

NOTICE OF PUBLIC SCOPING SESSION

PLEASE TAKE NOTICE that on **Monday, May 2, 2022 at 7:00 p.m.** at the Munger Cottage, 40 Munger Drive, Cornwall, New York, the Planning Board of the Town of Cornwall, as SEQRA Lead Agency, will hold a public scoping session concerning a Planned Industrial Development (PID) application by Cornwall Logistics, LLC a/k/a Treetop Development proposing to develop five (5) Class A Modern Warehouse Facilities totaling 2,053,593 square feet in gross area and is located at 2615 US Route 9W, Cornwall, NY (Section 9, Block 1, Lot 25.22) (the “project site”). The project site is an approximately 197.7-acre parcel located northwest of US Route 9W in the Town of Cornwall.

The proposed project is a Type I action under SEQRA as it may result in one or more significant impacts. The Planning Board has already determined that a Draft Environmental Impact Statement (DEIS) should be prepared and the Board is now conducting this “Scoping” process to determine what issues should be examined in the EIS document.

The purpose of public scoping session is to invite suggestions from residents, neighbors, agencies and the public about what should be included in the EIS, including the issues and impacts to be studied, methodologies to be used, alternatives to be discussed, and mitigations to be considered. Scoping helps to assure that the Planning Board and the public have sufficient information in the EIS document before the public hearing process begins. The Planning Board will adopt a “Final Scope” after it reviews all the comments made during the scoping process.

A copy of the Positive Declaration and Draft Scoping document have been distributed to involved and interested agencies on April 7, 2022 and will also be available at the Town Clerk’s Office, Town of Cornwall Town Hall, 183 Main Street, Cornwall, NY 12518 for public review during regular business hours and are posted on the following website:
www.cornwalllogistics.com.

In addition to the opportunity to speak at the public session on May 2, 2022, the Planning Board will also accept written comments on the proposed scoping document until 4:00 p.m. on May 24, 2022. Comments may be submitted in person, by postal mail, by fax at (845) 534-2178 or by email dhines@cornwallny.gov. Mailed comments should be addressed to:

Neil Novesky, Chairman
and Members of the Planning Board
Town of Cornwall Town Hall
183 Main Street
Cornwall, NY 12518

Dated: April 8, 2022

By Order of Town of Cornwall Planning Board
Neil Novesky, Chairman

State Environmental Quality Review Act

POSITIVE DECLARATION

Notice of Intent to Prepare a Draft Environmental Impact Statement
and Lead Agency Determination of Significance

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. The Planning Board of the Town of Cornwall has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared. The Planning Board hereby adopts a Positive Declaration in order to investigate and evaluate the potential environmental impacts of this Proposed Action.

Scoping will be conducted at a public scoping session to be held at Munger Cottage located at 40 Munger Drive on May 2, 2022 at 7:00PM or soon thereafter. Interested parties are invited to be present and provide comments on the attached scoping document or you may provide written comments on this document to the Lead Agency contact provided below until the close of business on May 13, 2022. All project documents can also be reviewed at the following website: www.cornwalllogistics.com

Name of Action: Treetop Planned Industrial Development

Lead Agency: Town of Cornwall Planning Board

Date: April 4, 2022

SEQR Status: Type 1

Location: 2615 US Route 9W, Town of Cornwall

Description of Action: The applicant, Cornwall Logistics, LLC proposes the construction of five warehouse buildings totaling 2,053,593 square feet of floor area. Two access points to the site are proposed from US Route 9W. The project will be served by municipal water supply and sewer service. Lines will need to be extended to the Project Site. The Project Site consists of 197.7 total acres in the Planned Commercial Development (PCD) Zoning District with a portion in the Highway Commercial (HC) Zoning District. Warehouses are an allowed use in the PCD Zoning District. The applicant will petition the Town Board for a zoning map amendment so that the full project site is contained in the PCD Zone.

Reasons Supporting this Determination: Potential environmental impacts associated with the proposed action are identified in the Full Environmental Assessment Form. These impacts, which may be reasonably expected to result from the Project, have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6 N.Y.C.R.R. § 617.7(c)(2) and (3). The Planning Board finds that the Proposed Action may result in one or more significant impact on the environment, and an Environmental Impact Statement (“EIS”) will be prepared to address, at a minimum, the following elements of the Proposed Action, which may result in potential impacts:

1. The proposed action may involve construction on land where depth to water table is less than 3 feet.
2. The proposed action may involve construction on slopes of 15% or greater.
3. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.
4. The proposed action is likely to involve the excavation and removal of more than 1,000 tons of natural material.
5. The proposed action may involve construction that continues for more than one year or in multiple phases.
6. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal.
7. 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.
8. 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.
9. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.
10. 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.
11. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.
12. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.
13. 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.
14. 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.
15. 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.

16. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.
17. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.
18. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.
19. The proposed action may be visible from publicly accessible vantage points in areas of recreational or tourism based activities.
20. 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.
21. 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.
22. Projected traffic increase may exceed capacity of existing road network.
23. The proposed action may result in the construction of paved parking area for 500 or more vehicles.
24. The proposed action may alter the present pattern of movement of people or goods.
25. The proposed action will require the creation or extension of an energy transmission or supply system to serve an industrial use.
26. The proposed action may utilize more than 2,500 MWhrs per year of electricity.
27. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.
28. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.
29. The proposed action may create a demand for additional community services (e.g. schools, police and fire)
30. The proposed action is inconsistent with the predominant architectural scale and character.

Lead Agency Contact:

Neil Novesky, Planning Board Chairman
Town of Cornwall Planning Board
Town Hall – 183 Main Street
Cornwall, New York 12518
(845) 534-9429
dhines@cornwallny.gov

Agency Circulation: This notice is being sent to the following Involved and Interested Agencies:

Involved Agencies

NYS Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010
And Environmental Notice Bulletin – via email
enb@gw.dec.state.ny.us

NYS Department of Environmental Conservation – Region 3
Division of Environmental Permits
21 South Putt Corners Road
New Paltz, New York 12561

NYS Department of Transportation, Region 8
4 Burnett Boulevard
Poughkeepsie, New York 12601
Contact: Lance MacMillan, PE, Regional Director

Orange County Department of Health, Division of Environmental Permits
1887 County Building
124 Main Street
Goshen, New York 10924
Contact: Steve Gagnon, M.P.H., P.E.

Town of Cornwall Town Board
183 Main Street
Cornwall, New York 12518
Contact: Josh Wojehowski, Supervisor

Town of Cornwall Zoning Board of Appeals
183 Main Street
Cornwall, New York 12518
Contact: Lenora Ransom, Chair

Village of Cornwall-on-Hudson
325 Hudson Street
Cornwall-on-Hudson, NY 12520
Clerk@cornwall-on-hudson.org

Village of Cornwall-on-Hudson Water Department
325 Hudson Street
Cornwall-on-Hudson, NY 12520
Contact: Mike Trainor, Superintendent

NYS Office of Parks, Recreation and Historic Preservation
Field Services Bureau – Peebles Island
PO Box 189
Waterford, NY 12188-0189
(uploaded via CRIS)

Interested Agencies

U.S. Army Corps of Engineers
26 Federal Plaza
Jacob Javits Building
New York, New York 10278

Orange County Department of Planning
planning@orangecountygov.com

Orange County Department of Public Works
2455-2459 Route 17M
Goshen, New York 10924

Town of New Windsor
555 Union Ave
New Windsor, NY 12553

City of Newburgh
83 Broadway
Newburgh, NY 12550

Town of Newburgh
1496 Route 300
Newburgh, NY 12550

Town of Woodbury
615 Route 32
P.O. Box 1004
Highland Mills, NY 10930

Village of Woodbury
Villageclerk@villageofwoodbury.com

Cornwall Volunteer Ambulance (CoVAC)
PO Box 151
Cornwall, NY 12518

Canterbury Fire Company
PO Box 106
Cornwall, NY 12518

Vails Gate Fire Department
PO Box 173
Vails Gate, New York 12584

Treetop Planned Industrial Development Project
Town of Cornwall
Draft Environmental Impact Statement (DEIS)
Draft Scope
April 7, 2022

This document identifies the issues to be addressed in the Draft environmental Impact Statement (DEIS) proposed by Cornwall Logistics, LLC (a/k/a Treetop Development) (the "Applicant") for the proposed Treetop Planned Industrial Development Project (the "Project" or "Proposed Action") in the Town of Cornwall. This scope contains the items described in 6 NYCRR Part 617.9 (e) (1) through (7).

GENERAL GUIDELINES

- The Draft Environmental Impact Statement ("DEIS") shall address all items in this Scoping Document and conform to the format outlined in this Scoping Document. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, provided all such issues described in this Scoping Document are addressed as fully in a combined format as if they were separately addressed.
- The document should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor," "Applicant" or "the Developer."
- Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms that the layperson can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).
- All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.
- Where specific impacts are currently unknown or where they may vary based on the specific end user of the Project, analysis provided should assess a worst-case scenario.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Town of Cornwall Planning Board (as Lead Agency), as well as the other agencies involved in the review of the proposed project. The DEIS is also intended to convey the same information to the interested public. The Preparer of the DEIS is encouraged to keep this audience in mind as it prepares the document. Enough detail

should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document that may, if appropriate, support objective findings on approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The EIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that "It is the Applicant's opinion that...". The Town of Cornwall Planning Board reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Lead Agency.

