

Conifer Village at Cayuga Meadows, Ithaca, NY
Environmental Assessment



Prepared by Tetra Tech Inc.
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New York Homes and Community Renewal
Governor's Office of Storm Recovery
38-40 State Street
Albany, NY 12207

March 28, 2016

**Conifer Village at Cayuga Meadows
Ithaca, Tompkins County, NY
Environmental Assessment**

March 28, 2016

Project Name: Conifer Village at Cayuga Meadows

Project Location: 100 West Hill Drive, Ithaca, NY

Federal Agency: US Department of Housing and Urban Development

Responsible Entity: New York State Homes and Community Renewal

**Responsible Agency's
Certifying Officer:** Lori A. Shirley, Certifying Officer

Project Sponsor: CV at Cayuga Meadows, LLC

Primary Contact: Andrew Bodewes
183 East Main Street, Suite 600
Rochester, NY 14604

Project NEPA Classification: 24 CFR 58.36 (Environmental Assessment)

Environmental Finding:	<input checked="" type="checkbox"/> Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment.
	<input type="checkbox"/> Finding of Significant Impact - The project may significantly affect the quality of the human environment.
Certification	The undersigned hereby certifies that New York State Homes and Community Renewal has conducted an environmental review of the project identified above and prepared the attached environmental review record in compliance with all applicable provisions of the National Environmental Policy Act of 1969, as amended (42 USC Sec. 4321 et seq.) and its implementing regulations at 24 CFR Part 58.
Signature	 Lori A. Shirley

**Environmental
Assessment Prepared By:** Consultant: Tetra Tech, Inc.
Address: 1999 Harrison Street, Suite 500
Address: Oakland, CA 94612

CERTIFICATION OF NEPA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2015 NYS CDBG-DR project, Conifer Village at Cayuga Meadows are:

Check the applicable classification.

- Exempt as defined in 24 CFR 58.34 (a).
- Categorically Excluded as defined in 24 CFR 58.35(b).
- Categorically Excluded as defined in 24 CFR 58.35(a) and no activities are affected by federal environmental statues and executive orders [i.e., exempt under 58.34(a)(12)].
- Categorically Excluded as defined in 24 CFR 58.35(a) and some activities are affected by federal environmental statues and executive orders.
- "Other" neither exempt (24 CFR 58.34(a)) nor categorically excluded (24 CFR 58.35).
- Part or all of the project is located in an area identified as a floodplain or wetland. For projects located in a floodplain or wetland, evidence of compliance with Executive Orders 11988 and/or 11990 is required.

For activities excluding those classified as "Other", attached is the appropriate Classification Checklist (Exhibit 2-4) that identifies each activity and the corresponding citation.



Lori A. Shirley
Certifying Officer

March 28, 2016

Date

CERTIFICATION OF SEQRA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2015 NYS CDBG-DR project, Conifer Village at Cayuga Meadows constitute a:

Check the applicable classification:

- Type I Action (6NYCRR Section 617.4)
- Type II Action (6NYCRR Section 617.5)
- Unlisted Action (not Type I or Type II Action)

Check if applicable:

- Environmental Impact Statement (EIS) Prepared
 - Draft EIS
 - Final EIS



Lori A. Shirley
Certifying Officer

March 28, 2016

Date

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

CV at Cayuga Meadows LLC is proposing to construct Conifer Village at Cayuga Meadows (Project), a new affordable senior apartment development in Ithaca, Tompkins County, New York. The Project would be located in the Town of Ithaca southwest of the intersection of West Hill Drive and Trumansburg Road (**Figure 1 and 2**).

The Project site is a 4.9-acre undeveloped parcel of land, part of a larger parcel owned by Cornell University. The sale of this land by Cornell University is part of an initiative to help foster the development of affordable housing in the community. This parcel is the first piece of land Cornell has made available under this affordable housing initiative. The Project site is directly across from Cayuga Medical Center, the only hospital in Tompkins County.

The Project site was re-zoned for multifamily apartments and received variances for setback, building height and density that would allow for the construction of the proposed project.

Adjacent and nearby land use includes the Cayuga Medical Center to the northeast, Cornell University academic campus buildings to the east, undeveloped land to the south and west, and an apartment complex immediately across West Hill Drive to the north.

The Project would construct a 21,000-square foot, three-story, wood-frame building with one elevator. There would be 68 apartments (59 one bedroom and 9 two bedroom) to serve households with 60 percent of the Area Median Income (AMI) (**Figure 3**). The Project would provide housing for 77-154 residents. The exterior of the building would consist of vinyl siding and brick (**Figure 4, Appendix P**). Community amenities would include a community room with kitchenette, a computer room, and an exercise room. Common laundry facilities would be available on the second floor. Outdoor spaces would include a community garden and two covered patios. Off street parking would be available for resident use only. Access would be from West Hill Drive.

The project would exceed the New York State Housing Finance Agency's (HFA) Green Building Mandatory requirements and would participate in the New York State Energy Research and Development Authority (NYSERDA) Low-Rise Residential New Construction Program, and would adhere to Enterprise Green Community Standards, one of which considers regional material selection. This contributes to the economy and job growth in the Finger Lakes region.

Resiliency measures would include landscaping and infrastructure designed to meet mitigation actions specified by Tompkins County and be in line with measures found in the State's Resiliency Toolkit. The Project elevation would be 926 feet, making it naturally resilient and not susceptible to flooding.

Runoff from the parking lot, building, and adjacent access road, West Hill Drive, would drain into two "organic filters" that would allow for infiltration and filtering prior to the stormwater being discharged off-site. The proposed storm sewer system would use gravity and not have to

rely on pumps that could fail during future weather threats. Other design measures would include bio-retention stormwater management areas, hurricane clips and other associated roof bracing, and an on-site generator.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

In June 2013, Governor Andrew Cuomo set out to centralize recovery and rebuilding efforts in impacted areas of New York State. Although Tompkins County was not affected by Hurricane Sandy, this storm was the catalyst for the allocation of disaster relief funds under the Community Development Block Grant – Disaster Recovery (CDBG-DR) award. These funds are being used to assist not only counties that were devastated by Hurricane Sandy, but also counties like Tompkins County that were severely impacted by Hurricane Irene and Tropical Storm Lee in 2011. The Governor’s Office of Storm Recovery (GOSR) was established to administer the award funds, address communities’ most urgent needs, and encourage the identification of innovative and enduring solutions to strengthen the State’s infrastructure and critical systems. Operating under the umbrella of New York State Homes and Community Renewal (HCR), GOSR uses approximately \$3.8 billion in flexible funding made available by the US Department of Housing and Urban Development’s (HUD’s) CDBG-DR program to concentrate aid to four main areas: housing recovery, small business, community reconstruction, and infrastructure. Paired with additional federal funding that was awarded to other State agencies, the CDBG-DR program is enabling homeowners, small businesses and entire communities to build back and better prepare for future extreme weather events.

In 2011, Tompkins County was severely damaged by the combination of the effects of Hurricane Irene and Tropical Storm Lee. On August 28, 2011, Hurricane Irene made landfall in New York with tropical storm force winds, causing disastrous flash flooding, especially in the eastern part of Upstate New York. The rains saturated the soils, wetlands reached their storage capacity, and the runoff in the area brought the streams and the rivers to near flood conditions. When Tropical Storm Lee hit the county ten days later, on September 7, 2011, the conditions caused by Irene were magnified and resulted in major flooding.

The Project is located in the Western Ithaca Market Area, which is both tight and expensive. The vacancy rate in this area is near one percent and most affordable properties have long wait lists; there is a large, unmet demand for affordable housing in the area. In addition to the high rents and tight market area in Ithaca, New York State declared Tompkins County a Disaster Area resulting from impacts of Tropical Storm Lee. Parts of Tompkins County and the surrounding Counties were devastated by Tropical Storm Lee. The Project will help alleviate the tight rental market, and will provide new housing opportunities for storm victims in the Tompkins County area. The Project’s Affirmative Marketing Plan provides that storm victims will be provided a preference, and the project will actively market to local non-profits and community groups that may have an inventory of displaced residents.

The Project would focus on the senior population that embodies 12.8 percent of the total population in Tompkins County according to the 2010 Census data, where an estimated 25.7

percent of residents rely on social security as a supplement to their income in this growing community. The Project would allow an opportunity for those that earn 60 percent of the AMI a more affordable household. **Source: 7, 22, 30**

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Project site is located in the Town of Ithaca in Tompkins County. The Town of Ithaca encompasses approximately 30.3 square miles and has a population of 19,930, according to the US Census Bureau for 2010. It was estimated that in 2014, the population increased 2.9 percent to 20,515.

Over the past few years, the Town of Ithaca experienced an increase in many areas. According to City Data, the median household income and home values went up. Just fewer than half of the population lives below the poverty level, and the unemployment rate over the past few years has been around 4 percent. These trends show a need for more affordable housing. **Source: 5, 6, 7, 10, 22**

Funding Information

Funding for this project would originate from tax-exempt bonds and CDBG-DR funds. The project would also enter an Extended Use Agreement to ensure affordability for the next 50 years. CDBG-DR funds would be used for eligible construction costs only. All other costs would be allocated and funded from other financing sources.

Estimated Total HUD Funded Amount: \$6,395,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$14,535,900

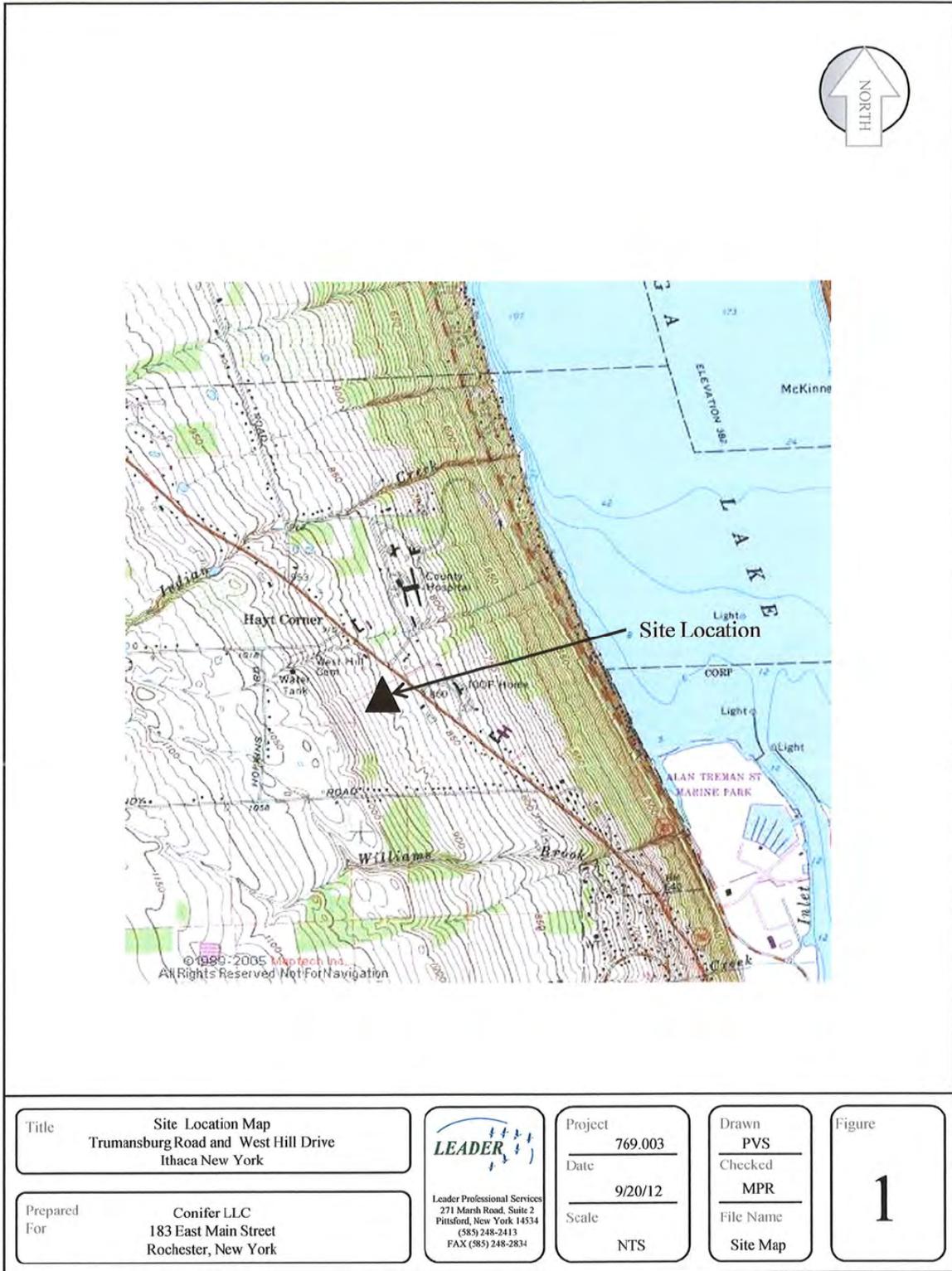


Figure 1 – Site Location

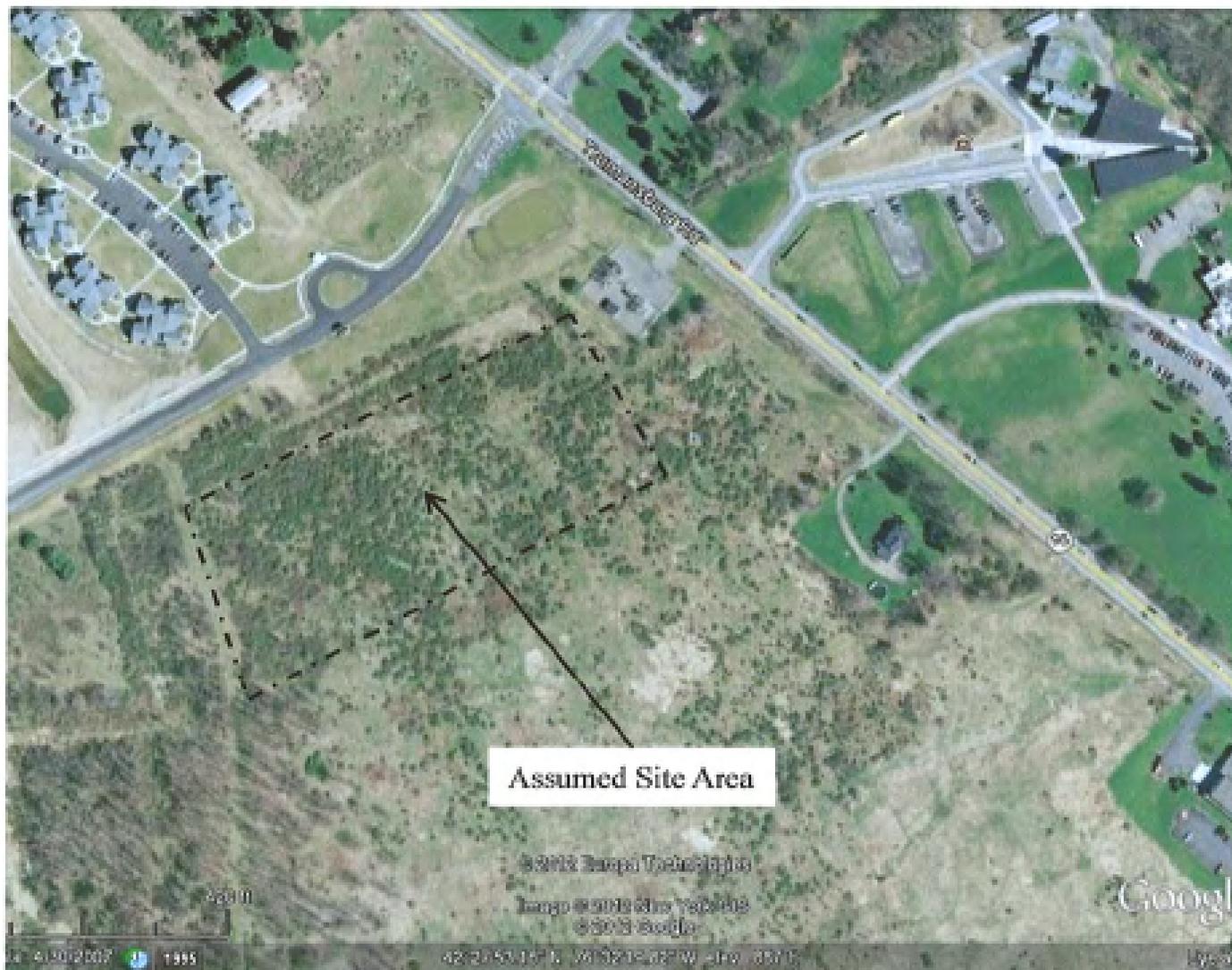


Figure 2 – Aerial View of Project Site

NOV -6
 TOWN OF ITHACA
 PLANNING / ENG



1 EAST ELEVATION
 SCALE: 3/32"=1'-0"



2 WEST ELEVATION
 SCALE: 3/32"=1'-0"

- | | |
|----------------|--|
| SIDING | CERTANTEED RESTORATION CLASSIC
"SAVANNAH WACKER" 4.5" DUTCH LAP |
| SHAKE SIDING | CERTANTEED CEDAR IMPRESSIONS
"CYPRESS SPRUCE"
DOUBLE 7" STRAIGHT EDGE PERFECTION SHINGLE |
| ROOF | TIMBERLINE ARCHITECTURAL SHINGLE
"WEATHERED WOOD" |
| SIX PANEL DOOR | "CYPRESS SPRUCE" PAINT COLOR |
| WINDOWS | PARADIGM VINYL WINDOW
WHITE |

Figure 4 – Proposed Exterior

Compliance with 24 CFR 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the HUD guidance, the National Plan of Integrated Airport Systems (NPIAS) was reviewed for civilian, commercial service airports near the Project site. Projects within 2,500 feet of an airport require a consultation with the appropriate civil airport operator. The Project site is approximately four miles West of Ithaca Tompkins Airport. Grund Field Airport is approximately three miles southwest of the Project site. Neno International Airport (charter flights) is approximately four miles southwest of the Project site (See Appendix A). There are no known military airports within 15,000 feet of the program area. The Project site is not in an Airport Runway Clear Zone. No further assessment is needed. Source: 1, 2, 3, 4
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project site is not in a Coastal Barrier Resources Area (See Appendix B) as defined by the State’s Coastal Zone Management.

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project site is not in a Special Flood Hazard Area (SFHA). The Project site is in Zone C reviewed from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) location (See Appendix C). Map number 3608510011C.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project site is not included in the most recent listing of nonattainment or maintenance areas for inhalable, particulate matter (PM2.5) or 8-hour ozone as defined by the US Environmental Protection Agency (EPA) Green Book Nonattainment Areas for Criteria Pollutants.</p> <p>The Project does not require NYS Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit. The Project would not substantively affect air quality.</p> <p>No significant impacts on air quality would result. No further assessment is needed.</p> <p>Source: 20</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project site is not in a coastal zone as defined by the State's Coastal Zone Management Program (See Appendix C).</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>HUD policy requires that the Project site and adjacent areas be free of hazardous materials, toxins, contamination, gases and radioactive material where the health and safety of the occupants could be affected.</p> <p>A Phase I Environmental Site Assessment was completed in December 2015. There were no recognized environmental conditions (REC) identified on-site, in public records, or from site reconnaissance (see Appendix R).</p>

	<p>Polychlorinated Biphenyls</p> <p>The Project would be developed on an undeveloped lot. With no structures or equipment on-site there is no concern for polychlorinated biphenyls.</p> <p>Asbestos-Containing Materials</p> <p>The Project would be developed on an undeveloped lot. With no structures, there is no concern for asbestos-containing materials.</p> <p>Lead-Based Paint</p> <p>The Project would be developed on an undeveloped lot. With no structures, there is no concern for lead-based paint.</p> <p>Mold</p> <p>Mold can have an adverse effect on human health. The Project would be developed on an undeveloped lot. With no existing structures, there is no concern for mold. If the building materials or areas of the newly constructed building become contaminated with mold, all mold contamination would be properly removed. A certified industrial hygienist would provide verification of site clearance and submit a clearance report prior to occupancy.</p> <p>Radon</p> <p>According to the EPA and the New York State Department of Health, the Project site and surrounding counties are in Radon Zone 1, where the average indoor radon screening level is assumed to be greater than 4 picocuries per liter (pCi/L), the EPA recommended action level. The Project would include a sub-slab depressurization system and would involve testing for radon levels prior to occupancy (See Appendix M).</p> <p>Source: 19, 20</p>
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<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>US Fish and Wildlife Service (USFWS)</p> <p>resource information generated on February 24, 2016 states that the northern long-eared bat (<i>Myotis septentrionalis</i>) is threatened and may occur on the Project site. On February 25, 2016, GOSR submitted a consultation letter to the USFWS under Section 7 of the National Historic Preservation Act. The letter included a determination that although Project tree clearing (0.8 acres) may affect the northern long-eared bat (NLEB), any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule. All activities associated with the proposed project will not: 1) disturb hibernating NLEBs in a known hibernaculum; 2) alter the entrance or interior environment of a known hibernaculum; 3) remove any trees within 0.25 miles of a known hibernaculum at any time of year; or 4) cut or destroy known occupied maternity roost trees, or any other trees within a 150-foot radius from a maternity roost tree, during the pup season (June 1 through July 31).</p> <p>No response to the determination was received from the USFWS. (See Appendix D).</p> <p>The NY State Department of Environmental Conservation stated there are no rare or state listed species animal and plant of concern.</p> <p>The New York Heritage Program reported two rare plants near the Project:</p> <ul style="list-style-type: none"> • Downy lettuce (<i>Lactuca hirsute</i>) is critically imperiled and has been found on a dry bank and woodland. • Yellow giant-hyssop (<i>Agastache nepetoides</i>) is imperiled and was found in dry woods. <p>Neither species would be affected by the</p>
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		Project because the last reported sighting was in 1979. (See Appendix D).
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>An explosive hazards study was conducted in December 2015 (See Appendix M). The study involved a review of online records for aboveground tanks (AST) within one mile of the Project site and an onsite visit. No ASTs were found on site or on the adjoining properties. The study concluded there were no explosive hazard findings on- or off-site.</p> <p>The Project includes an emergency generator. The applicant will be required to submit certification of compliance with the USEPA Reciprocating Internal Combustion Engines rule prior to site altering activities. The storage tank for the generator's fuel must meet HUD's criteria for acceptable separation distance or be installed underground.</p>
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Based on the US Department of Agriculture Web Soil Survey, approximately one-third of the Project site's soil is classified as prime farmland (See Appendix J).</p> <p>The Project site is currently undeveloped land and was rezoned to Multiple Residence (MR) from Medium Density Residential (MDR). Based on the site plans, the prime farmland soils are outside the area that would be disturbed and would not be developed as part of the Project. As a result, the project is consistent with the Farmland Protection Policy Act. No further action is required.</p>
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no floodplains on the Project site, as shown on the FEMA FIRM (Map No. 3608510011C). No further action is required (See Appendix C).</p>
Historic Preservation National Historic Preservation	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no historic preservation sites near the Project site. The NY State Office of</p>

<p>Act of 1966, particularly sections 106 and 110; 36 CFR Part 800; Tribal notification for new ground disturbance.</p>		<p>Parks, Recreation and Historic Preservation (OPRHP) reviewed all materials submitted and concurred on December 23, 2015, that the Project would have no adverse effect on historic properties. No further action is required (See Appendix N).</p> <p>Letters were sent to the Cayuga Nation of New York and the Onondaga Nation on February 12, 2016, inquiring as to whether the Project location encompasses historic properties of religious or cultural significance to the two Nations, and whether they were interested in being consulting parties to the Project. No replies were received (See Appendix O).</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project site is approximately four miles West of Ithaca Tompkins Airport. Grund Field Airport is approximately three miles southwest of the Project site. Neno International Airport (charter flights) is approximately four miles southwest of the Project site (See Appendix A). The Project site is 500 feet from Trumansburg Road (State Route 96), 4,000 feet from State Route 89, and 6,000 feet from Mecklenburg Road. The level of service for these roads is below 10,000 average daily trips. There are no railroads within two miles of the project site.</p> <p>According to the HUD Noise Guidebook, the acceptable day/night noise level (DNL) is 65 decibels (dB). The noise contour map for Ithaca Tompkins Airport shows the Project site is well outside the 65 dB range.</p> <p>The Project site is within 1,000 feet of State Route 96. That roadway is not considered a major roadway due to its low number of average daily trips.</p> <p>Source: 21, 31</p>

<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project site would acquire water and sewer facilities from the Town of Ithaca. There are no known sole-source aquifers according to EPA NEPAassist (See Appendix E).</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no wetlands on or adjacent to the Project site per New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper, EPA NEPAassist, and USFWS National Wetland Inventory maps. No further action is required See Appendix F).</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no wild and scenic rivers near the Project site as depicted by EPA NEPAassist. (See Appendix G).</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project site is not in a potential Environmental Justice (EJ) area as shown by the NYSDEC map (See Appendix I).</p> <p>The Project is targeted for senior citizens age 55 and older with 68 apartments for households with incomes of 60 percent of the AMI.</p> <p>The project would exceed the New York State Housing Finance Agency's (HFA) Green Building Mandatory requirements and would participate in the New York State Energy Research and Development Authority (NYSERDA) Low-Rise Residential New Construction Program, and would adhere to Enterprise Green Community Standards, one of which considers regional material selection. This contributes to the economy and job growth in the Finger Lakes region.</p> <p>Source: 11</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The Project site is zoned for multifamily units. The zoning is listed as MR. Variances were approved for building height and density. Development would be consistent with the existing, surrounding land use of residential and commercial properties (See Appendix P).</p> <p>The Project is consistent with the goals and funding identified in the site plan approval and Phase 1 report. The Project would provide affordable housing to residents that make 60 percent of the AMI.</p> <p>The Project site would improve approximately five acres of land with a 21,000 square foot building parking, a community garden and public utilities.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	1	<p>The Project site slopes moderately from north to south as shown in Figure 1. According to the US Department of Agriculture (USDA) soils survey, the majority of soils on the project site are silt loams. According to the USDA Soil Survey Map, the Project site slopes from 2-25 percent. The Geotechnical Report indicates that the onsite-soils, free of</p>

		<p>topsoil and debris, can be used for structural fill under the foundations with proper moisture and compaction. (See Appendix J).</p> <p>Runoff from the parking lot and building would drain into two organic filters. The filters would treat the storm water for proper off-site discharge.</p> <p>The Project would not impact Cayuga Lake. A Stormwater Pollution Prevention Plan would be implemented and associated storm water permits would be obtained.</p> <p>Source: 27, 28</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>The Project site is not in any known area of natural hazards such as earthquake fault lines, landslide zones, and hazardous terrain.</p> <p>The Project would not involve the use or storage of toxic or radioactive materials. A December 2015 exterior observation identified no hazards, drums, or ASTs (see Appendix M).</p> <p>Construction activities can result in short-term noise from construction vehicles and machines, but the Project would adhere to local ordinances concerning construction activities. Negligible operational noise is expected from this residential development.</p> <p>Source: 21</p>
Energy Consumption	2	<p>Because the site is undeveloped, the Project would increase energy consumption. To minimize energy demands, the Project would follow the Enterprise Green Communities building standard per the Green Communities Checklist. The design would include HCR/HFA Green Certificate Guidelines, including Energy Star standards and HFA/ADA compliance. Use of energy-efficient HVAC systems; Energy Star lighting, appliances, and windows; and maintenance-free materials would be incorporated into the design.</p> <p>Electric and gas service would be provided by NYSEG (See Appendix P).</p>

SOCIOECONOMIC		
Employment and Income Patterns	2	<p>According to 2014 Census estimates, the median household income of the Town of Ithaca is \$30,318 compared to \$58,687 for the state. The estimated median value of</p>

		<p>owner-occupied housing units in Ithaca is \$205,700, compared to \$283,700 in the state.</p> <p>Because this Project is directed toward the senior population, it would not change employment and income patterns.</p> <p>The Project would create temporary employment during construction. Temporary employment would not alter the patterns of income and employment for the neighborhood. Following construction, permanent positions to manage and maintain the property would be filled.</p> <p>This project would also stimulate employment and income for the local economy.</p> <p>Source: 8, 29</p>
<p>Demographic Character Changes, Displacement</p>	<p>2</p>	<p>According to the US Census Bureau, the population for Tompkins County in 2010 was 101,564. It is estimated for 2014 that the population increased 3 percent to 104,691. 81.5 percent of the population are identified as white Caucasian, 4.4 percent as black African American, 10.4 percent as Asian, 3.2 percent as two or more races, 4.7 percent as Hispanic/Latino, 0.4 percent as American Indian and Alaska native, and 0.1 percent as Native Hawaiian and Other Pacific Islander.</p> <p>The creation of 68 housing units for the senior population is not expected to change the local demographics. This Project anticipates attracting existing seniors from the area who meet the qualifying standards for affordable housing.</p> <p>Residents would have access to the Town of Ithaca by personal vehicles and two public bus lines, so this Project would not create barriers or difficult access from isolation (See Appendix K).</p> <p>Because the site is undeveloped, the Project would not displace any residents or businesses.</p> <p>Source: 5, 6</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Because this Project is targeted to the senior population, it would not place demand on public education facilities.</p> <p>Cornell University and Ithaca College provide many community educational opportunities.</p> <p>The City of Ithaca has numerous cultural amenities that would be available to the residents of Cayuga Meadows. There are many parks and nature walks throughout the Town of Ithaca, and the State Theater, library, museums, markets, bookstores, cinemas, etc. are available.</p> <p>Source: 9, 10, 23</p>
Commercial Facilities	2	<p>There are numerous commercial facilities in the City of Ithaca, approximately four miles south on Trumansburg Road (State Road 96). The City of Ithaca provides an array of shopping, restaurants, and houses of worship for the residents.</p> <p>These facilities would support the needs of the residents of Cayuga Meadows. Because most of the residents moving to Cayuga Meadows would be local, the demand for commercial establishments would not significantly increase.</p> <p>Source: 9, 10, 23</p>
Health Care and Social Services	1	<p>Cayuga Medical Center serves the community and is approximately 1,000 feet from the Project site across Trumansburg Road. Cayuga Medical Center treats residents of Tompkins County and the surrounding counties. There are 1,225 employees and more than 200 credentialed physicians. In 2012, a new laboratory and an expanded and renovated surgery department opened.</p> <p>Because most of the Project residents are expected to relocate from within the area, the demand for these services would not increase significantly. Given the present care and multiple other medical resources in Ithaca, the health care system could accommodate any minor increases in demand.</p> <p>Source: 13, 23</p>

<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<p>Construction debris of wood, piping, and other materials would be collected on-site and disposed of properly by the commercial contractor.</p> <p>The Project would create household waste. A licensed hauler would be hired to properly dispose of solid waste at a designated disposal site that satisfies the Construction Waste Management criteria. Solid waste haulers in the area include Alternative Waste Service, Casella Waste Systems, Inc., Doug’s Trash Removal, Hilliard Trash Service, Mike’s Garbage Service, S&S disposal, and U Call It We Haul It. Disposal of waste products is at Recycling and Solid Waste of Tompkins County, three miles south of the Project site. This facility is adequately sized and would accommodate the solid waste generated by this Project (See Appendix L).</p> <p>Source: 24, 25</p>
<p>Waste Water / Sanitary Sewers</p>	<p>1</p>	<p>Wastewater treatment and sewer facilities in Ithaca are provided by the Public Works Department in the Town of Ithaca. The Ithaca Area Wastewater Treatment Facility (IAWWTF) would process wastewater from the Project</p> <p>IAWWTF processes waste from the City of Ithaca, Town of Dryden and, at peak flows, for the Cayuga Heights Wastewater Treatment Plant. IAWWTF treats 6.5 to 7 million gallons per day. With heavy rainfall and melting snow, the plant can treat 30 to 35 million gallons. Because the Project site is undeveloped, there would be an increase in waste water and sewer treatment. The Town of Ithaca reviewed the location of the Project site and stated that its services would be available to the future residents and could accommodate the associated treatment demands (See Appendix L).</p> <p>Source: 14, 15</p>
<p>Water Supply</p>	<p>1</p>	<p>Bolton Point Water Service jointly with Southern Cayuga Lake Intermunicipal Water Commission (SCLIWC) provides water service to the Towns of Ithaca, Dryden, and Lansing, and to the Villages of Cayuga Heights and Lansing. Daily production of 9 million gallons per day (MGD) can be increased to 12 MGD if needed. . Most of the equipment and infrastructure at the water treatment plant and system is 37 years old. The SCLIWC plans to upgrade and expand the plan and system to eventually process 24 MGD.</p>

		<p>Currently, up to 1 billion gallons of water are processed per year.</p> <p>The Project would include all water conservation measures proscribed by the HCR mandatory green building and energy efficiency practices, the NYSERDA Low-Rise Residential New Construction Program, and local codes. This Project would not increase demand beyond the capacity of the water delivery system.</p> <p>Source: 16, 17</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Public safety services would be provided by the Tompkins County Sheriff's Office, local Police Department and the State Police. The Sheriff's Department is at 779 Warren Road, approximately eight miles from the Project site. The nearest police station is approximately three miles south of the Project site at 120 E Clinton Street.</p> <p>The Town of Ithaca has four fire stations staffed with 11 firefighters/emergency medical technicians on duty 24 hours a day. The nearest fire station is at 100 West Hill Drive, within one-half mile</p> <p>Senior citizens typically need more emergency care than the general population. Because the Project would provide housing for 77-154 residents, the demand for emergency services may slightly increase, but would be within the capacity of the service providers (See Appendix Q).</p>
Parks, Open Space and Recreation	2	<p>Parks and recreational facilities are managed by the Town of Ithaca Public Works Department. There are two large town parks, four state parks, six nature preserves, three multiuse trails, one developed community park, numerous recreational facilities, and other public facilities. Some parks and trails included are Tutelo Park, Robert H. Treman State Park, Buttermilk Falls State Park, Taughannock State Park, Northview Park, Coddington Road Community Center Playfield, Northeast Ithaca Recreation Way, Glenside Preserve, and South Hill Recreation Way.</p> <p>The small increase in residents would not substantially increase the demand for parks and recreational facilities.</p> <p>Source: 9, 10, 23</p>
Transportation and Accessibility	2	<p>Tompkins Consolidate Area Transit, Inc. (TCAT) provides public transportation for the Town of Ithaca. Two routes</p>

	<p>provide access to and from the area of the Project site: Routes 14 and 21. There are no railways near the Project site.</p> <p>According to the Tompkins County Route 96 Corridor Management Study, Route 96 near the Project site is under capacity (volume to capacity ratio) during peak volume. It is projected to remain under capacity through 2028 with nodal (higher density) development. The Project would be consistent with the goals of nodal development. The Town of Ithaca Public Works has proposed a highway between Mecklenburg and Hayts Roads that would also connect West Hill Drive to Hayts Road, further alleviating traffic along Route 96 (See Appendix K). Therefore, the Project would not require the development of new transit service or create population demand that would exceed the capacity of current transportation infrastructure or transit service systems. The construction of Cayuga Meadows would not affect the demand for public transportation.</p> <p>Source: 12, 31</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The Project site is undeveloped land. Adjacent properties are residential, commercial, and vacant. The NYSDEC Environmental Resource Mapper shows no unique natural features or surface water on or near the Project site (See Appendices H and Q).
Vegetation, Wildlife	2	USFWS resource information, generated on February 24, 2016, states that the northern long-eared bat (NLEB) is threatened and may occur on the Project site. No critical habitats were identified for the Project site. On February 25, 2016, GOSR submitted a consultation letter to the USFWS under Section 7 of the National Historic Preservation Act. The letter included a determination that although Project tree clearing (0.8 acres) may affect the NLEB, any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule. No response to the determination letter was received. (See Appendix D). As stated by the NYSDEC, there are no rare or state-listed

	<p>species of concern.</p> <p>The New York Heritage Program reported on two rare plants in the Project vicinity:</p> <ul style="list-style-type: none"> • Downy lettuce is critically imperiled and has been found on a dry bank and woodland. • Yellow giant-hyssop is imperiled and was found in dry woods. <p>Neither species would be affected by the Project because the last reported sighting was in 1979. (See Appendix D).</p>
Other Factors	Beyond those already addressed, no other factors were identified or evaluated for the Project.

