

APPENDIX J
COMITMENTS

18 January 2017



Ms. Lori A. Shirley
New York State Homes and Community Renewal
25 Beaver Street
New York, NY 10004

Re: SPARC – 139 West Main Street, Sidney, NY
January 11, 2017 Environmental Review Follow-Up Letter (FUL)
Prohibited and Regulated Invasive Species Certification

Dear Ms. Shirley,

I certify that the project will not include any of the species listed on the NYS Department of Environmental Conservation's Prohibited and Regulated Invasive Species Regulations contained in 6 NYCRR Part 575.3 and 575.4, as listed on the NYSDEC website at address : <http://www.dec.ny.gov/regulations/93848.html>.

If you have any further questions please feel free to contact our office.

Sincerely
Keplinger Freeman Associates

A handwritten signature in blue ink that reads 'Edward G. Keplinger'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Edward G. Keplinger, R.L.A. ASLA



December 22, 2016

David Kimmel
Developer/Project Representative
Two Plus Four Construction
6320 Fly Road
East Syracuse, NY 13057

Dear Mr. Kimmel,

Casella Resource Solutions is pleased to service the waste and recycling needs of the project and on-going service for phase II of Sherwood Landing in Sidney, NY. We believe you will find that Casella is uniquely qualified to meet your solid waste, recycling and sustainability needs and goals.

As your current service partner for Sherwood Landing, we have provided effective, efficient and professional services to the community throughout the past three year term. Over this period, we have accomplished many things as a partnership that we feel is worth noting.

- Efficient and effective services with each home having two carts; one for trash and one for zero-sort recycling.
- Supported recycling program – Zero-Sort Recycling – Glass, Tin, Plastic, Paper and Cardboard can all go in one bin then delivered to our transfer station.

Casella will service all the locations with a new split body rear-load packer that can handle as many as 500+ customers in a day. Casella then will deliver the material to the Otsego County Southern Transfer Station that Casella has the Operation Agreement with Otsego County to run. The DEC permit lists Casella as the Operator and can handle as much as 200 ton per day.

Thank you for the opportunity to be a part of phase II of your project. To note, we can send you a copy of our waste transporter or transfer station permit if needed. If you have questions, or would like to meet to discuss Casella's capacity, please contact me at (607) 353-6670.

Sincerely,



Melonda O'Bryan
General Manager



VILLAGE OF SIDNEY

Elwood F. (Dixie) Davis Sidney Civic Center
21 Liberty Street
Sidney, New York 13838
Phone (607) 561-2324
Fax (607) 561-2310

Susan Kimmel, President
Two Plus Four Management
6320 Fly Road
East Syracuse, NY 13057

Dear Ms. Kimmel,

After reviewing the amount of increased residents the Village of Sidney is going to have due to the 2+4 SPARC project; it is my determination that the Village Fire Department will be able to adequately service the project.

Respectfully,

A handwritten signature in cursive script, appearing to read "Sean Sands".

Sean Sands
Chief
Village of Sidney
Fire Department

Raymond R. Scruton, Architect P.C.

219 BURNET AVE., SYRACUSE, N.Y. 13203 / TEL: (315) 475-8404 FAX: (315) 475-8470

January 25, 2017

Re: Sidney Row Houses
Sidney, New York 13838
ZFSA Job # 15097

Project Location:

Delaware County / New York. Radon Zone 1

To whom it may concern;

This letter is in response to concerns about Radon mitigation and Testing for the above mentioned Project.

This project shall utilize radon mitigation measures in projects located in EPA radon zones 1 and 2.

This project will have a "passive" soil depressurization system incorporated into each building, designed in accordance with EPA "Model Standards and Techniques for Control of Radon in new residential single and multi-family Buildings," EPA 402-R-94-009, March 1994 or ASTM 1465-08a Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings. A design will be submitted to GOSR for review and approval prior to construction.

Radon testing is to be conducted in each building when construction is complete, with test results forwarded to GOSR, prior to occupancy. A third-party air-monitoring contractor must complete the final testing / clearance with certified results by an authorized testing laboratory. If radon testing indicates that the radon level exceeds the EPA action level, an active fan, complete with alarm system, will be installed and the building will be retested, prior to occupancy, to determine that radon levels are being maintained below recommended limits. If construction is phased, then test results must be forwarded to GOSR prior to occupancy of each building.

Please contact me with any question or concerns you may have.