Project Description

The Treetop Project is a proposed Planned Industrial Development (PID) located at 2615 US Route 9W, Cornwall, New York (Section 9, Blok 1, Lot 25.22) (the "project site"). The project site is an approximately 197.7-acre parcel located northwest of US Route 9W in the Town of Cornwall. The Applicant is proposing to develop five Class A Modern Warehouse Facilities totaling approximately 2,053,593 square feet in gross floor area. The Project includes two access points along US Route 9W along with associated parking, loading, driveways, stormwater management facilities, lighting, landscaping and other related site improvements. The warehouse buildings will operate by virtue of receipt of goods, storage, distribution and order fulfillment with an office and customer service function, including potential returns and pick-up. A majority of the Site is classified in the PCD (Planned Commercial Development) zoning district with the balance classified in the HC (Highway Commercial) zoning district. PIDs are permitted by Special Permit in the PCD zoning district subject to Planning Board Site Plan approval. In addition, the Applicant will petition the Town Board for a minor amendment of the Town of Cornwall Zoning Map to re-map the entire site PCD. The Applicant may potentially seek area variance approval for the height of the proposed 44' tall warehouse buildings where a maximum height of 40' is permitted in the PCD zoning district, or seek a minor zoning text amendment to allow a maximum height of 50' for PID projects within the PCD zoning district. Alternatives to be considered during the SEQR review include; a PID Project without a minor Zoning Map amendment; a PID Project with a minor zoning text amendment to allow the proposed building heights without the need to seek an area variance; and a PID Project with a greater buffer at the southern and western property boundaries that abut residential development. The attached Project Layout Map illustrates the proposal.

SEQRA Status

The proposed project is a Type I Action pursuant to SEQRA Part 617.4 (b) (6) (i). After initiating a coordinated review, the Cornwall Planning Board Declared itself SEQRA Lead Agency on February 7, 2022. On April 4, 2022 the Cornwall Planning Board adopted a resolution issuing a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement.

The Lead Agency set the following procedures to receive Agency and Public comments on this Draft Scope:

A public scoping session was held in-person on _____, 2022 at _____.

In addition, written comments on the Draft Scope were invited. Written comments were accepted by the CONTACT PERSON identified below until _____, 2022 at ____ pm. Written comments were accepted by e-mail or by mail (addresses below).

All Involved Agencies were invited to inform the Lead Agency of each Agency's concerns, permit jurisdictions, and information needs to support such Agency's SEQRA Findings, including, where applicable, any specific techniques or model to be used in studies and analysis for the EIS.

For Further Information

Contact Person: Diane Hines, Assistant to the Building Inspector
Address: Town of Cornwall Planning Board
Cornwall Town Hall
183 Main Street
Cornwall, New York 12518
Telephone: (845) 534-9429
dhines@cornwallny.gov

Contents of the Draft Environmental Impact Statement

Cover Sheet

The cover sheet will contain the following:

- Name and location of the project
- Identification of document as the Draft Environmental Impact Statement
- Date of submittal to the Planning Board and any revision dates
- Lead agency, project sponsor and contact information for each
- Date of acceptance by Lead Agency or placeholder
- Date of public hearing or placeholder
- Date which public comments will be due

Table of Contents

I. Executive Summary

- A. An introduction including purpose of the DEIS, summary of previous site approvals, a relevant history of the current SEQRA process that has occurred (*i.e.*, relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration, date of the acceptance of the Scoping Document).
- B. Project Site Existing Conditions- provide a short description of the subject property and characterize its location and natural features as well as provide a brief history of the use of the property and where existing changes to its natural state have occurred.
- C. Project Description/ Overview of all aspects of the project including project layout, proposed buildings, parking, circulation, traffic or other offsite improvements, utilities, and requested zoning changes.
- D. Summary of purpose, including the Applicant's goals and objectives, public need and benefits
- E. Required permits and approvals, including list of involved and interested agencies
- F. Summary of significant adverse environmental impacts identified and mitigation measures proposed in each subject area identified and discussed further in Section III
- G. Description of alternatives analyzed including a table comparing the impacts of the proposed project with the impacts of each alternative analyzed
- H. Description of the issues considered in EAF review/Scoping and determined to be non-significant or not relevant, stating reasons why those issues were not included in the Final EIS Scope

II. Project Description

- A. Project Site Background and History
 - 1. Prior Cornwall Commons project Approval
 - 2. 2020 Zoning Amendments
- B. Applicant
 - 1. Applicant's qualifications to undertake the Project
 - 2. Purpose of the Project
 - 3. Applicant's goals and objectives
- C. Site Description
 - 1. Location, tax map designation and acreage
 - 2. Zoning and discussion of surrounding land uses
 - a. PCD/HC Districts
 - 3. Context with surrounding area including a site location map
 - 4. Access and discussion of surrounding road network
 - 5. Existing Uses/Structures
 - 6. Existing Utilities
 - 7. Any existing easements
- D. Proposed Development Plan
 - 1. Warehousing
 - 2. Minor Zoning Map Amendment
 - 3. Area Variance or Minor Zoning Text Amendment

4. Site Access, Driveway, Circulation, and Parking/Loading
 5. Utilities
 6. Grading Plan
 7. Stormwater Management
 8. Signage
 9. Lighting
 10. Construction Sequencing, phasing and Duration
- E. Required Permits and Approvals
 - F. Summary of Project public need and Benefits

III. Existing Conditions, Potential Impacts as a Result of the Proposed Project and Proposed Mitigation Measures

This section identifies the potentially significant adverse impacts identified in Part 3 of the EAF and to be identified in consultation with involved agencies and the public as part of the scoping process. The discussion in the EIS will identify the aspects of the environmental setting that may be impacted. The Scoping process is intended to identify the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information.