Field Inspection (Date and completed by):

Leader Professional Services, Inc. performed a field inspection on September 12 and September 14, 2012 and in December 2015 as part of Phase I Site Reconnaissance.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

1. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website: http://www.faa.gov/airports/planning_capacity/npas/reports/media/npas-2015-2019-report-appendix-b-part-4.pdf
2. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website: http://www.faa.gov/airports/planning_capacity/npas/reports/media/npas-2015-2019-report-narrative.pdf.
3. Local Aviation Information. Internet Website: <https://www.airnav.com/airport/NY55>.
4. Local Aviation Information. Internet Website: <http://www.airnav.com/airport/NY18>.
5. United States Census Bureau QuickFact of Ithaca, 2010. Internet Website: <http://www.census.gov/quickfacts/table/PST045215/3610938088>.
6. City Data of Ithaca, NY, 2013. Internet Website: <http://www.city-data.com/city/Ithaca-New-York.html>.
7. Statistical Information of population and SSI of Tompkins County NY. Internet Website: http://www.city-data.com/county/Tompkins_County-NY.html.
8. Ithaca.com, 2014. Housing Article. Internet Website: http://www.ithaca.com/news/why-is-ithaca-one-of-the-least-affordable-us-cities/article_e67f68f4-cb0e-11e3-9571-001a4bcf887a.html.
9. Town of Ithaca parks and trails. Internet Website: <http://www.town.ithaca.ny.us/parks-trails-preserves>.

GOSR Environmental Review Record

Conifer Village at Cayuga Meadows, Ithaca, NY

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10. Tompkins County, Town of Ithaca Tour Pamphlet. Internet Website:
<http://www.tompkinscountyny.gov/files/historian/brochures/TownOfIthaca.pdf>
11. New York State Department of Environmental Conservation County Maps of Potential Environmental Justice Areas. Internet Website: <http://www.dec.ny.gov/public/899.html>.
12. Tompkins TCAT Interactive System Map of Public Transportation Routes. Internet Website:
<http://www.tcatbus.com/learn/system-map/>.
13. Cayuga Medical Center History. Internet Website:
<http://www.cayugamed.org/content.cfm?page=mission>.
14. City of Ithaca Wastewater Treatment. Internet Website:
<http://www.cityofithaca.org/331/Wastewater-Treatment>.
15. City of Ithaca Wastewater Treatment. Internet Website:
<http://www.cityofithaca.org/325/Wastewater-Treatment-Facility>.
16. Town of Ithaca Bolton Point Water Service. Internet Website:
<http://www.town.ithaca.ny.us/bolton-point-water-service>.
17. Town of Ithaca Bolton Point Water Service. Internet Website:
<http://boltonpoint.org/aboutus.html>.
18. New York State Department of Environmental Conservation Environmental Resource Mapper. Interactive Map. Internet Website:
<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>.
19. United States Environmental Protection Agency EPA Map of Radon Zones. Internet Website:
<http://www.epa.gov/radon/pdfs/zonemapcolor.pdf>.
20. United States Environmental Protection Agency. The Green Book Nonattainment Areas for Critical Pollutants. Internet Website:
<https://www3.epa.gov/airquality/greenbook/index.html>.
21. Department of Housing and Urban Development. HUD Noise Guidebook, 2009. Internet Website: <https://www.hudexchange.info/resource/313/hud-noise-guidebook/>.
22. United States Census Bureau. American Fact Finder, Ithaca Town, NY, 2010. Internet Website: http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml#.
23. Tompkins County Chamber of Commerce. Internet Website:
<http://www.tompkinschamber.org/tompkins-county/visit-tompkins-county/>.
24. Recycling and Solid Waste of Tompkins County. Licensed Hauler. Internet Website:
<http://www.recycletompkins.org/Trash/Licensed-Haulers>.
25. Conifer LeChase Construction Assurance Letter. Proper waste disposal. November 2015. PDF File.
26. Town of Ithaca, NY. Tax Map of Project site. July 2015. PDF File.
27. Passero Associates Stormwater Pollution Prevention Plan Report. Updated February 2012. PDF File.
28. Passero Associates Stormwater Pollution Prevention Plan. Signed Letter. December 2015. PDF File.
29. US Census Bureau. 2014. American Factfinder. Internet Website:
<http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkml>.

30. The Ithaca Voice, 2016. Update and Funding. Internet Website:
<http://ithacavoice.com/2016/02/conifer-plan-for-affordable-senior-apartments-moves-forward/>.
31. Bergmann Associates and SRF Associates. Route 96 Corridor Management Study, Technical Report #2. Internet Website: <http://www.tompkinscountyny.gov/planning/transportation-choices-route96-study>.

List of Appendices:

Appendix A	Airport and Railroad Location Map
Appendix B	Coastal Boundary Maps
Appendix C	Flood Zone Map
Appendix D	USFWS and NYSDEC NHP Consultations
Appendix E	Sole Source Aquifer Map
Appendix F	Freshwater and Natural Wetlands Map
Appendix G	Wild and Scenic Rivers Map
Appendix H	Natural/ Unique Features and Water Resources Map
Appendix I	Potential Environmental Justice Area
Appendix J	Farmlands/Soils Survey Report and Map
Appendix K	Major Public Transportation Route
Appendix L	Recycling/Waste Location Map
Appendix M	Thermal Explosive Hazard Survey and Radon Testing Letter
Appendix N	SHPO Correspondence
Appendix O	THPO Correspondence
Appendix P	Local Approvals
Appendix Q	Emergency Services
Appendix R	Phase I Environmental Site Assessment Report

List of Permits Obtained or Required:

- On June 20, 2012, Cornell University granted approval for variances for Conifer Realty .
- On November 22, 2013, the Town of Ithaca Planning Board approved a final site plan for the Cayuga Meadows Senior Housing Development.
- On February 23, 2016, Conifer Village at Cayuga Meadows agreed to comply with conditions set forth in the local approvals.

Public Outreach [24 CFR 50.23 & 58.43]:

On March 28, 2016, a combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds was published in the *Ithaca Journal*. Any individual, group or agency may submit written comments on the Environmental Review Record to:

Lori A. Shirley, GOSR
38-40 State Street
Albany, NY 12207
(518) 474-0755
NYSCDBG_DR_ER@nyshcr.org

Cumulative Impact Analysis [24 CFR 58.32]:

The Project is not expected to trigger cumulative impacts to important natural resources, socioeconomic resources, human health, recreation, quality of life issues, or cultural and historic resources. The Project is not of a large enough scale to contribute significantly to cumulative impacts. It would create positive impacts, as it would create new affordable housing in the area.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

Proposed Project As fully described in this Environmental Assessment, the Cayuga Meadows Project is being developed to address a long-standing need for affordable senior housing in the Town of Ithaca. The Project would provide 68 apartments: 59 one-bedroom units and 9 two-bedroom units. All 68 units would be affordable to households earning up to 60 percent of the AMI. This housing would comply with the Town of Ithaca 2014 Comprehensive Plan and the Southern Tier Regional Economic Development Council (STREDC) Strategic Plan. The Project is reliant on the requested funding for construction. Absent this funding, the Project would not be constructed, and the goals of replacement and redevelopment of vacant or deteriorated structures and providing affordable housing expressed in the referenced plans would not be realized.

Considered Alternatives:

The development of this location is part of an overall initiative by Cornell University to help foster the creation of more affordable housing in the community. The Project site is the first parcel Cornell has made available under this initiative. While the Town of Ithaca has future plans for other parcels in the area for development of a walkable community with access to public transportation, the Project parcel was selected for the development of senior housing due to its close proximity to the Cayuga Medical Center, the only hospital in Ithaca. Nearby parcels are as well-suited for multi-family housing development but would be less advantageous for senior housing. Other sites were eliminated from consideration due to lack of community support.

In addition, the Project site is located on a hill well above the base flood elevation, allowing for more resiliency than other lower elevation locations.

A slightly larger project with 72 units was considered by the developer. The plan was decreased to 68 units, in order to provide a larger community garden. The apartment building design is proposed due to its success in developments that the applicant has completed in other communities in upstate New York.

No Action Alternative [24 CFR 58.40(e)]:

Not undertaking the Project would not be consistent with the goals and objectives of the Town of Ithaca 2014 Comprehensive Plan and STREDC Strategic Plan, and other local and state plans. The Town and State would not realize their housing and land use goals because there would be no increase in the availability of resilient, sustainable, affordable housing for seniors, and no net attraction of residents supporting the business and facilities necessary to enhance the viability of Ithaca's economy. Without the Project, planning goals to revitalize downtowns and neighborhoods, particularly those with high concentrations of poverty, would be delayed. These populations would continue to be underserved in the area, and residents displaced by Hurricane Irene and Tropical Storm Lee would have fewer options to remain in the Town of Ithaca. Not constructing the Project would result in a loss of potential customers to businesses and services in the neighborhood.

Summary of Findings and Conclusions:

The proposed Cayuga Meadows development would be an appropriate use for the undeveloped Project site. On November 19, 2013, the Town of Ithaca Planning Board approved a final site plan for the Project. Area variances for the building height, yard regulations, and additional special requirements were approved June 18, 2012. The Cayuga Meadows Project would provide affordable housing consistent with local and state housing goals and would provide housing for seniors in an area close to existing health and social services. This Project meets the goals and objectives of GOSR in response to addressing the most impacted counties affected by Hurricane Irene and Tropical Storm Lee. The Project would not alter the character, features, or resources of the area significantly, and it would not alter the quality of the human environment or have a significant impact. In most cases, this Project would benefit the needs of the senior residents.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<u>Law, Authority, or Factor</u>	<u>Mitigation Measure</u>
Clean Air Act	All Project activities would comply with applicable federal, state, and local laws and regulations regarding construction emissions, including but not limited to NYCRR, NYSDEC Air Quality Management Plan, and the New York SIP. All necessary measures would be used to

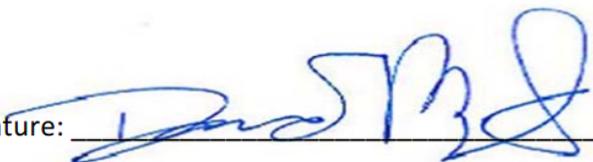
<u>Law, Authority, or Factor</u>	<u>Mitigation Measure</u>
	minimize fugitive dust emissions during activities, such as grading. The preferred method for dust suppression is water sprinkling.
Contamination and Toxic Substances	All Project-related solid waste materials would be managed and transported in accordance with the NYS solid and hazardous waste rules.
Conformance with NYS Department of Environmental Conservation State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity GP-0-15-002	<p>A stormwater management plan would be part of the infrastructure design for the Project. Stormwater management details are still to be determined, but the stormwater management system would be designed in compliance with the requirements of the NYS Department of Environmental Conservation State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity GP-0-15-002 to address the stormwater from the Project site and the adjacent access road, West Hill Drive, being constructed to facilitate the Project.</p> <p>Because the amount of ground disturbance at the site would be greater than one acre, an SPDES General Stormwater Permit would be required. BMPs, such as silt fence and erosion prevention, would be implemented, if required by permits or agency discretion.</p>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	All improvements made to this site and all conditions imposed by the Town of Ithaca Planning Board on November 19, 213 must remain in full force and effect as long as the site remains in the use identified by the site plan.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	The applicant should coordinate with the Bolton Point Water Service to take any necessary measure to insure that this Project would not have an adverse effect on the Town of Ithaca water supply system.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	The applicant should coordinate with the Town of Ithaca to take any necessary measure to insure that this Project would not have an adverse effect on the wastewater system.
Conformance with 24 CFR Part 51 Subpart C	The applicant will be required to submit certification of compliance with the USEPA Reciprocating Internal Combustion Engines rule prior to site altering activities.

<u>Law, Authority, or Factor</u>	<u>Mitigation Measure</u>
	The storage tank for the generator's fuel must meet HUD's criteria for acceptable separation distance or be installed underground

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 3/21/16

Name/Title/Organization: David Brewster, Sr. Env. Scientist, PARS Environmental, Inc.

Preparer Signature:  Date: March 28, 2016

Name/Title/Organization: Clifford Jarman, Senior Environmental Scientist, Tetra Tech, Inc.

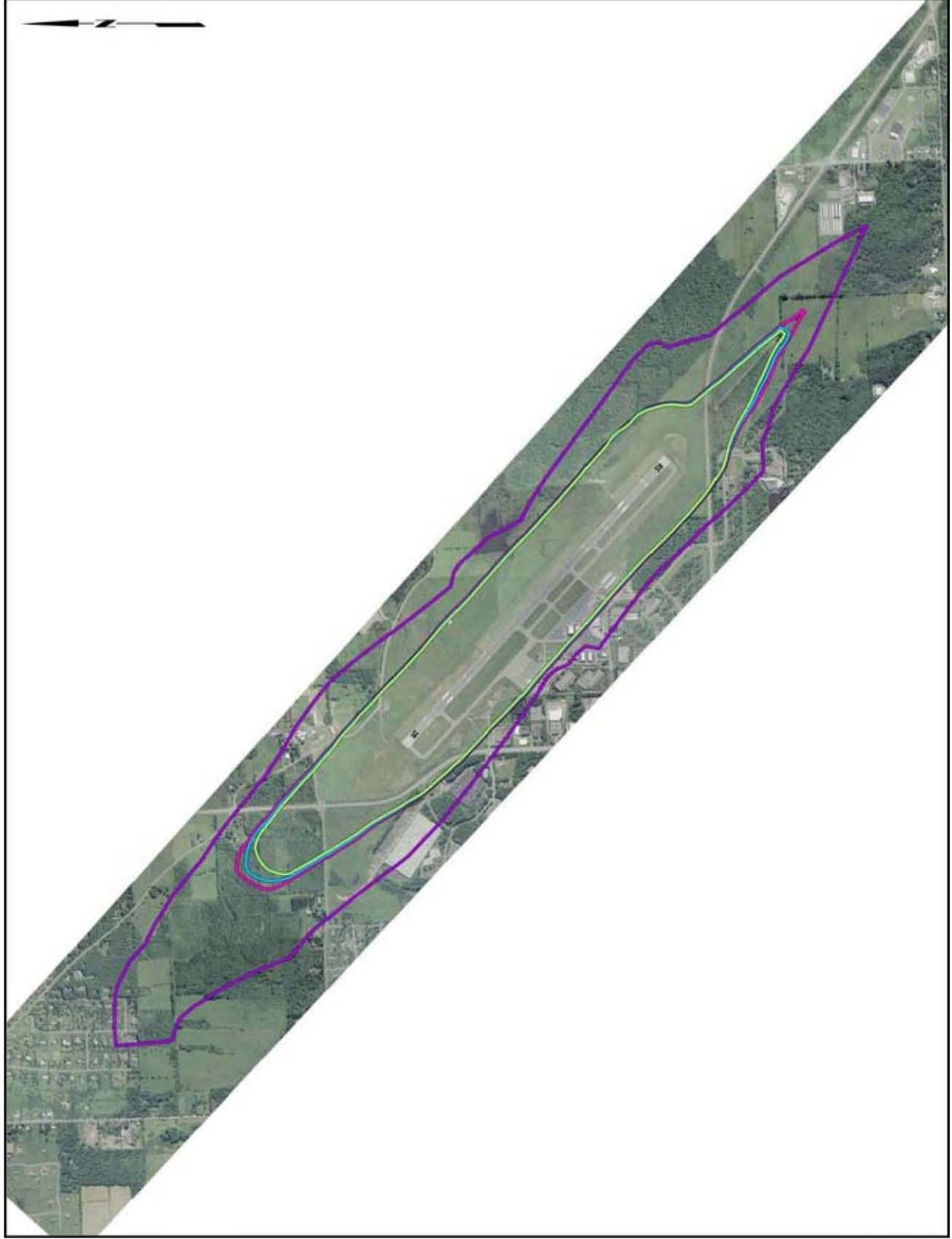
Certifying Officer Signature:  Date: March 28, 2016

Name/Title: Lori A. Shirley, Certifying Officer, Governor's Office of Storm Recovery

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

APPENDIX A

AIRPORT AND RAILROAD LOCATION



Legend

- 65 DNL (2005)
- 65 DNL (2008)
- 65 DNL (2013)
- 65 DNL (1996 Approx.)



Ithaca Tompkins
Regional Airport
Existing Noise Contours
Figure 2-29

Aircraft

Necessary Information

To evaluate a site's exposure to aircraft noise, you will need to consider all airports (civil and military) within 15 miles of the site. The information required for this evaluation is listed below under headings that indicate the most likely source. Before beginning the evaluation, you should record the following information on Worksheet B.

From the FAA Area Office or the Military Agency in charge of the airport:

- Are current DNL or NEF (Noise Exposure Forecast) contours available? Noise contours are available for almost all military airports. These contours have been developed and published as part of the Air Installation Compatible Use Zone (AICUZ) program of the Department of Defense. The contours are published normally as part of an AICUZ report. Noise contours are also available for many civil airports. When available, they are superimposed on a map with an appropriately marked scale (see Figure 1, page 4).
- Any available information about approved plans for runway changes (extensions or new runways)

From the FAA Control Tower or Airport Operations (if DNL or NEF contours are not available):

- The number of nighttime jet operations (10 p.m. - 7 a.m.)
- The number of daytime jet operations (7 a.m. - 10 p.m.)
- The flight paths of the major runways.
- Any available information about expected changes in airport traffic, e.g., will the number of operations increase or decrease in the next 10 or 15 years.

In making your evaluation, use the data for the heaviest air traffic condition, whether present or future.

Evaluation of Site Exposure to Aircraft Noise

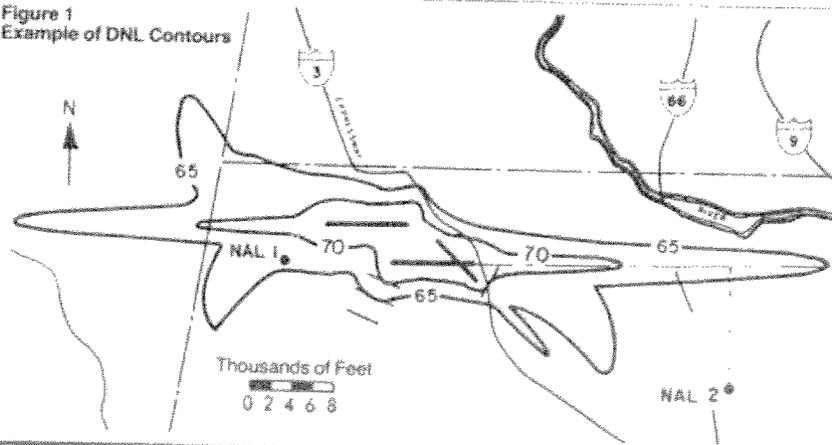
If current DNL (or NEF) contours are available (as in Figure 1 page 4), locate the site on the map by referring to the marked distance scale. If there are no other noise sources in the area, you do not need to do anything else. If there are other noise sources affecting the site, you will need to find the precise DNL value so you can combine it with the other sources. Obtain the DNL at the appropriate NAL on the site by interpolation between the

contours on either side of the NAL. If NEF contours are used, estimate DNL by adding 35 decibels to the NEF values. Note that contours are usually provided in 5 decibel increments. (See Example 2 on page 4.) When supersonic aircraft operations are present, DNL contours are *required* for the assessment.

If DNL or NEF contours are *not* available, the DNL at a site may be estimated in several different ways:

- An FAA Handbook (Reference 1) can be used to estimate DNL contours for sites in general aviation airport vicinities. General aviation airports exclude commercial jet transports but may include business jets.
- A handbook available from EPA (Reference 2 at the back of this Guide) can be used to calculate DNL at individual points.
- A procedure for constructing approximate DNL contours for sites near commercial jet

Figure 1
Example of DNL Contours



Example 2: The illustration in Figure 1 at the top of page 4 shows the NAL's on a map that has DNL contours. We find that NAL number 1 lies between the 65 and 70 dB contours and that NAL number 2 lies outside the 65 dB contour.

We find the DNL at NAL number 1 by interpolation from the distances between the NAL and the 65 and 70 dB contours.

By scaling off the map, we find that the distance from the NAL, measured perpendicularly to the contours, is 800 feet to the 65 dB contour and 2400 feet to the 70 dB contour. The distance between the 65 and 70 dB contours is $2400 + 800 = 3200$ feet. We find the DNL at the NAL number 1 to be 65 decibels plus $800/3200 \times 5$ decibels = 66.3 decibels.

Example 3: The illustration in Figure 2 at the bottom of page 5 shows an airport for which DNL or NEF contours are not available. The airport has 10 nighttime and 125 daytime jet operations.

To construct the approximate contours, we determine the effective number of operations as follows:

$$10 \text{ (nighttime)} \times 10 = 100$$

Add to this the actual number of daytime operations:

$$100 + 125 \text{ (daytime)} = 225$$

To determine the distances A and B in relation to the runway (see Figure 3, page 5), enter the effective number of operations on the horizontal scales of the charts in Figure 3:

airports without supersonic aircraft is as follows:

Determine the "effective" number of jet operations at the airport by first multiplying the number of nighttime jet operations by 10.

Then add the number of daytime jet operations to obtain an effective total (see Example 3, page 4).

On a map of the area showing the principal runways, mark the location of the site and, using the diagram and charts of Figure 3 on page 5, construct approximate DNL contours for 65, 70, and 75 dB for the major runways and flight paths most likely to affect the site. (see Figure 2, page 5.)

Although a site may be Acceptable for exposure to aircraft noise; exposure to other sources of noise, when combined with the aircraft noise, may make the site Unacceptable. Therefore, if necessary, values of aircraft noise exposure less than 65 dB can be estimated from Table 2. Scale the shortest

distance D^2 from the NAL to the flight path, as in Figure 2. Scale the distance D^1 from the 65 dB contour to the flight path. Divide D^2 by D^1 and enter this value into the following table to find the approximate DNL at the NAL.

D^2/D^1	DNL dB
1.00	65
1.12	64
1.26	63
1.41	62
1.58	61
1.78	60
2.00	59
2.24	58
2.51	57
2.82	56
3.16	55

Figure 3
Charts for Estimating
DNL for Aircraft Operations

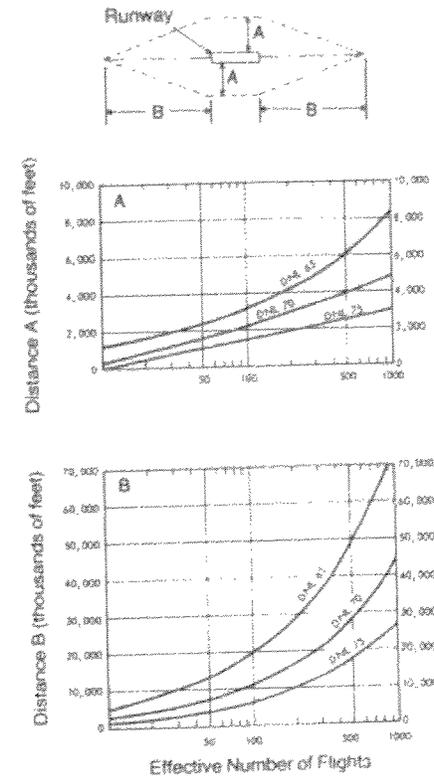
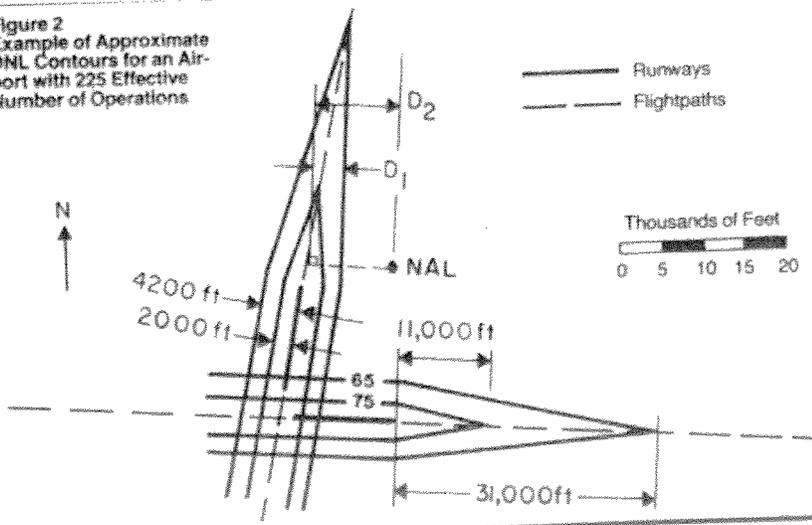


Figure 2
Example of Approximate
DNL Contours for an Air-
port with 225 Effective
Number of Operations



read up to the DNL curves; read across the chart to the left to obtain distances A and B from the vertical scales on the charts.

We find from Figure 3, for example, that for 225 effective operations, distance A is 4200 feet for the 65 dB contour and 2000 feet for the 75 dB contour. Distance B is 31,000 feet for the 65 dB contour and 11,000 feet for the 75 dB contour.

Example 4a: The NAL shown in Figure 2 is outside the 65 dB contour. The distance D^2 from the NAL to the flight path is 9700 feet. The distance D^1 from the 65 dB contour to the flight path, measured perpendicularly from the contour, is 3700 feet. The ratio D^2/D^1 is $9700/3700 = 2.62$. From Table 2 we find the DNL from the airport to be 56.6 dB. We do not know whether the site is Acceptable or not, however, since we must also assess the contribution of roadway and train noise to the total DNL at the site.

Example 4b: We observe that the perpendicular distance (D^2) from NAL number 2 (Figure 1) to the flight path is more than 3 times the distance (D^1) from the 65 dB contour to the flight path. From Table 2 we find that the contribution of the airport to the DNL at NAL number 2 is less than 55 decibels. We need not consider the airport further in accessing the noise environment at this site.

**Worksheet B
Aircraft Noise**

List all airports within 15 miles of the site:

1. Ithaca Tompkins Regional Airport _____
2. _____
3. _____

Necessary Information:	Airport 1	Airport 2	Airport 3
	Yes		
1. Are DNL, NEF or CNR contours available? (yes/no)	No		
2. Any supersonic aircraft operations? (yes/no)			
3. Estimating approximate contours from Figure 3:			
a. number of nighttime jet operations			
b. number of daytime jet operations			
c. effective number of operations (10 times a + b)			
d. distance A for 65 dB			
70dB			
75 dB			
e. distance B for 65 dB			
70 dB			
75 dB			
4. Estimating DNL from Table 2:			
a. distance from 65 dB contour to flight path, D ¹			
b. distance from NAL to flight path, D ²			
c. D ² divided by D ¹			
d. DNL			
5. Operations projected for what year?			
6. Total DNL from all airports			

Signed _____

Date _____

Chapter 1

Basic Overview of the Environmental Noise Problem

Introduction

Background

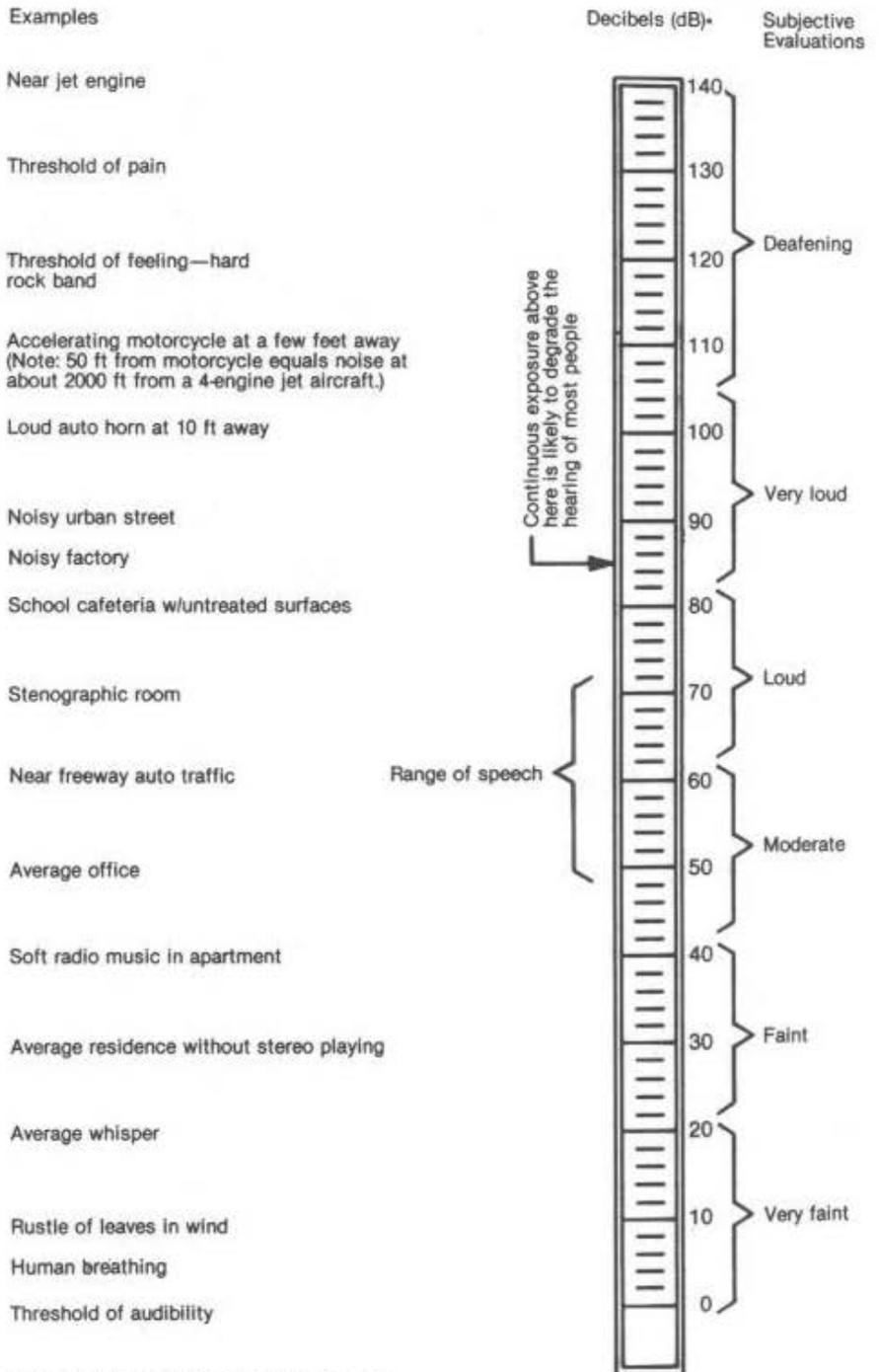
Definition and Scope of the Noise Problem

The air around us is constantly filled with sounds, yet most of us would probably not say we are surrounded by noise. What then is the difference between ordinary sound and what we call noise? The traditional definition of noise is that it is "unwanted sound." Sound becomes unwanted when it either interferes with our normal activities such as sleeping, conversation or recreation, when it causes actual physical harm such as hearing loss or has adverse effects on mental health. As we have become a more urbanized country and as technology has advanced, the level of sound in our environment has reached the point when it sometimes does cause interference and does cause physical and psychological harm, and thus we have developed a noise problem. (See Figure 1 for a listing of common sounds.)

