



**TOWN OF PLATTSBURGH  
PLANNING & COMMUNITY  
DEVELOPMENT**

**TREVOR COLE, AICP, SENIOR PLANNER  
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*The Town is an equal opportunity provider and employer.*

*Michael Cashman  
Supervisor*

*Chuck Kostyk  
Deputy Supervisor  
Councilperson*

December 8, 2023

UMS Properties LLC  
194 Pleasant Ridge Rd.  
Plattsburgh, NY 12901

RE: UMS Properties LLC Production Facility Site Plan 2023  
SEQRA Review & Determination

Dear UMS Properties LLC:

Transmitted herewith is a copy of Resolution No. 23-66 dated December 6, 2023, wherein your Project was reviewed by the Town of Plattsburgh's Planning Board in accordance with the State of New York's State Environmental Quality Review Act (SEQRA). The Planning Board has prepared, executed, and filed accordingly, the attached "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project".

If you have any questions relative to the above, please contact the Planning & Community Development Department at the Town of Plattsburgh.

Sincerely yours,

Tim Palmer, Chairperson of the Planning Board

Trevor Cole, AICP  
Senior Planner

Pc: RMS, Project Engineer  
Steve Imhoff, Codes Enforcement Officer

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
DECEMBER 6, 2023**

The Public Hearing is called to order at 5:49 p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

**UMS PROPERTIES LLC PRODUCTION FACILITY SITE PLAN 2023-** Request to construct a 433,800. sq ft manufacturing facility with material silos, an accessory storage area and a gas tank farm. Located at 26 Irish Settlement Rd. with public water and private sewer: Zoned I; Tax Map Parcel # 232.-3-18; Owner/Applicant UMS Properties LLC: Engineer RMS **SEQRA REVIEW**

**PERSONS SPEAKING FOR OR AGAINST**

Tom Wood- Town resident/Town Board member- concerned about larger projects not looking at solar or geothermal alternatives. He feels with climate change issues we need to start somewhere.

Frank L.- Whispering Pines resident- says traffic will be an issue and trucks will have problems. Air quality is already a problem-it's worse than the landfill.

Carson Arnold- Whispering Pines resident- says air quality is his main concern. The height of the building is a problem and fumes are a problem.

The hearing was adjourned at: 6:06 p.m.

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
DECEMBER 6, 2023**

Resolution No. 23-66

Motioned by: Terry Senecal

**UMS PROPERTIES LLC PRODUCTION FACILITY SITE PLAN 2023-** Request to construct a 433,800 sq ft manufacturing facility with material silos, an accessory storage area and a gas tank farm. Located at 26 Irish Settlement Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-18; Owner/Applicant UMS Properties LLC; Engineer RMS **SEQRA REVIEW**; and

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act" (SEQRA), provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; and

WHEREAS, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of the action on the environment; and

WHEREAS, public comment opportunity was provided in consideration of this Project on October 17, 2023, November 21, 2023, and December 6, 2023; and

WHEREAS, the Town's Planning & Community Development Department received and the Site Plan application, maps, plans, and SEQRA EAF Part 1 Long Form, Visual EAF, Traffic Analysis, photo simulations, wetland delineation, stormwater report and other materials as listed in the EAF Part 3 supplement; and

WHEREAS, the Planning Board reviewed, considered, and deliberated upon project-related information including but not limited to: Site Plan application, maps, plans, and SEQRA EAF Part 1 Long Form, Visual EAF, Traffic Analysis, photo simulations, wetland delineation, stormwater report and other materials as listed in the EAF Part 3 Supplement; and

WHEREAS, the project is subject to NYS GML 239m for referral to Clinton County Planning Board for action within 500 feet of a Municipal Boundary and on October 4, 2023 the action was approved by an 7-0 vote of the Clinton County Planning Board; and

WHEREAS, the Town's Planning Board conducted a detailed, coordinated, and comprehensive environmental review of the Project to determine whether there was a significant impact which would require the preparation of a Draft Environmental Impact Statement (DEIS);

Now, therefore, be it

RESOLVED, that the Town's Planning Board does hereby determine that the action does constitute a "TYPE 1 ACTION" in accordance with said Environmental Review procedures and a coordinated review has been conducted; and, be it further

RESOLVED, that the Town's Planning Board acting as the "Lead Agency" in a SEQRA Review does hereby receive and place on file the \_\_\_\_\_ Subdivision \_\_\_\_\_ x \_\_\_\_\_ Site Plan applications, maps, plans, completed EAF and other related material submitted; and, be it further

RESOLVED, that the Town Planning Board has reviewed the Planning & Community Development Department's recommendations and supplemental documents referenced above and does hereby find and determine the following based upon the conclusions of the Part III EAF:

- a) The access and traffic proposed in the Project were reviewed by the Town Planning Board and found acceptable, subject to improvements being made to Whispering Pines Road as deemed necessary by the Town Highway Superintendent and the staggering of shifts as necessary to reduce impacts to the Irish Settlement Road/NY22 intersection; and
- b) The proposed impervious area in the project plan is significant but will be managed in accordance with NYSDEC and Town regulations; and
- c) The lot coverage and density comply with local zoning regulations or will comply with associated variance conditions; and
- d) The erosion and sedimentation from the development and water quality during such development will be properly controlled by the existing storm water facilities; and it is further

RESOLVED, that the Project will not:

- a) create a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems so long as it complies with all State and or Federal air quality and stormwater regulations and permit conditions as applicable;
- b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources,
- c) conflict with the Town's current plans or goals for the area where the project is located

- d) impair the character or quality of the neighborhood;
- e) represent a major change in the use of energy which cannot be supported by the infrastructure;
- f) create any hazards to human health;
- g) represent a substantial change in the use of the land;
- h) significantly increase the number of people who would come to the site absent such development in a manner that cannot be supported by the transportation system; or
- i) impair the environmental characteristics of the area; and, be *it further*

RESOLVED, that the Town Planning Board of the Town of Plattsburgh after review of the said      Subdivision   x   Site Plan application, maps, plan, completed EAF, and related materials does hereby determine as "Lead Agency" for the SEQRA Review process that the "Project" will NOT have a significant effect on the environment. Therefore, the preparation of a DEIS is NOT required; and, be it further

RESOLVED, that the Town Planning Board does hereby declare that the Project and environmental review process considered for the development does adequately and sufficiently satisfy the requirements of the State Environmental Quality Review Act for the Project; and be it further

RESOLVED, that the Planning Board of the Town of Plattsburgh does hereby authorize and direct the Chairman of the Planning Board to have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project"; and, be it further

RESOLVED, that the "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) shall be disseminated to those involved Agencies and Governmental Units as required by said Environmental Conservation and Local Law of the Town of Plattsburgh and all related material shall be maintained on file at the Town Hall Offices of the Planning Board and available for Public Inspection.

Seconded By: Debbie Blake

**Discussion (Not Verbatim):** Town Senior Planner, Trevor Cole informed the Planning Board that the project had submitted a revised and complete SEQRA Long Form EAF Part I which included the accurate square footage of the facility and additional information regarding Air Quality and Energy. Mr. Cole continued that Staff had completed the Part II and drafted a Part III and Part III Supplement for their review and consideration. The slide deck, staff project overview, and public hearing prompted conversation between the Board and the Applicant with staff providing elaboration on specific materials provided in the file. Project Representative, Aaron Ovios, P.E. described the primary components of the Traffic Analysis with a focus on the Rte 22/Irish Settlement intersection. He stated that the project believes there will be limited degradation to the current level of service

because the study is conservative, assuming all new employees will be required for the project however, 60 of the employees will come from existing staff. The Planning Board and applicant discussed the need for upgrades to Whispering Pines Road, to which the Applicant agreed.

Mitigations to the visual impact were discussed and the Applicant agreed that building colors and lighting were negotiable, especially those facing residences along Whispering Pines. The Planning Board expressed a desire to limit lighting impacts to Whispering Pines.

Extensive conversation ensued between the Board, Applicant, and staff regarding Energy and Air Quality which were related to the heating of the building which is by natural gas. It was determined that the primary source of carbon emissions from the site are from natural gas for heating, though the project engineer stated that the fuel demand and emissions ratios are still comparable to calculations for residential or office heating though, this facility is simply much larger. The project informed the Board that they are working closely with the NYSDEC to obtain the necessary permits for operation and all emissions are being examined, from heating, manufacturing, etc. They also stated that unknowns remain for certain manufacturing procedures because they are still in development however, ANY process or emission for the facility is being evaluated by the NYSDEC and they will be required to conform and comply with all of the State and/or Federal permit conditions before they can operate. Members of the Planning Board emphasized their desire to see a strong effort made to incorporate alternative energy into the final design wherever practicable to reduce emissions and energy consumption. Mr. Ovios stated that they will work with NYSEG to determine if any upgrades are needed to NYSEG infrastructure to serve the project but, there is sufficient capacity in the system to serve the project.