Sincerely,



Raymond R. Scruton
Registered Architect
Principal



COUNTY OFFICE BUILDING • 197 MAIN STREET • COOPERSTOWN, NY 13326-1129
PLANNING DEPARTMENT PHONE: (607) 547-4225 FAX: (607) 547-4285
Karen Sullivan, Planning Director E-mail: sullivank@otsegocounty.com

David Kimmel
Developer/ Project Representative
Two Plus Four Construction
6320 Fly Road
East Syracuse, NY 13057

Dear Mr. Kimmel,

Otsego County currently contracts with Casella Resource Solutions to service the waste and recycling in our County. The waste that will be produced by phase II of Sherwood Landing in Sidney, NY can be accepted at our Southern transfer station in Oneonta. Casella Resource Solutions is ready to handle all your recycling and sustainability needs and goals.

Casella will be servicing the County's municipal locations with a split body rear-load packer that can handle as many as 500+ customers daily. Casella then delivers the material to Otsego County's Southern Transfer Station which they also operate. The DEC permit lists Casella as an operator and they can handle up to 200 tons of waste per day.

Thank you for the opportunity to be a part of phase II of your project.

Karen Sullivan
Otsego County
Director of Solid Waste Department
(607)547-4225



TWO PLUS FOUR Construction Company

January 12, 2017

Re: Recycling and Waste Reduction

To Whom It May Concern:

Two Plus Four Construction Company is committed to the reduction of waste generated during construction on our projects and has implemented a Construction Site Waste Management Plan, which specifies the procedures for the management, control and disposition of items designated as waste material on a given project, greatly reducing or otherwise diverting waste from direct landfill disposal. The following is a list of categories of materials that will be generated during construction on a project:

- a. Recyclable Materials: metals, concrete/CMU, Gypsum wall board, cardboard, wood
- b. Waste/Refuse Materials: general waste, non-recyclable materials
- c. Reusable Materials: wood for bracing, larger pieces of wallboard (can also be donated)

All of Two Plus Four Construction Company's employees and subcontractors are required to identify any waste generated by the categories listed and place the materials into the proper recyclable collection bin, waste bin or reuse bin. Separate dumpsters or collection bins, individually labelled for each type of material, are maintained and monitored on the jobsite to ensure there is no cross contamination of materials.

Our Site Waste Management Plan also includes emphasis on reduced packaging, project "housekeeping" activities, maximizing product use through proper layout, cutting procedures and reuse of cut-offs and also, but not the least of these, is the importance of materials management through timing of deliveries, proper storage of materials and sequencing of work, to ensure materials do not become waste.

This comprehensive plan has proven to be an effective tool to ensure Two Plus Four Construction will continue to accomplish our commitment to waste reduction.

Sincerely,

Brenda L. Wilson
Contract Administrator
Two Plus Four Construction





TWO PLUS FOUR
Construction Company

1/10/2017

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David K. Kimmel
Two Plus Four Construction
6320 Fly Road
East Syracuse, NY 13057

Hello:

This letter serves as confirmation that we, Two Plus Four Construction, will follow the below language:

“The project involves new construction; however, the building materials or areas of the newly constructed building may become contaminated with mold if not properly protected from the elements or water infiltration. In the event that this occurs, submit a final clearance report that demonstrates that all mold contamination was properly removed. A certified industrial hygienist (CIH) must complete the clearance and submit this report. This report must be submitted to GOSR prior to occupancy.”

Sincerely,

David K. Kimmel
Two Plus Four Construction
dkimmel@twoplusfour.com
Phone: 315-437-1808 ext. 205
Fax: 315-437-0484





VILLAGE OF SIDNEY

Elwood F. (Dixie) Davis Sidney Civic Center
21 Liberty Street
Sidney, New York 13838
Phone (607) 561-2324
Fax (607) 561-2310

Susan Kimmel, President
Two Plus Four Management
6320 Fly Road
East Syracuse, NY 13057

Dear Ms. Kimmel,

After reviewing the amount of increased residents the Village of Sidney is going to have due to the 2+4 SPARC project; it is my determination that the Village Police Department will be able to adequately service the project.

Respectfully,

A handwritten signature in black ink, appearing to read "Jan Gorshack". The signature is fluid and cursive, written over the printed name.

Jan Gorshack
Chief of Police
Village of Sidney
Police Department



SIDNEY CENTRAL SCHOOL DISTRICT

95 WEST MAIN STREET • SIDNEY, NEW YORK 13838 • 607-561-7700 • FAX 607-563-2386

William H. Christensen, Ed.D, Superintendent of Schools

November 29, 2016

Village of Sidney
Village Office
21 Liberty Street
Sidney, NY 13838

To Whom It May Concern:

It has been brought to our attention that the Village of Sidney is working in conjunction with 2+4, a housing developer, to offer more housing to the residents effected by the floods of 2006 & 2011. With this new housing there is a possibility of an increase of 20 school-aged children in the Village.

The School District could handle the influx of possibly 20 new students. If you have any questions, feel free to contact me.

Sincerely,

William H. Christensen, Ed.D
Superintendent of Schools