMUNITY OR NEIGHBORHOOD**

19. Will Proposed Action affect the character of the existing community?

NO  YES

Examples that would apply to column 2

- |   |                                     |   |
|---|-------------------------------------|---|
| <input type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.                |                                     |   |
| <input type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. |                                     |   |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will conflict with officially adopted plans or goals.   |                                     |   |
| <input type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| • Proposed Action will cause a change in the density of land use.   |                                     |   |
| <input type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.             |                                     |   |
| <input type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| • Development will create a demand for additional community services (e.g. schools, police and fire, etc.)                                |                                     |   |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

- Proposed Action will set an important precedent for future projects.
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--
- Proposed Action will create or eliminate employment.
 

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------------------	--------------------------	--
- Other impacts:
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO     YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3**



*Focused on being  
The Best Small City in New York State*

CITY OF AUBURN

Office of Planning and Economic Development  
Jennifer L. Haines, Director

**SEQR – Full EAF  
Part 3 – Evaluation of the Importance of Impacts**

**DRAFT**

Pearce Tract Development  
252R North Street Auburn, NY

---- Responses drafted by City of Auburn Staff for Planning Board Consideration ----

**Impact on Land**

Question 1: Will the proposed action result in a physical change to the project site? **YES**

A) Construction of the proposed action will continue for more than one year. This will result in construction vehicles continually accessing the construction site via Rochester Street. This may be interfere with traffic on Rochester Street, but would end with the completion of construction. The developer is required to maintain all stormwater pollution measures for the duration of the construction.

This impact cannot be mitigated.

It is reasonable to conclude that this impact is not important.

B) The proposed action, as shown, requires significant site work and engineering to install the access from N. Fulton St. The proposal to install 6' to 8' retaining walls, along the adjoining properties, to support an elevated road and sidewalk may be an inappropriate means of providing access to a residential neighborhood. Furthermore, because the roadway is likely to be dedicated to the City, the City is concerned with the future maintenance and upkeep of such a design. The proposed design is unlike any other residential road within the City and it is unknown what the cost of maintenance and repairs may be into the future. Is this a cost that the city can absorb at the time repair or replacement is needed?

This impact may be mitigated. Consideration should be given to a road design that more appropriately conforms to the existing topography, and thereby minimizes or eliminates the need for the retaining walls.

This impact may be important.

**Impact on Water**

Question 5: Will the proposed action affect surface or groundwater quality or quantity? **YES**

C) Proposed action will require a discharge permit. Section 402 of the Clean Water Act requires that a



permit be obtained for stormwater discharges from construction activities that disturb 1 or more acres of land. To comply, the New York State DEC issues GP-02-01.

This impact cannot be mitigated. The applicant prepared a Stormwater Pollution Prevention Plan to submit to the NYS DEC for review. The intent of this review is to ensure that DEC regulations are met for stormwater pollution prevention.

It is reasonable to conclude that this impact is not important.

Question 6: Will the proposed action alter drainage flow or patterns, or surface water runoff? **YES**

D) The proposed access roads interfere with the existing drainage patterns. The extension of Rochester Street is into an area that presently is inundated with outflow from an existing 18" stormwater pipe and the access road from N. Fulton bisect a portion of the existing drainage pattern that tends to remain very wet.

This impact may be mitigated. The applicant has submitted a Stormwater Management Report for review by the City. It appears that the proposal will satisfactorily handle the stormwater by collecting runoff in open swales, catch basins, and culverts and directing that runoff to a stormwater management area by underground pipes and rip-rap lined swales.

It is reasonable to conclude that this impact is not significant.

### **Impact on Aesthetic Resources**

Question 11: Will the proposed action affect aesthetic resources? **YES**

E) Proposed are the construction of 30 semi-detached housing units and a community building. The surrounding neighborhood is comprised primarily of single-family detached homes and is over 75% owner-occupied. Homes in the adjoining neighborhood represent diverse housing styles, including ranches, split-styles, capes, and colonials, many with varying architectural details. The proposed buildings are duplex style architecture, which differ greatly from the architecture of the homes in the existing neighborhood. The "mirrored" side-by-side duplex designs, which lack front doors, are not in keeping with the existing homes. While not all, the majority of the existing homes have garages. The new semi-detached homes do not have garages, which further sets the two areas apart.

The other distinction, albeit a much smaller impact, is with regard to the street layout and public right-of-way (ROW). While some changes to the design of the street and ROW's are dictated by new requirements and are therefore acceptable, others are out of place. The large, sweeping radii of the intersection and the treatment of the sidewalks at the corners are unlike those with in the adjoining

neighborhood.

This impact may be mitigated. Consideration should be given to housing designs, that while still semi-detached, are much more “single-family detached” in architectural style. Secondly, the street intersection should be designed to maintain the urban character of the area. This may include tighter radii and sidewalk corners with ramps.

This impact may be important.

### **Impact on Historic & Archaeological Resources**

Question 12: Will Proposed Action impact any site or structure of historic, pre-historic, or paleontological importance? **YES**

F) The site of the proposed action is wholly located in a designated archaeological sensitive area by the NYSHPO. Although the applicant has provided the City with a letter from SHPO indicating “(the) project will have No Effect upon cultural resources in or eligible for inclusion in the National Registers of Historic Places,” there is no indication that this also applies to archaeological resources. Further input from SHPO Archeology Unit should be sought to determine the potential for environmental impacts.

The City is unaware if a potential impact exists and therefore unable to determine if it may be mitigated.

Unknown potential impact may be important.

### **Impact on Transportation**

Question 15: Will there be an effect to the existing transportation systems? **YES**

G) The proposed 28' wide road (as required by the current standard) connects to a 22' wide road (Rochester Street) and a 24' wide road (N. Fulton Street). Furthermore, the proposed sidewalks also end at these locations. The new development is likely to generate 2 school-age children per unit (This figure is based on a similar development recently completed in Arcade, NY), which means the possibility of an additional 60 children walking to the bus stop or Lincoln Park. The concern is that the proposed sidewalks do not connect with the existing sidewalk infrastructure thereby forcing pedestrians on to the street at the point the road narrows. The additional pedestrians together with the lack of comprehensive sidewalk infrastructure heighten the likeliness of the pedestrian vehicular collision.

This impact may be mitigated. Consideration should be given options that would decrease the likeliness of a pedestrian vehicular collision.

This impact may be important.

**Impact on Growth and Character of Community or Neighborhood**

Question 19: Will the proposed action affect the character of the existing community? YES

H) The intent of the R-3 zoning district is to ensure that large, undeveloped parcels within the City are developed in a comprehensive manner. This comprehensive development, or master planning, will ensure that these tracts of lands become viable neighborhoods. A Master Plan will set a framework for making informed decisions regarding roadway layout and future connections, lot layout and design, housing types, open space conservation, and grading and stormwater management. Regardless if the proposed development is “planned” or “standard,” a Master Plan is needed to ensure that the proposed development of this portion will be compatible with future development. The proposal to develop a portion of the site without looking comprehensively at the entire site conflicts with the goal of the R-3 zoning district. Potential impacts may include a road layout that cannot be easily continued or creates non-conforming lots upon extension, a stormwater management system that must be reconfigured or relocated, utilities that cannot be extended to service future development, or incompatible use located adjacent to one another.

This impact may be mitigated. The submission of a Master Plan for the entire site would ensure that future development would not face the same access and stormwater constraints of this proposal. A site analysis, as part of a Master Plan, would indicate those portions of the site which are most suitable for development, stormwater management, vehicular access (both current and future), natural areas to be preserved, etc.

This impact may be significant.