Staff reviewed the SEQRA Part II EAF with the Planning Board, specifically identifying items that were indicated to have the potential for a Moderate to Large Environmental Impact. Mr. Cole then read from the Draft Part III and Part III Supplement, further elaborating on potential impacts, additional environmental information, and proposed controls/mitigations. The Board requested minor revision/inclusions which were made by staff. Mr. Cole requested confirmation that the Planning Board reviewed, understood, and agreed with the Part II & III EAF and to offer any changes if they had any. The Board unanimously affirmed their agreement with the conclusions of the Draft documents. The Planning Board then acted to issue a Negative Declaration of Environmental Significance for the project.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Anne Brandell		Excused
Terry Senecal	X	
Malana Tamer		Excused
Debbie Blake	X	
James Sherman		Excused
Jay White	X	
Tim Palmer, Chairman		X

Carried: 4-0



**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: UMS Property LLC, New Production Facility Site Plan 2023		
Project Location (describe, and attach a general location map): 26 Irish Settlement Rd, Plattsburgh, NY or Tax Parcel: 232.-3-18		
Brief Description of Proposed Action (include purpose or need): The construction of approximately 433,800 square-foot light manufacturing and warehouse building, which includes approximately 21,000 of office area and approximately 117,000 of second floor warehousing. The majority of the building and office area would be approximately 45 feet in height with the second story warehouse being approximately 80 feet in height, and material silos that would be approximately 60 feet in height. In addition, to the primary building, the site would also have an accessory storage area for waste and recycled materials, raw material silos, and two 6,500-gallon production gas tanks.		
Name of Applicant/Sponsor: Greg Jandolenko - UMS Property, LLC	Telephone: (518) 324 - 3444	E-Mail: gjandolenko@schluter.com
Address: 194 Pleasant Ridge Road		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role): Aaron J. Ovios, PE	Telephone: (518) 561 - 6145	E-Mail: aj.ovios@rmspc.com
Address: 11 MacDonough Street		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Abandonment of Paper Road	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Plattsburgh Planning Board	
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Town of Plattsburgh Zoning Board	
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Clinton County Health Department, CC Highway Department for Access. Clinton County IDA	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA for Height	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?

Industrial Districts

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? Peru Central School

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

NYS Troopers, Clinton County Sheriff

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

South Plattsburgh

d. What parks serve the project site?

Plattsburgh Parks and Recreation

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Light Manufacturing and Warehouse

b. a. Total acreage of the site of the proposed action? 43.3 acres

b. Total acreage to be physically disturbed? 27.7 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 85.39 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: 24 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 1

ii. Dimensions (in feet) of largest proposed structure: 80 height; 360 width; and 1,100 length

iii. Approximate extent of building space to be heated or cooled: 433,800 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No  
 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: \_\_\_\_\_ 3,500 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: WD046
- 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: \_\_\_\_\_ 3,500 gallons/day

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

Sanitary Wastewater

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

If Yes:

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

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_  
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 17 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 43.3 acres (parcel size)  
 ii. Describe types of new point sources. Building and parking lot runoff  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
On-site sub-surface detention with infiltration and overflow outlet to wetlands  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
Neighboring 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)  
Excavators, dump trucks, delivery equipment  
 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)  
Production Equipment, Process

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:  
 • 7,051.11 Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • 0.04 Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • 0 Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • 0 Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • 0 Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • 0.11 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 ½ mile of the proposed site?  Yes  No  
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
13,200 MWhrs  
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

NYSEG

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

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

i. During Construction:

- Monday - Friday: \_\_\_\_\_ 7 am - 5 pm
- Saturday: \_\_\_\_\_ 8 am - 5 pm
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 24/7
- Saturday: \_\_\_\_\_ 24/7
- Sunday: \_\_\_\_\_ 24/7
- Holidays: \_\_\_\_\_ Closed

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:  
Lithonia LED Lamps @ 25' above finish grade pointed downward with no street pole closer than 20'

\_\_\_\_\_

\_\_\_\_\_

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 Production Gases

ii. Volume(s) 7000 gal per unit time month (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

(2) 6,500 gallon above ground tanks

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

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ 2 tons per \_\_\_\_\_ week (unit of time)

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

- Construction: \_\_\_\_\_
- Operation: Recycle and Reuse of Waste Materials

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

- Construction: \_\_\_\_\_
- Operation: Clinton County Landfill

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): Woodlands

ii. If mix of uses, generally describe:

South and west is woodlands and residential lots with light manufacturing and warehouse to the north

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces		17.7	+17.7
• Forested	13.43	13.43	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	27.7	0	-27.7
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	2.17	2.17	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn</u>		10	+10

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

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

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

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

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

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 510003  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
None on subject site  
\_\_\_\_\_

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? \_\_\_\_\_ 40 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: Sand \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 20 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 95 % of site  
 10-15%: \_\_\_\_\_ 5 % 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 830-197 Classification <sup>D</sup> \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 2.17 acres
- 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: Principal Aquifer \_\_\_\_\_

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

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 Pitch Pine-Heath Barrens  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ 13.0, 21.0 acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

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

If Yes:

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

ii. Name: \_\_\_\_\_

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

---

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

---

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

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

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

If Yes:

i. Identify resource: Lake Champlain

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

iii. Distance between project and resource: \_\_\_\_\_ 2.5 miles.

---

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

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

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

**F. Additional Information**

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

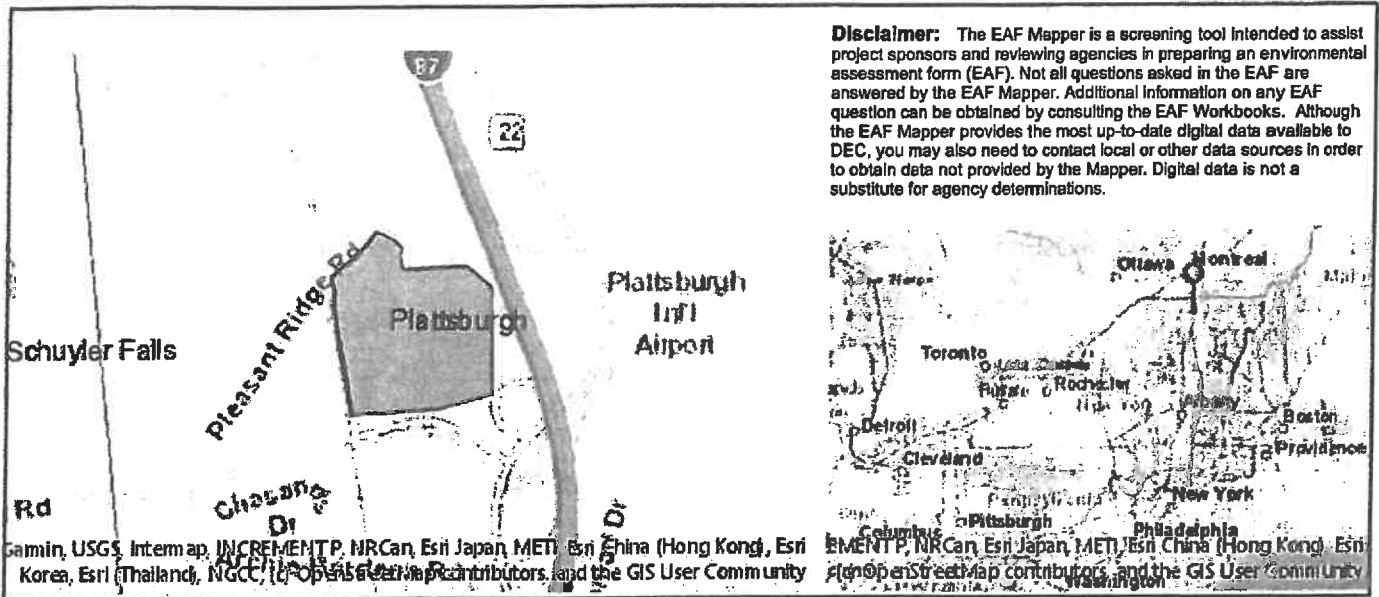
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Aaron Davis PE Date 12/15/23

Signature  Title Agent



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	510003
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	830-197
E.2.h.iv [Surface Water Features - Stream Classification]	D
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Pitch Pine-Heath Barrens
E.2.n.i [Natural Communities - Acres]	13.0, 21.0
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**617.20**  
**Appendix B**  
**State Environmental Quality Review**  
**VISUAL EAF ADDENDUM**

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

<b>Visibility</b>	<b>Distance Between Project and Resource (in Miles)</b>				
	0 - ¼	¼ - ½	½ - 3	3 - 5	5+
1. Would the project be visible from:					
! A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
! The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
! National Wildlife Refuges and State Game Refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
! National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
! National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
! Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
! A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! County road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! State road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! Local road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)					
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?					
	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		

**DESCRIPTION OF EXISTING VISUAL ENVIRONMENT**

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	*1/4 mile	Within *1 mile
Essentially undeveloped	<input type="checkbox"/>	<input type="checkbox"/>
Forested	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commerical	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>
Hilly	<input type="checkbox"/>	<input type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**NOTE:** add attachments as needed

5. Are there visually similar projects within:

\*1/2 mile  Yes  No    1 mile  Yes  No    2 miles  Yes  No    3 miles  Yes  No

\*Distance from project site is provided for assistance. Substitute other distances as appropriate.