Where appropriate the DEIS will discuss both construction and operation impacts.

A. Land Use and Zoning

1. Existing Conditions

- a) Discussion and mapping illustrating the site's existing zoning and zoning with one half mile of the Site.
- b) Surrounding land uses within one half mile;
- c) Discussion of the 2020 rezoning of the site from residential to commercial.
- d) Discussion of use, density, bulk, site plan, special permit and other zoning provisions relevant to the Project, including the Building Inspector's determination confirming permissibility of the uses in the PCD zoning district.
- e) Easements and Covenants.

2. Potential Impacts

- a) Conformance with the Town of Cornwall zoning requirements, including PID special permit criteria and any other standards, laws or regulations relevant to the Project.
- b) Consistency with easements and covenants affecting the property.
- c) Discussion of a minor zoning map amendment to remove the HC zoning district boundary from the Site.

- d) Discussion of the potential area variance approval from the ZBA for the building height required and/or minor zoning text amendment to permit 50-foot-tall warehouse buildings pursuant to the § 158-2.1J PID Supplemental Use Regulations.
 - e) Compatibility with surrounding land uses
 - f) Consistency with the Town Comprehensive Plan and Orange County Comprehensive Plan
3. Mitigation Measures
- a) As required.

B. Traffic and Transportation

1. Existing Conditions

- a) Discuss and illustrate access to the site
- b) Discuss any existing or proposed traffic improvements within the vicinity of the site
- c) Determine existing intersection traffic volumes. Counts will be taken for the following intersections:
 - a. US Route 9W And Forge Hill Road/Sloop Hill Road
 - b. US Route 9W and Academy Avenue (all movements)
 - c. US Route 9W and Union Avenue (CR 69)
 - d. Academy Avenue and Main Street
 - e. US Route 9W and Willow Avenue (CR 32)
 - f. US Route 9W and Laurel Avenue
 - g. US Route 9W and Quaker Avenue
 - h. NYS Route 32 and Quaker Avenue
 - i. Main Street and Willow Avenue (CR 32)
 - j. Main Street and Quaker Avenue
- d) Comparison of NYSDOT data with any counts taken during Covid-19. Needs to follow NYSDOT guidelines for traffic counts collected during the pandemic.
- e) Analyze available traffic accident data for the last 5 year period
- f) Identify nearest public transportation stops

2. Future no-build conditions

- a) Identify no-build conditions during the design year based on future traffic volumes projected with a growth rate determined in consultation with the Lead Agency.
- b) Discuss any other anticipated changes to transportation by Build Year.
- c) Discussion of other significant developments that would generate traffic in this area as well as any significant developments in other adjacent municipalities that would affect the US Route 9W corridor and included in the analyses.

3. Impacts

- a) Develop anticipated trip generation from the Project.
- b) Land Use Code 130 – Industrial Park should also be used per NYSDOT because of the variability of the use with a sensitivity analysis conducted with these higher trip rates with corresponding mix of passenger cars and trucks.
- c) Determine Build levels of service with Project generated traffic added to the no-build traffic volumes for the above listed intersections. The Build analysis shall be based on capacity and LOS analysis using the latest technology. Determine existing LOS and queuing for each of the above intersections.
- d) Analyze adequacy of existing road infrastructure to accommodate increased traffic.
- e) Project traffic on Route 9W including a separate distribution of passenger cars and trucks.
- f) Employee Project traffic leaving the site during lunch hour/break times.
- g) Provide a parking and loading plan and discuss compliance with the Town of Cornwall parking and loading requirements.
- h) Discuss construction traffic volumes and routing, phasing and traffic control, if needed.
- i) Truck turning diagrams should be provided for all intersections and onsite circulation.
- j) Provide a Traffic Signal Warrant Analysis for main site access as an alternative to the proposed site access and consult NYSDOT for their input on preferred access design.
- k) Discuss emergency access and discuss with emergency service providers
- l) A complete capacity analysis should be prepared for all ramp movements at the Academy Avenue interchange including merge and diverge analyses.
- m) The Applicant has proposed two right-turn-in/right-turn-out driveways. Note that these improvements will require a Highway Work Permit from NYSDOT. Due to the size and nature of the development, the analyses should consider an alternate plan with at least one signalized intersection with separate left and right turning lanes. The length of the left turn lane should be reviewed based on the expected truck and other volumes to ensure it is adequate to accommodate the 95th percentile queue length. A Traffic Signal Warrant Analysis should be prepared for the main site access under this signalized alternative.

4. Mitigation Measures

- a) Provide a discussion of and conceptual plans for potential traffic improvements, as required.
- b) Provide a discussion of and conceptual plans for roadway and intersection modifications, as required.