The dimensions of the noise problem have grown larger and larger over the past few decades. In its 1979 Annual Report, The Council on Environmental Quality stated that "nearly half the US population is regularly exposed to levels of noise that interfere with ...normal activities" and about "1 in 10 ...are exposed to noises of duration and intensity sufficient to cause a permanent reduction in their ability to hear."

Figure 1
Common Sounds
Basic Theory: Common Sounds in Decibels (dB)

Some common, easily recognized sounds are listed below in order of increasing sound intensity levels in decibels. The sound levels shown for occupied rooms are typical general activity levels only and do *not* represent criteria for design.



*dB are "average" values as measured on the A-scale of a sound-level meter
(From *Concepts in Architectural Acoustics*: M. David Egan, McGraw Hill, 1972.)

The Dynamics of the Noise Problem

There are basically two types of noise problems. There is the specific, job related, occupational noise problem created by extremely loud machinery. Then there is the community noise problem where the combined effect of many individual noise sources creates an overall noise level that is unacceptable. In the following pages we will be addressing the community noise problem only.

The main contributors to a community noise problem are transportation sources such as highways, railroads and airports. These sources are the most pervasive and continuing of the noise sources within the community. Of course, at any given site, there may be other noise sources which add to the problem, sources such as jackhammers at a construction site. But in general, and for the purposes of this section, the main concern is with the transportation sources.

The dynamics of a noise problem are based on the relationship between the noise source, the person or place exposed to the noise (hereafter called the receiver) and the path the noise will travel from source to receiver.

The source generates a given amount of noise which travels along the path and arrives at the receiver. The amount of noise will be reduced to some extent as a result of how long that path is or whether there are any barriers along the path. The severity of the impact on the receiver is a function of what type of activity is taking place, whether it is indoors or outdoors, and what type of building it is in if the activity is indoors. Figure 3 contains some basic compatibility guidelines.

The impact of the noise can be altered or mitigated by changing the characteristics of any of the three elements: source, path or receiver. Later on we will look at the various mitigation measures that are possible. Our concern however will be primarily with the receiver and the path. Control of the sources themselves is the specific responsibility of agencies such as the Environmental Protection Agency (EPA) or the Federal Aviation Administration (FAA).

Figure 2
Dynamics of a Noise Problem

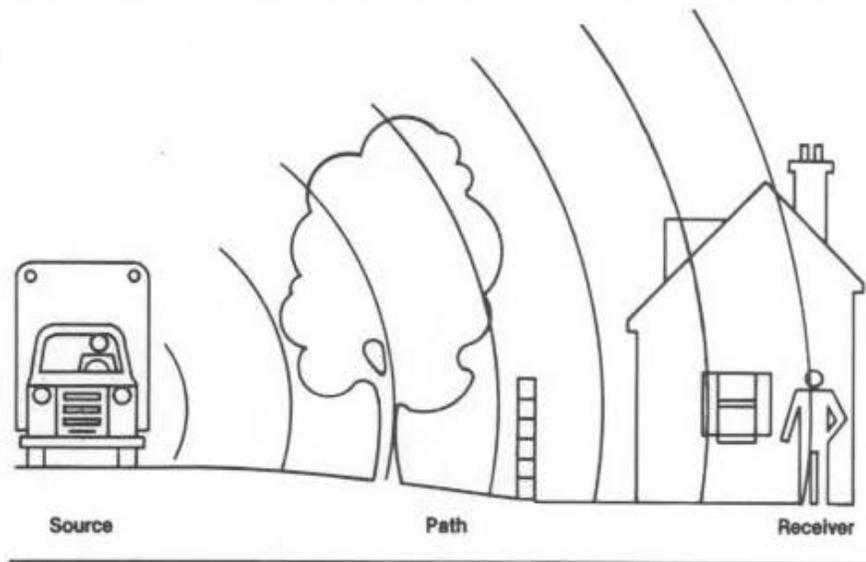


Figure 3
Land Use Compatibility Guidelines

LAND USE CATEGORY	LAND USE INTERPRETATION FOR NEF VALUE*			
	20	30	40	50
Residential — Single Family, Duplex, Mobile Homes		Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Residential — Multiple Family, Dormitories, etc.		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Transient Lodging		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
School Classrooms, Libraries, Churches		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Hospitals, Nursing Homes		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Auditoriums, Concert Halls, Music Shells	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Sports Arena, Outdoor Spectator Sports		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Playgrounds, Neighborhood Parks		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Golf Courses, Riding Stables, Water Rec., Cemeteries		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Office Buildings, Personal, Business and Professional		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Commercial — Retail, Movie Theaters, Restaurants		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Commercial — Wholesale, Some Retail, Ind., Mfg., Util.		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Manufacturing, Communication (Noise Sensitive)	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Livestock Farming, Animal Breeding		Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Agriculture (except Livestock), Mining, Fishing			Clearly Unacceptable	Clearly Unacceptable
Public Right-of-Way			Clearly Unacceptable	Clearly Unacceptable
Extensive Natural Recreation Areas			Clearly Unacceptable	Clearly Unacceptable

*Ldn = NEF Value + 35

Ldn VALUES
65 75 85

	Clearly Acceptable		Normally Unacceptable
	Normally Acceptable		Clearly Unacceptable

The ideal solution to a potential problem is to reduce the noise being produced by the source. The best solution available to HUD, or the community, however, is to make sure that noise sensitive uses are located where they will not be exposed to high noise levels. The next best approach to mitigating noise impact is to attempt to reduce the amount of noise that reaches the receiver. This can be accomplished through the use of barriers such as walls or earthen berms, or combinations of both, along the noise path. If the use of barriers is not possible then the only alternative available is to provide noise reduction measures in any structures associated with the activity so that at least the interior spaces are not exposed to high noise levels. This approach is considered the least desirable because most of the land uses we are concerned about, such as residential, do have outdoor areas and activities associated with them which would remain exposed to high noise levels.

A Note on Descriptors

A key factor in the growth of our ability to evaluate and reduce noise impacts has been the development of better tools to measure and describe the noise levels generated by various sources. The development of better tools (called noise descriptors or metrics) has been particularly important for dealing with community noise problems. Many of the older descriptor systems could only be used for one or two sources such as cars and railroads, but not airplanes. Since the community noise problem very often includes noise from all these sources the lack of an adequate descriptor made it difficult to do an adequate evaluation.

The most advanced descriptor currently in general use is the day night average sound level system, abbreviated as DNL and symbolized mathematically as L_{dn} . The day night average sound level is the 24 hour average sound level, expressed in decibels, obtained after the addition of a 10 decibel penalty for sound levels which occur at night between 10 PM and 7 AM. This nighttime penalty is based on the fact that many studies have shown that people are much more disturbed by noise at night than at any other time. This is not unusual in that background noise is often much less at night and also people tend to be doing very noise sensitive things at night, such as trying to sleep.

Another feature of the DNL system that is very important is that it can be used to describe noise from all sources. Thus, using the DNL system, we can describe the total noise exposure at a site, something many other descriptor systems couldn't do.

The DNL system has been adopted by the EPA, the Department of Defense (DOD) and HUD, and more recently by the FAA, specifically for describing environmental impacts for airport actions. We expect that very soon it will be in almost universal use in the U.S.

Issues

The main issues involved in any noise analysis can be summarized briefly.

- How much noise is a site exposed to
- What types of activities are being affected and how severely
- Is it reasonable to redesign the site to relocate noise sensitive activities
- And, if not, how much protection can be provided through various attenuation measures.

Your approach to these issues will be affected in many ways by the location of the project in question. Projects in suburban or rural areas can be approached differently because the available mitigation options are greater and often the noise exposure itself is not so severe. In urban situations, however, the noise exposure is often more severe but at the same time the options for mitigation or resiting are more limited. In the urban setting innovative design and the use of advanced attenuation measures becomes critical. Fortunately our experience has shown that good design and construction can relieve or substantially reduce major noise problems.

Legal Provisions

General Legislation and Background

The Federal legislation which addresses noise issues is somewhat different from other environmental legislation. The Clean Air Act, for example, required the Environmental Protection Agency to set up actual mandatory standards for air quality which were supposed to be met by all jurisdictions. EPA even has the authority to take punitive steps against cities which are not making "reasonable further progress" towards achieving these air quality goals. There is no similar legislation that covers noise. The approach has been to tackle the noise problem at the source by controlling the amount of noise that can be emitted by the individual airplane engine or the individual jackhammer. Agencies like HUD or the Farmers Home Administration have developed regulations which are related to the overall community noise level, but they only affect their own programs and are not binding on local communities. The Veterans Administration program only relates to aircraft noise and also only affects its own programs.

The major pieces of Federal legislation related to noise include:

The Noise Control Act of 1972 directed EPA to promote an environment for all Americans free from noise that jeopardizes their health and welfare. It also included a requirement for EPA to set a criterion for noise level adequate to protect health and welfare with an adequate margin of safety but without regard to cost or feasibility.

Quiet Communities Act of 1978 amended The Noise Control Act of 1972 to encourage noise control programs at the State and community level.

Federal Aid Highway Act of 1970 established the requirement that noise control be a part of the planning and design of all federally aided highways.

Aviation Safety and Noise Abatement Act of 1979 requires FAA to develop a single system for measuring noise at airports and under certain conditions to prepare and publish noise maps.

HUD Regulations

While the Department of Housing and Urban Development has no specific responsibility to try to reduce the noise problem at the source the way the Environmental Protection Agency and the Federal Aviation Administration do, it does have the responsibility to be aware of the noise problem and its impact on the housing environment. The most basic mandate which drives the Department's involvement with the noise issue is the Housing Act of 1949 (Public Law 81-171) which sets forth the national goal of "a decent home and suitable living environment for every American family." This goal was affirmed by the Housing and Urban Development Act of 1968 (Public Law 90-448). The Department was tasked by the Housing and Urban Development Act of 1965 (Public Law 89-117) "to determine feasible methods of reducing the economic loss and hardships suffered by homeowners as a result of the depreciation in the value of their properties following the construction of airports in the vicinity of their homes." The Noise Control Act of 1972, in addition to its specific tasking to EPA, tasked all Federal agencies to administer their programs in ways which reduce noise pollution. Finally, the Department is tasked by Federal Management Circular 75-2: *Compatible Land Uses at Federal Airfields* to make sure that its actions do not promote incompatible land uses around Federal airfields.

All of these legislative and regulatory mandates combine to create a serious requirement for the Department of Housing and Urban Development to be aware of the problem of noise and to take positive steps to protect residential and other sensitive land uses from high noise levels.

The Department of Housing and Urban Development first issued formal requirements related specifically to noise in 1971 (HUD Circular 1390.2). These requirements contained standards for exterior noise levels along with policies for approving HUD supported or assisted housing projects in high noise areas.

In general the requirements established three zones: an acceptable zone where all projects could be approved, a normally unacceptable zone where mitigation measures would be required and where each project would have to be individually evaluated for approval or denial, and an unacceptable zone in which projects would not, as a rule, be approved.

In 1979, the Department issued revised regulations (24 CFR Part 51B) which kept the same basic standards but adopted new descriptor systems which were considerably advanced over those in use under the old requirements.

HUD's regulations also require that recipients of Community Development Block Grants (CDBG) and Urban Development Action Grants (UDAG) take into consideration the noise criteria and standards in the environmental review process and consider ameliorative actions when noise sensitive land developments are proposed in noise exposed areas. If CDBG or UDAG activities are planned in a noisy area, and HUD assistance is contemplated later for housing and/or other noise sensitive activities, the HUD standards must be met for those activities.

Project Analysis

General

While most of the analysis for noise focuses on noise sources located around the project site, there are some characteristics of the project itself that you should know about. These characteristics will help you to determine what is called the noise assessment location (NAL) for site analysis. (The NAL is a representative point (or points) on the site where significant noise exposure is expected. All distances, etc. are measured from the NAL). This information will also be helpful later in evaluating the potential for mitigating or reducing the impact of noise. All of this data should be available from preliminary plans and specifications. If not, a quick phone call to the developer/sponsor should get you all the information you need.

Data Required

- Location of outdoor noise sensitive uses relative to the noise source.
- Location of buildings containing noise sensitive activities.
- Location of other buildings, particularly ones which might serve to shield sensitive buildings or areas from the noise source.
- Design and construction features of buildings, particularly features such as use of central air conditioning which could provide noise reduction benefits by permitting windows to be kept closed.

Analysis of Site and Environs

General

The primary focus of this impact analysis is on noise sources and the primary item to be determined is the noise level created by those sources. In many instances, particularly with airports, data on the noise levels generated by the source will have already been prepared by another agency such as the airport operator, the local or State highway/transportation department or other similar agency. (Figure 4 shows typical airport noise contours.) In those cases no site or environs analysis is necessary and one can proceed directly to impact analysis. For those instances where there are no current data already prepared, the Department of Housing and Urban Development has developed a handbook called the *Noise Assessment Guidelines* which contains a detailed desk top methodology for use by individuals to determine noise impacts (see Chapter 5). Included in the handbook is a complete listing of the data about the site and its environs that are necessary to conduct an analysis. We don't want to repeat all the detailed requirements here, but the following are some of the types of information you would have to collect if you were to do your own analysis. You might note that most of the information is related to the noise sources themselves.

For the purpose of analysis, the *Noise Assessment Guidelines* require that you consider all military/civilian airports within 15 miles of the project, all significant roads within 1000 feet and basically all railroads within 3000 feet.

Types of Data Required

- Number and type of vehicles
- Operational data:
 - speed
 - daytime/nighttime split
- Conditions where the vehicles are operated, i.e., freely flowing traffic versus stop and go, level versus hilly, welded railroad track versus bolted railroad track.

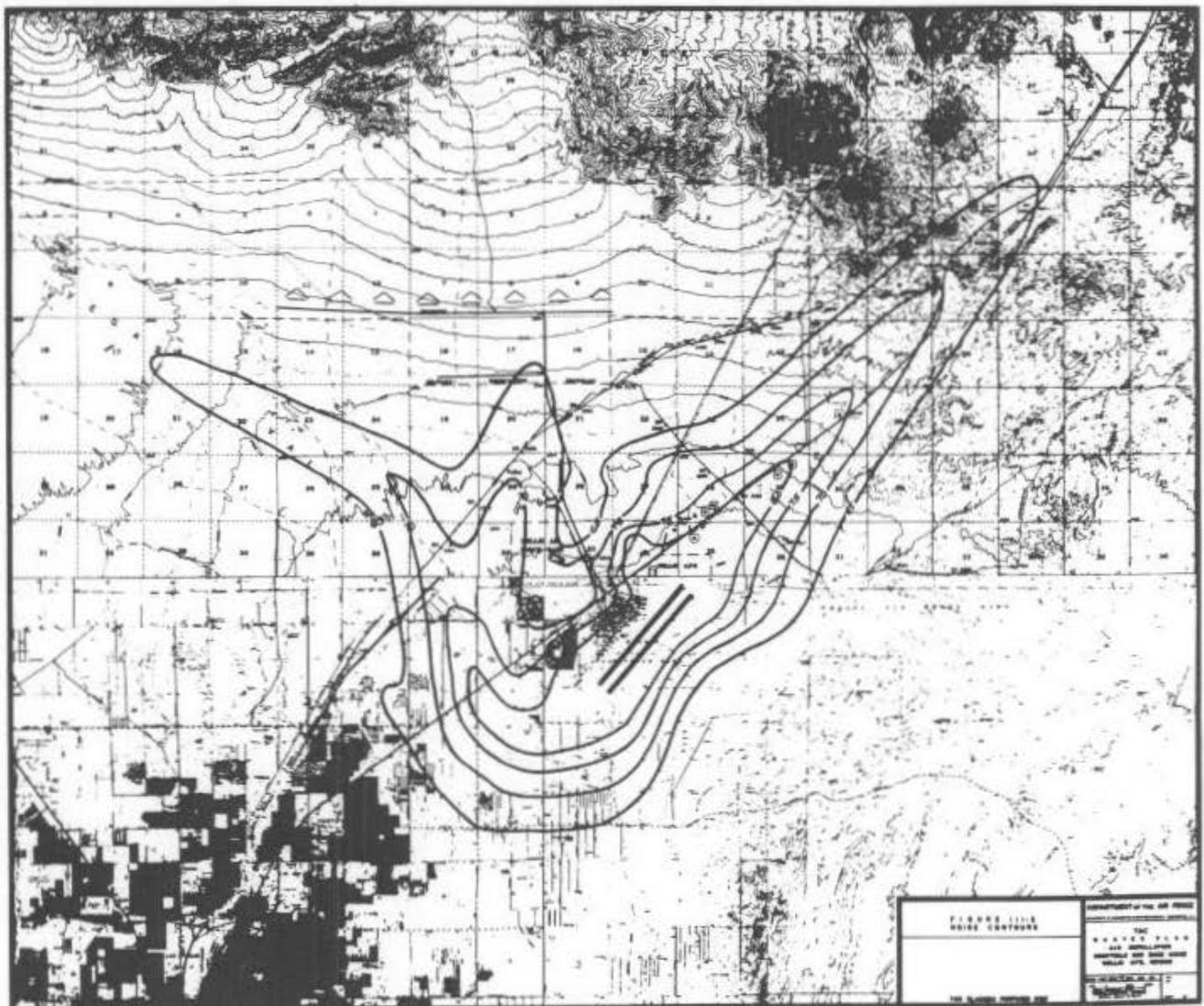
The *Noise Assessment Guidelines* contain guidance on sources for this data. Most of them are obtained from the "operator" of the transportation source. The *Guidelines* also contains model figures which can be used when actual data is unavailable. For example, if the actual number of vehicles traveling at night is not available then the *Guidelines* state that a figure of 15% should be used. Thus it is possible to make reasonably accurate noise level determinations even if some information is not available.

Determination of Impact

General

The specific procedures for determining the noise exposure levels for a site are clearly spelled out in the *Noise Assessment Guidelines*. The process is a fairly simple one in which the noise level from each source affecting the site is calculated and then combined to derive the overall exposure. If some kind of barrier exists or is proposed, the noise levels can be adjusted to reflect the mitigation provided by the barrier. The overall noise level is then compared to HUD's standards and the appropriate action, as spelled out in the regulations, is taken.

Figure 4
Noise Contours



Evaluation of Impact

HUD Regulations set forth the following exterior noise standards for new housing construction assisted or supported by the Department:

65 L_{dn} or less – Acceptable

Exceeding 65 L_{dn} but not exceeding 75 L_{dn} – Normally

Unacceptable – appropriate sound attenuation measures must be provided: 5 decibels attenuation above the attenuation provided by standard construction required in 65 L_{dn} to 70 L_{dn} zone; 10 decibels additional attenuation in 70 L_{dn} to 75 L_{dn} zone.

Exceeding 75 L_{dn} – Unacceptable

HUD's regulations do not contain standards for interior noise levels. Rather a goal of 45 decibels is set forth and the attenuation requirements are geared towards achieving that goal. It is assumed that with standard construction any building will provide sufficient attenuation so that if the exterior level is 65 L_{dn} or less, the interior level will be 45 L_{dn} or less.

Once you have determined the overall noise exposure for the site you compare it to the above standards. If the overall site exposure is 65 L_{dn} or less the project is acceptable. If the exposure is between 65 L_{dn} and 75 L_{dn} you should consider alternative locations or providing adequate attenuation with the first preference, as we've noted, being for the construction of some kind of barrier to prevent noise from reaching the site. If providing adequate attenuation is impossible or impractical then the project should be considered unacceptable.

Suggested Mitigation

General Considerations

As discussed briefly earlier, there are three basic approaches for mitigating the high noise exposures. The first and best is to relocate noise sensitive uses out of the high noise area. The second is to prevent noise from reaching the noise sensitive user through some sort of barrier. And the third, and least desirable approach, is to provide attenuation for at least the interiors of any buildings located in the high noise areas.

Specific Considerations

Relocating Noise Sensitive Uses

By far the most desirable mitigation approach is to relocate noise sensitive uses out of the high noise area although. If the site is large enough it may be possible to locate non-noise sensitive uses between the source and the sensitive use, for example a parking lot might be located between a road and a park (see Figure 5). The workcharts in the *Noise Assessment Guidelines* can be used in reverse to tell you exactly how far away from the noise source you need to be.

When sites are small, very dense or when the source affects the entire site it is very difficult to mitigate by changing the site plan. Then the next option must be considered: erecting some type of barrier between the source and the receiver.

Barriers

Barriers are most effective for at or below ground level sources. They have no effect on noise from aircraft overflights and are limited in practical application with elevated sources such as elevated trains. The key to the effectiveness of a barrier is whether or not it breaks the line of sight between the source and the receiver. If a barrier does not completely break the line of sight either because it is not high enough, or not long enough then its effectiveness is greatly reduced.

Barriers can be actual walls, earthen mounds (called berms) or even other buildings. The use of other non-noise sensitive buildings as barriers is a particularly good approach in that it need not add to the cost of the project and may not create the aesthetic problem a large wall might create (see Figure 6).

Figure 5
The Audible Landscape

In cluster development, open space can be placed near the highway to reduce noise impacts on residences

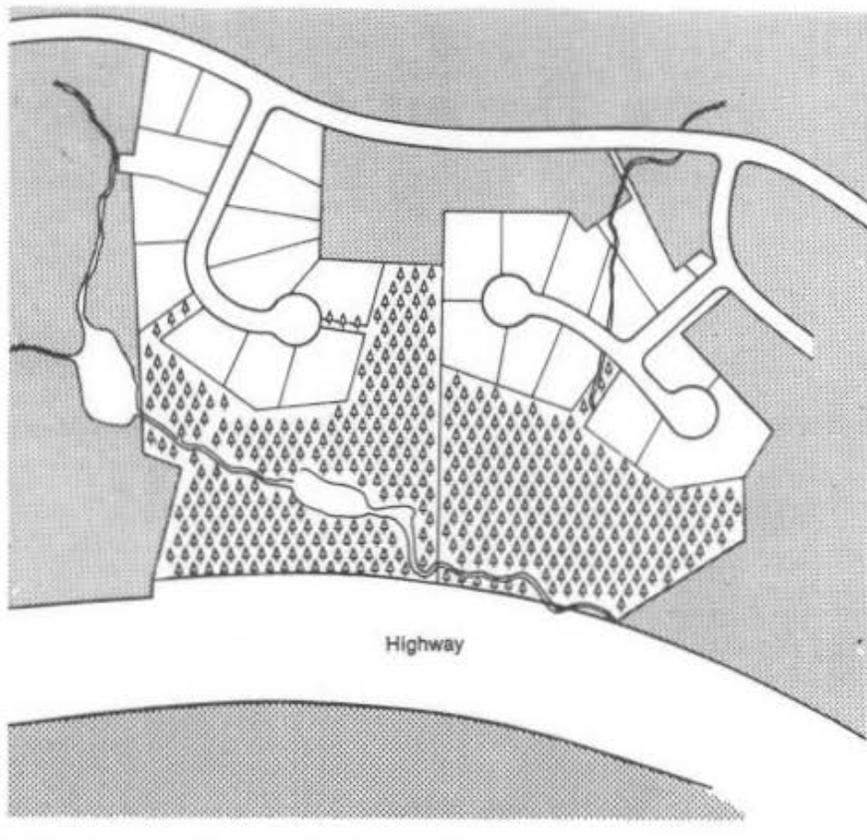


Figure 6
The Audible Landscape

Placement of noise compatible land uses near highway in Planned Unit Development

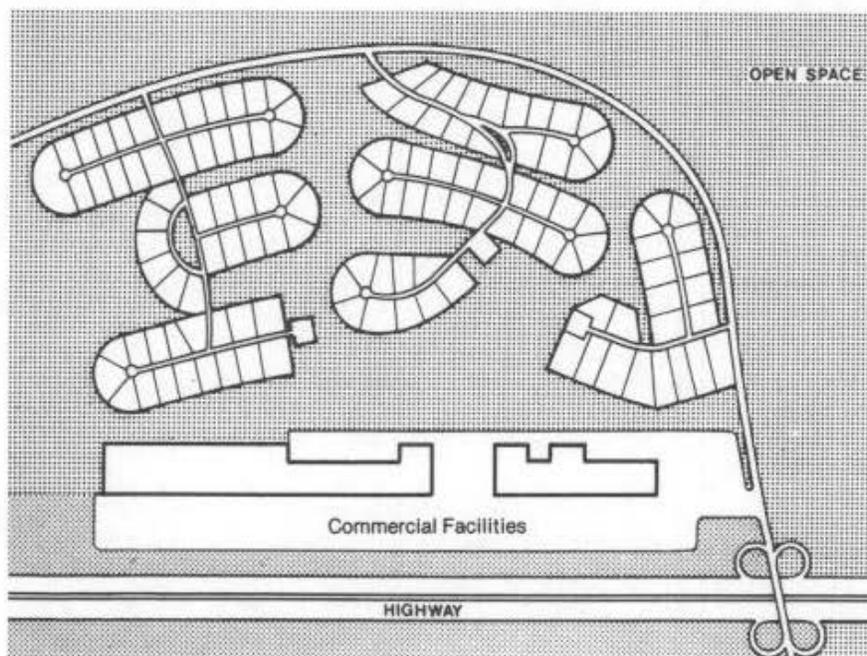
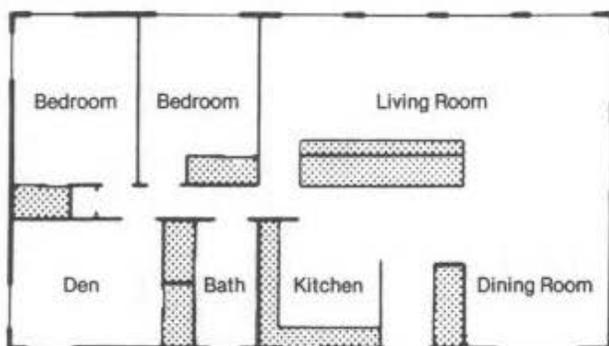


Figure 7
The Audible Landscape

Use of acoustical architectural design to reduce noise impacts on more noise sensitive living spaces



As pointed out earlier, the effectiveness of a barrier is determined in large part by its height and length. Some studies have shown that the effectiveness of a barrier can be reduced by as much as 50% if it isn't long enough. Again, the *Noise Assessment Guidelines* contain procedures for determining the effectiveness of barriers.

Incorporating Noise Attenuation Measures into the Building

If neither relocation or barriers is a reasonable noise attenuation option, the last resort is to incorporate noise attenuation measures into the buildings themselves. This is not considered the best solution because it leaves the outdoor areas, some of which may be for quiet recreation, exposed to high noise levels. But if development **must** take place and barriers are impossible, then the noise attenuation measures should be employed in building design and construction.

Without going into great technical detail, noise attenuation construction measures generally fall into four categories.

- (1) Reducing the total area of windows or other acoustically weaker building elements
- (2) Sealing off "leaks" around windows, doors, vents.
- (3) Improving the actual sound attenuating properties of small building elements such as windows, doors, etc.
- (4) Improving the actual sound attenuating properties of major building elements such as roof and wall construction.

In addition, noise attenuation in buildings can be provided by designing interior spaces so that "dead" spaces such as closets or corridors act as buffer zones (see Figure 7). And finally noise attenuation can be provided by reducing the need for open windows by providing air conditioning.

Many of the steps that would be taken to provide noise attenuation also help conserve energy. Good weatherstripping around windows and doors is one example. Another might be reducing window areas in walls if the noise source is to the north or west. Because many of these measures serve two purposes, they should not necessarily be considered a burdensome requirement but rather just good design and construction.

Information Resources

Publications

HUD Regulation 24 CFR Part 51 Subpart B - Noise Abatement and Control.

Noise Assessment Guidelines, HUD 1983, basic technical procedural resource.

Aircraft Noise Impact, HUD 1972, a bit dated but good overview of problem.

The Audible Landscape, DOT (FHWA) 1974, an excellent discussion of mitigation measures including land use planning and building design and construction.

Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare With an Adequate Margin of Safety, EPA, 1974. The "levels document" that explains basis for EPA standards.

Noise Barrier Design Handbook, Federal Highway Administration 1976. Good discussion of barriers, technical but readable.

Handbook of Noise Control, 2nd edition, 1979, McGraw Hill. A basic technical handbook covering all aspects of noise for those who wish to go into the subject further.

Experts

HUD environmental officers have been trained in the use of the *Noise Assessment Guidelines* and can help you work with them. Many architects are trained in acoustics and can help in development of noise attenuation strategies.

Quiz

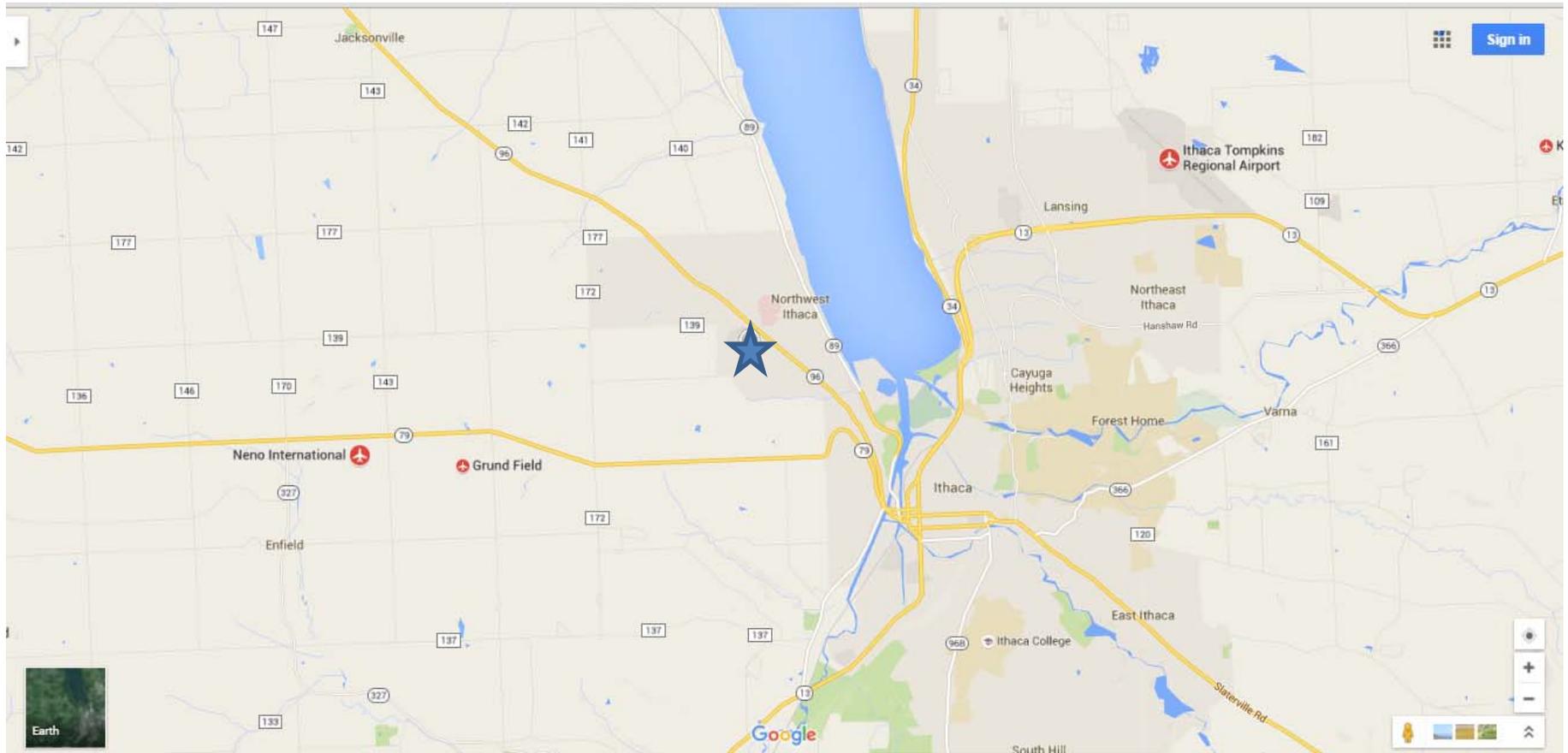
Questions

1. Why is noise considered "unwanted sound"?
2. What is a community noise problem?
3. What are the three main contributors to a community noise problem?
4. What are the three components of a noise problem?
5. What are two key characteristics of the day-night average sound level descriptor system?
6. What are HUD's noise standards?
7. How do HUD's standards apply to CDBG recipients?
8. What are the three general mitigation measures available to HUD and the community and in what order of preference?
9. When are barriers effective and when are they not effective?
10. Describe how the *Noise Assessment Guidelines* can be used to determine appropriate mitigation measures.