**EXPOSURE**

6. The annual number of viewers likely to observe the proposed project is \_\_\_\_\_?

**NOTE:** When user data is unavailable or unknown, use best estimate.

**CONTEXT**

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

**FREQUENCY**

Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Involved in recreational activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Routine travel by residents	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At a residence	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At worksite	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Reset

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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

See the attached Part III EAF Supplement

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:  Type 1  Unlisted

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

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

See materials listed in the attached EAF Part III Supplement

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town of Plattsburgh as lead agency that:

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

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

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

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

Name of Action: UMS Production Facility 2023

Name of Lead Agency: Town of Plattsburgh Planning Board

Name of Responsible Officer in Lead Agency: Timothy Palmer

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:



Date: 12.6.23

Signature of Preparer (if different from Responsible Officer)

Date: 12/6/2023

**For Further Information:**

Contact Person: Trevor Cole, AICP

Address: 151 Banker Road Plattsburgh, NY 12901

Telephone Number: (518) 562-6850

E-mail: [trevorc@townofplattsburgh.org](mailto:trevorc@townofplattsburgh.org)

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

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

Other involved agencies (if any)

Applicant (if any)

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

**PRINT FULL FORM**

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

<b>Agency Use Only [If applicable]</b>	
Project :	UMS Production Facility 2023
Date :	11/20/2023

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

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

**Tips for completing Part 2:**

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

<b>1. Impact on Land</b>			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

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

NO

YES

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

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

**3. Impacts on Surface Water**

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

NO

YES

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

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

1. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  NO  YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If "Yes", answer questions a - h. If "No", move on to Section 5.*

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

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding.  NO  YES

(See Part 1. E.2)  
*If "Yes", answer questions a - g. If "No", move on to Section 6.*

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

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b>			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b>			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Whispering Pines Road will receive new commercial truck traffic and may require improvements</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Increased noise during construction</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**  
 The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  NO  YES  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

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

**17. Consistency with Community Plans**  
 The proposed action is not consistent with adopted land use plans.  NO  YES  
 (See Part 1. C.1, C.2. and C.3.)  
 If "Yes", answer questions a - h. If "No", go to Section 18.

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

**18. Consistency with Community Character**  
 The proposed project is inconsistent with the existing community character.  NO  YES  
 (See Part 1. C.2, C.3, D.2, E.3)  
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: The proposed project is an allowed use in the I-Industrial district, but it is adjacent to an MH-Residential district and will be visible from residences _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**UMS PROPERTIES LLC PRODUCTION FACILITY SITE PLAN 2023- Request to construct a 417,000. sq ft manufacturing facility with material silos, an accessory storage area and a gas tank farm. Located at 26 Irish Settlement Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-18; Owner/Applicant UMS Properties LLC; Engineer RMS**  
**SEQRA REVIEW**

**Background:**

The above referenced project submitted an application to the Planning Board for sketch plan review of a site plan, on January 31, 2023. A sketch plan review was conducted and the Planning Board approved the sketch plan on February 21 2023. The project was determined to be a Type I SEQRA Action requiring coordinated review. The Planning Board identified three involved agencies; The Zoning Board of Appeals (project requires height variance), NYSDEC (project requires air permits), and the Clinton County IDA (funding agency). Lead Agency consent was granted by the NYSDEC with comments provided. The Town Zoning Board consented without comment, and no response was received from the Clinton County IDA.

The applicant submitted additional maps, plans, reports and supplemental information with a request for a SEQRA review and determination on September 25, 2023. The Planning Board initiated a SEQRA review but moved to Table action on the project on October 17, 2023 citing a need for “further investigation of the potential environmental impacts”.

The project returned to the Planning Board agenda for SEQRA review at the November 21, 2023 meeting. The Planning Board again, moved to table action on the project citing the need for more time to review the traffic analysis that was received the same day, and further requested more information regarding project energy demand and emissions.

The NYSDEC, County Highway Department, Town Planning and Community Development Department, Planning Board, and its consultants have provided the following project review letters and comments, wherein they have identified areas of environmental concern for further investigation:

- Planning & Community Development sketch plan review comments dated February 21, 2023
- NYSDEC Lead Agency Response letter dated August 23, 2023
- Planning & Community Development UMS project SEQRA review letter dated October 13, 2023
- UMS project Storm Water Plan Review letter prepared by Laberge Group dated October 23, 2023
- Clinton County Highway Superintendent comments by email, dated November 6, 2023
- Labella (Town Planning/Engineering consultant) 3<sup>rd</sup> party project SEQRA review letter dated November 13, 2023

- 239-M County Planning Board Determination in favor of the project with comments dated October 6, 2023

In response to the aforementioned questions and comments, the applicant (UMS), Project Engineers, RMS, P.C. and other professional consultants and agencies provided the following information and responses:

- Project narrative cover letter dated January 30, 2023
- Site Plan Application dated January 1, 2023
- SEQRA EAF Long Form Part I dated January 31, 2023
- Revised SEQRA EAF Long Form Part I dated August 8, 2023
- Federal Aviation Administration Determination of No Hazard to Air Navigation Letter dated August 23, 2023
- New York State Office of Parks, Recreation, and Historic Preservation determination of no impact letter dated March 14, 2023
- JMT Preliminary Facility Emissions Inventory dated August 8, 2023,
- Revised SEQRA EAF Long Form Part I dated September 21, 2023
- Revised Project Narrative Letter and request for SEQRA review from RMS, P.C. dated September 21, 2023
- Freshwater Wetland Delineation conducted by B. Lang Associated dated January 2022
- RAN Fire Protection Engineering Report – Schluter KB Line 4 Building Proposed Sprinkler System Design Criteria dated October 26, 2023
- Honeywell Solstice 1234ze Safety Data Sheet
- Honeywell Solstice LBA Safety Data Sheet
- Pre and post construction site photo simulations by Saratoga Associates/RMS, P.C.
- Revised SEQRA EAF Long Form Part I dated October 30 Visual EAF Addendum, 2023
- Project narrative response to the October 13, 2023 Planning & Community Development Review Letter -dated October 29, 2023
- Creighton Manning Traffic Evaluation dated November 21, 2023.
- KAS Volatile Organic Compound (VOC) Monitoring Report dated June 21, 2022

The project Engineer has provided additional supplemental information regarding energy and emissions via email, and has submitted a revised EAF Part I.

Planning Staff has completed a Part II Long Form EAF Part III was prepared for review by the Planning Board and lists the items from Part II that were identified as potentially having a moderate to large environmental impact. Those items that were identified as having the potential for a moderate to large environmental impact are discussed further in the Part III SEQRA EAF Supplement.

## UMS PRODUCTION FACILITY 2023 SEQRA EAF PART III SUPPLEMENT

December 5, 2023

The following items were identified in the Part II and will require elaboration in Part III on why or how the impacts are significant, not significant or can be mitigated by the project:

**Impacts on Air, 6 a.i** - The EAF Part I indicates the project will produce 7,051.11 tons per year of carbon dioxide.

The production process of the proposed operations are still in development a very conservative approach was taken in estimating CO2 emissions. See table provided in page 4 of the UMS Rationale Supporting the Issuance of a Negative Declaration.

As part of the design, the project is looking for ways to offset some of the CO2 with measures such as electric forklifts, EV charging stations, and high efficient and modern heating and cooling technologies to reduce CO2.

The facility will be subject to the NYSDEC Air Facility permitting program, which will require a comprehensive permitting process, and will mandate compliance with all applicable state and federal air pollution control regulations (including 40 CFR 60 and 64, 6 NYCRR 200, 201, 201, 212, 231) and the NYS CLCPA. Applicable regulations and guidance can be found at:

<https://www.dec.ny.gov/regulatory/permits-licenses/air>

<https://www.dec.ny.gov/regulatory/regulations/chapter-iii>

<https://www.ecfr.gov/current/title-40/chapter-I/subchapter-C/part-60?toc=1>

<https://www.ecfr.gov/current/title-40/chapter-I/subchapter-C/part-64?toc=1>

[https://extapps.dec.ny.gov/docs/air\\_pdf/dar21.pdf](https://extapps.dec.ny.gov/docs/air_pdf/dar21.pdf)

In its review of the project, the Planning Board has repeatedly emphasized and encouraged the applicant to incorporate alternative energy into the development of the detailed preliminary plans as much as practicable in order to reduce its overall energy consumption and GHG emissions.