- c) Provide a construction traffic plan to include routes to be used by trucks and heavy vehicles during construction period relating to road construction or relocation.
- d) Others, as required.

C. Flora and Fauna

1. Existing Conditions

- a) Biological Assessment will be provided to evaluate ecological communities and habitats based on available published data and as verified by site visits
- b) Discuss the potential presence of rare, threatened and endangered species based on correspondence with appropriate outside agencies. Assess the potential of the site to support any such species.
- c) Discussion of the 'designated significant natural communities' identified by the DEC mapper as being located on the Project Site.

2. Potential Impacts

- a) Quantify impacts, if any, to designated significant natural communities, as well as the site's overall ecological communities and discuss impacts, if any, to rare, threatened or endangered species or ecologically significant communities and habitats; including those associated with Moodna Creek. Correspondence with DEC and USFWS will be provided in an appendix.

3. Mitigation Measures (if any)

D. Noise

1. Existing Conditions

- a) Existing noise measurements will be taken representative locations around the Project Site including boundaries with residential properties and along the northern boundary with the Town of New Windsor. Analysis of sensitive area receptors based on NYS DEC guidelines should be provided.
- b) Map and discuss sensitive noise receptors such as schools, churches and public facilities within 500' of the Project Site, and map nearby, publicly accessible, residential receptors.

2. Impacts

- a) Overall anticipated noise generation from the proposed action will be discussed and a comparison to existing conditions will be provided from both construction and operational noise; and
- b) If blasting, chipping or hammering of rock may occur, discuss potential impacts to above identified receptors.

3. Mitigation Measures

- a) As required.

E. Geology, Soils and Topography

1. Existing Conditions

- a) Provide topographic mapping at 2' control interval and provide a description of site topography.
- b) Describe significant topographic or geological features, if any, on the Project Site or conclude that none are present.
- c) Soil types and characteristics shall be identified as presented in the Orange County Soil Survey or USDA database.
- d) Discuss the general drainage characteristics of the site and also identify sub-catchments within the project site.

2. Impacts

- a) Provide grading plan. Describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization and rock removal.
- b) Provide estimate of cut and fill. If fill is required, describe amount and potential source(s).
- c) Discuss rock removal, if required. If rock removal is required, discuss method(s) to be used.
- d) Discuss Soils of Statewide Importance.
- e) Discuss proposed retaining walls.
- f) Discuss Impacts to the existing slope stabilization concern located along the Moodna Creek on/ adjacent to the site.
- g) Identify the locations of all areas where existing vegetation will be removed.

3. Mitigation Measures

- a) Provide and discuss erosion and sediment control plan focusing on areas of steep slopes and erodible soils.
- b) Provide blasting plan, if required.
- c) Provide plan for excess cut, or for import fill, if required. If cut is required, identify if a Town clearing and grading permit is needed offsite.
- d) Discuss construction phasing and staging to limit the time periods during which areas of disturbance would be left open. If a waiver from the NYSDEC maximum disturbance is proposed, additional appropriate mitigations will be provided.
- e) Discuss alternatives to mitigate slope stabilization concerns along the Moodna Creek created from the site.
- f) Others required.

F. Subsurface and Surface Waters

1. Existing Conditions

- a) Existing surface waters, including wetlands, streams and other natural water features will be discussed and presented graphically. All resources

will be described in terms of jurisdiction, classification, size and any applicable regulated areas including buffer and floodplains.

- b) Map and discuss the extent of FEMA designated floodplains and floodways or conclude that these areas are not present on the site.
- c) Discuss existing drainage patterns on Site.
- d) Discuss existing runoff into the Moodna Creek.
- e) Discuss relevant State and Town stormwater regulations.
- f) Map and discuss any aquifers underlying the Site and discuss any groundwater characteristics based on available data, including available well data.

2. Potential Impacts

- a) Quantify, map and describe encroachments, if any, into any on Site surface waters or associated regulated areas and discuss the potential effect on the quality and function of these resources.
- b) Describe impacts, if any, to the Moodna Creek.
- c) Describe impacts from pesticides, deicing agents and/ or pollutants from trucks or other onsite machinery.
- d) Describe pre- and post-development stormwater volumes and peak discharge rates. Illustrate stormwater flows and discharge including method of collecting, cleaning and reuse or conveyance of treated water.
- e) Describe the components and functions of the proposed drainage system. Describe potential impacts to downstream drainage systems
- f) Discuss the material components of the SWPPP and proposed erosion and sediment control plan.
- g) Discuss impact to floodplain elevations (if any).

3. Mitigation Measures

- a) Discuss permitting standards that must be met for impacts to any regulated wetland or waterbody.
- b) Summarize the master stormwater pollution prevention plan (SWPPP) including stormwater management practices and erosion and sediment control plan.
- c) Discuss ownership and maintenance (both short and long term) of the stormwater management system.
- d) Others required.

G. Visual / Cultural Resources

1. Existing Conditions

- a) Prepare a viewshed map illustrating those portions of the Site potentially visible from public roads.
- b) Provide an inventory of Town, County and State designated scenic and historic resources of significance from which all or portions of the Project Site may be visible.