Quiz

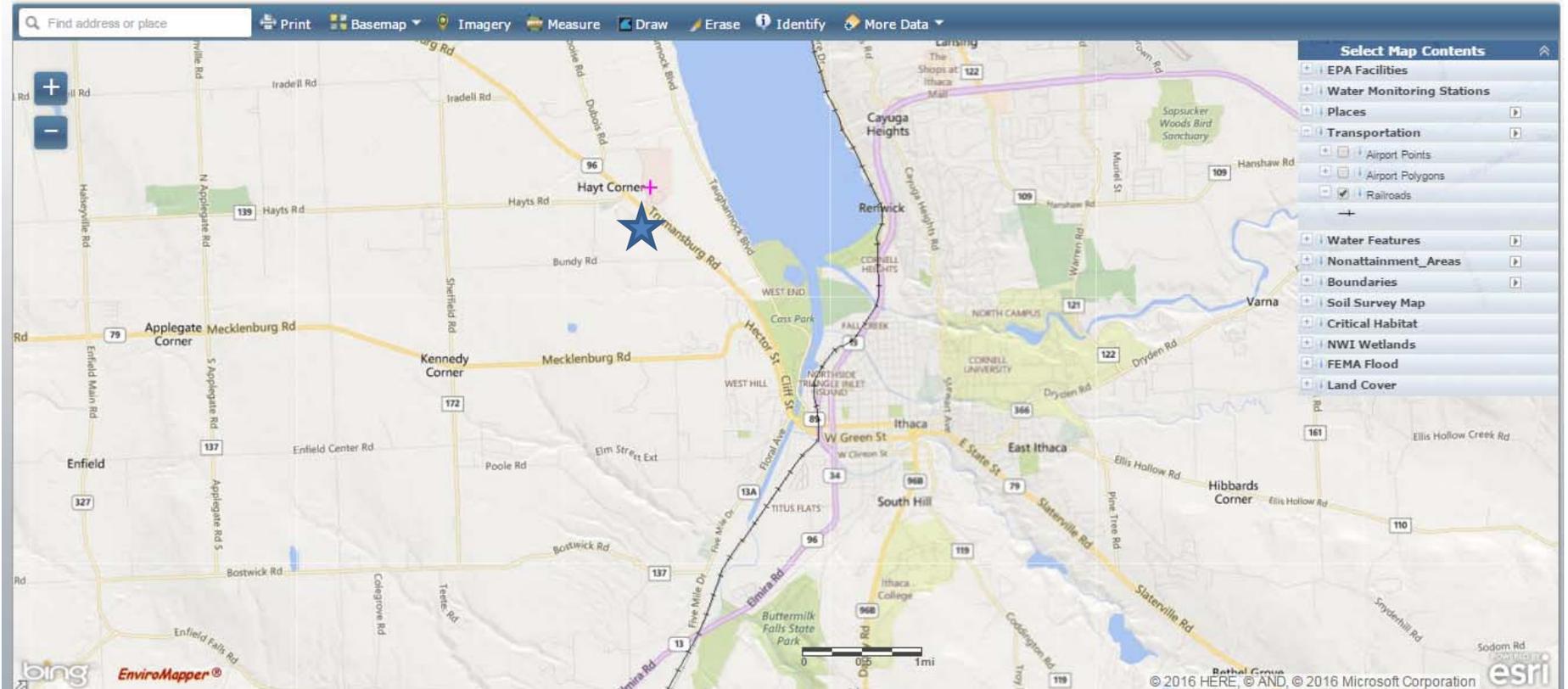
Answers

1. because it interferes with normal activities or causes physical or psychological damage
2. a community noise problem is where the combined effect of many individual sources creates an overall noise level that is unacceptable
3. highways, railroads and aircraft
4. the source, the path, the receiver
5. it is an average sound level and it can be used for all sources
6. 65 Ldn or below: Acceptable
 $65 \text{ to } 75 \text{ Ldn}$: Normally unacceptable, noise attenuation measures required, above 75 Ldn : Unacceptable
7. CDBG recipients must take into consideration the standards in their planning and environmental review. If they expect to use HUD assistance later for housing or other noise sensitive activities the standards must be met for those activities.
8. 1st relocate noise sensitive uses
- 2nd reduce noise reaching receiver
- 3rd redesign buildings
9. barriers are effective for at or below ground level sources. Are not effective for aircraft overflights or most elevated sources
10. can be used to determine separation distance required for relocation and the height and length of barriers required



Project Location

Project Location in relation to Airport



 Project Location

Map of Project Location and Surrounding Area in relation to the nearest railway. This is a commercial used line only.

APPENDIX B

COASTAL BOUNDARY MAPS



Welcome to the NYS Coastal Boundary Map

Help

Search

Address:

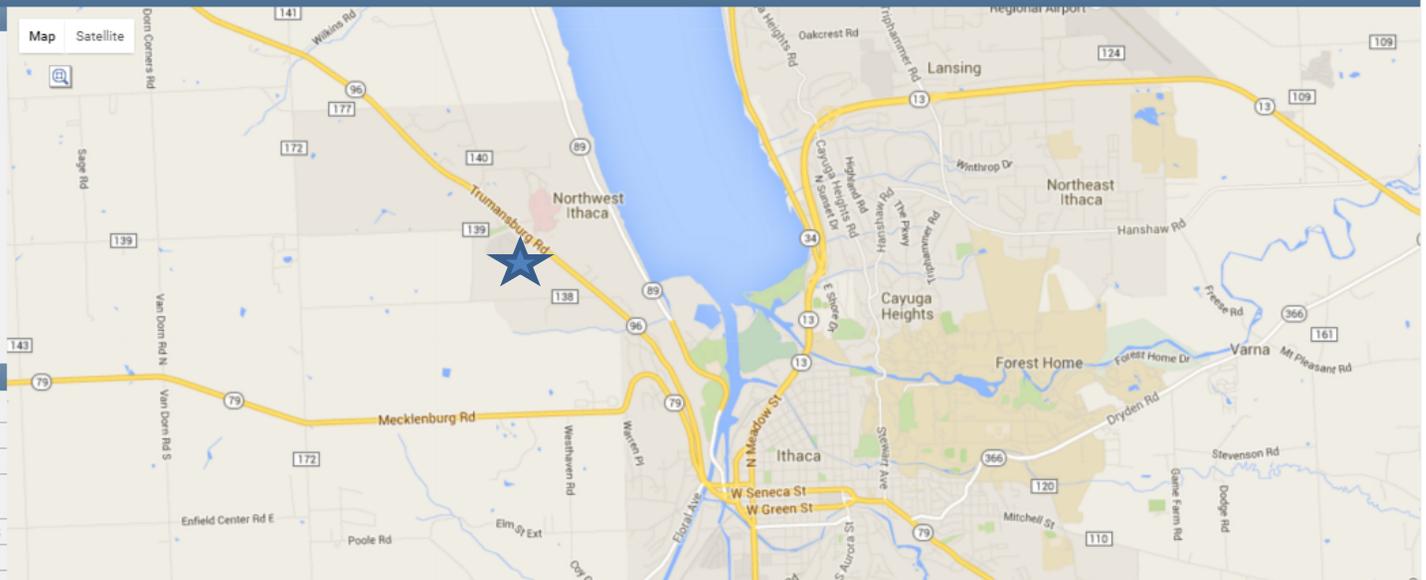
Enter Address Here

Find Address

Please note that the address marker is automatically placed along the street while certain activities may take place along the waterward property boundary. Please make sure to click and drag the marker to the exact location of the proposed activity for an accurate assessment of whether or not the activity would be located within any DOS Special Management Areas.

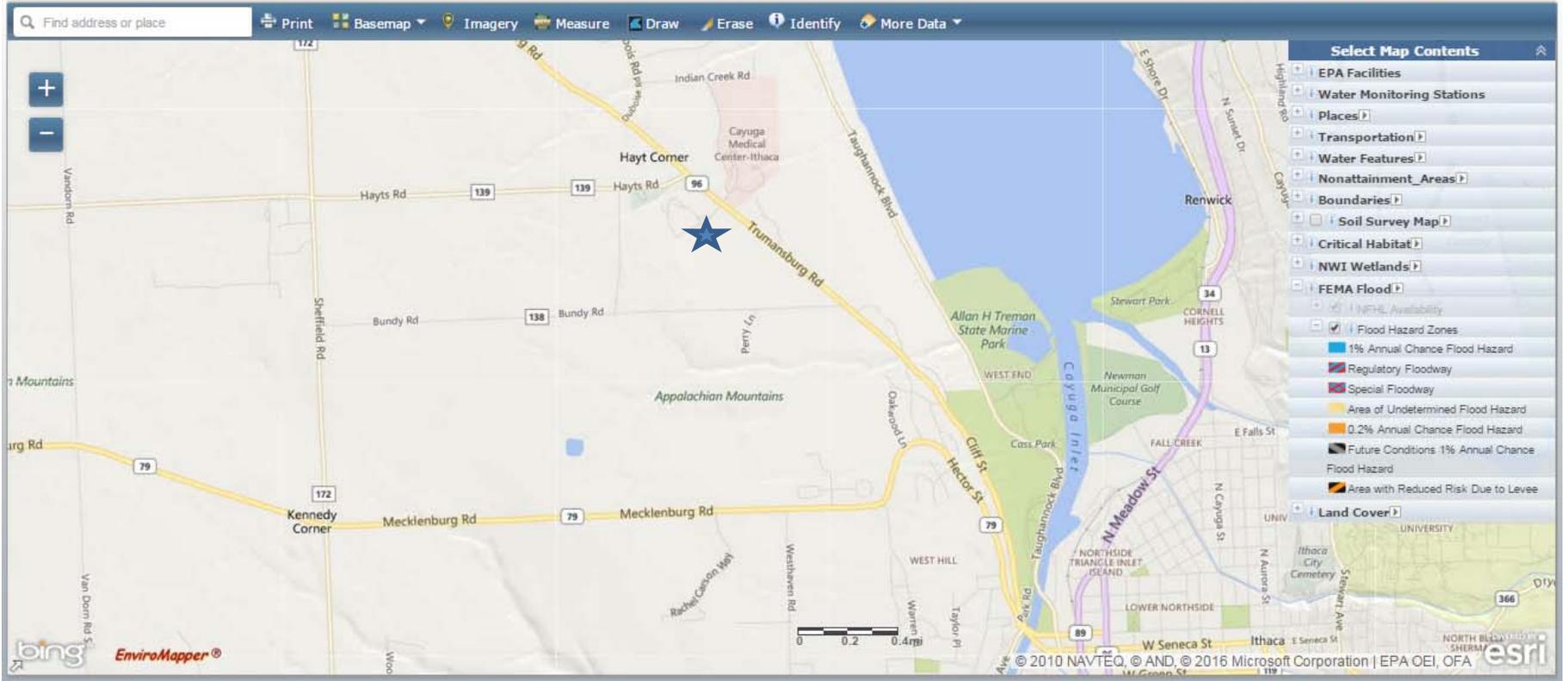
Layers

- Landward Coastal Boundary
- Scenic Areas
- Local Waterfront Revitalization Areas
- Local Waterfront Revitalization Program Communities
- Significant Coastal Fish and Wildlife Habitats
- DOS Identified Canals



Project Location

Map of Project Location and Surrounding Area in relation to a Coastal Boundary



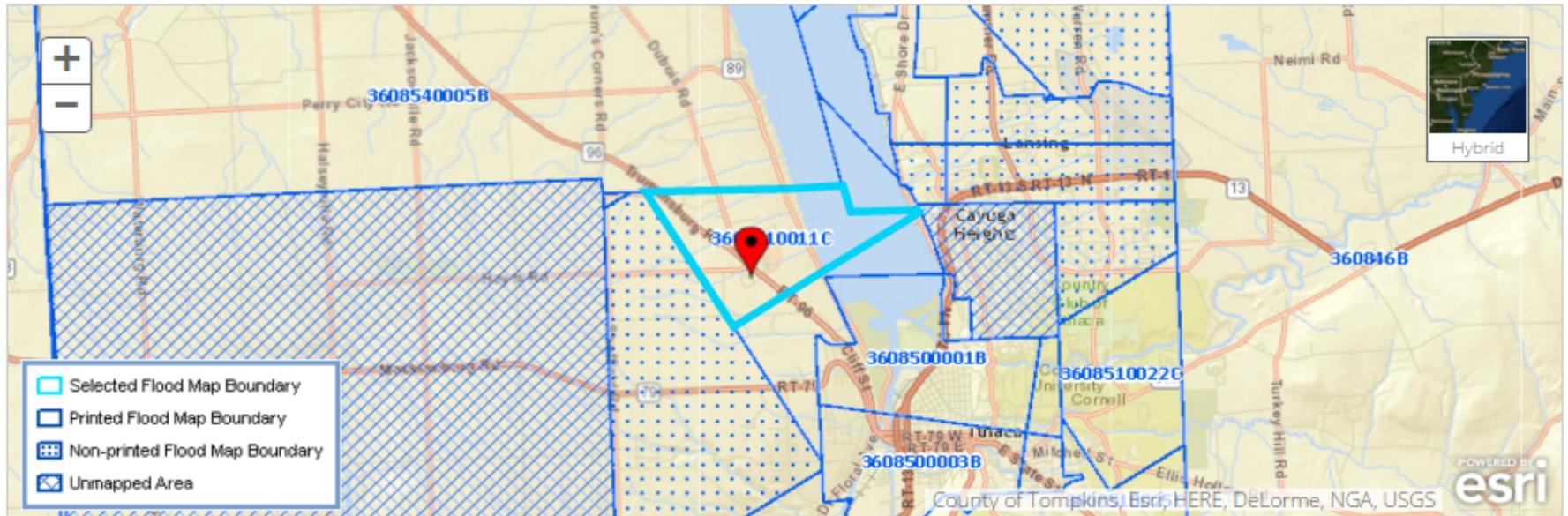
 Project Location

Map of Project Location in relation to any Coastal Barriers

APPENDIX C

FLOOD ZONE MAP

Locator Map



Project Location in relation to FIRM Flood Map



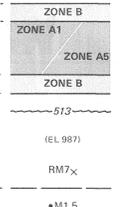
ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION IN FT. (NGVD) ¹	DESCRIPTION OF LOCATION
RM 1	507.54	Highest point on railroad spike in south side of pole No. NYSE + G 37 stamped NYT 113 located approximately 75 feet south of Town of Ithaca line on State Route 89.

¹National Geodetic Vertical Datum of 1929

KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designations*
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation In Feet**
- Base Flood Elevation In Feet Where Uniform Within Zone**
- Elevation Reference Mark
- Zone D Boundary
- River Mile



***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.
 This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.
 For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
 JUNE 4, 1976
 FLOOD HAZARD BOUNDARY MAP REVISIONS:
 SEPTEMBER 17, 1976
 APRIL 4, 1980

FLOOD INSURANCE RATE MAP EFFECTIVE:
 JUNE 19, 1985
 FLOOD INSURANCE RATE MAP REVISIONS:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.
 To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP

TOWN OF ITHACA, NEW YORK
TOMPKINS COUNTY

PANEL 11 OF 25
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
360851 0011 C

EFFECTIVE DATE:
JUNE 19, 1985



Federal Emergency Management Agency

APPENDIX D
USFWS and NYSDEC NHP Consultations



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

February 25, 2016

Ms. Robyn Niver
Endangered Species Biologist
U.S. Fish & Wildlife Service
New York Field Office (Region 5)
3817 Luker Rd.
Cortland, NY 13045

Re: ESA/MBTA/BGEPA consultation for the Cayuga Meadows Project in Ithaca, NY

Dear Ms. Niver:

The Governor's Office of Storm Recovery (GOSR), acting under the auspices of New York State Homes and Community Renewal's (HCR) Housing Trust Fund Corporation (HTFC), on behalf of the Department of Housing & Urban Development (HUD), is preparing an Environmental Assessment (EA) for the Cayuga Meadows, a new construction project of a 68 unit senior living apartment building in the Town of Ithaca, Tompkins County, New York. The project is located on West Hill Drive, off of Trumansburg Road (see **Figure 1** and **Figure 2**). Cayuga Meadows will be a three-story, wood frame building with one elevator. The exterior of the building will consist of vinyl siding and brick. The Project will exceed the New York State HFA Green Building Mandatory requirements. Outdoor spaces include a community garden and two covered patios. Off street parking will be available for residents only.

GOSR is initiating informal consultation with your office concerning the proposed action in accordance with the following laws: Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*), Migratory Bird Treaty Act of 1918 (MBTA) (40 Stat. 755, as amended; 16 U.S.C. 703-712) and the Bald and Golden Eagle Protection Act of 1940 (BGEPA) (54 Stat. 240, as amended; 16 U.S.C. 668-668c).

Program Overview

The Cayuga Meadows project is located in the Western Ithaca Market Area, which is both tight and expensive. The vacancy rate in this area is near 1% and most affordable properties have long wait lists; there is a large, unmet demand for affordable housing in the area. In addition to the high rents and tight market area in Ithaca, New York State declared Tompkins County a Disaster Area resulting from impacts of Tropical Storm Lee. Parts of Tompkins County and the surrounding Counties were devastated by Lee. Cayuga Meadows will help alleviate the tight rental market, and will provide new housing opportunities for storm victims in the Tompkins County area. The project's Affirmative Marketing Plan provides that storm victims will be provided a preference, and the project will actively market to local non-profits and community groups that may have an inventory of displaced residents.

Compliance

ESA – According to the USFWS IPaC Trust Resource Report and list of threatened and endangered species, accessed February 24, 2016, there is one threatened species that is potentially associated with the project site – the northern long-eared bat (NLEB) bat (*Myotis septentrionalis*) (see **Attachment 1**, IPaC Trust Resource Report). The

official species list for the proposed project indicated that there is no critical habitat in the project area. There are currently no known maternity roost trees or hibernacula known to be occupied by NLEB within the vicinity of the project location according to geospatial information provided by the USFWS. Total acreage of the project area is approximately 5.7 acres. It consists of approximately 5.0 acres of meadow or brushland and 0.8 acres of trees. Tree clearing may take place during the active season (April-October); it will most likely occur during late April. There will be no forest conversion.

The NLEB, listed as federally threatened, is a temperate, insectivorous bat whose life cycle can be coarsely divided into two primary phases - reproduction and hibernation. NLEB hibernate in caves or mines during winter and then emerge in early spring, with males dispersing and remaining solitary until mating season at the end of the summer, and pregnant females forming maternity colonies in which to rear young. No caves or mines occur near the project site. Summer habitat of the NLEB generally includes upland and riparian forest within heavily forested landscapes (Ford et al. 2005, Henderson et al. 2008). The NLEB is sensitive to fragmentation and urbanization, and requires interior forest for both foraging and breeding (Foster and Kurta 1999, Broders et al. 2006, Henderson et al. 2008). Roost trees are usually in intact forest, close to the core and away from large clearings, roads, or other sharp edges (Menzel et al. 2002, Owen et al. 2003, Carter and Feldhammer 2005). The project site consists of meadow and brushland and narrow fringes of trees in some areas (see **Attachment 2**, Site Photos).

Up to approximately 0.8 acres of tree removal will occur, and may occur between April and October (most likely in late April). Due to the potential for active season tree removal, GOSR determines that this project may affect the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule. All activities associated with the proposed project will not:

- 1) disturb hibernating NLEBs in a known hibernaculum;
- 2) alter the entrance or interior environment of a known hibernaculum;
- 3) remove any trees within 0.25 miles of a known hibernaculum at any time of year; or
- 4) cut or destroy known occupied maternity roost trees, or any other trees within a 150-foot radius from a maternity roost tree, during the pup season (June 1 through July 31).

If the USFWS does not respond within 30 days from submittal of this form, GOSR may presume that its determination is informed by the best available information and that its project responsibilities under 7(a)(2) with respect to the NLEB are fulfilled through the USFWS January 5, 2016, "Programmatic Biological Opinion (BO) on the Final 4(d) Rule for the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions." GOSR will update this determination annually for multi-year activities.

GOSR understands that the USFWS presumes that all activities are implemented as described herein. GOSR will promptly report any departures from the described activities to the New York Field Office. GOSR will provide the New York Field Office with the results of any surveys conducted for the NLEB. Involved parties will promptly notify the New York Field Office upon finding a dead, injured, or sick NLEB.

MBTA – According to the USFWS IPaC Trust Resource Report, accessed February 24, 2016, there are several migratory birds of concern that could potentially be affected by the proposed project. The project takes place within the Atlantic Flyway. GOSR determined that the project would have no significant adverse impact on migratory birds or their habitat. It is anticipated that passerine birds would temporarily leave the area during construction due to noise and disturbance. There is a small likelihood that a nest in vegetation to be cleared could be disturbed; however, the character of the project site is not sensitive priority habitat.

BGEPA – Bald Eagle (*Haliaeetus leucocephalus*) habitat and breeding sites can be found throughout Tompkins County; however, the project area does not provide suitable habitat for the eagle. GOSR has determined that the proposed action would have no impact on the Bald Eagle.

If you have questions or require additional information regarding this request, please contact me at (646) 417-4660 or thomas.king@stormrecovery.ny.gov. Thank you for your time and consideration.

Sincerely,



Thomas J. King
 Certifying Officer
 Governor's Office of Storm Recovery
 NYS Homes and Community Renewal

Attachments:

- Figures 1 and 2 – Site Location
- Attachment 1 – IpaC Trust Resource Report
- Attachment 2- Site Photos

Literature Cited

- Broders, H.G., G.J. Forbes, S. Woodley, and I.D. Thompson. 2006. Range extent and stand selection for forest-dwelling northern long-eared and little brown bats in New Brunswick. *Journal of Wildlife Management* 70: 1174-1184.
- Carter, T.C., and G.A. Feldhamer. 2005. Roost tree use by maternity colonies of Indiana bats and northern long-eared bats in southern Illinois. *Forest Ecology and Management* 219:259-268.
- Ford, W.M., M.A. Menzel, J.L. Rodrigue, J.M. Menzel, and J.B. Johnson. 2005. Relating bat species presence to simple habitat measures in a central Appalachian forest. *Biological Conservation* 126: 528-539.
- Foster, R.W. and A. Kurta, A. 1999. Roosting ecology of the northern bat (*Myotis septentrionalis*) and comparisons with the endangered Indiana bat (*Myotis sodalis*). *Journal of Mammalogy* 80: 659-672.
- Henderson, L.E., L.J. Farrow, and H.G. Broders. 2008. Intra-specific effects of forest loss on the distribution of the forest-dependent northern long-eared bat (*Myotis septentrionalis*). *Biological Conservation* 141:1819-1828.
- Menzel, M.A., S.F. Owen, W.M. Ford, J.W. Edwards, P.B. Wood, B.R. Chapman, and K.V. Miller. 2002. Roost tree selection by northern long-eared bat (*Myotis septentrionalis*) maternity colonies in an industrial forest of the central Appalachian mountains. *Forest Ecology and Management* 155:107-114.
- Owen, S.F., M.A. Menzel, W.M. Ford, B.R. Chapman, K.V. Miller, J.W. Edwards, and P.B. Wood. 2003. Home-range size and habitat used by the northern myotis (*Myotis septentrionalis*). *American Midland Naturalist* 150:352-359.



Site Location



Title: Site Location 2011 Aerial Photograph
West Hill Circle and Trumansburg Road,
Ithaca, New York 14850

Prepared For: Conifer Realty, LLC
183 East Main Street, Suite 600
Rochester, New York 14604

Leader Professional Services, Inc
271 Marsh Road-Suite 2
Pittsford, New York 14534
(585) 248-2413
Fax (585) 248-2834

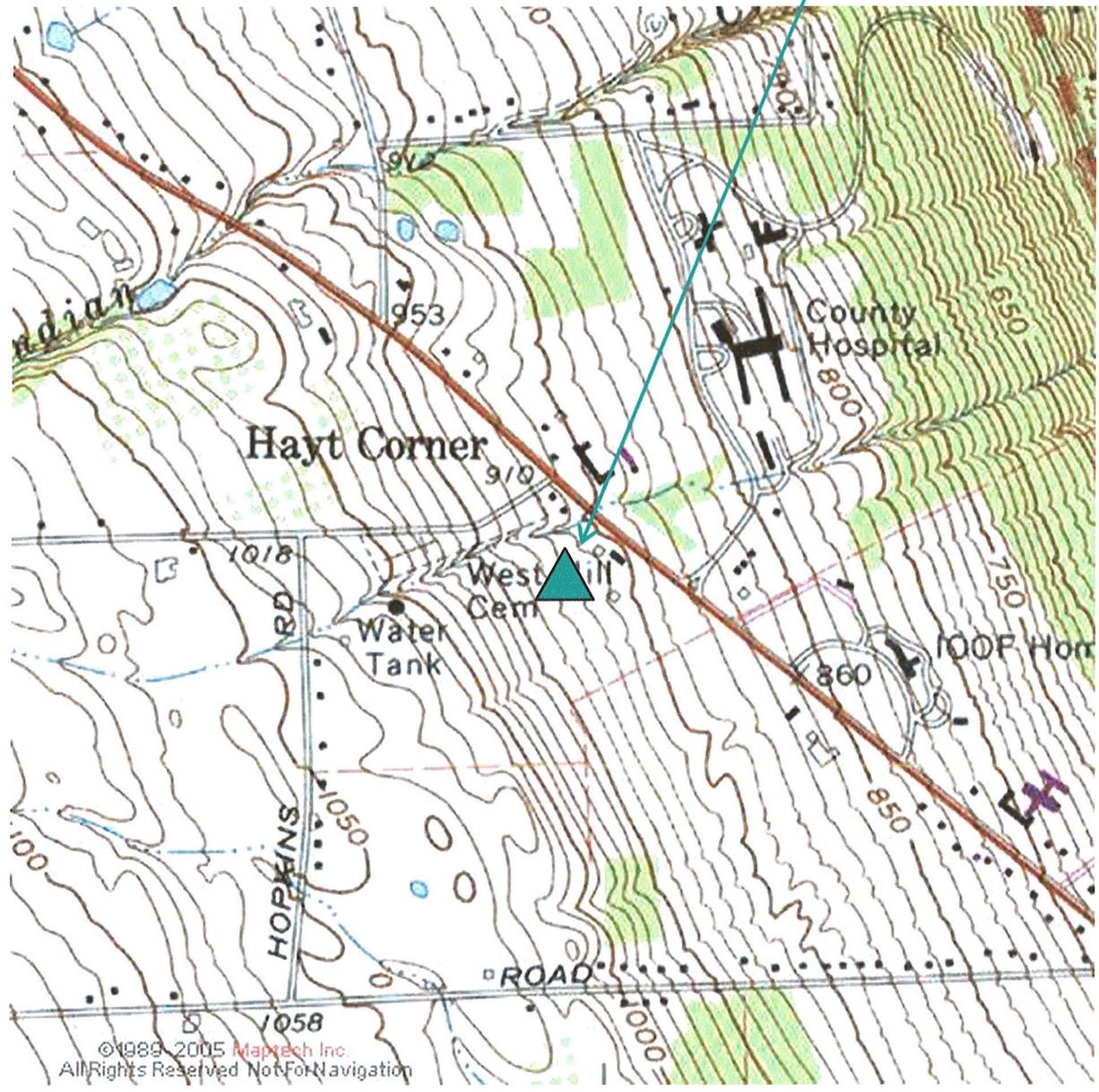
Project 378.045(c)
Date September 23, 2013
Scale NTS

Drawn LJS
Checked MPR
File Name Site Location

Figure **1**



Site Location



Title: Site Area Topographic Map
West Hill Circle and Trumansburg Road,
Ithaca, New York 14850

Prepared For: Conifer Realty, LLC
183 East Main Street, Suite 600
Rochester, New York 14604

Leader Professional Services, Inc
271 Marsh Road-Suite 2
Pittsford, New York 14534
(585) 248-2813
Fax (585) 248-2834

Project 378.045(c)
Date September 23, 2013
Scale NTS

Drawn LJS
Checked MPR
File Name Site Location

Figure 2



United States Department of the Interior



FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 LUKER ROAD
CORTLAND, NY 13045
PHONE: (607)753-9334 FAX: (607)753-9699
URL: www.fws.gov/northeast/nyfo/es/section7.htm

Consultation Code: 05E1NY00-2016-SLI-1016

February 24, 2016

Event Code: 05E1NY00-2016-E-02313

Project Name: Cayuga Meadows

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: <http://www.fws.gov/northeast/nyfo/es/section7.htm>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (

http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the Services wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment



United States Department of Interior
Fish and Wildlife Service

Project name: Cayuga Meadows

Official Species List

Provided by:

New York Ecological Services Field Office

3817 LUKER ROAD

CORTLAND, NY 13045

(607) 753-9334

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

Consultation Code: 05E1NY00-2016-SLI-1016

Event Code: 05E1NY00-2016-E-02313

Project Type: DEVELOPMENT

Project Name: Cayuga Meadows

Project Description: A new construction senior project that serves households aged 55 and up and will contain 68 apartments (59 one bedrooms, and 9 two bedrooms) will serve households at 60% of the Area Median Income.

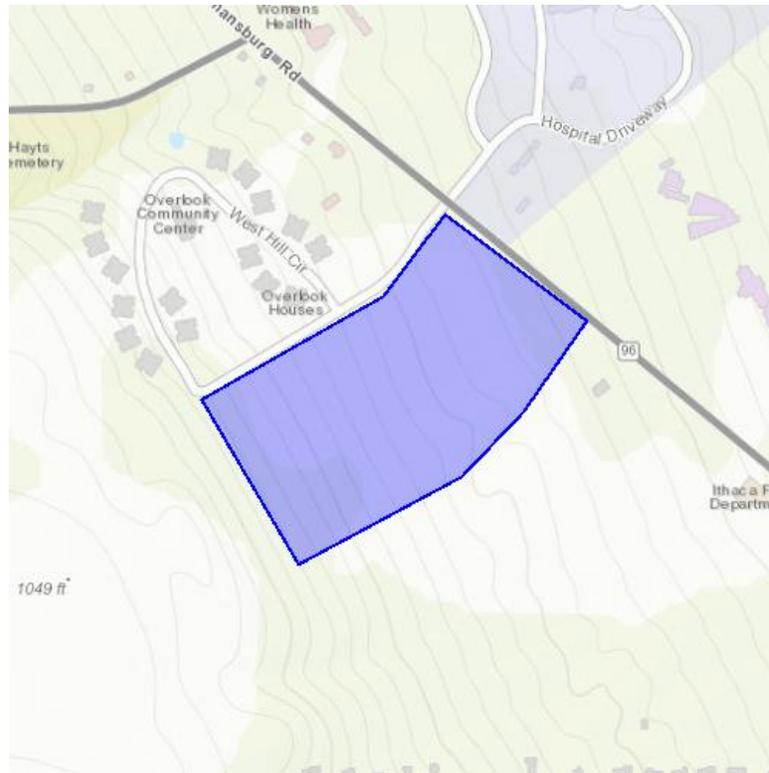
Please Note: The FWS office may have modified the Project Name and/or Project Description, so it may be different from what was submitted in your previous request. If the Consultation Code matches, the FWS considers this to be the same project. Contact the office in the 'Provided by' section of your previous Official Species list if you have any questions or concerns.



United States Department of Interior
Fish and Wildlife Service

Project name: Cayuga Meadows

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-76.53950572013855 42.466375073904686, -76.54038548469543 42.465512400530805, -76.5429925918579 42.46443602075252, -76.54159784317017 42.462694778987505, -76.5392804145813 42.463620809046006, -76.53838992118835 42.46430147197896, -76.53749942779541 42.46525913636558, -76.53950572013855 42.466375073904686)))

Project Counties: Tompkins, NY



United States Department of Interior
Fish and Wildlife Service

Project name: Cayuga Meadows

Endangered Species Act Species List

There are a total of 1 threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

Mammals	Status	Has Critical Habitat	Condition(s)
Northern long-eared Bat (<i>Myotis septentrionalis</i>)	Threatened		



United States Department of Interior
Fish and Wildlife Service

Project name: Cayuga Meadows

Critical habitats that lie within your project area

There are no critical habitats within your project area.