See also attached “Rational supporting the issuance of a Negative Declaration of environmental significance by the Planning Board for the Project” provided by UMS

**Impacts on Air, 6 c** - The project will require a State Air Registration

The facility will be subject to the NYSDEC Air Facility permitting program, which will require a comprehensive permitting process, and will mandate compliance with all applicable state and federal air pollution control regulations (including 40 CFR 60 and 64, 6 NYCRR 200, 201, 201, 212, 231) and the NYS CLCPA.

**Impacts on Air, 6 d-** The project will exceed 50% of threshold i (1000 tons of carbon dioxide) by emitting 7,051.11 tons per year of carbon dioxide.

As the production process of the proposed operations are still in development a very conservative approach was taken in estimating CO2 emissions. See table provided in page 4 of the UMS Rationale Supporting the Issuance of a Negative Declaration.

As part of the design, the project is looking for ways to offset some of the CO2 with measures such as electric forklifts, EV charging stations, and high efficient and modern heating and cooling technologies to reduce CO2.

The facility will be subject to the NYSDEC Air Facility permitting program, which will require a comprehensive permitting process, and will mandate compliance with all applicable state and federal air pollution control regulations (including 40 CFR 60 and 64, 6 NYCRR 200, 201, 201, 212, 231) and the NYS CLCPA

See also attached “Rational supporting the issuance of a Negative Declaration of environmental significance by the Planning Board for the Project” provided by UMS

**Impacts on Aesthetic Resources (seasonally), 9 c i -** Due to the significant height of the proposed project, it will be visible from NYS I 87 and nearby the local roads: Irish Settlement, Pleasant Ridge, and Whispering Pines

A Visual EAF Addendum has been submitted with the SEARA Part I along with photo simulations of the proposed structure. The project will be visible from nearby transportation corridors, I-87, Irish Settlement Road, Pleasant Ridge and Whispering Pines Road. However, the Visual EAF identifies that the site is not visible from any public lands, parks, scenic overlooks historic sites, or area of public appreciation within ½-3 miles of the project location. Due to the presence of deciduous trees in the adjacent wooded areas, the site and buildings will be more visible in the winter when the leaves have fallen. The proposed structure is large in scale compared to adjacent pre-existing non-conforming residential dwellings in the I District. However, they are similar to nearby buildings and silos located on the Schluter/UMS/SSF campus. The applicant operates under the conditions of multiple variances for height at the adjacent campus.

See also attached “Rational supporting the issuance of a Negative Declaration of environmental significance by the Planning Board for the Project” provided by UMS

**Impacts on Aesthetic Resources (year-round), 9 c ii** - Due to the significant height of the proposed project, it will be visible from NYS I 87 and nearby the local roads: Irish Settlement, Pleasant Ridge, and Whispering Pines

See response to 9 c i above. Due to the project height, it will be visible year-round in certain locations, particularly from I-87, Irish Settlement Road and Pleasant Ridge Road. Also see attached “Rational supporting the issuance of a Negative Declaration of environmental significance by the Planning Board for the Project” provided by UMS

**Impacts on Transportation, 13 f** - The project narrative indicates the project will have 200 employees over a 24 hr period (3 shifts) and 25 outbound trucks per day. Whispering Pines Road will experience new commercial truck traffic. The Town Highway Superintendent has confirmed that improvements will be required to the existing Whispering Pines Road and intersection with Pleasant Ridge Road to serve this development. The applicant has responded in the affirmative to this condition.

The project has provided a Traffic Evaluation prepared by Creighton Manning dated November 21, 2023. The summary of traffic operation is as follows:

The level of service analysis indicates that the study area intersections generally operate at LOS A and B, with the exception of the eastbound approach of Irish Settlement Road to Route 22. This approach operates at LOS D in the AM peak hour and LOS C in the PM peak hour under existing conditions. With background growth (No-Build) and the project related traffic (Build), Pleasant Ridge Road and the I-87 ramp movements will continue to operate at LOS A/B with no significant effect from the project. The site driveway will operate at LOS B under stop sign control. At the Irish Settlement Road approach to Route 22, the movement will degrade to LOS E in the morning under No-Build conditions and LOS F under the conservative Build conditions. In the PM peak hour, the approach will operate at LOS C in the No-Build and LOS D in the Build conditions.

To test the sensitivity of the intersection, an alternative analysis was completed that took into account that approximately 50% of the expected employees already travel through this area on their way to the main production facility and instead will now go to the new facility. This means that 50% of the traffic generated by the new facility already exists on the road. Accounting for this condition reduces the amount of new trips through the Route 22/Irish Settlement Road intersection. Under these conditions, the eastbound approach of Irish Settlement Road will operate at LOS E during the AM peak hour and LOS D during the PM peak hour, comparable to the No-Build conditions. Further, it's noted that delays resulting from the project can be further minimized through the scheduling of shift start and end times. Staggering shift times to avoid the peak periods will further reduce traffic delays.

The analysis offers the following conclusions:

The development of the 433,800 SF UMS production facility is conservatively estimated to generate approximately 138 trips in the AM peak hour and 124 trips in the PM peak hour. Approximately half the proposed 120 employees will originate from positions at the main production facility and will equate to

new trips into the new facility but are otherwise already traveling on the surrounding roads. Under these conditions, the Route 22/I-87 on ramp and Irish Settlement Road/Pleasant Ridge Road intersections will operate at levels of service (LOS) A and B with no significant changes as a result of the project. The eastbound approach of Irish Settlement Road to Route 22 will experience some minor delay increases but generally operate at similar conditions to No-Build, that being LOS E during the AM peak hour and LOS C/D in the PM peak hour. Delays can be further minimized by staggering shift changes outside of the peak periods of the intersection. The site driveway will operate adequately under stop sign control on the exit approach. Based on these findings, the proposed facility will not require any intersection capacity improvements.

Also see full Creighton Manning Traffic Evaluation dated November 21, 2023.

**Impacts on Energy 14 i** - The proposed project has estimated significant annual electric demand in the Part 1 EAF.

It is estimated that the proposed facility will use approximately 13,200 MWhrs of electricity per year. This value being very similar to the current usage of the existing campus of approximately 12,000 MWhrs per year. This added electrical load has been submitted to the local utility provider who will support the proposed development.

NYSEG currently provides electricity and natural gas to the Property. The Applicant proposes to utilize NYSEG to provide service and the necessary fuel source for building heat, and to power any necessary emissions control devices. The Full EAF demonstrates that the Project will result in an increase in energy and services demand, however, this increase is well within the available capacity.

**Impacts on Energy 14 d** - The proposed project will require heating and cooling of 417,000 sf of manufacturing and warehouse.

The project will utilize the most efficient LED lighting that will be controlled with occupancy sensors. EV charging to be installed on the site for employees and guests. Building Management System to monitor all building mechanical systems including the use of Energy Recovery units to capture the heat and cooling energy from the building exhaust and production equipment to be re-inserted back into the controlled building environment.

Also, see table provided in page 4 of the UMS Rationale Supporting the Issuance of a Negative Declaration.

## OTHER ENVIRONMENTAL REVIEW CONSIDERATIONS

**Segmentation-** In the NYSDEC Lead Agency Response letter dated August 23, 2023 concern is raised that this review may be segmented from other related projects. Specifically, the Department identifies a potential project involving a 750,000sf warehouse that Schluter/UMS has explored developing. The site is located approximately 1 mile away from the current site under review, and is not owned by Schluter/UMS. Further, the property is not currently zoned for industrial or warehouse use. The Town has commenced an analysis of the potential re-zoning for the lands but is in the early stages of that review. The outcome of the review is unknown and is subject to an extensive analysis including a SEQRA review. Given the uncertain timeline, current zoning, and changing market environment, the Town does not find it practical, nor effective to conduct an environmental review of these two projects as one. The proposed manufacturing facility is an allowed use in the Industrial District where it is proposed, adjacent to the existing campus. The land being studied by the Town for a potential zoning change could potentially remain residential, and/or the needs of Schluter/UMS could change quickly, which the Town has observed in the past with multiple projects that were proposed but did not materialize. The Town is taking a hard look at the projects individually and is considering cumulative impacts regardless of whether the properties are controlled by Schluter/UMS or others.

Additionally, should any related or unrelated development occur at the lands being studied for potential re-zoning, a full SEQRA review will be conducted and cumulative impacts will be extensively considered.