- c) Describe and illustrate, thorough photographs in both leaf-on and leaf-off conditions the visual character of the Project Site from the locations listed below and shown on the attached visual receptor map including:
 - a. Route 9W.
 - b. All locations identified in '1.b' above including Knox Headquarters.
 - c. Firthcliffe Firehouse.
 - d. Public roads for surrounding Residential Developments.
- d) Perform Stage 1A/1B Cultural Resource Surveys in areas for which surveys were not previously prepared and which have been determined to be potentially sensitive for cultural resources.
- e) Provide the results to the New York State Historic Preservation Office (SHPO)

2. Potential Impacts

- a) Description of physical dimensions, architectural design and proposed building material of proposed buildings and discuss the proposed design's compatibility with the surrounding area.
- b) Discuss Project visibility upon build-out in both leaf-on and leaf-off conditions from Route 9W. Provide simulations of the Project at build-out from locations described above under Section III.F.1.c above, if appropriate.
- c) Discuss visual impacts from the above identified locations.
- d) Obtain a Determination of Effect Letter from SHPO.
- e) Discuss impacts to archeological resources, if any.
- f) Discuss impacts to historic visual resources, if any.
- g) Discuss proposed lighting including height, location of fixtures, type of fixture, and lighting levels at property lines.

3. Mitigation Measures

- a) Discuss and illustrate the use of visual mitigation measures, as required. It is not the intent of this section to require detailed, planting, screening or lighting plans.
- b) Illustrate overall limits of clearing and illustrate areas that will remain vegetated.
- c) Provide mitigation, if required and as directed by SHPO.
- d) Coordination with the US Army Corps of Engineers, as needed, under Section 106 of the National Historic Preservation Act.
- e) Others required.

H. Utilities

1. Existing Conditions

- a) Map and discuss public water supply and sewer systems currently serving the Project Site, including source, capacity and distribution infrastructure

- b) Describe the need for the closure and removal and reclamation of any existing water supply systems, including capping wells.
- c) Identify electric and gas infrastructure in the immediate vicinity of the Project Site.

2. Impacts

- a) Describe Project demand for sewer and water;
- b) Describe water supply system's ability to serve required fire suppression systems.
- c) Describe location of connection to each utility system and any offsite improvements required for the project.
- d) Discuss necessary permits. Correspondence from service providers will be included in an appendix.
- e) Discuss the use of the Town's Firthcliffe sanitary sewer collection system (instead of the Town's Sewer District #1).
- f) Anticipated electricity and gas use, anticipated issues with supply or need to upgrade infrastructure.

3. Mitigation

- a) Discuss water conservation measures to be implemented.
- b) Others, as required.

I. Fiscal and Economic Considerations

1. Existing Conditions

- a) Current taxes paid to each taxing jurisdiction.
- b) Summarize current economic activity generated on the Project Site.

2. Impacts

- a) Project valuation and property taxes paid to all taxing jurisdictions.
- b) Estimate construction employment and construction employment payroll over the life of the Project.
- c) Estimate operational employment and payroll at Project completion.
- d) Evaluate induced economic activity.

3. Mitigation measures

- a) As required.

J. Emergency Services

1. Existing Conditions

- a) Describe existing Police, Fire and ambulance services that serve the Project Site in terms of manpower, equipment, approximate number of annual calls for service and location in relation to the site.

2. Impacts

- a) Discuss the ability of the above listed service providers to serve the Project Site including site circulation, access, and building height as they relate to emergency services

- b) Discuss needs for fire suppression;
- c) Service providers should be contacted regarding possible concerns with the project and any correspondence should be provided in an appendix.

3. Mitigation Measures

- a) As required

IV. Alternatives

- A. No Action Alternative
- B. PID Project with no Zoning Map amendment to remove the HC zoning district boundary from the Site
- C. Minor zoning text amendment to permit the proposed building heights without the need for ZBA area variance approval.
- D. PID Project with larger buffer area along the southern and western property boundaries adjacent to residential development.

V. Measures to Avoid or Reduce the Project's Impacts on Climate Change and Effects on the Use and Conservation of Energy

This section will describe the Applicant's commitment to environmental sustainability, and it will summarize sustainable and green building practices to be employed. In addition, this section will discuss existing air quality in the and the Project's impact, if any.

VI. Significant Adverse Environmental Impacts That Cannot Be Avoided

This section will identify significant long-term and short-term construction and operation impacts that cannot be avoided, if any.

VII. Growth Inducing Aspects

This section will provide a qualitative discussion of short and long-term growth inducing aspects, as required.

VIII. Irreversible and Irretrievable Commitment of Resources

This section will summarize resource commitments that are irreversible and irretrievable.