SUBJECT PHOTOGRAPHS

4.80 ACRE-SITE LOCATED ON THE SOUTH SIDE WEST HILL ROAD, ITHACA, NEW YORK



West Hill Drive Facing Northeast



West Hill Drive Facing Southwest



Facing East From Northwest Corner



Facing South from Northeast Corner



Facing Southwest From West Hill Drive



Facing East From Interior of Right-of-Way

4.80 ACRE-SITE LOCATED ON THE SOUTH SIDE WEST HILL ROAD, ITHACA, NEW YORK



Facing North From Interior Right-of-Way



Facing Southwest From Interior Right-of-Way



Facing Northeast From Interior Right-of-Way



Facing South From West Hill Drive



Facing Northeast With View of Power Lines



View of Ithaca Facing East From West Hill Drive

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife and Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • Fax: (518) 402-8925
Website: www.dec.ny.gov



December 23, 2015

Paul Marfione
Conifer
1000 University Avenue, Suite 500
Rochester, NY 14604

Re: Proposed residential development and walkable community, 100 West Hill Drive
Town/City: Ithaca. County: Tompkins.

Dear Paul Marfione:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no recent records of rare or state-listed animals or plants, or of significant natural communities, at this site or in its immediate vicinity. Please see the enclosed report of historical records of rare or state-listed animals and plants that our database indicates occurred at one time on your site or in the vicinity of your site. There is no recent information on these plants and animals in the vicinity of your site, and their current status there is unknown.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our database is continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

For information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Andrea Chaloux
Environmental Review Specialist
New York Natural Heritage Program



**The following rare plants and rare animals have
historical records
at your project site, or in its vicinity.**

The following rare plants and animals were documented in the vicinity of the project site at one time, but have not been documented there since 1979 or earlier, and/or there is uncertainty regarding their continued presence. There is no recent information on these plants and animals in the vicinity of the project site and their current status there is unknown. In most cases the precise location of the plant or animal in this vicinity at the time it was last documented is also unknown.

If suitable habitat for these plants or animals is present in the vicinity of the project site, it is possible that they may still occur there. We recommend that any field surveys to the site include a search for these species, particularly at sites that are currently undeveloped and may still contain suitable habitat.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NYS LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
Vascular Plants			
Downy Lettuce	<i>Lactuca hirsuta</i>	Endangered	Critically Imperiled in NYS
1946-09-01: Cayuga Lake Woodland. Woodland.			715
Downy Lettuce	<i>Lactuca hirsuta</i>	Endangered	Critically Imperiled in NYS
1915-08-04: Ithaca. Dry bank.			1678
Yellow Giant-hyssop	<i>Agastache nepetoides</i>	Threatened	Imperiled in NYS
1918-07-27: Cayuga Lake. Specimen label: Dry woods.			9413

This report only includes records from the NY Natural Heritage database. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, from NatureServe Explorer at www.natureserve.org/explorer, and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).

Search Layers & Legend Tell Me More...
 Need a Permit? Contacts Help

Map Layers & Legend

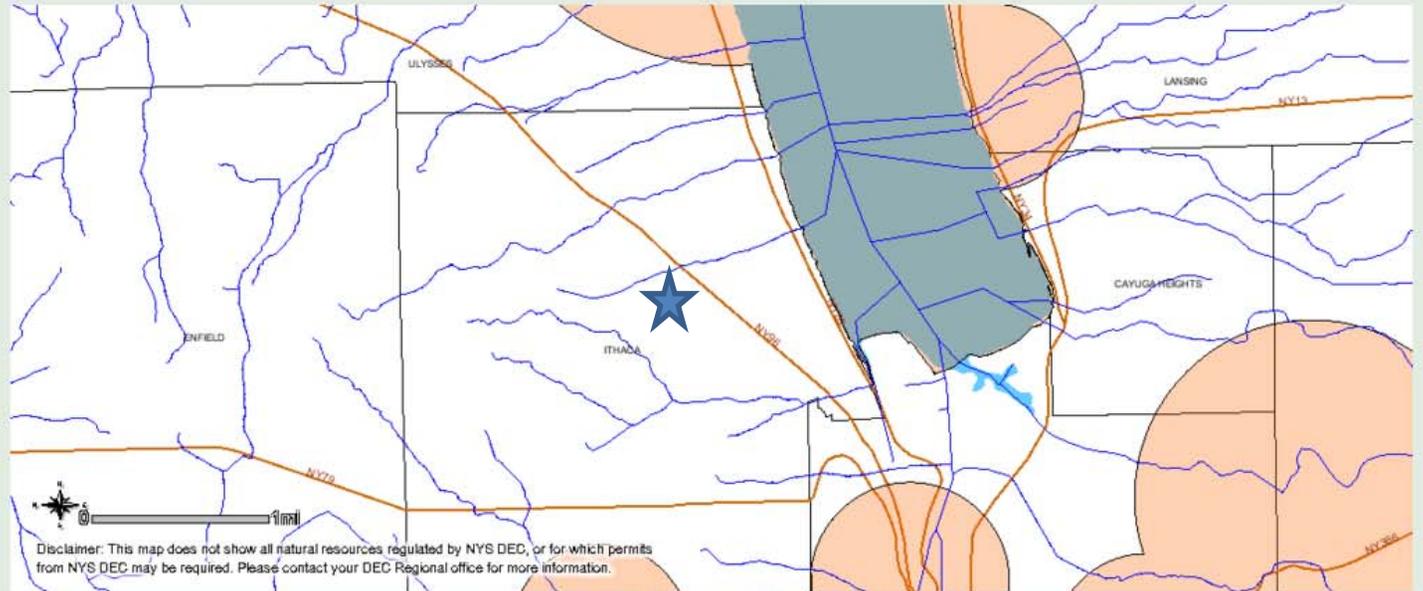
More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.

Refresh Layers

Locations of old and potential records of rare animals and plants do not display on the map.



Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

Click on a record # to zoom to or highlight that feature

Counties		
Record #	County	Area (Mile ²)
1	TOMPKINS	491.27

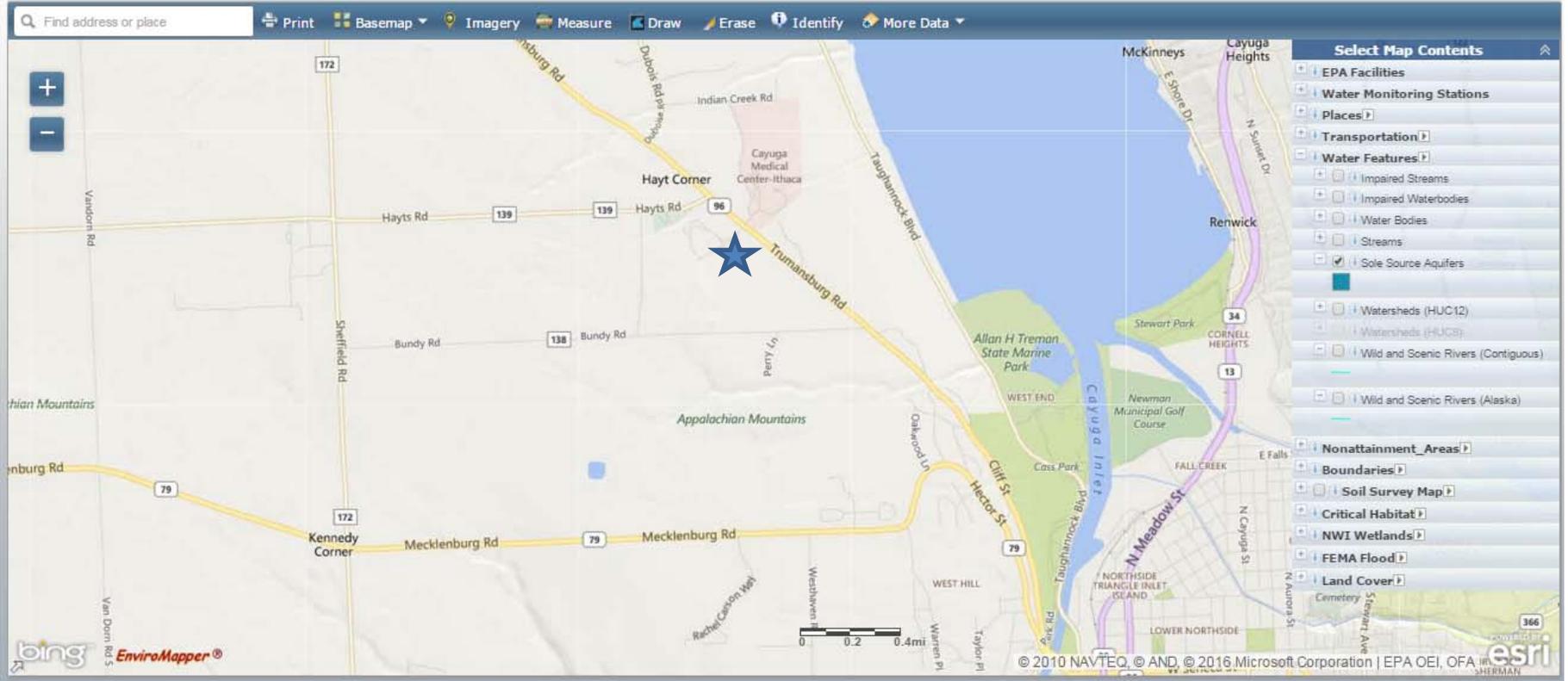


Project location

Project Location in relation to any rare plants and animals

APPENDIX E

SOLE SOURCE AQUIFER MAP



Project Location

Project Location in relation to any Sole Source Aquifers.

APPENDIX F

FRESHWATER AND NATURAL WETLANDS MAP

Search Layers & Legend Tell Me More...

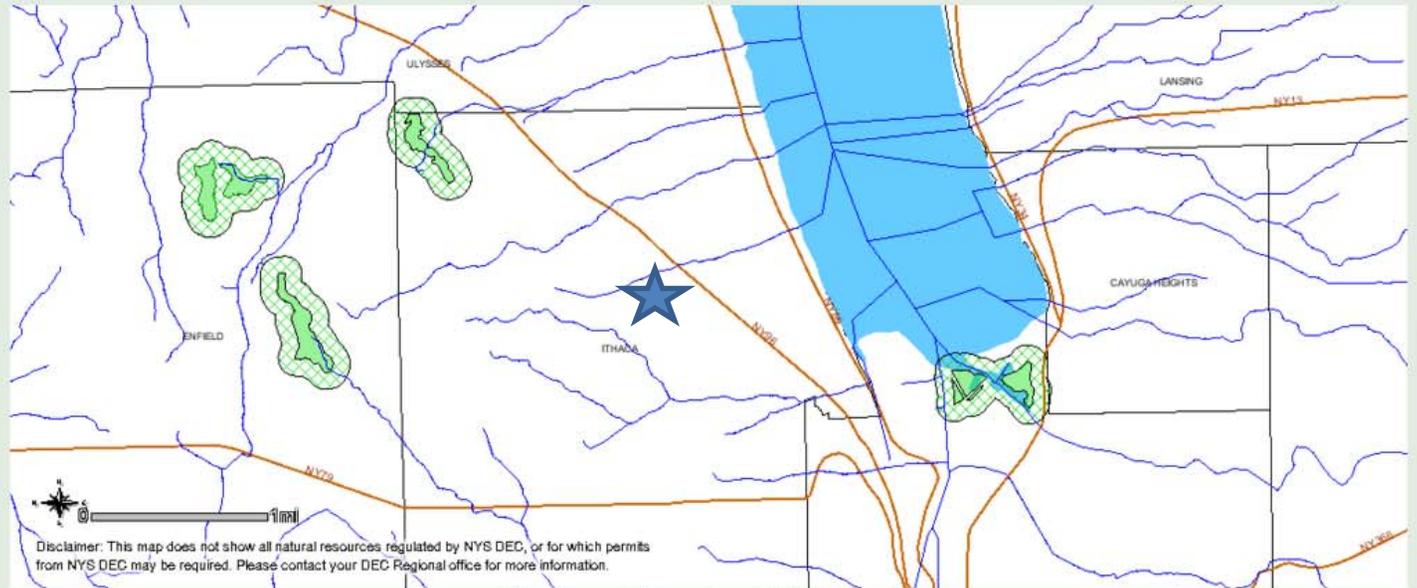
Need a Permit? Contacts Help

Map Layers & Legend
More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.

Locations of old and potential records of rare animals and plants do not display on the map.



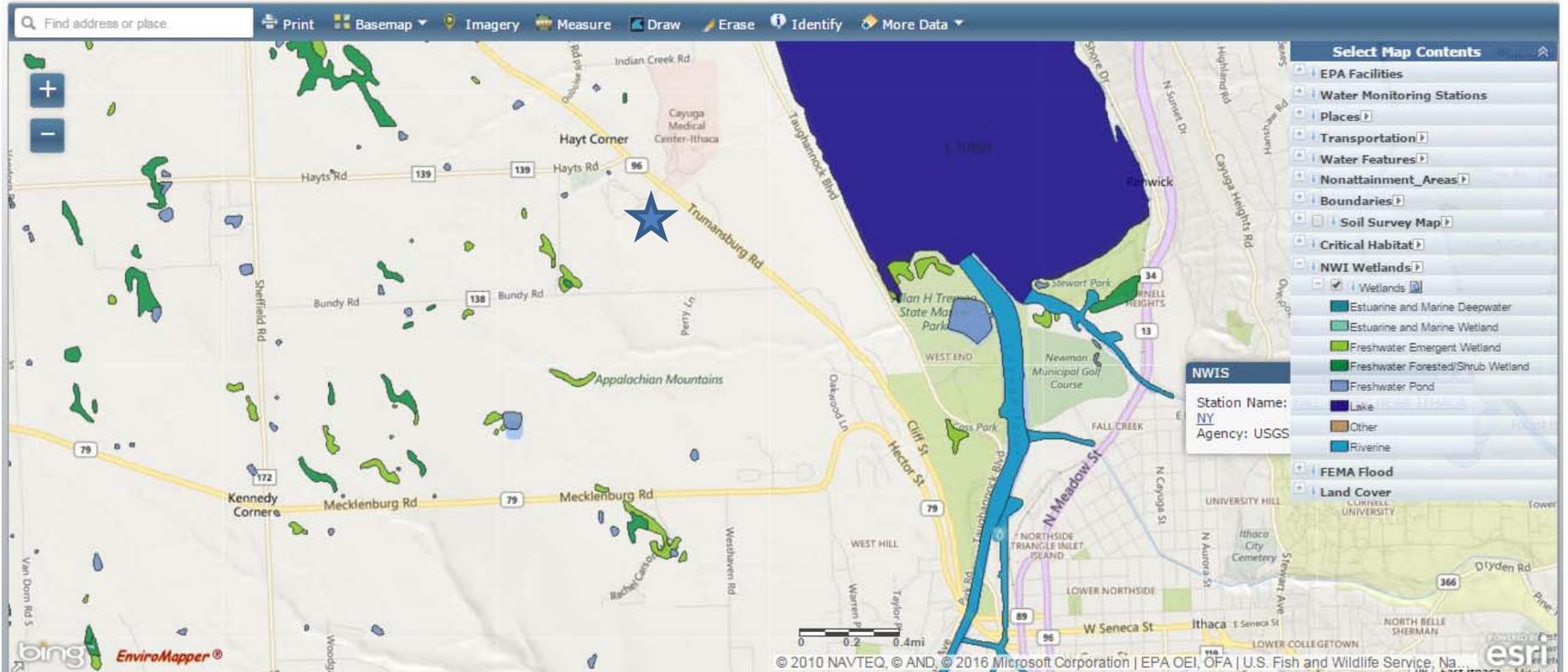
Click on a record # to zoom to or highlight that feature

Counties		
Record #	County	Area (Mile ²)
1	TOMPKINS	491.27



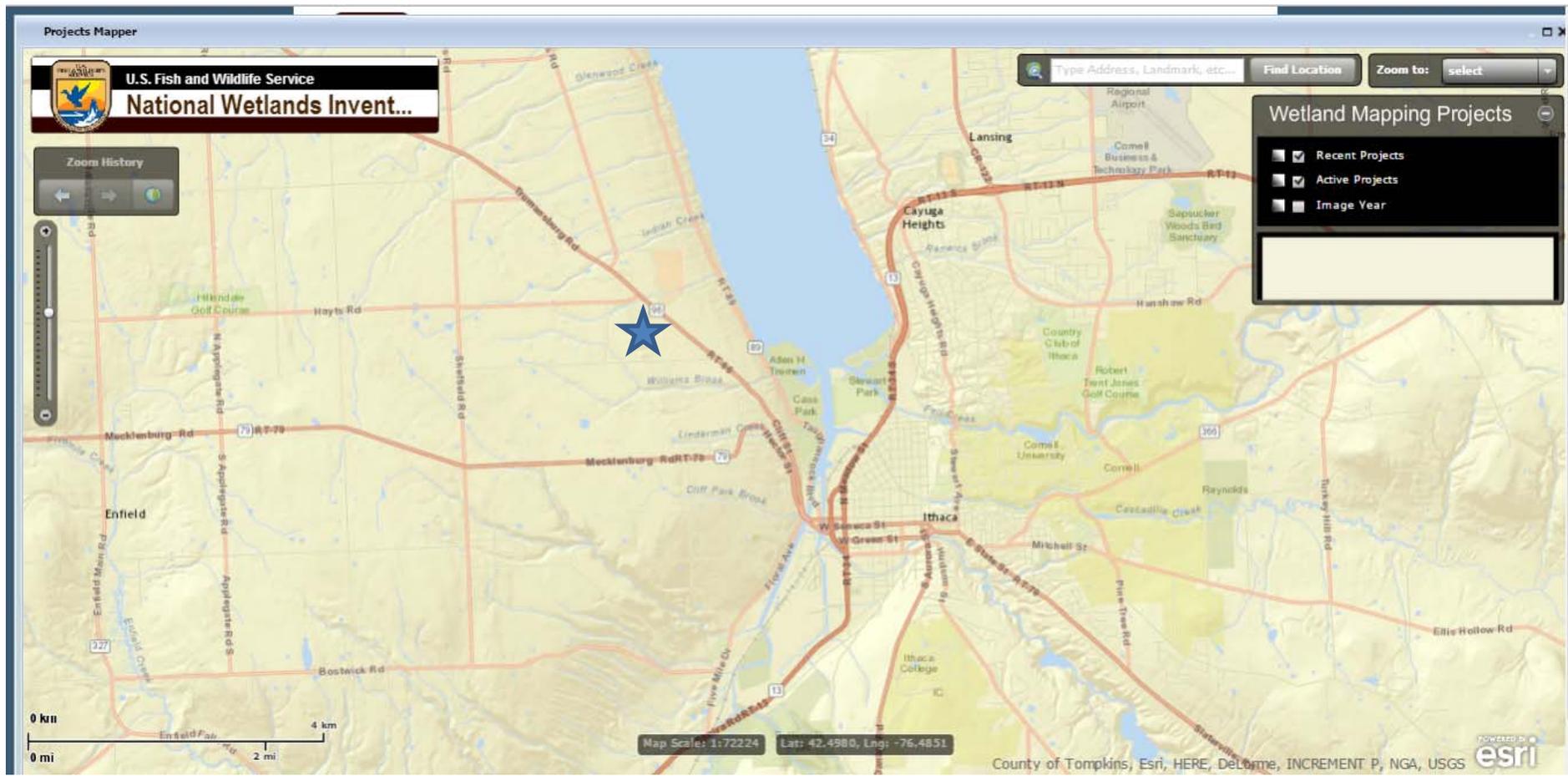
Project Location

Project Location in relation to Freshwater Wetlands



 Project location

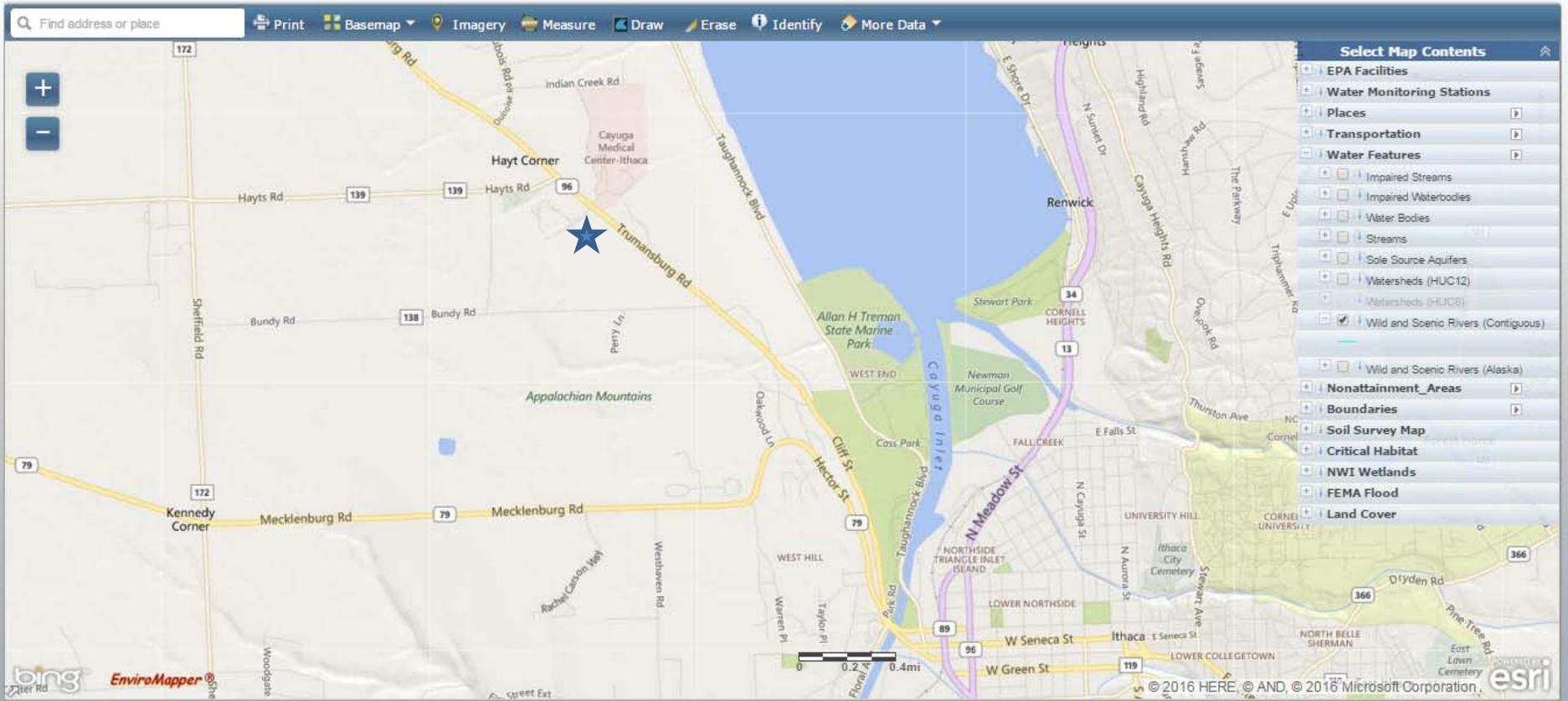
Project Location in relation to Wetlands



★ Project Locations
 USFWS Wetland Mapper

APPENDIX G

WILD AND SCENIC RIVER MAP



 Project Location in relation to known Wild and Scenic Rivers

APPENDIX H
NATURAL/UNIQUE FEATURES
AND
WATER RESOURCES MAP

Search Layers & Legend Tell Me More...

Need a Permit? Contacts Help

Map Layers & Legend

More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.

Locations of old and potential records of rare animals and plants do not display on the map.



Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

Click on a record # to zoom to or highlight that feature

Counties		
Record #	County	Area (Mile ²)
1	TOMPKINS	461.27

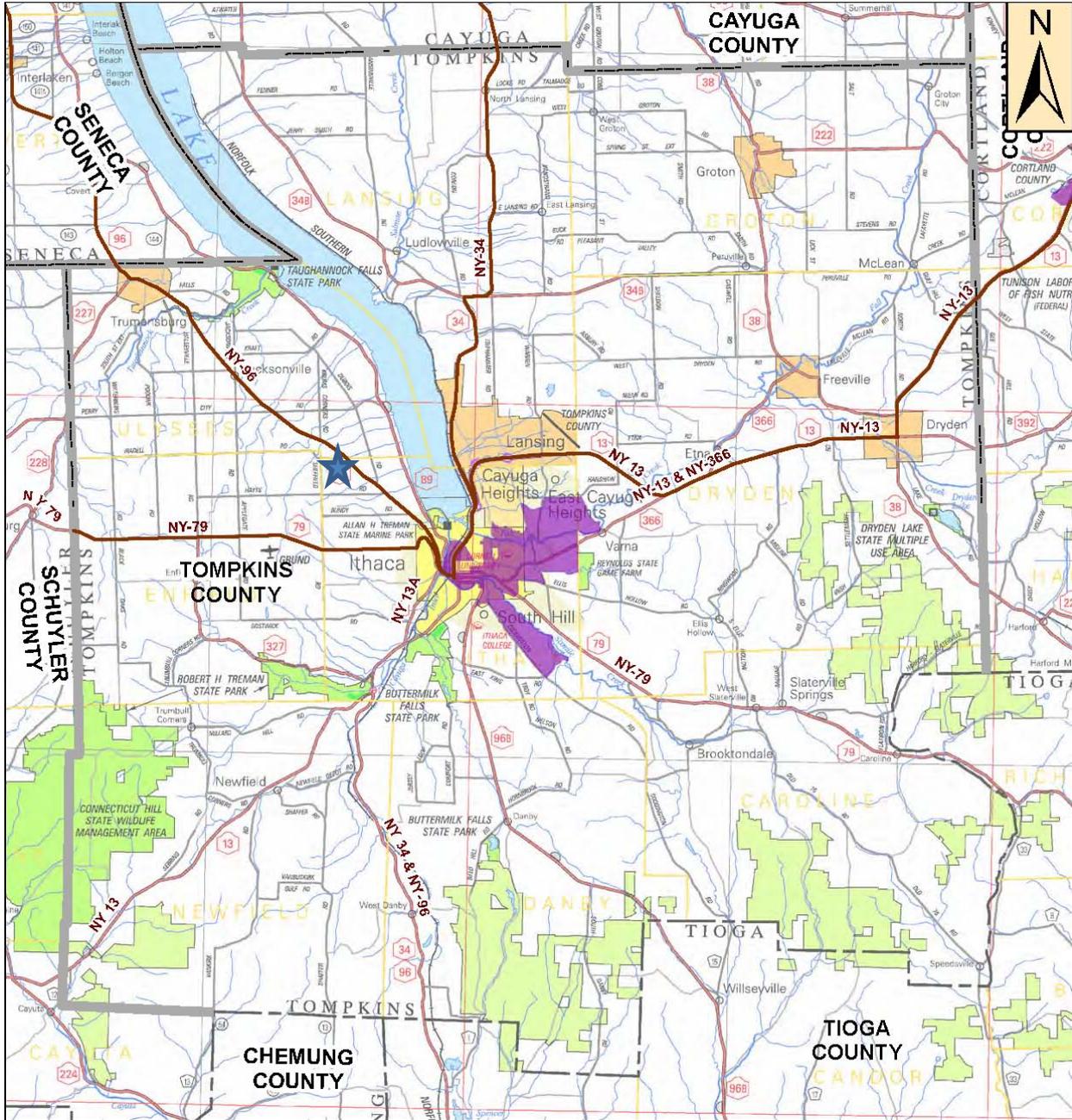


Project Location

Project location in relation to Unique Natural Features and Water Resources

APPENDIX I

POTENTIAL ENVIRONMENTAL JUSTICE AREA



 Project Location

Potential Environmental Justice Areas using TompkiClick. The Potential EJ Area outlined in blue

APPENDIX J
FARMLANDS/SOIL SURVEY
REPORT AND MAP



Legend

-  Parcel Boundary
-  Site Plan
-  All areas are prime farmland
-  Farmland of statewide importance
-  Not prime farmland

Protected Soils

Conifer Village at Cayuga Meadows
 100 West Hill Drive, Ithaca, NY
 Tompkins County, New York



Foundation Design, P.C.

SOIL • BEDROCK • GROUNDWATER

May 11, 2015

CV at Cayuga Meadows, LLC
c/o Conifer Realty Corporation
183 E. Main Street
6th Floor
Rochester, NY 14604

Attention: Mr. Paul Marfione

Reference: Cayuga Meadows
West Hill Drive, Town of Ithaca, New York
Geotechnical Evaluation, 3973.0

Dear Mr. Marfione:

This report summarizes our Geotechnical Evaluation for the referenced project. In summary, soil conditions are relatively conducive to the proposed development. Wet soils may require added effort during construction to control the moisture and slope surface treatments. Despite this we envision a spread footing foundation system with a slab on grade. We base this evaluation on our review of U.S.G.S. and N.Y.S.D.O.T. topographic and geologic mapping; preliminary site plans; test pit exploration; and consultation with the design team. It is intended exclusively for use on this project.

Attached to the end of the text is a Geoprofessional Business Association statement entitled *Important Information about Your Geotechnical Engineering Report*. This paper describes many of the risks inherent in geotechnical engineering and how, in light of those risks, we intend this evaluation to be used. We will continue to work cooperatively with the project principals and interested parties to achieve win/win solutions that benefit all.

The development consists of a 62 unit senior housing project with associated pavements and a stormwater feature. The site currently slopes from elevation 945 (southwest) down to 910 (northeast). With the structure set at elevation 926 there will be up to seven feet of cut and fill



within the building footprint. Beyond the building limits, the northeastern development access road will require up to five feet of fill. Southwest of the structure and pavement, grades will be cut ten to twelve feet to develop a 3H to 1V slope. Design loads are anticipated to be fairly modest, at less than 75 kips at isolated columns and less than 5 kips per lineal foot along load bearing walls. A *General Location Plan*, depicting the site on USGS topographic mapping, is attached.

The parcel currently includes woods. A water line easement crosses the site at the toe of the cut slope. We understand this will be relocated onto the cut slope. Timing staging at this could prove cumbersome. The backfill should be checked for suitability prior to mixing it into the mass cut.

The exploration program consisted of fifteen test pits designated TP15-1 through TP15-15. BSM General Contractors provided a Cat 312C excavator on April 24, 2015. Weather conditions at the time were overcast and included snow. This was the tail end of an extended winter with significant cold temperatures and frost action but typical snowfall amounts. Test pits ranged from 5.0 feet to 12.0 feet deep. Our staff collected a few typical soil samples from the test pits. Passero Associates provided the staked locations and surface elevations at the test pits. The test pit logs and a *Test Pit Location Plan* are enclosed. We performed four moisture content tests, two sieve analyses, and one liquid/plastic limits ('Atterberg Limits') test on representative samples.

The following interpretations of the soil, bedrock, and groundwater conditions are based on the widely spaced test pits, our site observations, and previous work in the general area. See the attached test pit logs for soil descriptions at the test locations. Variations from the inferred profile are possible. Contact us immediately if variations are found during construction so we may evaluate the impacts on our recommendations.

The parcel is on the western sidewall of the Cayuga Lake valley. The overall valley was cut during southward glacial advance thousands of years ago. The parcel is about 3,000 feet west of the



lakeshore and is well off the steep slope at the edge of the lake. Overall soil conditions are a function of the deeper hillside material and then near surface runoff soils. The topsoil thickness measured about twelve inches at the test pits. The upper natural soil was a firm, wet silt with sand and a portion gravel. At depth, the soils included modestly more gravel and cobbles and transitioned to compact to dense. Sieve analysis test of typical samples showed forty percent to forty five percent fines, thirty percent to fifty percent sand, and the eight percent to twenty five percent gravel. We noted a saturated sand layer in TP15-8 (six feet below grade) and had refusal on nested boulders at 8.5 feet below grade at TP15-13. (This was about two feet above the subgrade elevation at this location.)

Seepage was noted at most test pits from the surface down to about five feet below grade. Lab testing showed moisture contents ranging from sixteen percent to twenty percent at depths of up to ten feet, confirming the wet conditions. As stated above, the test pits were excavated in a generally 'wet' time of year but this surface condition would not explain the deeper, high moisture content tests. Our experience tells us that the material will stay wet throughout the year and some seepage/springs are likely out of the cut hillside.

Bedrock was not encountered at the test pits and is not expected during the construction. Geologic mapping indicates that the bedrock is the as the Ithaca Formation of the Genesee Group. This formation consists of shale and siltstone.