**Cumulative Impacts of Development-** The proposed 433,800sf manufacturing facility will be located within the Industrially zoned district and be related to adjacent activities on the existing Schluter/UMS campus. The new structure will be an important component of the Plattsburgh-based manufacturing and shipping facility. The project representatives have indicated there will be truck traffic between the locations and that there will be an increase in employees and employee traffic.

The Town Highway Superintendent has identified that traffic between the sites along Whispering Pines Road will necessitate improvements to be made to the road and intersection with Pleasant Ridge Road as a result of the development. The Traffic analysis indicates that at the Irish Settlement Road approach to Route 22, the movement will degrade to LOS E in the morning under No-Build conditions and LOS F under the conservative Build conditions. In the PM peak hour, the approach will operate at LOS C in the No-Build and LOS D in the Build conditions.

The study concludes that the eastbound approach of Irish Settlement Road to Route 22 will experience some minor delay increases but generally operate at similar conditions to No-Build, that being LOS E during the AM peak hour and LOS C/D in the PM peak hour. Delays can be further minimized by staggering shift changes outside of the peak periods of the intersection. The

site driveway will operate adequately under stop sign control on the exit approach. Based on these findings, the proposed facility will not require any intersection capacity improvements.

The project will be served by existing public water and public roads. Certain upgrades to NYSEG utility distribution infrastructure may be identified in coordination with UMS, though capacity exists in the system to serve the project.

Other impacts from those previously mentioned in EAF Parts I, II, III & Part III Supplement have not been identified.

## UMS Production Facility 2023

### State Environmental Quality Review Act

Rational supporting the issuance of a Negative Declaration of environmental significance by the Planning Board for the Project – Prepared by UMS:

**Name of Action:** UMS Property LLC, New Production Facility Site Plan 2023

**Description of Action & Location:** The applicant, UMS Property, LLC is proposing to construct an approximately 454,800 433,800 sq. ft. light manufacturing and warehouse building, with associated site improvements including driveways, parking areas, loading docks, utility service connections, landscaping and stormwater management facilities (the “Project”). The Project will be located at 26 Irish Settlement Rd., Plattsburgh, TWP 232.-3-18, Clinton County, New York. The proposed Project site will consist of 43.3-acres (the “Project Site”).

The Project will include approximately 21,000 square feet of office area occupying three floors (a total height of approximately 45 feet), and approximately 117,000 square feet of warehousing, in a space that is anticipated to be 80 feet high. The majority of the building and office area would be approximately 45 feet in height with the warehouse being approximately 80 feet in height. The Project also includes material silos that would be approximately 60 feet in height. The Project also includes an accessory storage area for waste and recycled materials, raw material silos, and two 6,500-gallon production gas tanks.

**SEQRA Classification:** The Project is a Type I action.

**Agency Jurisdiction:** The Town of Plattsburgh Planning Board is authorized to review and issue site plan review, which is required for the Project. The full name and address of the lead agency, and a contact person, is as follows:

Town of Plattsburgh Planning Board  
Trevor Cole, Senior Planner  
151 Banker Road  
Plattsburgh, NY 12901  
[trevorc@townofplattsburgh.org](mailto:trevorc@townofplattsburgh.org)

The Planning Board established its intent to serve as lead agency by Resolution No. 23-15, dated February 21, 2023. Notices were provided to the potential involved agencies listed below on [DATE], and the potential involved agencies either did not respond within 30 days, or did not object to the Planning Board serving as lead agency.

The potentially involved and interested agencies for purposes of SEQRA are as follows:

Involved Agencies:

1. New York State Department of Environmental Conservation (“NYSDEC”)

2. Town of Plattsburgh Town Board
3. Town of Plattsburgh Zoning Board
4. Clinton County Health Department
5. Clinton County Highway Department
6. Clinton County Industrial Development Agency

**Interested Agencies**

1. Federal Aviation Administration
2. Clinton County Planning Board
3. New York State office of Parks, Recreation, and Historical Preservation (“OPRHP”)

**Rationale Supporting Determination:**

*Air Quality*

The Applicant provided an EAF Addendum Emissions Inventory dated July 31, 2023 that identifies the actual anticipated emissions and anticipated potential to emit for regulated contaminants that the Facility could generate once operational. The anticipated construction schedule is to construct the building and office space first, with the manufacturing components being constructed afterwards. However, this environmental review assumes the potential impacts to air quality of the fully operational facility.

The Project is located in the Town of Plattsburgh, Clinton County, which is within the attainment requirements of the NAAQS. The Project includes components that will generate emissions requiring air permitting, which are described below. Generally, the sources of potential emissions are heating and generating systems to power the manufacturing processed. The proposed buildings within the development will be cooled by electrically powered systems. Heating for the building and parking areas will be supplied by natural gas. The facility will also require No. 2 fuel oil (diesel) power, including up to two-1,200 horsepower engine rated gen sets.

**Actual Emissions**

The following describes the categories of expected actual emissions from the natural gas, diesel, and facility processes components of the Project.

The actual combustion quantities for natural gas combustion are expected to be:

<b>KB4 - Boiler Heat Input Rating</b>				
Floor	btu/sf	sf	btu/hr	mmbtu/hr
1st	50	450,000	22,500,000	22.5

2nd	30	100,000	3,000,000	3.0
Snow Melt	140	60,000	8,400,000	8.4

Total: 33.9

The estimated actual criteria pollutants from the estimated 113.33 mmscf/yr. of natural gas are:

Pollutant	lb/mmscf	(lb/hr)	(lb/yr)	(tpy)
NOx	50	0.0519	5,666.60	2.83
PM10	7.6	0.0079	861.32	0.43
SO2	0.6	0.0006	68.00	0.03
CO	84	0.0871	9,519.89	4.76
VOC	5.5	0.0057	623.33	0.31

The estimate actual hazardous air pollutants are:

	EF lb/mmscf	Emissions lb/hr	Emissions lb/yr	Emissions tpy
2-Methylnaphthalene	2.40E-05	0.00	0.00	0.00
3-Methylcholanthrene	1.80E-06	0.00	0.00	0.00
7,12- Dimethylbenz(a)anthracene	1.60E-05	0.00	0.00	0.00
Acenaphthene	1.80E-06	0.00	0.00	0.00
Acenaphthylene	1.80E-06	0.00	0.00	0.00
Anthracene	2.40E-06	0.00	0.00	0.00
Benz(a)anthracene	1.80E-06	0.00	0.00	0.00
Benzene	2.10E-03	0.00	0.24	0.00
Benzo(a)pyrene	1.20E-06	0.00	0.00	0.00
Benzo(b)fluoranthene	1.80E-06	0.00	0.00	0.00
Benzo(g,h,i)perylene	1.20E-06	0.00	0.00	0.00
Benzo(k)fluoranthene	1.80E-06	0.00	0.00	0.00
Chrysene	1.80E-06	0.00	0.00	0.00
Dibenzo(a,h)anthracene	1.20E-06	0.00	0.00	0.00
Dichlorobenzene	1.20E-03	0.00	0.14	0.00
Fluoranthene	3.00E-06	0.00	0.00	0.00
Fluorene	2.80E-06	0.00	0.00	0.00
Formaldehyde	7.50E-02	0.00	8.50	0.00
Hexane	1.80E+00	0.06	204.00	0.10
Indeno(1,2,3-cd)pyrene	1.80E-06	0.00	0.00	0.00
Naphthalene	6.10E-04	0.00	0.07	0.00
Phenanthrene	1.70E-05	0.00	0.00	0.00
Pyrene	5.00E-06	0.00	0.00	0.00
Toluene	3.40E-03	0.00	0.39	0.00
Total		0.06	213.34	0.11

The actual combustion quantities for No. 2 fuel (diesel) are expected to be:

KB4 - Engine Inventory	
Building	Engine HP Rating
KB4	1,200
KB4	1,200

Total diesel fuel: 1,452.11 gallons

The engine description from the diesel engines are as follows:

Engine Power Rating, hp 2,400  
 Diesel Fuel, BTU/gal. 137,000

Diesel, gallons/hr 122.6  
 Fuel Sulfur Content, % 0.0015% (Assumed max.)  
 mmBTU/hr 16.8000  
 Operating Hrs/yr 11.84  
 Fuel Consumption, gal/yr: 1,452

The estimated actual criteria pollutants from the diesel engine sources are:

Pollutant	EF lb/mmBTU	Emissions lb/hr	Emissions lb/yr	Emissions tpy
NOx	3.20	53.76	637	0.32
PM10	0.85	14.28	169	0.08
SO2	0.09	1.51	18	0.01
CO	0.001515	0.03	0	0.00
VOC	0.1	1.68	20	0.01

The estimated actual Hazardous Air Pollutants from diesel sources are:

HAPs	EF lb/mmBTU	Emissions lb/hr	Emissions lb/yr	Emissions tpy
Benzene	7.76E-04	0.01	0.15	0.00
Toluene	2.81E-04	0.00	0.06	0.00
Xylenes	1.93E-04	0.00	0.04	0.00
Formaldehyde	7.89E-05	0.00	0.02	0.00
Acetaldehyde	2.52E-05	0.00	0.01	0.00
Acrolein	7.88E-06	0.00	0.00	0.00
Naphthalene	1.30E-04	0.00	0.03	0.00
Total		0.03	0.30	0.00

Finally, the Project process emissions will include VOC emissions from the manufacturing process. The estimated actual pounds of VOC emissions is 196,000, which is approximately 98 tons per year. Based on all of this, the total actual NAAQS generated by the facility process emissions are:

Pollutant	Emission s lb/hr	Emissions lb/yr	Emissions tpy
NOx	53.81	6,303	3.15
PM10	84.85	1,005	0.50
SO2	1.52	196,641	98.32
CO	0.03	68	0.03
VOC	1.69	881	0.44

The facility processes are expected to have actual hazardous air pollutant volumes of 0.09 pounds per hour, 213.64 pounds per year, and 0.11 tons per year.