Information/data to be included in Appendices

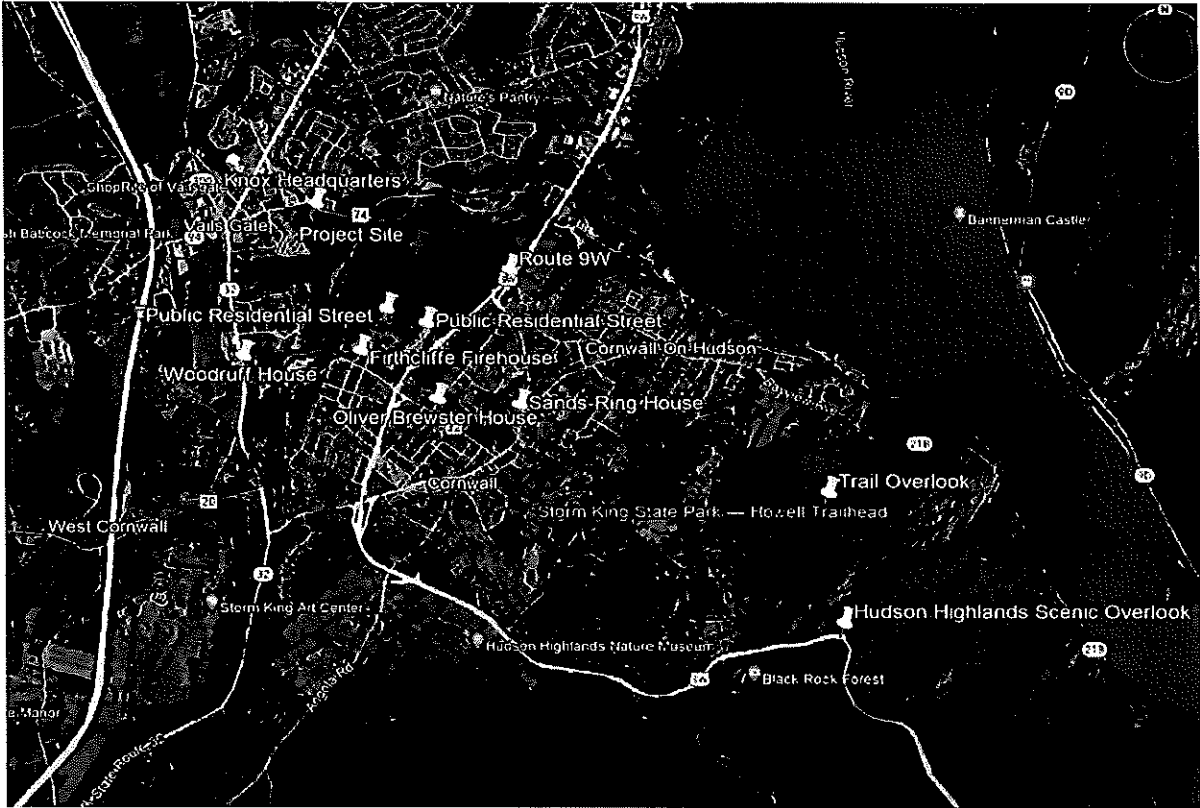
- 1. Full EAF
- 2. SEQRA Notices
- 3. Adopted Scoping Document
- 4. Correspondence of Record

5. Wetlands Delineation Reports
6. Stormwater Management Plan
7. Traffic Impact Study
8. Building Inspector Determination Confirming Use
9. Others

Issues Raised but not Included in the Scope

Discussion pursuant to 6 NYCRR § 617.8(e)(7) of issues considered in the review of the EAF or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in prior environmental review and the reasons why those issues were not included in the final scope, as required.