The key geotechnical issue is working through the impacts of the wet surficial silts both during construction and over the long term on the cut slope. Some bleeding and seepage out of the cut slope face is likely, particularly at the transition zone from 'firm' to 'dense' and at sandy pockets in the soil. Based on this background, we recommend the following:

1. Clear, grub, and strip the building footprints. Strip topsoil and waste excess topsoil in berms or other landscaping. Extend the removal excavation at least five feet beyond the



proposed building and pavement limits. The Geotechnical Engineer of Record (GER) should observe proof-rolling of the subgrade prior to starting the mass fill placement. The contractor should provide a loaded ten-wheel truck for the proof-rolling. Rework or replace all areas that rut, weave, quake or are otherwise deemed unsuitable under proof-rolling. The silty soil will require favorable weather and will likely require using a construction disc to dry/aerate the subgrade.

2. We define structural fill as the new fill placed under and around footings, floor slabs, sidewalks, and pavements. On-site soil free of topsoil and debris can be used for structural fill. The silty soil is likely five percent to ten percent wet of optimum for compaction. Again, they will likely require a construction disc to aerate to appropriate moisture contents for compaction. Place structural fill in lifts of twelve inches or less in loose thickness and within two percent of the optimum moisture content. Compact structural fill to at least 95 percent of maximum dry density as determined by the Modified Proctor test (ASTM D-1557). Our experience with these soils is that it is critical for each lift to be placed within the two percent moisture content window to allow for the ensuing lifts of material to be compacted to a stable condition. As an alternative to working with the on-site soil, use an imported granular material, similar in gradation to N.Y.S.D.O.T. Items 304.12, 304.13 or 304.14 for the structural fill. (Recycled materials require special review and approval.) Other materials should be submitted to the GER for review and approval on a case-by-case basis. In addition, we recommend that you carry an allotment for using a volume of an imported granular material (N.Y.S.D.O.T. subbase material, again with special approval to use recycled material) equivalent to one lift of material across the entire 'fill' area of the building footprint. Likewise, budget for a lift of imported fill across the first 150 lineal feet of the entrance roadway as it will be subject to significant volumes of construction traffic. Use this as field conditions dictate and at the discretion of the Geotechnical Engineer.
3. We recommend that the new foundations bear on structural fill or clean native soil at a bearing pressure of 2,000 psf. Footings should be at least two feet wide or square and bear two feet below grade. Load bearing haunch footings/slabs may be 18 inches wide and bear twelve inches below the floor slab if designed for an allowable bearing pressure of 1,000 psf. Design footings to bear at least four feet below exterior grade where frost protection is required. At this pressure and depth, we estimate the maximum settlement will be less than three-quarters of an inch. Although we believe this is a tolerable settlement, you should verify it with the structural engineer.

We recommend excavating footings with a smooth-edge bucket to limit disturbance of the bearing surface. Budget to overexcavate footings two to four inches and to install a layer of crushed stone or sand and gravel as a working surface. Compact this lift with four passes of a vibratory tamper. The intent is to limit potentially disturbing the bearing



surface during formwork and rebar placement, in particular if inclement weather occurs during the work. This 'working mat' will also allow footing construction to proceed in somewhat less favorable weather as it will protect the bearing surface. If favorable field conditions develop this layer can be deleted. Hand-clean the loose or disturbed soil from the bearing surface prior to placing the working mat. Backfill cobbles/boulder excavations at the bearing grade with extra crushed stone/sand and gravel. If wet conditions occur, use temporary sumps and pumps to control the water flow.

4. We recommend placing at least 6 inches of granular material under the slab-on-grade. N.Y.S.D.O.T. Items 304.12 (crusher-run stone) or 304.14 (Item 4 gravel) meet this criteria. Design the floor slabs based on a Modulus of Subgrade Reaction, K_{vi} , of 175 psi/in at the bottom of slab/top of stone. The architect and/or structural engineer should review the proposed interior finishes and humidity control requirements to determine whether a vapor barrier is appropriate under the slab and if so, where it should be installed. See the American Concrete Institute Document 302.1R, *Concrete Floor and Slab Construction*, for more information.
5. According to FEMA seismic hazard mapping for a Site Classification of B, structures at the site with a short dynamic period may experience spectral accelerations (S_S) of 0.126g and those with a 1-second period may experience spectral response accelerations (S_1) of 0.056g. We identify the site as having a Site Classification of C (Dense Soil profile) for the upper 100 feet. This adjusts to an $S_{DS}=0.101$ and a $S_{D1}=0.064$.
6. Proof-roll the pavement subgrade with a loaded ten-wheeled dump truck or equivalent heavy equipment. Re-compact to a stable condition or remove subgrade soils that are unstable. Remove large pieces of debris, organics, stone, or cobbles from within 24-inches of the pavement subgrade. Replace undercuts with similar on-site soils compacted to structural fill standards. Install the pavement section tabulated on the next page:

Table No. 1 - Standard Pavement Section

1.5"	Asphalt Top	N.Y.S.D.O.T. Item 403.13
2.5"	Asphalt Binder	N.Y.S.D.O.T. Item 403.18
15.0"*	No. 2 Crushed Stone	N.Y.S.D.O.T. Item 304.03
	Subgrade	Approved Proof-Roll

Thicken to 24" in initial filled area of the entrance drive (approx 100 lineal feet).

Slope both the pavement surface and subgrade at slopes of at least two percent and provide drainage out of the subbase into the storm system.



7. We judge that the proposed 3H on 1V cut slope will be stable if constructed as follows:
 - Control seepage out of the surface. Use stone blankets or geotextile drain blankets to collect the water out of wet pockets or zones and transmit it down the slope in a controlled manner. Determine the actual extent as conditions are exposed during the mass earthwork. For budgeting, plan to use some type of surface treatment along fifteen percent to twenty percent of the finished slope area. Add in a draitile at the top and toe of the slope.
 - Carefully cut the slope to grade. Do NOT overexcavate and expect to install a thin lift of fill to finished grade.
 - The new waterline trench bedding and backfill will likely collect water seepage. Drain water out of this by installing stone wraps or drain lines down the slope at spacing of about 100' on center.

8. Perform trenching and excavating in accordance with the Occupational Safety and Health Administration (OSHA) requirements and New York State Building Code Standards. The contractor is responsible for determining the measures required in meeting these standards. Cut unsupported temporary excavations to a stable slope, but in no case steeper than 1 horizontal on 1 vertical.

9. The NYS Building Code requires special inspection services. We recommend the following inspections and ask that you include them on the List of Special Inspections developed as part of the Building Permitting Process:
 - We recommend that Foundation Design, P.C. make periodic site visits to confirm that the actual soil conditions are as expected and provide recommendations to address areas where conditions differ. Specifically, we should observe the following:
 - A. Observe the proof-rolling of the building and pavement subgrade(s) prior to the start of the mass fill operations to verify that the site is properly prepared for fill operations.
 - B. Spot-check the contractor's means and methods during the fill placement. Review the soil-related test results (provided by others) and consult on compaction and moisture-related issues as they arise.
 - C. Observe the foundation excavations to delineate unsuitable areas that require removal and replacement and verify that conditions are consistent with our design assumptions between the test locations.



- D. Consult on soil-related issues that arise during construction.
- The owner should retain an independent test agency to perform observation/confirmation of mass fill placement and backfilling operations. Upon completion of the fill placement, we recommend that the testing agency submit a letter certifying that the work was performed in accordance with this report. This letter should contain a copy of all soil-related test reports. Specific testing requirements follow:
 - A. Conduct at least one density test on each 2,500 square feet of mass building fill placed, with at least two tests for each partial lift per building.
 - B. Conduct at least one density test per 50 lineal feet of foundation backfill and utility trench backfill on alternating lifts.
 - C. Place fill in lifts not to exceed eight inches in loose thickness.
 - D. Compact structural fill to at least 95 percent of the maximum dry density as determined by the Modified Proctor Test (ASTM D-1557).

This concludes our design phase services. We are available to answer questions that you may have about the data or interpretations of the soil, bedrock, and groundwater conditions and to review near-final plans and specifications. We look forward to hearing from you again as the project proceeds toward construction.

Very truly yours,

FOUNDATION DESIGN, P.C.

James M. Baker, P.E.

President

Enc.



cc. Jess Sudol – Passero Associates

Important Information about Your Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply the report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical-Engineering Report Is Based on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical-engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical-engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold-prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical-engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold-prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely on Your GBA-Member Geotechnical Engineer for Additional Assistance

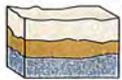
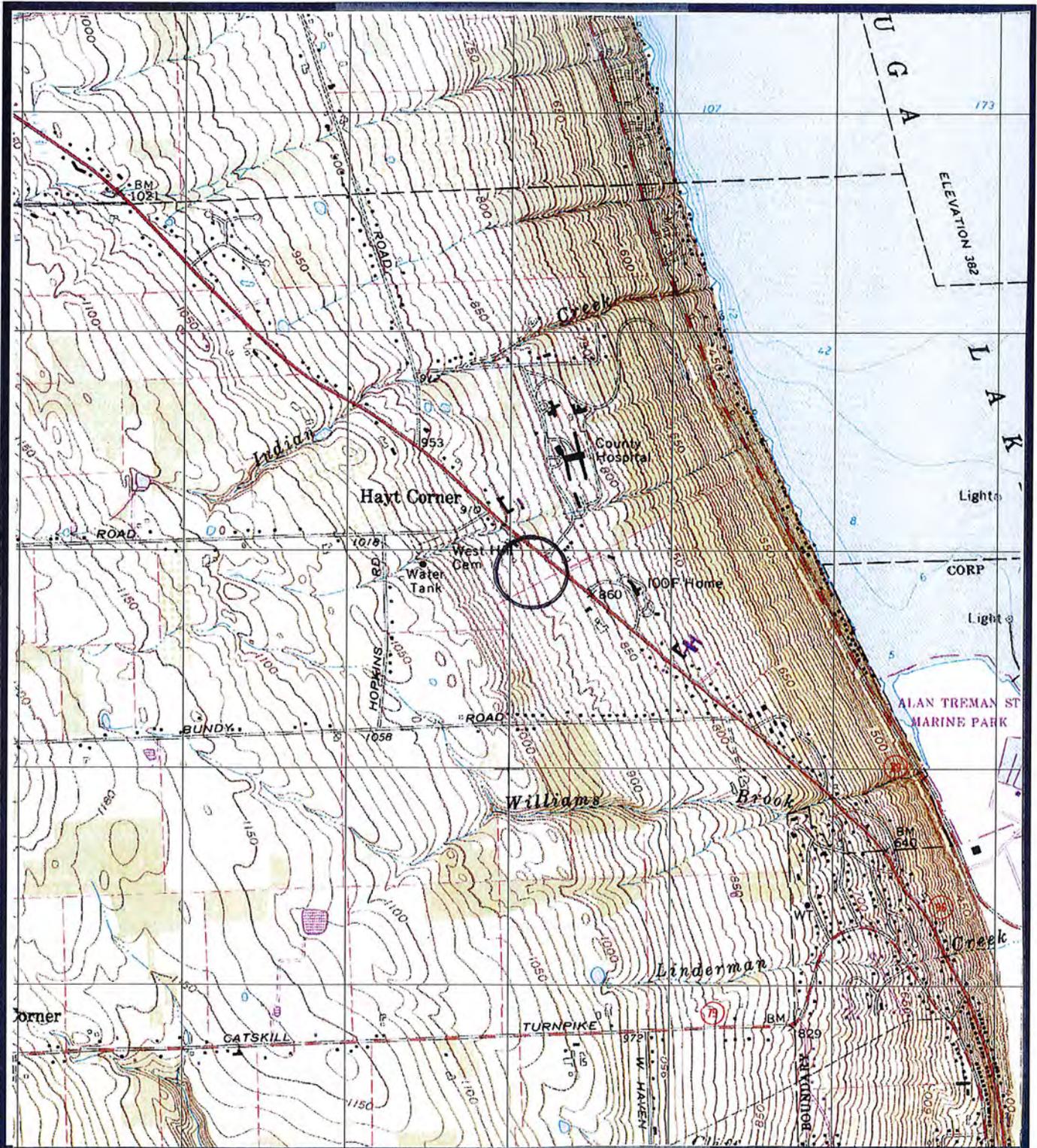
Membership in the GEOPROFESSIONAL BUSINESS ASSOCIATION exposes geotechnical engineers to a wide array of risk confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your GBA-member geotechnical engineer for more information.



**GEOPROFESSIONAL
BUSINESS
ASSOCIATION**

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
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**Foundation
Design, P.C.**

SOIL • BEDROCK • GROUNDWATER

**335 Colfax Street
Rochester, New York 14606
Phone (585) 458-0824
FAX (585) 458-3323**

Cayuga Meadows

West Hill Road, Ithaca, New York

General Location Plan

Adapted from: NYSDOT Topographic Mapping
"Ithaca West" Quadrangle dated 1997

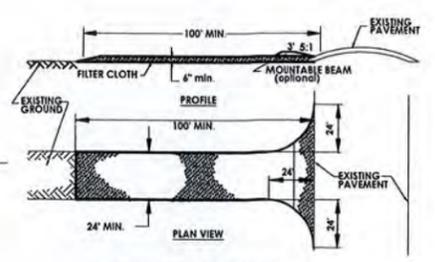
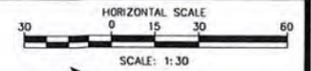
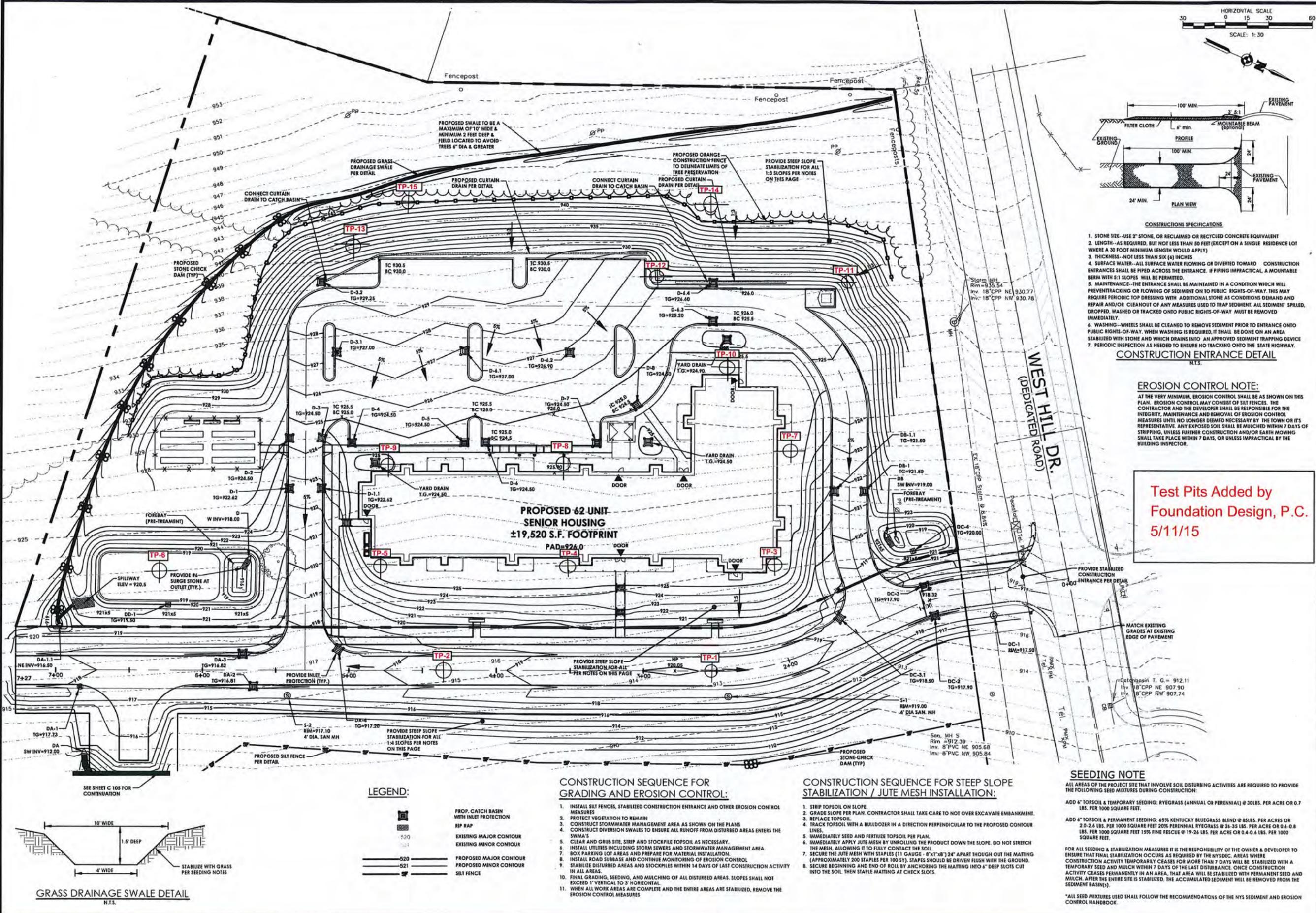
CHECKED BY: JMB

DRAWN BY: KNN

1"=2000'

DATE: 04.14.15

JOB NO.: 3973.0



- CONSTRUCTIONS SPECIFICATIONS**
1. STONE FEE--USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
 2. LENGTH--AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
 3. THICKNESS--NOT LESS THAN SIX (6) INCHES
 4. SURFACE WATER--ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 5. MAINTENANCE--THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 6. WASHING--WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 7. PERIODIC INSPECTION AS NEEDED TO ENSURE NO TRACKING ONTO THE STATE HIGHWAY.
- CONSTRUCTION ENTRANCE DETAIL**
N.T.S.

EROSION CONTROL NOTE:
AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SILT FENCES, THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE TOWN OR ITS REPRESENTATIVE. ANY EXPOSED SOIL SHALL BE MULCHED WITHIN 7 DAYS OF STRIPPING, UNLESS FURTHER CONSTRUCTION AND/OR EARTH MOVING SHALL TAKE PLACE WITHIN 7 DAYS, OR UNLESS IMPRACTICAL BY THE BUILDING INSPECTOR.

Test Pits Added by Foundation Design, P.C. 5/11/15

Drawing Index

- C 100 Overall Plan
- C 101 Site Plan
- C 102 Utility Plan
- C 103 Grading & Erosion Control Plan
- C 104 Landscaping Plan
- C 105 Profiles
- C 200 Details
- C 201 Details
- C 202 Details



Revisions

No.	Date	By	Description
1	1/4/12	DC	REVISED DEDICATED ROAD ROW
2	3/2/12	DC	REVISED PER TOWN COMMENTS
3	3/30/12	JS	REVISED PER TOWN COMMENTS
4	4/16/12	DC	REVISED PER TOWN COMMENTS
5	12/12/12	JOS	ADDED NEW BUILDING FOOTPRINT
6	10/15/13	CGH	SUBMITTED FINAL PLANS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 143 SECTION 1209 AND ARTICLE 144 SECTION 1204. THESE PLANS ARE COPYRIGHT PROTECTED.



Town of Ithaca
LOCATION SKETCH

PASSERO ASSOCIATES
243 West Main Street, Suite 100
Rochester, New York 14614
1580 325-1000
Fax: (585) 225-1471
Principal-in-Charge: John F. Caruso, P.E.
Project Manager: Jess D. Sudol, P.E.
Designed by: Carole G. Harvey

Confier Realty, LLC - Andy Bodewes
183 East Main Street, Suite 600
Rochester, NY 14604

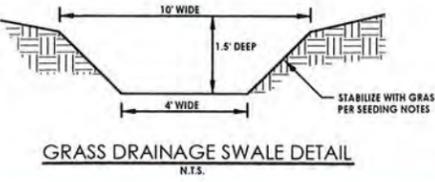
FINAL GRADING AND EROSION CONTROL CAYUGA MEADOWS SENIOR HOUSING DEVELOPMENT

Being A Portion of Military Lots 48 and 87
Town of Ithaca, Tompkins County, State of New York

Project No.
20080511.0002

Drawing No. **C 103** Sheet No. **4**

Scale:
1" = 30'
Date
December, 2011



- LEGEND:**
- PROP. CATCH BASIN WITH INLET PROTECTION
 - RIP RAP
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - SILT FENCE

- CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:**
1. INSTALL SILT FENCES, STABILIZED CONSTRUCTION ENTRANCE AND OTHER EROSION CONTROL MEASURES
 2. PROTECT VEGETATION TO REMAIN
 3. CONSTRUCT STORMWATER MANAGEMENT AREA AS SHOWN ON THE PLANS
 4. CONSTRUCT DIVERSION SWALES TO ENSURE ALL RUNOFF FROM DISTURBED AREAS ENTERS THE SWALES
 5. CLEAR AND GRUB SITE. STRIP AND STOCKPILE TOPSOIL AS NECESSARY.
 6. INSTALL UTILITIES INCLUDING STORM SEWERS AND STORMWATER MANAGEMENT AREA.
 7. BOX PARKING LOT AREAS AND PREPARE FOR MATERIAL INSTALLATION.
 8. INSTALL ROAD SUBBASE AND CONTINUE MONITORING OF EROSION CONTROL
 9. STABILIZE DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN ALL AREAS.
 10. FINAL GRADING, SEEDING, AND MULCHING OF ALL DISTURBED AREAS. SLOPES SHALL NOT EXCEED 1" VERTICAL TO 3" HORIZONTAL.
 11. WHEN ALL WORK AREAS ARE COMPLETE AND THE ENTIRE AREAS ARE STABILIZED, REMOVE THE EROSION CONTROL MEASURES

- CONSTRUCTION SEQUENCE FOR STEEP SLOPE STABILIZATION / JUTE MESH INSTALLATION:**
1. STRIP TOPSOIL ON SLOPE.
 2. GRADE SLOPE PER PLAN. CONTRACTOR SHALL TAKE CARE TO NOT OVER EXCAVATE EMBANKMENT.
 3. REPLACE TOPSOIL.
 4. TRACK TOPSOIL WITH A BULLDOZER IN A DIRECTION PERPENDICULAR TO THE PROPOSED CONTOUR LINES.
 5. IMMEDIATELY SEED AND FERTILIZE TOPSOIL PER PLAN.
 6. IMMEDIATELY APPLY JUTE MESH BY UNROLLING THE PRODUCT DOWN THE SLOPE. DO NOT STRETCH THE MESH, ALLOWING IT TO FULLY CONTACT THE SOIL.
 7. SECURE THE JUTE MESH WITH STAPLES (1" GAUGE - 8"x1" 18") 24" APART THROUGH OUT THE MATTING (APPROXIMATELY 200 STAPLES PER 100 SQ. YD). STAPLES SHOULD BE DRIVEN FLUSH WITH THE GROUND.
 8. SECURE BEGINNING AND END OF ROLL BY ANCHORING THE MATTING INTO 6" DEEP SLOTS CUT INTO THE SOIL. THEN STAPLE MATTING AT CHECK SLOTS.

- SEEDING NOTE**
ALL AREAS OF THE PROJECT SITE THAT INVOLVE SOIL DISTURBING ACTIVITIES ARE REQUIRED TO PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION:
- ADD 4" TOPSOIL & TEMPORARY SEEDING: RYEGRASS (ANNUAL OR PERENNIAL) @ 30LBS. PER ACRE OR 0.7 LBS. PER 1000 SQUARE FEET.
- ADD 4" TOPSOIL & PERMANENT SEEDING: 65% KENTUCKY BLUEGRASS BLEND @ 85LBS. PER ACRES OR 2.0-2.4 LBS. PER 1000 SQUARE FEET 20% PERENNIAL RYEGRASS @ 24-35 LBS. PER ACRE OR 0.4-0.8 LBS. PER 1000 SQUARE FEET 15% FINE FESCUE @ 19-24 LBS. PER ACRE OR 0.4-0.6 LBS. PER 1000 SQUARE FEET.
- FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(S).
- *ALL SEED MIXTURES USED SHALL FOLLOW THE RECOMMENDATIONS OF THE NYS SEDIMENT AND EROSION CONTROL HANDBOOK.



SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-1
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 914.2 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
2			TOPSOIL	
4				Firm brown wet, SILT, some sand, little gravel, few cobbles and boulders
6				1'0"
8				
10				
12				6'0" Test Pit Terminated at 6'0"

Notes:

1. Sides sloughing due to water seepage.
2. Water seepage throughout soil profile.
3. Staked locations and elevations provided by Passero Associates.

Site Pictures

TP15-1





SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-2
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 915.4 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
			TOPSOIL	
2				Firm brown wet, SILT, some sand, little clay, trace gravel, few cobbles 1'0"
4				Compact brown moist to wet SILT, little sand, little gravel, trace clay, numerous cobbles and boulders 4'0"
6				Test Pit Terminated at 6'0"
8				
10				
12				

Notes:

- Sides sloughing due to water seepage above 4 feet.
- Water seepage above 4 feet.
- Staked locations and elevations provided by Passero Associates.

Site Pictures

TP15-2





SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-3
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 919.9 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Site Pictures

TP15-3



Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
2			TOPSOIL	
4	S-1	4'0"		Firm to compact brown wet, SILT, little to some sand, little gravel, trace clay, numerous cobbles and boulders
6				
8				Test Pit Terminated at 7'6"
10				
12				

Notes:

- Sides sloughing due to water seepage above 5'6".
- Water seepage above 5'6".
- Staked locations and elevations provided by Passero Associates.



SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-4
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 923.4 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
2			TOPSOIL	
4	S-1	4'0"	Firm to compact brown moist SILT, some sand, little gravel, numerous cobbles and boulders	1'0" Firm to compact brown moist to wet SILT, little sand, trace gravel, trace clay
6			Very Dense below 7 feet	
8			Test Pit Terminated at 7'6"	3'6"
10				
12				

Notes:

- Sides sloughing due to water seepage above 7 feet.
- Water seepage above 7 feet.
- Staked locations and elevations provided by Passero Associates.

Site Pictures

TP15-4





SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-5
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 922.1 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Site Pictures

TP15-5



Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
			TOPSOIL	
2				Firm to compact brown wet SILT, little sand, little gravel, little clay, few cobbles
4				Compact brown moist SILT, little sand, little gravel, trace clay, numerous cobbles and boulders up to 30 inch diameter
6				
8				Test Pit Terminated at 7'6"
10				
12				

Notes:

- Sides sloughing due to water seepage above 4 feet.
- Water seepage above 4 feet.
- Staked locations and elevations provided by Passero Associates.



SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-6
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 923.8 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Site Pictures

TP15-6



Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
			TOPSOIL	
2				Firm to compact brown wet SILT, little sand, little gravel, little clay, few cobbles
4	S-1	4'0"		Compact brown moist SILT, little sand, little gravel, trace clay, numerous cobbles and boulders up to 30 inch diameter
6				
8				Test Pit Terminated at 8'0"
10				
12				

Notes:

1. Sides sloughing due to water seepage above 5 feet.
2. Water seepage above 5 feet.
3. Staked locations and elevations provided by Passero Associates.



SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 Page 1 of 1 Test Pit No. TP15-7
 Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
 Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
 Elevation 926.9 Weather Overcast/Snow Technician S. Allen
 Date Started 4/24/15 Completed 4/24/15 Operator Brian
 Backhoe Subcontractor BSM General Contractors Equipment CAT 312 C

Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
			TOPSOIL	
2				Firm to compact brown wet SILT, little to some sand, little gravel, trace clay, numerous cobbles and boulders
4				Compact to dense below 4 feet
6				
8				Test Pit Terminated at 8'0"
10				
12				

Notes:

- Sides sloughing due to water seepage above 5 feet.
- Water seepage above 5 feet.
- Staked locations and elevations provided by Passero Associates.

Site Pictures
TP15-7





SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-8
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 926.7 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Site Pictures

TP15-8



Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
			TOPSOIL	
2				Firm brown wet SILT, some sand, little gravel, few cobbles and boulders
4				
6				Loose brown saturated SAND, little to some silt
8				Compact to dense brown moist SILT, some sand, little gravel, numerous cobbles and boulders up 48 inch diameter
10				Test Pit Terminated at 8'6"
12				

Notes:

1. Sides sloughing due to water seepage above 7 feet.
2. Water seepage above 7 feet.
3. Staked locations and elevations provided by Passero Associates.



SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-9
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 927.4 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
2			TOPSOIL	
4	S-1	3'0"		Firm brown wet to saturated SILT, some sand, little gravel
6				Compact to dense brown moist SILT, some sand, little gravel, numerous cobbles and boulders
8				
10				Test Pit Terminated at 8'6"
12				

Notes:

- Sides sloughing due to water seepage above 5 feet.
- Water seepage above 5 feet.
- Staked locations and elevations provided by Passero Associates.

Site Pictures

TP15-9





SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-10
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 933.5 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
2			TOPSOIL	
4	S-1	3'0"		Firm brown wet SILT, little to some sand, little gravel, few cobbles
6				
8	S-2	8'0"		Compact brown moist SILT, some sand, little gravel, numerous cobbles
10				Test Pit Terminated at 10'6"
12				Notes: 1. Sides sloughing due to water seepage above 7 feet. 2. Water seepage above 7 feet. 3. Staked locations and elevations provided by Passero Associates.

Site Pictures

TP15-10





SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 Page 1 of 1 Test Pit No. TP15-11
 Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
 Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
 Elevation 938.5 Weather Overcast/Snow Technician S. Allen
 Date Started 4/24/15 Completed 4/24/15 Operator Brian
 Backhoe Subcontractor BSM General Contractors Equipment CAT 312 C

Site Pictures

TP15-11



Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
2			TOPSOIL	
4				Firm brown wet SILT, little sand, little gravel, little clay, few cobbles
6				1'0"
8				Compact below 7 feet
10	S-1	9'0"		Test Pit Terminated at 12'0"
12				

Notes:

- Sides sloughing due to water seepage above 7 feet.
- Water seepage above 7 feet.
- Staked locations and elevations provided by Passero Associates.



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Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-12
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 938.0 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Site Pictures

TP15-12



Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
2			TOPSOIL	Firm brown wet SILT, little to some sand, little gravel, few cobbles
4				
6	S-1	6'0"		
8				Compact brown moist SILT, some sand, little gravel, numerous cobbles
10				Test Pit Terminated at 10'0"
12				Notes: 1. Sides sloughing due to water seepage above 7 feet. 2. Water seepage above 7 feet. 3. Staked locations and elevations provided by Passero Associates.



**Foundation
Design, P.C.**

SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-13
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 939.4 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
			TOPSOIL	
2				Firm brown wet SILT, little to some sand, little gravel, few cobbles
4				
6				Compact brown moist SILT, some sand, little gravel, numerous cobbles
8				V. Dense Below 7'6"
10				Refusal on nested boulders at 8'6"
12				

Notes:

- Sides sloughing due to water seepage above 5'6".
- Water seepage above 5'6".
- Staked locations and elevations provided by Passero Associates.

Site Pictures

TP15-13





SOIL • BEDROCK • GROUNDWATER

Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-14
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 942.3 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Site Pictures

TP15-14



Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
2			TOPSOIL	Firm brown wet SILT, some sand, little gravel, few cobbles
4				
6				Test Pit Terminated at 5'6"
8				
10				
12				

Notes:

- Sides sloughing due to water seepage above 5'6".
- Water seepage above 5'6".
- Staked locations and elevations provided by Passero Associates.



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Test Pit Log

Project No. 3973.0 **Page** 1 **of** 1 **Test Pit No.** TP15-15
Project Name Cayuga Meadows, West Hill Road, Ithaca, New York
Client Conifer Realty, 183 East Main Street, 6th Floor, Rochester, New York 14604
Elevation 944.5 **Weather** Overcast/Snow **Technician** S. Allen
Date Started 4/24/15 **Completed** 4/24/15 **Operator** Brian
Backhoe Subcontractor BSM General Contractors **Equipment** CAT 312 C

Site Pictures

TP15-15



Depth Below Surface	Sample Number	Depth of Sample	Soil and Rock Classifications	Remarks
			TOPSOIL	
2				Firm brown wet SILT, some sand, little gravel, few cobbles
4				
6				
8				
10				
12				

Test Pit Terminated at 5'0"
 Notes:
 1. Sides sloughing due to water seepage above 5'0".
 2. Water seepage above 5'0".
 3. Staked locations and elevations provided by Passero Associates.



Foundation Design, P.C.

SOIL • BEDROCK • GROUNDWATER

May 8, 2015

Conifer Realty Corporation
183 E. Main Street
6th Floor
Rochester, NY 14604

Attention: Paul Marfione

Reference: Cayuga Meadows
West Hill Drive, Town of Ithaca
Laboratory Test Results, 3973.0

Dear Mr. Marfione:

Foundation Design, P.C. is pleased to present the following results of the laboratory testing performed on the referenced project. The testing was performed in accordance with the following ASTM test methods:

2	Sieve Analysis	ASTM D-422/ASTM D-1140
4	Moisture Content Test	ASTM D-2216
1	Plastic Limits/Liquid Limits/Plasticity Index	ASTM D-4318

We appreciate the opportunity to provide these testing services and look forward to hearing from you again in the near future.