Potential to Emit

The Emissions Inventory also includes the potential maximum air emissions, or potential to emit, for the Project at full operations, which assumes that all equipment is operating at full capacity, 24 hours a day, 7 days a week.

Natural Gas PTE Fuel Consumption:

Burner Description: Cumulative Boiler BTU/hr Rating

Heat Rating, BTU/hr 33,900,000 Nat. Gas, BTU/scf 1,037

Nat. Gas, scf/hr 32,690

Operating (Heating) Hrs/yr 8,760

**Nat. Gas, mmscf/yr 286.37**

The potential to emit NAAQS from natural gas is:

Pollutant	lb/mmscf	(lb/hr)	(lb/yr)	(tpy)
NOx	50	0.0519	14,318.42	7.16
PM10	7.6	0.0079	2,176.40	1.09
SO2	0.6	0.0006	171.82	0.09
CO	84	0.0871	24,054.94	12.03
VOC	5.5	0.0057	1,575.03	0.79

The potential to emit hazardous air pollutants for natural gas is:

	EF lb/mmscf	Emissions lb/hr	Emissions lb/yr	Emissions tpy
2-Methylnaphthalene	2.40E-05	0.00	0.01	0.00
3-Methylcholanthrene	1.80E-06	0.00	0.00	0.00
7,12- Dimethylbenz(a)anthracene	1.60E-05	0.00	0.00	0.00
Acenaphthene	1.80E-06	0.00	0.00	0.00
Acenaphthylene	1.80E-06	0.00	0.00	0.00
Anthracene	2.40E-06	0.00	0.00	0.00
Benz(a)anthracene	1.80E-06	0.00	0.00	0.00
Benzene	2.10E-03	0.00	0.60	0.00
Benzo(a)pyrene	1.20E-06	0.00	0.00	0.00
Benzo(b)fluoranthene	1.80E-06	0.00	0.00	0.00
Benzo(g,h,i)perylene	1.20E-06	0.00	0.00	0.00
Benzo(k)fluoranthene	1.80E-06	0.00	0.00	0.00
Chrysene	1.80E-06	0.00	0.00	0.00
Dibenzo(a,h)anthracene	1.20E-06	0.00	0.00	0.00
Dichlorobenzene	1.20E-03	0.00	0.34	0.00
Fluoranthene	3.00E-06	0.00	0.00	0.00
Fluorene	2.80E-06	0.00	0.00	0.00
Formaldehyde	7.50E-02	0.00	21.48	0.01
Hexane	1.80E+00	0.06	515.46	0.26
Indeno(1,2,3-cd)pyrene	1.80E-06	0.00	0.00	0.00
Naphthalene	6.10E-04	0.00	0.17	0.00
Phenanathrene	1.70E-05	0.00	0.00	0.00
Pyrene	5.00E-06	0.00	0.00	0.00
Toluene	3.40E-03	0.00	0.97	0.00
Total		0.06	539.06	0.27

The Emissions inventory also discussed the No.2 Fuel Oil (diesel) PTE Fuel Consumption, which is:

**No. 2 Fuel Oil Engine Description:**

Total HP for Fuel Consumption @ 500 hrs per 6 CRR-NY 200.1 (b)  
 Engine Power Rating, hp 2,400 Diesel Fuel, BTU/gal. 137,000  
 No.2 Fuel Oil, gallons/hr 122.6  
 mmBTU/hr 16.8000  
 Operating Hrs/yr 500  
**Fuel Consumption, gal/yr 61,314**

The potential to emit NAAQS from the diesel sources are:

Pollutant	EF lb/mmBTU	Emissions lb/hr	Emissions lb/yr	Emissions tpy
NOx	3.20	53.76	26,880	13.44
PM10	0.85	14.28	7,140	3.57
SO2	0.09	1.51	756	0.38
CO	0.001515	0.03	13	0.01
VOC	0.1	1.68	840	0.42

The potential to emit hazardous air pollutants from diesel sources are:

HAPs	EF lb/mmBTU	Emissions lb/hr	Emissions lb/yr	Emissions tpy
Benzene	7.76E-04	0.01	6.52	0.00
Toluene	2.81E-04	0.00	2.36	0.00
Xylenes	1.93E-04	0.00	1.62	0.00
Formaldehyde	7.89E-05	0.00	0.66	0.00
Acetaldehyde	2.52E-05	0.00	0.21	0.00
Acrolein	7.88E-06	0.00	0.07	0.00
Naphthalene	1.30E-04	0.00	1.09	0.00
<b>Total</b>		<b>0.03</b>	<b>12.53</b>	<b>0.01</b>

The potential to emit NAAQS from the 196,000 pounds per year/98 tons per year of facility process emissions is:

Pollutant	Emission s lb/hr	Emissions lb/yr	Emissions tpy
NOx	53.81	41,198	20.60
PM10	84.85	42,425	21.21
SO2	1.52	198,331	99.17
CO	0.03	185	0.09
VOC	1.69	3,016	1.51

The facility processes are also expected to have a potential to emit hazardous air pollutant volumes of 0.09 pounds per hour, 551.59 pounds per year, and 0.28 tons per year.

Greenhouse Gases

The Emissions Inventory also includes greenhouse gas emissions from each source, as well as the total anticipated actual emissions:

Natural Gas - Actual Direct Greenhouse Gas Emissions						
Pollutant	Source	Emission Factor	Units	Fuel Consumption (mmscf)	Emissions (lb)	Emissions (ton)
CO2	AP-42	120,000	lb/mmscf	113.33	13,599,836	6,800
CH4	AP-42	2.3	lb/mmscf	113.33	261	0.130
N2O	AP-42	0.64	lb/mmscf	113.33	73	0.036

No. 2 Fuel Oil - Actual Direct Greenhouse Gas Emissions						
Pollutant	Source	Emission Factor	Units	Fuel Consumption (g)	Emissions (lb)	Emissions (ton)
CO2	AP-42	22,300	lb/10 <sup>3</sup> gallon	1,452	32,382	16
CH4	AP-42	0.216	lb/10 <sup>3</sup> gallon	1,452	0.31	0.0002
N2O	AP-42	0.26	lb/10 <sup>3</sup> gallon	1,452	0.38	0.0002

Process Emissions - Actual Direct Greenhouse Gas Emissions			
Pollutant	Source	Emissions (lb)	Emissions (ton)
CO2	Lab testing	470,000	235

Facility Estimated GHG Emissions Summary

Pollutant	Emissions (lb)	Emissions (ton)
CO2	14,102,218	7,051.11
CH4	261	0.13
N2O	73	0.04

And the estimated potential to emit (maximum possible emissions):

Natural Gas - Actual Direct Greenhouse Gas Emissions						
Pollutant	Source	Emission Factor	Units	Fuel Consumption (mmscf)	Emissions (lb)	Emissions (ton)
CO2	AP-42	120,000	lb/mmscf	286.37	34,364,204	17,182
CH4	AP-42	2.3	lb/mmscf	286.37	659	0.329
N2O	AP-42	0.64	lb/mmscf	286.37	183	0.092

No. 2 Fuel Oil - Actual Direct Greenhouse Gas Emissions						
Pollutant	Source	Emission Factor	Units	Fuel Consumption (g)	Emissions (lb)	Emissions (ton)
CO2	AP-42	22,300	lb/10 <sup>3</sup> gallon	61,314	1,367,299	684
CH4	AP-42	0.216	lb/10 <sup>3</sup> gallon	61,314	13.24	0.0066
N2O	AP-42	0.26	lb/10 <sup>3</sup> gallon	61,314	15.94	0.0080

Process Emissions - Actual Direct Greenhouse Gas Emissions			
Pollutant	Source	Emissions (lb)	Emissions (ton)
CO2	Lab testing	470,000	235

Facility Estimated GHG Emissions Summary

Pollutant	Emissions (lb)	Emissions (ton)
CO2	36,201,504	18,100.75
CH4	672	0.34
N2O	199	0.10

This data provides a detailed inventory of the potential Project impacts to air quality. However, this impact is conservative because the Project also includes the installation of emissions controls

technology that will significantly reduce the VOC emissions. The greenhouse gas and other emissions will be managed or reduced through the project design considerations that the Project sponsor intends to include in the Project as part of the necessary state and/or federal air permitting (including New York's Climate Leadership and Community Protection Act). Given that the Project sponsor will comply with these obligations, the Project will avoid any potential significant adverse impacts.