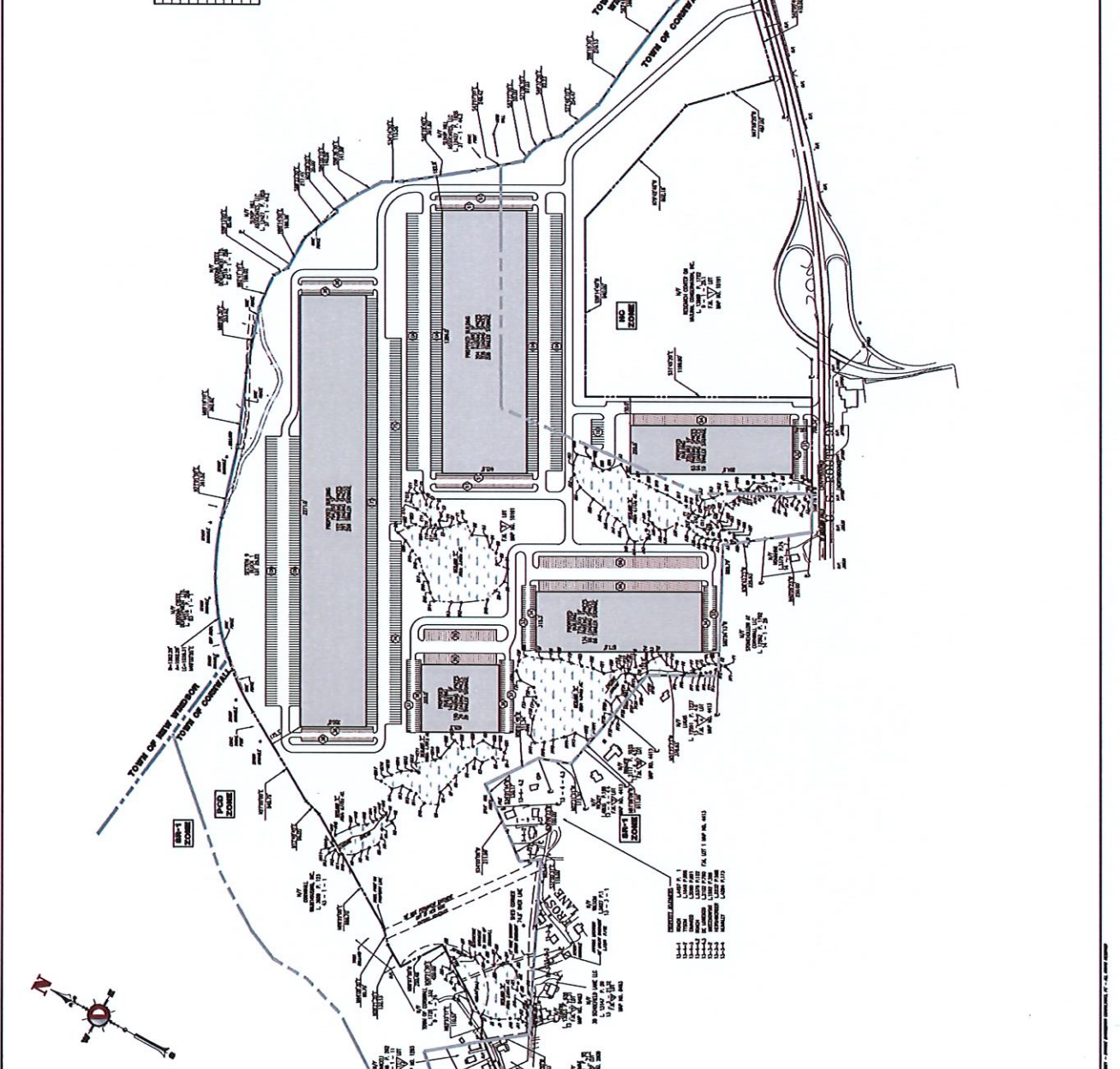
Treetop PID Project
Map of Locations for the Visual Analysis



GENERAL NOTES

1. SEE PLAN FOR DIMENSIONS AND ELEVATIONS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. FINISH GRADE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL UTILITIES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
5. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
6. ALL REINFORCEMENT SHALL BE #4 UNLESS OTHERWISE NOTED.
7. ALL STRUCTURES SHALL BE PERMITTED BY THE CITY OF CORNELL.
8. ALL UTILITIES SHALL BE PERMITTED BY THE CITY OF CORNELL.
9. ALL UTILITIES SHALL BE PERMITTED BY THE STATE OF NEW YORK.
10. ALL UTILITIES SHALL BE PERMITTED BY THE FEDERAL AVIATION ADMINISTRATION.
11. ALL UTILITIES SHALL BE PERMITTED BY THE ENVIRONMENTAL PROTECTION AGENCY.
12. ALL UTILITIES SHALL BE PERMITTED BY THE NUCLEAR REGULATORY COMMISSION.
13. ALL UTILITIES SHALL BE PERMITTED BY THE DEPARTMENT OF ENERGY.
14. ALL UTILITIES SHALL BE PERMITTED BY THE DEPARTMENT OF TRANSPORTATION.
15. ALL UTILITIES SHALL BE PERMITTED BY THE DEPARTMENT OF HEALTH AND HUMAN SERVICES.
16. ALL UTILITIES SHALL BE PERMITTED BY THE DEPARTMENT OF JUSTICE.
17. ALL UTILITIES SHALL BE PERMITTED BY THE DEPARTMENT OF LABOR.
18. ALL UTILITIES SHALL BE PERMITTED BY THE DEPARTMENT OF STATE.
19. ALL UTILITIES SHALL BE PERMITTED BY THE DEPARTMENT OF THE ARMY.
20. ALL UTILITIES SHALL BE PERMITTED BY THE DEPARTMENT OF THE NAVY.

NO.	DESCRIPTION	DATE	BY	CHECKED
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DYNAMIC ENGINEERING	
PROJECT: TRUCKSTOP DEVELOPMENT	
LOCATION: ROAD 1, LOT 3433	
CITY OF CORNELL, GRAMM COUNTY, NEW YORK	
DESIGNED BY: JMS	
DRAWN BY: JMS	
CHECKED BY: JMS	
APPROVED BY: JMS	
DATE: 08/27/14	
SCALE: AS SHOWN	
SHEET NO. 1	
TOTAL SHEETS: 1	
PROJECT NO. 14-0001	
JOB NO. 14-0001	
CLIENT: JOSHUA M. SEWALD	
14-0001-01	
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