Very truly yours,

FOUNDATION DESIGN, P.C.

James M. Baker
President



**Foundation
Design, P.C.**

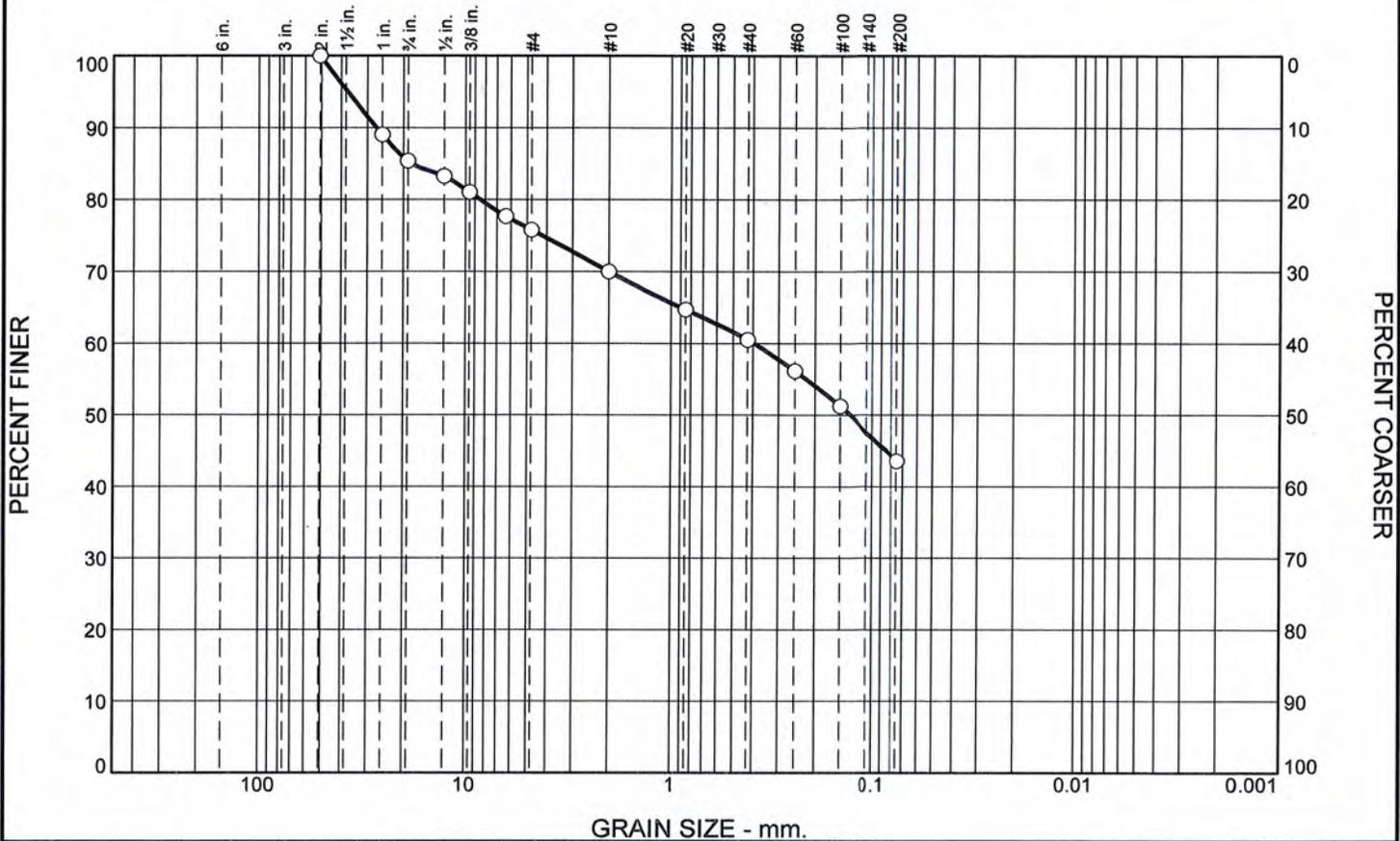
SOIL • BEDROCK • GROUNDWATER

**Cayuga Meadows
West Hill Drive, Town of Ithaca
3973.0**

**Moisture Content Test Report
(ASTM D-2216)**

Test Pit Number	TP15-8	TP15-9	TP15-11	TP15-12
Sample Number	S-1	S-1	S-1	S-1
Depth	3'	3'	9'	6'
Moisture Content (%)	20.0	17.5	18.3	16.2

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	15	9	6	9	17	44	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
2"	100		
1"	89		
3/4"	85		
1/2"	83		
3/8"	81		
1/4"	78		
#4	76		
#10	70		
#20	65		
#40	61		
#60	56		
#100	51		
#200	44		

Material Description

Brown SILT, some c-m-f sand, some c-f gravel

Atterberg Limits

PL= NP LL= NV PI= NP

Coefficients

D₉₀= 27.0979 D₈₅= 18.1496 D₆₀= 0.3963
D₅₀= 0.1332 D₃₀= D₁₅=
D₁₀= C_u= C_c=

Classification

USCS= SM AASHTO= A-4(0)

Remarks

* (no specification provided)

Source of Sample: TP15-12 Depth: 6'
Sample Number: S-1

Date: 5/8/15



Foundation Design, P.C.

Client: Conifer Realty Corporation
Project: Cayuga Meadows

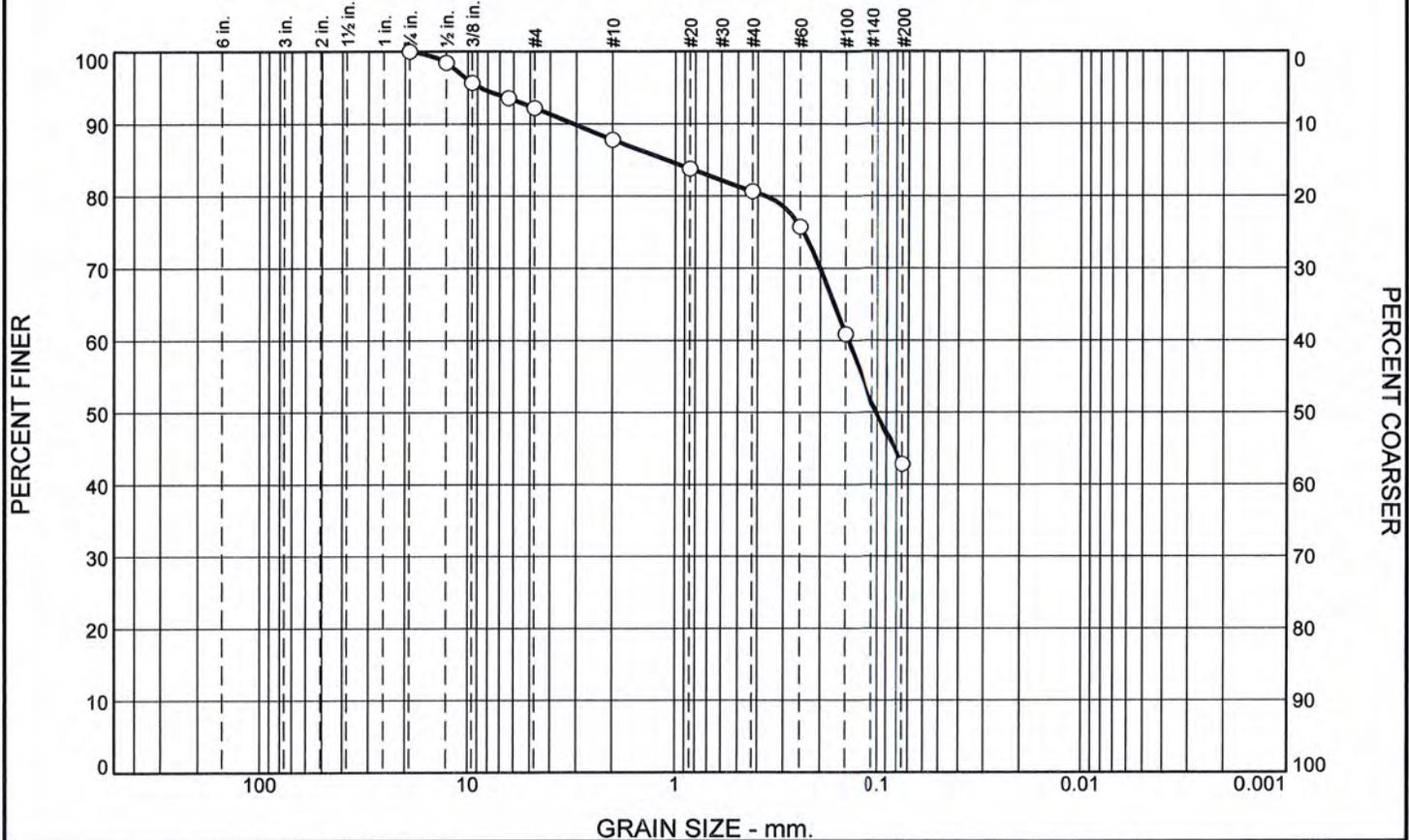
Project No: 3973.0

Figure

Tested By: TRB

Checked By: JMB

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	0	8	4	7	38	43	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4"	100		
1/2"	98		
3/8"	96		
1/4"	94		
#4	92		
#10	88		
#20	84		
#40	81		
#60	76		
#100	61		
#200	43		

Material Description
Brown c-m-f SAND and silt, trace fine gravel

Atterberg Limits
 PL= NP LL= NV PI= NP

Coefficients
 D₉₀= 3.0900 D₈₅= 1.0980 D₆₀= 0.1458
 D₅₀= 0.1011 D₃₀= D₁₅=
 D₁₀= C_u= C_c=

Classification
 USCS= SM AASHTO= A-4(0)

Remarks

* (no specification provided)

Source of Sample: TP15-11 Depth: 9'
 Sample Number: S-1

Date: 5/8/15

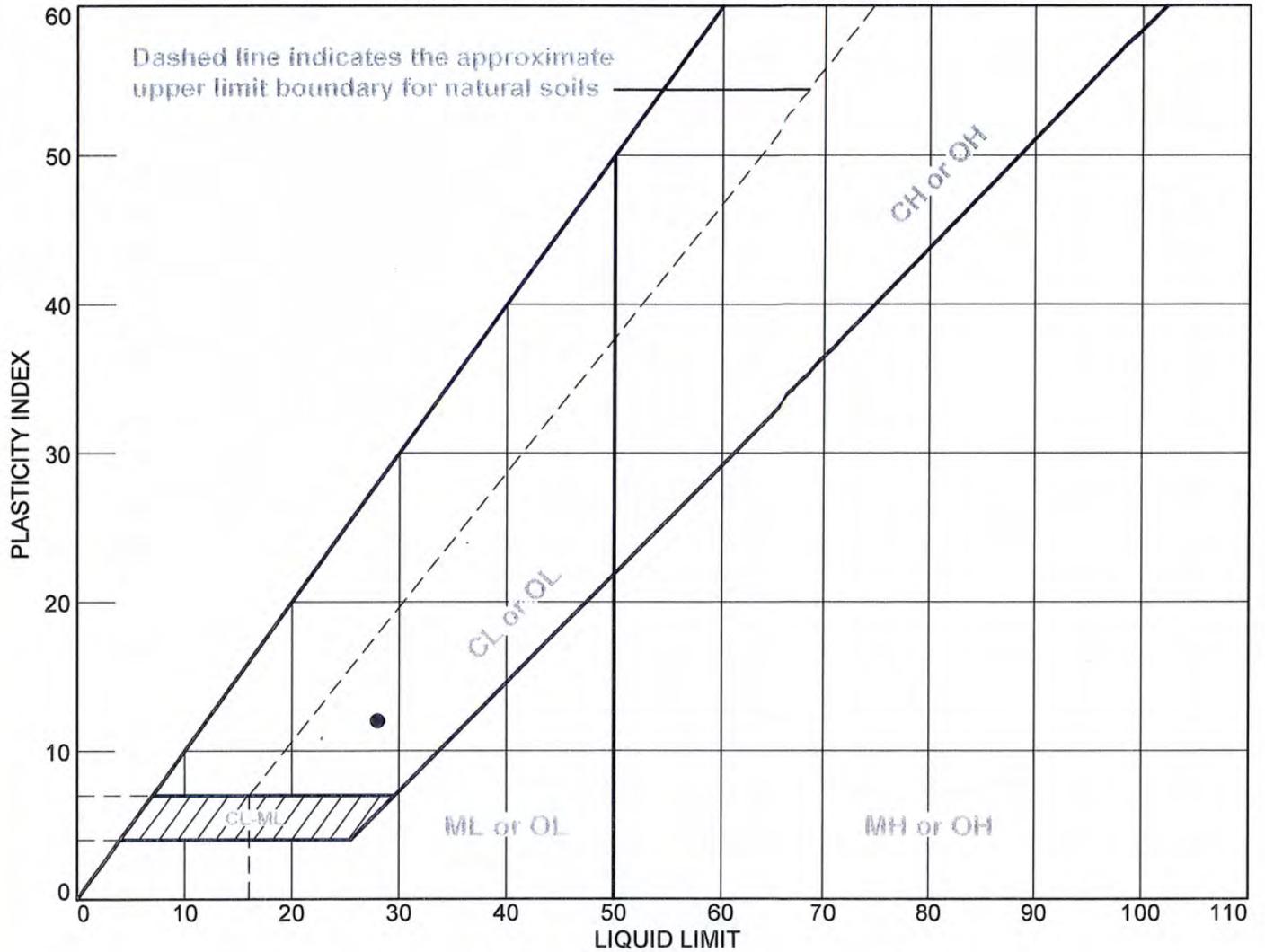


Client: Conifer Realty Corporation
Project: Cayuga Meadows
Project No: 3973.0

Figure

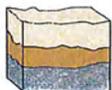
Tested By: TRB Checked By: JMB

LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●	TP15-8	S-1	3'	20.0	16	28	12	



Foundation Design, P.C.

Client: Conifer Realty Corporation

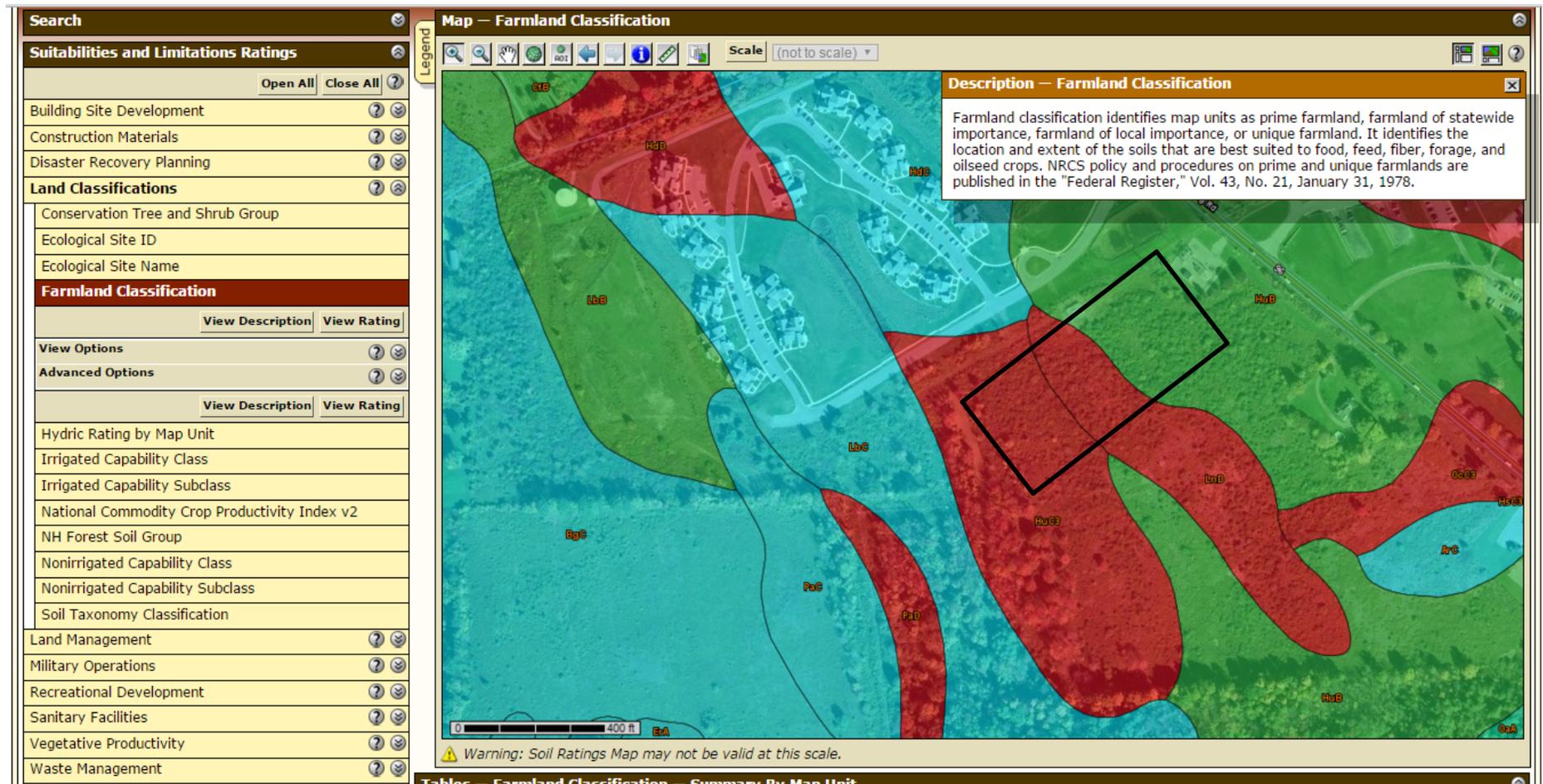
Project: Cayuga Meadows

Project No.: 3973.0

Figure

Tested By: TRB

Checked By: JMB

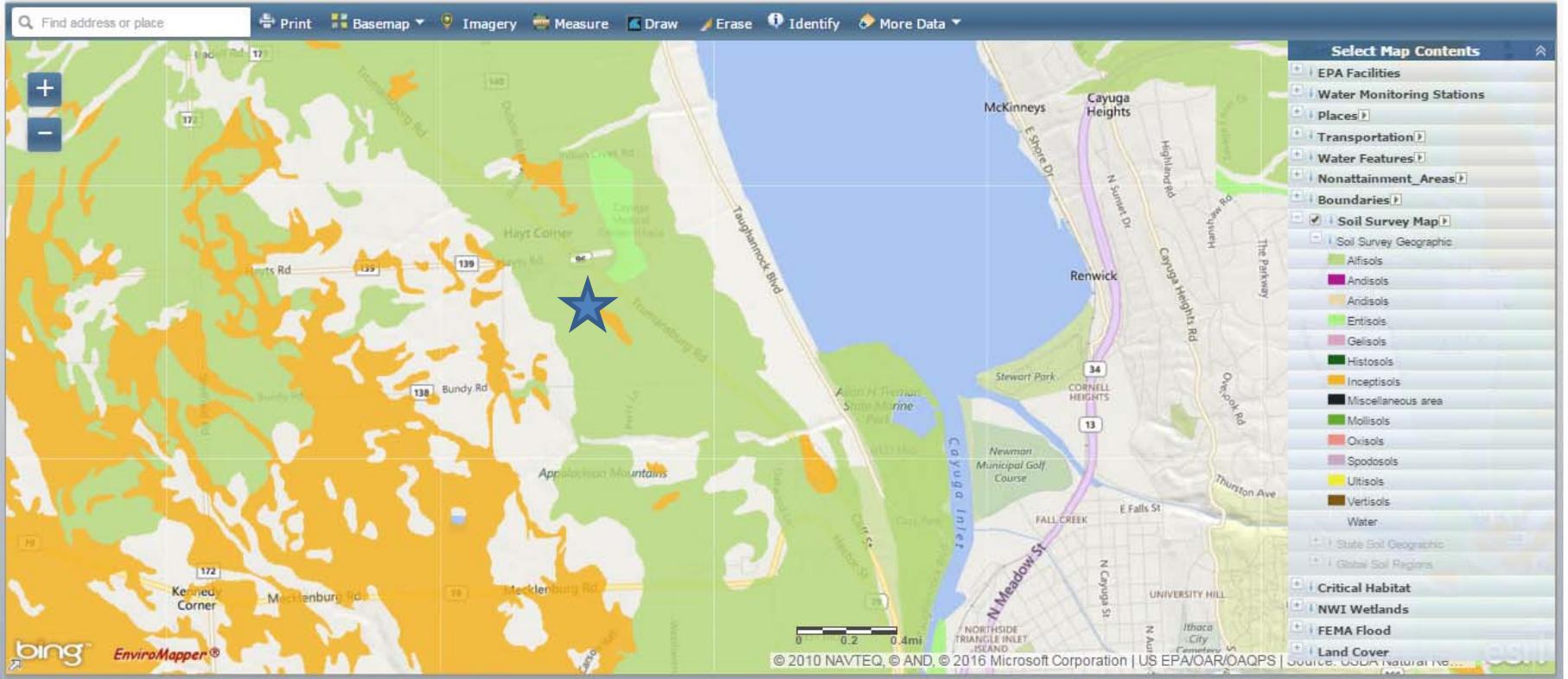


United States Department of Agriculture Natural Resources Conservation Service. Web Soil Survey

HuC3- Hudson-Cayuga silt loams, 6-12% slopes, eroded. Not prime farmland

LnD- Lordstown channery silt loam, 15-20% slopes. Not prime farmland

HuB- Hudson-Cayuga silt loams, 2-6% slopes. All areas are prime farmland



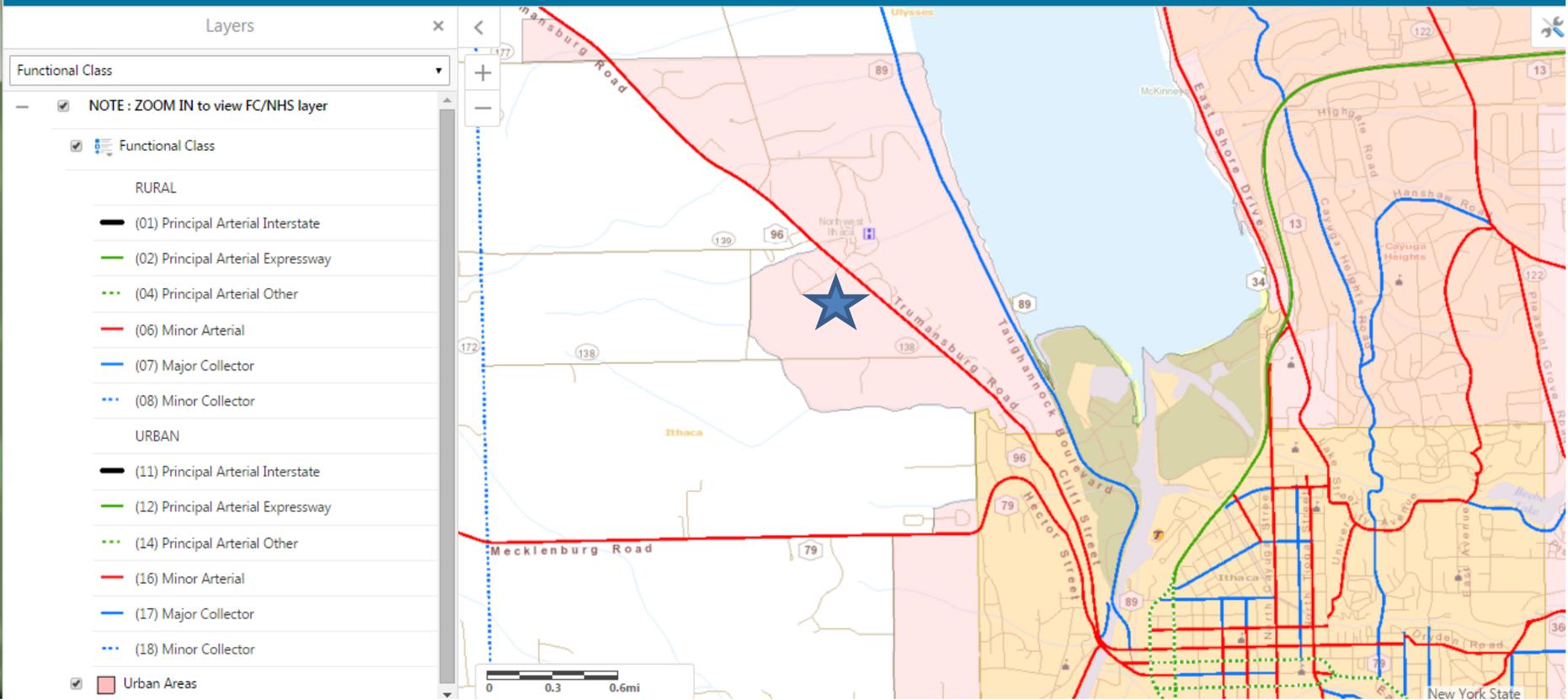
 Project Location

Projection Location in relation to Soil Survey

APPENDIX K

MAJOR PUBLIC TRANSPORTATION ROUTE

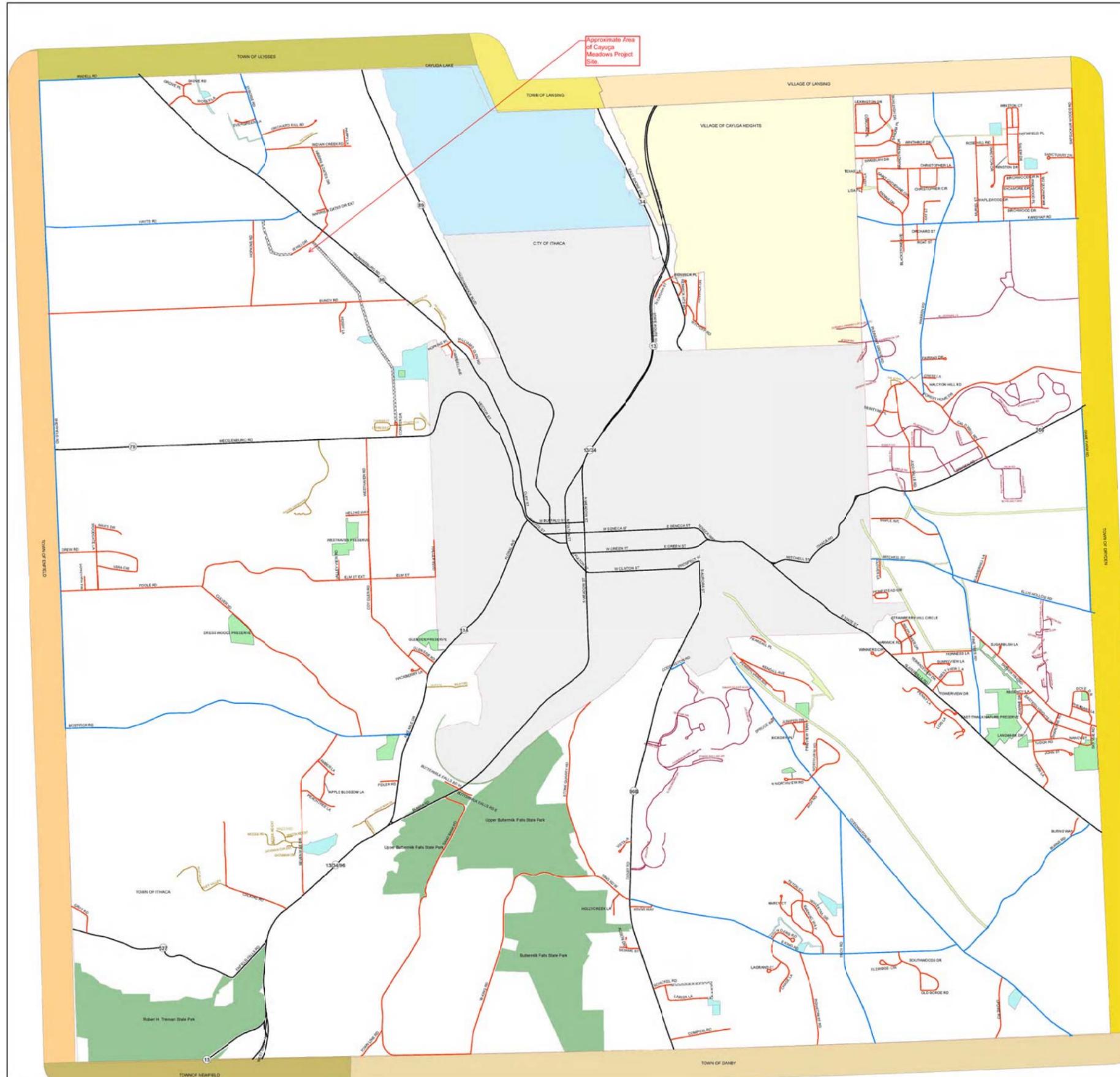
New York State Department of Transportation Functional Class Viewer



Project Location

Project Location in relation to NYDOT Transportation Functional Class Viewer

OFFICIAL MAP OF THE TOWN OF ITHACA



LEGEND

ROADS IN TOWN*

- TOWN OF ITHACA (TOI)
- TOMPKINS COUNTY
- NEW YORK STATE
- PRIVATE COLLEGE**
- PRIVATE SUBDIVISION**
- PROPOSED HIGHWAY

RECREATION

- TOI TRAILS
- TOI PARKS & PRESERVES
- TOI UNDEVELOPED PARKS
- NYS PARKS

MUNICIPAL BORDERS

- CITY OF ITHACA
- TOWN OF DANBY
- TOWN OF DRYDEN
- TOWN OF ENFIELD
- TOWN OF LANSING
- TOWN OF NEWFIELD
- TOWN OF ULYSSES
- VILLAGE OF LANSING
- VILLAGE OF C. HEIGHTS
- TOI BOUNDARY



* STATE ROADS ARE SHOWN OUTSIDE THE TOWN OF ITHACA LIMITS FOR ORIENTATION PURPOSES ONLY.
 ** NOT NECESSARILY REPRESENTATIVE OF TOWN HIGHWAY STANDARDS BUT RECOGNIZED AS ESTABLISHED ACCESS ROUTES.

TOWN OF ITHACA: PUBLIC WORKS DEPARTMENT
 DATA SOURCES: TOMPKINS COUNTY GIS
 CREATION DATE: 10 MAY 2010 UPDATED: 9 JULY 2012



OFFICIAL MAP OF THE TOWN OF ITHACA EFFECTIVE 1/1/2012
 ADOPTED BY THE TOWN BOARD ON 1/1/2012.