Based on the Board's review of the Report and the Full EAF, there are no other potential impacts to air associated with this Project. As such, the Project will not have a significant impact on air.

#### *Ground & Surface Water Quality and Quantity*

The Project Site contains wetlands and a stream, and also has these features adjoining the site. An unnamed stream designated as 830-197, a DEC class D stream, is located onsite. The site also contains an approximately 2.17 acres wetland area that is believed to be regulated by the United States Army Corps of Engineers. Additionally, the site is located over a principal aquifer. However, the Project proposes to avoid impacts to these water features, and will be obtaining necessary SPDES permit coverage, so no impacts are expected.

#### Groundwater

The Project will utilize public water, eliminating any impact to groundwater levels. The Project is located in the WD046 water district area, and has received confirmation that the existing public water supply has capacity to serve the Project. Additionally, the Project will comply with all applicable stormwater quality requirements as set forth in the NYSDEC stormwater management regulations. Based on the above, the Project will not have an adverse impact on groundwater.

#### Stormwater Management

The Applicant has previously provided a hydrologic report entitled Storm Water Management Report for UMS Property LLC New Production Facility Site Plan 2023, September 20, 2023 prepared by Robert M. Sutherland P.C. The hydrologic report has been reviewed by LaBarge Engineering. This report identifies the existing setting and how the Project will comply with Town and DEC stormwater controls. Runoff from the site flows southerly towards Irish Settlement Road and ultimately is conveyed to a wetland located at the southwest corner of the site. The wetland forms a tributary of Riley Brook which empties into Lake Champlain. The underlying soils consist of Plainfield loamy sand, with slopes ranging from 3 to 8 percent. These soils belong to hydrologic soil group Type A. The site contains approximately 28,314 square feet of existing impervious area including an existing driveway. The drainage area affected by the Project is approximately 27.25 acres.

Stormwater management will be conducted in compliance with all NYSDEC requirements and Town conditions and approvals. Pursuant to NYSDEC stormwater requirements, all stormwater will be treated prior to discharge during construction and upon Project completion. The proposed Project will create approximately 17 acres of impervious surface for the building and parking lot runoff area. The remainder of the site would include pervious areas such as landscaping and vegetated/undisturbed areas.

Runoff from the proposed drainage areas will be managed with two underground storage and infiltration systems, each bed providing a total storage volume of approximately 62,019 cf/bed. The underground storage system will have a high-level overflow to handle extreme flow events, which would be activated beginning at the 50-year storm event and can handle flow rates up to and including the 100 year event. The total storage volume will be 124,038 cf., which is in excess of the anticipated 111,634 cf. anticipated for the 10-year stormwater event. The stormwater features are sized to address the Water Quality Volume (WQv), the Runoff Reduction Volume (RRv), the Channel Protection Volume (CPv), the Overbank Flood (Qp), and the Extreme Storm (Qf).

The Applicant has also prepared a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the New York State Department of Environmental Conservation State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). The SWPPP describes erosion and sedimentation control measures and identifies the storm water quality and quantity mitigation to be employed for the Project.

Based upon this information, the Town Designated Engineer's review, the Board's knowledge of the area, and a review of the Report and the Stormwater Report, the Board concludes that there will not be a significant impact to stormwater runoff from the Project site.

#### *Floodplain*

The Full EAF state that the Project site is not located within a Floodway or the existing 100-year and 500-year floodplain. As such, no significant impacts are expected.

#### *Site Soils*

The Full EAF indicates that the average depth to bedrock is 40 feet, with no outcroppings on the site. The predominant soil types are sand, with the water table located approximately 20-30 feet below the ground surface. Site soils are well drained, with 95% of the site with 0-10% slopes, and 5% at 10-15%. There are no unique geologic features onsite.

Construction of the Project will result in changes to the existing ground surface. Approximately 17 acres of roads, buildings and other paved or impervious surfaces will be added, including mainly the new building, silos, and parking area. The site's existing 13.43 acres of forested area will not be disturbed. The Project includes the addition of 10 acres of lawn to the Project site. Given that no bedrock removal is anticipated, and groundwater will not likely be encountered, there are therefore no significant impacts to site soils.

#### *Erosion Control*

The Project will be constructed over approximately 24 months and will manage erosion and sediment in accordance with approved plans and permits. Should the Applicant wish to disturb more than five acres during construction, the Applicant will seek the appropriate waiver, which includes increased erosion control management practices. During construction, typical best management practices for erosion control measures such as silt fence, diversion swales/berms and sediment traps/basins will be installed to control the potential for erosion of soils and downstream siltation.

Upon the completion of construction, those temporary facilities will be removed and all areas will be restored. All erosion and sediment control measures will be constructed in accordance with the latest edition of the New York State Standards and Specifications for Erosion and Sediment Controls and will be reviewed and approved by the NYSDEC. Common industry practices, such as the spraying of water to control dust and confining construction work periods to those permitted by Project approvals, will further alleviate the normal unavoidable short-term impacts associated with construction. As such, there are no significant impacts related to erosion.

### *Traffic*

Traffic information being compiled for submission.

### *Noise*

The site is less than a mile from Interstate 87, a heavily-traveled four-lane highway, which is bordered on the other side by the Plattsburgh International Airport. An existing industrial complex borders the proposed Project location. The existing background noise levels in these areas reflect these industrial and transportation-related noise sources.

Sources of noise that may potentially result from the Project include temporary construction noise, which would be generated from the various components of construction of the Project, and other site preparation activities. All construction noise will be short term and consistent with noise generated by any construction project. The Project sponsor will limit construction to 7:00 a.m. to 5 pm Monday through Friday, and from 8-5 on Saturdays, with no construction on Sundays or holidays. Additionally, the nearby I-87 and airport traffic would provide a shield from several areas for this temporary noise source.

During Project operations, it would be expected that the noise levels associated with this industrial and office building would not exceed the ambient noise levels of the surrounding area. The project will include an enclosed pumping station at the silos which will remove the material handling pumps from the trucks, which significantly reduces the noise levels that would be experienced without the silos. The silo fill activities will be primarily limited to normal working hours of 8 am to 5 pm, which reduces impact to neighboring properties.

The Project will also include enclosing the dust collection systems at the southeast corner of the building, which is expected to reduce the noise generated by this equipment. Further, the equipment in the northwest corner of the building will include a solid concrete noise wall immediately adjacent to the equipment and a secondary noise wall with a vegetative buffer along the property line. More specifically, the secondary noise wall will consist of a 4 to 6 foot tall landscape modular block retaining wall with a 2' berm behind, with an 8' sound dampening fence on top with landscaping to screen in the northwest corner. Incorporating these features into the Project will result in sound pressure levels that do not create a significant impact given the existing, adjacent ambient noise generated by the existing industrial uses in the Industrial District.

Based upon all of the Project design features and the existing baseline noise characteristics, it is reasonable to conclude that the background noise of the nearby industrial facilities as well as thousands of vehicles that currently travel along I-87, and aircraft at the airport will dominate the noise from this Project. As such, the Project will not have a significant impact on noise.

### *Utilities & Public Services*

The Full EAF and project presentations have provided information regarding the socioeconomic impacts resulting from the Project, as well as its intended use of utilities and public services. The Project will create a new office and industrial space and generating approximately 150 temporary construction jobs will be created, 120 existing jobs will be maintained and, between the two companies operating at the Project, 66 new permanent jobs will be created in the first three years, which will generate positive socioeconomic impacts.

### Water Usage

The Full EAF discusses the water need, and updated engineering documentation states that the projected water usage for the Project is estimated to be 3,000 GPD. The existing Town infrastructure along Whispering Pine Road can easily service the Project, and to connect water service to the Project site, a 400-foot extension of the water main from the existing 8 inch main will be installed. No new water district is necessary to serve the Project. Construction of the water main extension will follow best management practices to minimize erosion, sedimentation, and other construction-related impacts.

Water will be supplied through the Town's municipal water system, which is sourced from a well. Fire protection will be provided by the Project operator's separate fire suppression system. Documentation has been submitted confirming that the existing fire tank system can adequately address the Project. Accordingly, this Project will not have a significant impact on the municipal water system.

### Sanitary Sewer

The Full EAF and various Project documentation evaluated the projected sanitary sewer discharge from the Project, which is conservatively estimated to be 3,000 GPD. The Project proposes to manage sewer discharges with a septic field designed to accommodate the wastes and to obtain all necessary authorizations for the system. The Project will obtain a SPDES permit for this waste disposal. Soil tests have been conducted in the area of the proposed septic system to demonstrate that there are adequate soils for the proposed on-site disposal system. Additionally, other neighboring facilities use on-site disposal, and the Project's production wastes will not contain components requiring industrial waste permits for this on-site disposal.

Based on the above, this Project will not have a significant impact with respect to sanitary waste.

### Police, Fire & EMS Services

The Applicant discussed the Project and needed services with the Clinton County Sheriff, and the South Plattsburgh fire protection and EMS companies. The police force reported that it will be able to patrol the Project area.

The South Plattsburgh Fire Department will provide fire services for the Project. The fire department has indicated, based on their review of the Project design, that the necessary fire equipment is already available to service the Project and sufficient turning capacities exist for all equipment.

Local emergency medical services (“EMS”) providers in the area of the Project include the South Plattsburgh EMS. South Plattsburgh has confirmed that local EMS services are available and have sufficient capacity to serve the Project. As such, there will be no significant impact to Police, Fire & EMS Services

#### School District

The Project site is located with the Peru Central School District. Currently, there are no school-age children residing at the site. Although the Project will be creating new jobs, it is not anticipated that a significant number of new school age children will be added to the school district. There will be no significant impact to the school district.

#### *Ecology*

The Full EAF identifies the potential impacts to animal and plant species. The Project contains 13.43 acres of forest, 27.7 acres of meadows, grasslands, and brushlands, as well as 2.17 acres of wetlands. The wetlands and forested areas will not be impacted, resulting in no impacts to animal or plant species in these areas.

The Project will be constructed on the meadow-area of the Project Site. There are no unusual or state or federally listed endangered, threatened or species of special concern in the area. While the Full EAF identifies the Pitch Pine-Health Barrens as a designated significant natural community in the area, previously developed projects have been constructed in that area, so no impacts from this Project are expected.

Based on the Board’s review of these materials, and the Board’s knowledge of the community, the plant communities found on the Project site are common habitats in New York State. Further, this site does not contain any rare animal or plant species. Based on the above, the Project will not have a significant impact on plants and animals.

#### *Critical Environmental Areas*

Based on the Full EAF, there are no critical environmental areas at or near the Project site. Accordingly, no impacts to critical environmental areas will result.

#### *Land Use & Community Character*

The Full EAF identifies the potential impacts to land use and community character that could result from the Project. Currently, the Project Site is zoned within an existing Industrial district. The project will be adjacent to an existing industrial facility, and is in close proximity to I-87 and the Plattsburgh International Airport. The community character of the area is consistent with this proposed use.

As such, no adverse impact to land use and zoning is anticipated. To the contrary, a positive impact will result.

#### *Historical & Archaeological Resources*

The Full EAF states that there are no buildings, archaeological sites, or districts listed on the National or State Register of Historic Places, or that are eligible for listing onsite or contiguous to the Project Site.

The Full EAF notes that the Project Site is located in or adjacent to an area designated as sensitive for archaeological sites on the NY SHPO archaeological site inventory. However, no additional archaeological or historic site(s) or resources have been identified on the project site.

However, upon review by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), a letter was issued confirming that there will be no impact on cultural resources in or eligible for inclusion in the State and National Register of Historic Places. Accordingly, the Project will not have a significant impact on historical or archaeological resources.

#### *Aesthetic Resources*

The Full EAF, Visual EAF Addendum, and several visual renderings prepared by Saratoga Associates, with the attached submittal to the Planning Department, describe the potential impacts to aesthetic resources. The Visual EAF addendum notes that the closest features where the Project would be visible to the public are local roadways and I-87. It notes that there are features within ½ to 3 miles away that contain potential visual resources.

According to the NYSDEC Policy on Assessing and Mitigating Visual Impacts (DEP-00-2), an aesthetic impact occurs when there is a detrimental effect on the perceived beauty of a place or structure. In order for an impact to occur, a project, by virtue of its visibility, must clearly interfere with or reduce the public's enjoyment and/or appreciation of the appearance of an inventoried resource (e.g. a cooling tower plume blocks the view from a State Park overview). Here, however, there are similar features, including existing industrial facilities, within ½ mile of the Project Site. Additionally, with the presence of a four-lane interstate highway and an international airport will provide similar industrial and built environment scenery in the area viewshed.

Of particular relevance to this application and the review of the potential significance of visual impacts, the lead agency notes that within the same Industrial District, and less than ¼ of a mile from the Project Site, the Town has previously reviewed applications for similar or greater height structures. In each case the Town has determined that those structures would not have a significant adverse impact on the surrounding community. Those projects include the SSF silos at approximately 70 feet in height and the Schuler thinset building that is approximately 88.5 feet in height.

The visual renderings show the introduction of a warehouse to property along the roadway, and in the distance from other roadway views. Significant vegetation along the roadway will remain

which will screen part or all of the building depending on the viewpoint. For those viewsheds that will have a partially screened view or where a driver would pass the structure, the structure will be similar to other industrial structures within ¼ of a mile.

Therefore, while the Project will be visible from some vantage points, and one or more of the resources listed above on the Visual EAF Addendum, no adverse impact is expected for the reasons previously described. Other nearby features, including nearby residences, are not considered an inventoried resource that could experience potential visual impact. Therefore, based on the NYSDEC's regularly utilized visual impact criteria, this Project will not have a significant adverse aesthetic impact.

### *Energy*

The Full EAF describes the potential energy impacts related to the Project. NYSEG currently provides electricity and natural gas to the Property. The Applicant proposes to utilize NYSEG to provide service and the necessary fuel source for building heat, and to power any necessary emissions control devices. The Full EAF confirms that solid waste will be properly managed, including recycling where appropriate, by local collectors.

The Full EAF demonstrates that the Project will result in an increase in energy and services demand, however, this increase is well within the available capacity. Therefore, there are no significant impacts expected.

### *Public Health*

The Full EAF describes the potential impacts from the Project related to public health. There is no history of solid waste management, hazardous waste management, or remediation at the Project Site. There are no DEC Environmental Site Remediation database entries for the site. The Project will not generate, treat, store or dispose of hazardous waste, odors or use herbicides or pesticides. The proposed Project uses, particularly given the nature of the technology and emissions controls included in the Project, do not present any potential impact to public health. Accordingly, no significant impacts to public health will occur.

### *Open Space, Agricultural Resources & Recreational Resources*

The Full EAF describes the potential impact to open space, agricultural resources, and recreational resources. This information reveals that the construction of this Project will not result in the reduction of designated open space, as there are no such features on the Project Site. The property is privately owned and maintained and the Project Site does not currently provide a recreational benefit to the community. There are no agricultural resources or registered Natural Landmarks onsite.

Based on the above, the Project not have a significant adverse impact on open space, recreation or no agricultural resources present and no impact will occur.

### *Impact on Growth*

The Full EAF describes the potential growth impacts resulting from the Project. The Project will be located in an industrial area adjacent to existing industrial uses, in an Industrial District. As such, the growth proposed by this Project is the type of growth the Town and its comprehensive planning would expect.

This Project will develop a state-of-the-art office space and manufacturing facility that will maintain a significant number of existing jobs, generate new jobs and support the growth of the existing businesses in the area. Any new residents moving to the area to work at the Project could potentially increase the demand for existing or new businesses, such as retail services and other local businesses. The Project will also maintain 120 jobs, create up to 66 new permanent jobs across the two companies operating at the Project, as well as 150 temporary construction jobs. The anticipated new jobs, increased tax base and a potential to increase the population will improve the quality of life which creates a positive impact.

Further, the submissions made as part of this application and the Board's review find that the growth caused by this Project can be accommodated by structure in place, as all services have more than adequate capacity. The intensity of use of the Project site is increasing compared to its current state. Additionally, the design of the Project and availability of needed resources to service the Project render the potential intensity non-significant. Accordingly, there is no significant adverse impact upon growth expected.

#### *Cumulative Impacts*

The Applicant reviewed the potential for proposed projects in the vicinity of this Project and found that there are none. The Project sponsor has no other developments at this time. Therefore, there are no cumulative impacts expected.