PAULETTE TERWILLIGER

TOWN CLERK

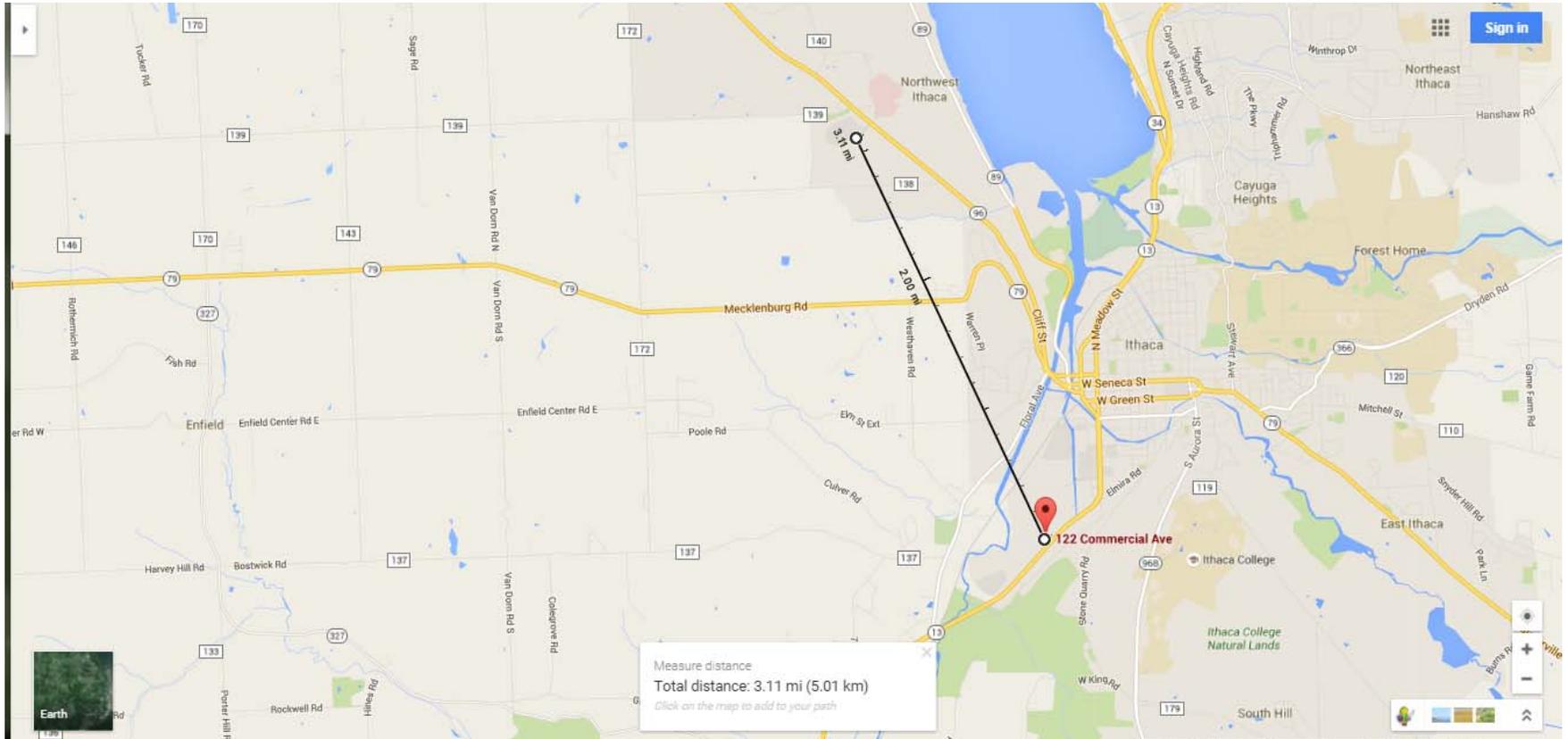
TOWN OWNED ROADS AND PAVEMENT WIDTH (FEET)

ALSON DR	24	GLENSIDE RD	20	MARCY CT	23	SHARLENE RD	20
AMBER LN	24	GRAY RD	20	MAVIS DR	20	SENA DRIVE	20
APPLE BLOSSOM LN	24	GROVE PL	20	MONTYRE PL	18	SARGENT DR	20
BIRCHWOOD DR	24	GROVE RD	20	MURIEL ST	20	SKYVUE DR	20
BIRCHWOOD DR S	24	HIS DATES DR	20	NORTHVIEW RD	20	SPYDER HILL RD	20
BLAGS TONE AVE	24	HIS DATES DR EXT	20	NORTHWEST	20	SOUTHWOOD DR	20
BRANDYBINE DR	24	HICKBERRY LA	20	SOLD GEORGE RD	20	SPRUCE WAY	20
BURNWOOD DR	24	HILTON RD	10	ORCHARD HILL RD	20	ST CATHERINE CT	20
BURDY RD	24	HILLER BLVD	20	ORCHARD ST	20	STONE QUARRY RD	20
BURLEIGH DR	24	HAPPY LA	20	PARK LA	20	STRAMBERY H. CR	20
BURNS WAY	24	HARMON RD	20	PEACHTREE LA	20	SUGARBUSH LA	20
CALDWELL RD	24	HELBIG WAY	14	PEARSON PL	14	THOMAS HILL LA	20
CALVIN RD	14	HICKORY PL	20	PERKINS DR	18-20	SUNNY VENTUR	20
CAMPBELL AVE	24	HOLLY CREEK LN	20	PERRY LA	20	STAMORE DR	20
CAYUGA ST	24	HOMESTEAD DR	20	PERRY LA	22	TAREYTON DR	20
CHASE LA	24	HONNESS LA	20	PHEASANT LA	20	TERRACEVIEW DR	20
CHRISTOPHER CR	24	HORNIS PLACE	20	PHEWVIEW TERR	20	TETCH CT	20
CHRISTOPHER LA	24	HORNIS RD	20	PHINWOOD PLACE	20	TEXAS LA	18
CLARK LA	24	HUNTERS CREEK RD	20	POINDEXTE RD	20	THORNTON DR	20
COMPTON RD	12	JOANNE DR	20	REGENCY LA	20	TOWNLINE RD	18
CONCORD PL	24	JOHN ST	20	REMNIGHT RD	20	TLOOR RD	20
KONFER DR	24	JUDY FALLS RD	18-24	REMNOK DR	20	UPPOME RD	20
COVILEY RD	24	JURPER DR	20	REMNOK HEIGHTS	20	VALLEY VIEW RD	20
CREST LA	18	KAY ST	20	REMNOK PL	12	VERA CR	20
CLUBBER RD	18	KEGILL AVE	18	ROCK RD	20	VISTA LA	20
REESEFIELD PL	24	KING RD W	20-22	RODGERS RD	20	W HILL DR	20
ROVE DR	24	RIFFS WAY	20	ROAT ST	20	WESTVIEW RD	20
BRW DR	24	LANMARK RD	18	ROSEHILL RD	20	WESTVIEW LA	20
BUTTERMILK FALLS RD E	24	LARSA LA	20	SALEM DR	20	WHITEAL DR	20-22
BUTTERMILK FALLS RD W	18	LEGRAND CT	20	SAVINGWAY DR	20	WILDFLOWER DR	20
EASTERN HEIGHTS RD	24	LEIGHTON DR	20	SAVINGWAY PL	20	WILSONS GLEN RD	20
ELLSBURG CR	24	LESLA LA	20	SARNAK PL	20	WINDMILL DR	20
ELM ST EXT	12	LESLA PL	20	SAPSUCKER WOODS	20	WINSTON CT	20
EVERGREEN LA	24	LESLA LA	20	SARNAK WAY	20	WINSTON DR	20
FARWAY DR	24	LONGVIEW DR	20	SAUNDERS RD	20	WINTHROP DR	20
FELER RD	24	MAPLE AVE	20	SCHICKEL RD	20	WOODGATE LA	20
FOREST HOME DR	24	MAPLEWOOD DR	20	SESAME ST	20	WOOLY LA	20
				SEVEN MILE DR	20	WOODRIF RD	18

NOTE: PAVEMENT WIDTH IS NOT REPRESENTATIVE OF TOWN HIGHWAY RIGHT OF WAY WIDTH.

APPENDIX L

RECYCLING/WASTE LOCATION MAP



Project Location in relation to Recycling and Solid Waste of Tompkins County

APPENDIX M
THERMAL EXPLOSIVE HAZARD SURVEY
AND
RADON TESTING LETTER



HARRIS A. SANDERS, ARCHITECTS, P.C.

252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210 • (518) 426-3544 • (518) 426-3328

February 23, 2016

Lori Shirley
Governor's Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street
Albany, NY 12207

RE: Conifer Village at Cayuga Meadows
Radon System

Dear Ms. Shirley:

Conifer Village at Cayuga Meadows has been designed to include a Sub-Slab Depressurization System. Furthermore, prior to occupancy, the apartment units will be tested for radon.

Very Truly Yours,
HARRIS A. SANDERS, ARCHITECTS, P.C.

Daniel Sanders, Principal

APPENDIX N
SHPO CORRESPONDENCE



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 23, 2015

Paul Marfione
Conifer Realty, LLC
1000 University Avenue, Suite 500
Rochester, NY 14607

Re: GOSR/ NYS DHCR
Conifer Village
West Hill Dr at NY 96, Ithaca/ Tompkins County

15PR06908

Dear Mr. Marfione:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based on this review, it is the opinion of SHPO that the proposed undertaking will have No Adverse Effect to Historic Properties in or eligible for inclusion in the State or National Register of Historic Places.

If I can be of further assistance, please contact me at (518) 268-2187 or Larry.moss@parks.ny.gov.

Sincerely,

Larry K Moss, Historic Preservation Technical Specialist

CC: Thomas King, GOSR



New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

December 29, 2011

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

Jeanne K. Shanahan
Conifer Realty, LLC
183 East Main Street, Suite 600
Rochester, New York 14604

Re: DHCR
Conifer West Hill Senior Apartments
West Hill Dr off NY 96 (Trumansburg
Rd)/ITHACA, Tompkins County
11PR07970

Dear Ms. Shanahan:

Thank you for requesting the comments of the Field Services Bureau of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

APPENDIX O
THPO CORRESPONDENCE



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

February 12, 2016

Chief Clint Halfdown
Cayuga Nation of New York
P.O. Box 803
Seneca Falls, NY 13148

Re: Section 106 Discussion
CDBG-DR, Cayuga Meadows Senior Living
Town of Ithaca, Tompkins County, New York

Dear Chief Halfdown,

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. For this proposed project, GOSR proposes to provide funding for the construction of a senior living apartment building in the Town of Ithaca, Tompkins County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed project. This consultation is being sent to the Cayuga Nation of New York and the Onondaga Nation.

Area of Potential Effects: The proposed project entails the new construction of a 68 unit senior living apartment building in the Town of Ithaca, Tompkins County, New York. The project is located on West Hill Drive, off of Trumansburg Road.

Proposed Project Description

Conifer Village at Cayuga Meadows, LLC (the "Project") is a new construction senior living apartment project that will serve households aged 55 and up. The Project is located in the Town of



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

Ithaca, on West Hill Drive off of Trumansburg Road. The Project site is directly across from the Cayuga Medical Center, the only hospital in Tompkins County. All 68 units (59 one bedrooms, and 9 two bedrooms) will serve households at 60% of the Area Median Income.

The proposed site was re-zoned for multi-family apartments and has received variances for setback, building height and density that will allow for the construction of the Project. In addition the site has received final subdivision and site plan approval and the Town has issued a negative SEQR declaration.

Cayuga Meadows will be a three-story, wood frame building with one elevator. The exterior of the building will consist of vinyl siding and brick. The Project will exceed the New York State HFA Green Building Mandatory requirements; and will participate in the NYSERDA Low-Rise Residential New Construction Program. These design criteria will result in substantial energy cost savings for seniors in Tompkins County and will significantly reduce the Project's environmental impact. Outdoor spaces include a community garden and two covered patios. Off street parking is available for resident use only.

Pursuant to NHPA Section 106, the Project Sponsor, Conifer Realty, LLC, initiated consultation with the State Historic Preservation Office (SHPO) concerning this Project and its potential to affect historic resources that are listed on or eligible for listing on the State or National Register of Historic Places. In a letter dated December 23, 2015, SHPO responded that the proposed Project will have No Adverse Effect to Historic Properties in or eligible for inclusion in the State or National Registers.

A review of the inventoried archeological resources in the New York Cultural Resources Information System (NY CRIS) determined that the Project is located in an Archeologically Sensitive Area.

If the Project site encompasses historic properties of religious or cultural significance to your Nation, please respond within 30 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below:

Ms. Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

If you have any questions, please feel free to contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org

Thank you for your attention to this matter.

Sincerely,

Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery

Enclosures:
Project Area Figures



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

February 12, 2016

Tim Twoguns, Nation Representative
Cayuga Nation of New York
P.O. Box 786
Seneca Falls, NY 13148

Re: Section 106 Discussion
CDBG-DR, Cayuga Meadows Senior Living
Town of Ithaca, Tompkins County, New York

Dear Mr. Twoguns,

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. For this proposed project, GOSR proposes to provide funding for the construction of a senior living apartment building in the Town of Ithaca, Tompkins County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed project. This consultation is being sent to the Cayuga Nation of New York and the Onondaga Nation.

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Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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Ms. Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

If you have any questions, please feel free to contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org

Thank you for your attention to this matter.

Sincerely,

Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery

Enclosures:
Project Area Figures



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

February 12, 2016

Tina Orbaker, Nation Representative Assistant
Cayuga Nation of New York
P.O. Box 786
Seneca Falls, NY 13148

Re: Section 106 Discussion
CDBG-DR, Cayuga Meadows Senior Living
Town of Ithaca, Tompkins County, New York

Dear Ms. Orbaker,

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

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Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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Ms. Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

If you have any questions, please feel free to contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org

Thank you for your attention to this matter.

Sincerely,

Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery

Enclosures:
Project Area Figures



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

February 12, 2016

Anthony Goyea, Faithkeeper- Beaver Clan
Onondaga Nation
RR #1, Box 245
Onondaga Nation VIA Nedrow, NY 13120

Re: Section 106 Discussion
CDBG-DR, Cayuga Meadows Senior Living
Town of Ithaca, Tompkins County, New York

Dear Mr. Goyea,

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

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Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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Ms. Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

If you have any questions, please feel free to contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org

Thank you for your attention to this matter.

Sincerely,

Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery

Enclosures:
Project Area Figures



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

February 12, 2016

Ms. Thane Joyal, Counsel
Onondaga Nation
512 Jamesville Avenue
Syracuse, NY 13210

Re: Section 106 Discussion
CDBG-DR, Cayuga Meadows Senior Living
Town of Ithaca, Tompkins County, New York

Dear Ms. Joyal,

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

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Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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Ms. Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

If you have any questions, please feel free to contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org

Thank you for your attention to this matter.

Sincerely,

Lori A. Shirley
Certifying Environmental Officer
Governor's Office of Storm Recovery

Enclosures:
Project Area Figures

APPENDIX P
LOCAL APPROVALS



HARRIS A. SANDERS, ARCHITECTS, P.C.

252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210 • (518) 426-3544 • (518) 426-3328

February 23, 2016

Lori Shirley
Governor's Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street
Albany, NY 12207

RE: Conifer Village at Cayuga Meadows
Local Approvals

Dear Ms. Shirley:

Conifer Village at Cayuga Meadows will comply with all the conditions set forth in the local approvals for Conifer Village at Cayuga Meadows.

Very Truly Yours,
HARRIS A. SANDERS, ARCHITECTS, P.C.

Daniel Sanders, Principal

Conifer LeChase CONSTRUCTION

Conifer-LeChase Construction, LLC

205 Indigo Creek Drive

Rochester, NY 14626

585.760.5336 (phone)

585.760.5353 (fax)

www.conifer-lechase.com

November 25, 2015

Lori Shirley
Community Developer, Environmental Services
New York State Homes and Community Renewal

Re: Conifer Village at Cayuga Meadows
100 West Hill Drive
Ithaca, NY 14850

Dear Ms. Shirley:

As General Contractor for the above referenced project, Conifer-LeChase Construction, LLC certifies that all environmental concerns on site will be addressed pursuant to all applicable rules and regulations.

If you have any questions, please contact me.

Thanks,



Tyler Schneider | *Director of Pre-Construction*

205 Indigo Creek Drive | Rochester, NY 14626

d 585.662.4513 | **c** 315.559.2763 | **p** 585.760.5336 | **f** 585.760.5353



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Interim Executive Director

August 4, 2015

Mr. Andrew Bodewes
CV at Cayuga Meadows LLC
c/o Conifer Realty
183 East Main Street, Suite 600
Rochester, NY 14604

Project Name: Cayuga Meadows

Dear Mr. Bodewes,

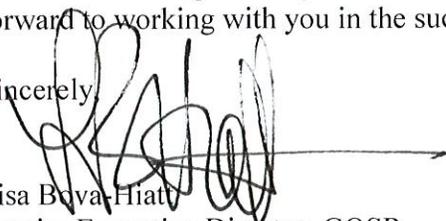
The Governor's Office of Storm Recovery (GOSR) has reviewed your Multifamily Affordable Housing Fund (AHF) application, issued in conjunction with New York State HFA, and has conditionally approved an award of up to \$6,395,000 of CDBG-DR funds to assist in funding 68 affordable residential units.

Please note that this approval is conditioned on successful completion of an environmental review, including the assessment of reasonable alternatives, to be conducted pursuant to the National Environmental Policy Act (NEPA), as implemented through the requirements of 24 CFR Part 58, and the New York State Environmental Quality Review Act ("SEQRA"). This approval is also conditioned upon HUD's issuance of the authority to use grant funds for a proposed project, also pursuant to the requirements of 24 CFR Part 58. Until these requirements are met, you (including any of your contractors) must not engage in, or in any way commit funding for through a contract or other mechanism, the demolition, construction, or any other activities that could have an environmental impact or limit the choice of reasonable alternatives to the proposed project. This restriction also prohibits any site acquisition.

This letter is also conditional on GOSR receipt and approval of a project budget that is consistent with Davis-Bacon requirements, as well as commitments and approvals from all other financing sources, including NYS HFA, in a form acceptable to GOSR.

On behalf of GOSR, I commend you for your efforts in revitalizing the State's storm-damaged communities and providing affordable housing opportunities for our fellow New Yorkers. We look forward to working with you in the successful implementation of your proposal.

Sincerely,


Lisa Bova-Hiatt
Interim Executive Director, GOSR

FILE
DATE 4.4.12

**PB Resolution No. 2012-017: SEQR
Preliminary Site Plan, Preliminary Subdivision and
Recommendation to the Town Board Regarding the Proposed
Rezoning
Conifer Senior Living on West Hill
Tax Parcel No. 24-4-5.2
Town of Ithaca Planning Board, April 3, 2012**

Moved by Hollis Erb; seconded by Linda Collins

WHEREAS:

1. This action is consideration of Preliminary Site Plan Approval and Preliminary Subdivision Approval for the proposed Conifer Senior Living on West Hill development located off West Hill Drive, Town of Ithaca Tax Parcel No. 24-4-5.2, Medium Density Residential Zone. The proposal involves developing approximately ±5.7 acres of the property for a new three story, 72 unit senior housing building (±21,000 square foot footprint) on a new road connecting to West Hill Drive. The project will also include new sidewalks around the building and connecting to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping. The Planning Board will also be considering a recommendation to the Town of Ithaca Town Board regarding the rezoning of the property from Medium Density Residential to Multiple Residential. Cornell University, Owners; Conifer Realty, LLC, Applicant; John F. Caruso, PE, PMP, Passero Associates, Agent; and
2. This is a Type I Action pursuant to the State Environmental Quality Review Act, 6 NYCRR Part 617, and Town of Ithaca Code, Chapter 148 - Environmental Quality Review; and
3. At its meeting on September 20, 2011, the Planning Board proposed to establish itself as Lead Agency to coordinate the environmental review of the above-referenced actions, and notified potential Involved and Interested agencies of its intent to serve as Lead Agency; and
4. The Planning Board, at its meeting on April 3, 2012, has reviewed and accepted as adequate a set of drawings with a cover sheet (Overall Plan, C100) titled Site Development Plans for Conifer West Hill Senior Housing Development with all drawings and details dated December 2011, with a revised date of March 2, 2012, and prepared by Passero Associates; Subdivision Map Conifer West Hill Senior Housing Development (S-1) dated December 8, 2009, with a revised date of March 21, 2012, and revised landscaping and lighting plan, with a revised date of March 30, 2012, prepared by Passero Associates; and other application material; and
5. The Town Planning staff has recommended a negative determination of environmental significance with respect to the proposed project;

NOW THEREFORE BE IT RESOLVED:

That the Town of Ithaca Planning Board, having received no objections from other involved agencies, establishes itself as Lead Agency to coordinate the environmental review of the above-described proposal;

APR 09 2012

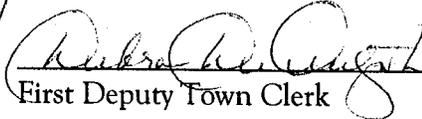
RECEIVED
AND BE IT FURTHER RESOLVED:

That the Town of Ithaca Planning Board makes a negative determination of environmental significance in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above referenced actions as proposed, based on the information in the LEAF Part I and for the reasons set forth in the LEAF Part II, and, therefore, a Draft Environmental Impact Statement will not be required.

Vote: Ayes - Wilcox, Collins, Conneman, Beach, Baer, Erb

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS:
TOWN OF ITHACA:

I, Debra DeAugustine, Deputy Town Clerk of the Town of Ithaca, New York, do hereby certify that the above resolution is an exact copy of the same adopted by the Town of Ithaca Planning Board at a regular meeting on the 3rd day of April, 2012.



First Deputy Town Clerk

FILE C100
DATE 4-4-12

PB Resolution No. 2011-018: Preliminary Site Plan, Preliminary Subdivision and a Recommendation to the Town Board Regarding the Proposed Rezoning Conifer Senior Living on West Hill Tax Parcel No. 24-4-5.2 Town of Ithaca Planning Board, April 3, 2012

Moved by John Beach; seconded by Hollis Erb

WHEREAS:

1. This action is consideration of Preliminary Site Plan Approval and Preliminary Subdivision Approval for the proposed Conifer Senior Living on West Hill development located off West Hill Drive, Town of Ithaca Tax Parcel No. 24-4-5.2, Medium Density Residential Zone. The proposal involves developing ± 5.7 acres of the property for a new three story, 72 unit senior housing building ($\pm 21,000$ square foot footprint) on a new road connecting to West Hill Drive. The project will also include new sidewalks around the building and connecting to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping. The Planning Board will also be considering a recommendation to the Town of Ithaca Town Board regarding rezoning of the property from Medium Density Residential to Multiple Residential. Cornell University, Owner; Conifer Realty, LLC, Applicant; John F. Caruso, PE, PMP, Passero Associates, Agent; and
2. This is a Type I Action for which the Town of Ithaca Planning Board, acting as lead agency in coordinating the environmental review with respect to this project, has on April 3, 2012, made a negative determination of environmental significance, after having reviewed and accepted as adequate a Full Environmental Assessment Form Part I, submitted by the applicant, a Part II prepared by Town Planning staff, and other application materials; and
3. At its meeting on September 20, 2011, the Planning Board proposed to establish itself as Lead Agency to coordinate the environmental review of the above-referenced actions, and notified potential Involved and Interested agencies of its intent to serve as Lead Agency; and
4. The Town of Ithaca Town Board, in a resolution dated September 11, 2011, has referred the petition to rezone Tax Parcel No. 24-4-5.2 to the Planning Board for a recommendation; and
5. The Planning Board, at a public hearing on April 3, 2012, has reviewed and accepted as adequate a set of drawings with a cover sheet (Overall Plan, C100) titled Site Development Plans for Conifer West Hill Senior Housing Development with all drawings and details dated December 2011, with a revised date of March 2, 2012, and prepared by Passero Associates; Subdivision Map Conifer West Hill Senior Housing Development (S-1) dated December 8, 2009, with a revised date of March 21, 2012, and revised landscaping and lighting plan, with a revised date of March 30, 2012, prepared by Passero Associates; and other application material;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Town of Ithaca Planning Board, pursuant to Chapter 270 "Zoning", Section 270-236.H of the Town of Ithaca Code, finds that:
 - a. There is a need for the Conifer Senior Living on West Hill project in the proposed location; and
 - b. The existing and probable future character of the neighborhood will not be adversely affected by the proposed rezoning and project development; and
 - c. The proposed rezoning is in accordance with a comprehensive plan of development of the Town, which designates the project site as appropriate for "Suburban Residential" development, and is adequately served by public water and sewer facilities and by public transit; and

2. That the Town of Ithaca Planning Board recommends that the Town of Ithaca Town Board enact the proposed local law to amend Chapter 270 of the Town of Ithaca Code, Titled Zoning, by rezoning a ±4.8 acre portion of Tax Parcel No. 24-4-5.2 from Medium Density Residential (MDR) to Multiple Residence (MR), which is proposed for the Conifer Senior Living on West Hill development, consisting of a new three story, 72 unit senior housing building (±21,000 square foot footprint) on a new road off of West Hill Drive as shown on the Subdivision Map Conifer West Hill Senior Housing Development (drawing S-1), dated December 8, 2009, with a revised date of March 21, 2012, prepared by Passero Associates, with the following recommended revisions to the proposed local law:
 - a. In section 2c(i), the 30-year period for income restrictions should run from the issuance of the certificate of occupancy for the building; and
 - b. In section 3c, add "as practicable" after "minimize grading;" and
 - c. In section 3d(iii), insert the words "as practicable" after "utilize the natural landform," and
 - d. In section 3e(ii)(A), replace "consider human scale" with "provide human scale," and revise the last sentence to read as follows: "include materials and design characteristics consistent with those on street frontages on all sides of the building;" and
 - e. In section 3e(ii)(D), delete the word "primary" before the words "building entry;" and
 - f. In section 3f(iv), replace the caption "trails" with the word "sidewalks" and revise the section to read as follows: "sidewalks must be provided throughout the site, connecting the main building with parking areas, amenities, open space, natural features, and the bus stop on West Hill Drive;" and

BE IT FURTHER RESOLVED:

1. That the Town of Ithaca Planning Board waives certain items required by the Town of Ithaca Subdivision Regulations, for Preliminary Subdivision approval, as shown on the Preliminary Subdivision Checklist, having determined from the materials presented that the waiver will result in neither a significant alteration of the purpose of subdivision control nor the policies enunciated or implied by the Town Board; and

2. That the Planning Board grants Preliminary Subdivision Approval for the proposed subdivision, as shown on the Subdivision Map Conifer West Hill Senior Housing Development, prepared by Passero Associates, dated December 8, 2009, with a revised date of

March 21, 2012, conditioned upon the following to be completed before Final Subdivision Approval is granted, unless otherwise noted:

- a. Approval by the Town Board of the rezoning of the proposed project site as described above; and
- b. Acceptance by the Town Board of the concept and location of a new road off West Hill Drive for future dedication to the Town as a public road; and
- c. Revision of subdivision plans to include road and sidewalks conforming to Town standards, fronting the complete length of the eastern boundary line of the lot, ending in a temporary hammerhead turnaround; and
- d. Evidence of necessary approval by the Tompkins County Health Department on the final plat, before the plat is signed by the Planning Board Chair; and
- e. Submission of a final subdivision plat, including all requirements on the Final Subdivision Checklist, before Subdivision Approval; and
- f. Upon issuance of Final Subdivision Approval, signing of one original or mylar copy and three dark-line prints of the final plat drawing referenced above by the Planning Board Chair, the plat to be filed in the County Clerk's Office, and a receipt of filing provided to the Town Planning Department, before any building permits are issued; and

BE IT FURTHER RESOLVED:

1. That the Town of Ithaca Planning Board waives certain items for Preliminary Site Plan approval, as shown on the Preliminary Site Plan Checklist, having determined from the materials presented that the waiver will result in neither a significant alteration of the purpose of site plan control nor the policies enunciated or implied by the Town Board; and
2. That the Planning Board grants Preliminary Site Plan Approval for the proposed Conifer West Senior Housing Development, as shown on the set of site plan drawings with a cover sheet (Overall Plan, C100) titled Site Development Plans for Conifer West Hill Senior Housing Development with all drawings and details dated December 2011, with a revised date of March 2, 2012, and revised landscaping and lighting plan, with a revised date of March 30, 2012, and prepared by Passero Associates; and other application material, conditioned upon the following to be completed before Final Site Plan approval is granted, unless otherwise noted:
 - a. Approval by the Town Board of the rezoning of the proposed project site; and
 - b. Acceptance by the Town Board of the concept and locations of the sanitary sewer mains and water mains and the associated easements, following the recommendation of the Town's Public Works Committee, before Final Site Plan approval; and
 - c. Submission of draft sanitary sewer and water main easements, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before Final Site Plan approval; and
 - d. Submission of record of application for and proof of receipt of all necessary permits from county, state, and/or federal agencies, before any certificates of occupancy are issued; and
 - e. Granting of necessary variances from the Zoning Board of Appeals; and
 - f. Preparation and submission of final design and construction details of all proposed structures and improvements, including drainage and storm water management facilities,

- roads/driveways, parking areas, curbing, walkways, sewer and water facilities and other utilities, and sedimentation and erosion control measures, for review and approval by the Town Public Works Department; and
- g. Submission of final details of size, location, design, and construction materials of all proposed signs and lighting, including the proposed entrance sign; and
 - h. Submission of final details of size, location, and design of any mechanical equipment, electric meters, switch boxes, and related utility equipment, and their screening, according to the proposed local law; and
 - i. Submission of a revised final landscaping plan and planting schedule to include:
 - Details of all trees and shrubs to be planted on the site, as depicted on the landscaping and lighting plan (drawing C104), dated December 2011, with a revised date of March 2, 2012; and
 - Canopy trees in parking lot landscape islands, in conformance with the proposed local law; and
 - j. Submission of final detailed building elevations and floor plans for the building to include:
 - Detailed descriptions of all building materials and colors on the main building and dumpster enclosure, in conformance with the proposed local law; and
 - Locations and detailed specifications of all lighting standards and fixtures on the site and building, in conformance with the Town's lighting law; and
 - Accurate dimensions of all structures, including height and gross floor area; and
 - Use of the same building materials and design characteristics on all sides of the building as the front; and
 - Roof forms that correspond with building elements and functions, particularly building entrances, in conformance with the proposed local law; and
 - Indication of correct roof pitches, according to the proposed local law; and
 - k. Submission of a final site plan to include:
 - A furnished porch, patio or other seasonal outdoor gathering area that includes some protection from the elements, according to the proposed local law; and
 - A deer fence around the community garden; and
 - l. Submission of and entry into a stormwater "Operation, Maintenance, and Reporting Agreement" between Conifer Realty and the Town of Ithaca, to include easements or other mechanisms to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before any building permits are issued; and
 - m. Submission of and entry into a stormwater "Operation, Maintenance, and Reporting Agreement" between Cornell University and the Town of Ithaca, to include easements or other mechanisms to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before any building permits are issued; and
 - n. Submission of a truck hauling plan detailing the removal of excavated and waste material, including the delivery route during construction, showing use of State highways to the greatest extent practicable, and with no truck convoys traveling into the City of Ithaca

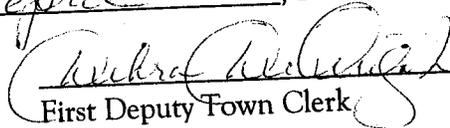
between 7:30 a.m. and 9:00 a.m., and between 3:30 p.m. and 5:00 p.m. on weekdays, for review and approval by the Town of Ithaca Public Works Department, before any work begins on the site; and

- o. Submission of samples of proposed exterior building materials; and
3. That the Town of Ithaca Planning Board authorizes a reduction in the number of parking spaces, pursuant to §270-227 of the Code of the Town of Ithaca, from the ≥96 parking spaces required, to 60 spaces and provisions for 17 additional spaces shown on the proposed site plan, finding that the reduction will not adversely affect traffic flow on the project site, will leave adequate parking for all reasonably anticipated uses or occupancies in the project, and will not otherwise adversely affect the general welfare of the community; and
4. That the Town of Ithaca Planning Board waives the conditions relating to the reduction of parking spaces outlined in §270-227 of the Code of the Town of Ithaca.

Vote: Aye - Wilcox, Collins, Conneman, Beach, Baer, Erb

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS:
TOWN OF ITHACA:

I, Debra DeAugustine, Deputy Town Clerk of the Town of Ithaca, New York, do hereby certify that the above resolution is an exact copy of the same adopted by the Town of Ithaca Planning Board at a regular meeting on the 3rd day of April, 2012.



First Deputy Town Clerk

PASSERO ASSOCIATES

APR 09 2012

RECEIVED

PB Resolution No. 2013-046: Cayuga Meadows
(formerly Conifer Senior Living on West Hill)
Final subdivision and final site approval
Tax parcel 24-4-5.2
Town of Ithaca Planning Board, November 19, 2013

Moved by Hollis Erb; seconded by Linda Collins

WHEREAS:

1. This action is consideration of final subdivision and final site plan approval for the proposed Cayuga Meadows Senior Housing Development located off West Hill Drive, Town of Ithaca tax parcel 24-4-5.2, Medium Density Residential Zone. The proposal involves:

Subdivision of a ± 4.8 acre lot and ± 1 acre right-of-way from an existing ± 34.7 acre lot (tax parcel 24-4-5.2).

A new three story, 68 unit independent living facility ($\pm 19,520$ square foot footprint) on the new ± 4.8 acre lot, fronting a new road (± 1 acre right-of-way) off of West Hill Drive. The project will also include new sidewalks around the building and connecting to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping.

Cornell University, owner; Conifer Realty, LLC, applicant; Passero Associates, agent; and

2. This is an Type 1 action, for which the Town of Ithaca Planning Board, acting as lead agency in a coordinated environmental review for this project, on April 3, 2012 (preliminary subdivision and site plan approval), made a negative determination of environmental significance, after having reviewed and accepted as adequate a Full Environmental Assessment Form Part I, submitted by the applicant, a Part II prepared by Town Planning staff, and other application materials; and
3. On April 3, 2012, at a public meeting, the Town of Ithaca Planning Board granted preliminary subdivision approval and preliminary site plan approval for the proposed project, with conditions; and
4. On May 7, 2012, at a public meeting, the Town of Ithaca Town Board adopted Local Law 7 of 2012, amending Chapter 270 of the Code of the Town of Ithaca to rezone the site from Medium Density Residential (MDR) to Multiple Residence (MR), and accepted the concept and location of a public road and public utilities proposed to be dedicated to the Town; and
5. On June 18, 2012, at a public meeting, the Town of Ithaca Zoning Board approved variances from the conditions of Zoning Code sections §270.104 (minimum area per dwelling unit in an MR zone), §270.105 (building height), §270.106 (building setback) and §270.111 B (additional special requirements / recreation) for the proposed independent living facility; and
6. The Planning Board, at this public hearing, has reviewed and accepted as adequate application materials, including S-1 subdivision map (December 8, 2009, revised November 4, 2013), C 100 final overall plan (December 2011, revised October 18, 2013), C 101 final site plan, C 102 final

utility plan, C 103 final grading and erosion control, C 104 final landscaping and lighting plan, C 105 final profiles, C 200/C 201/C 202 final details (December 2011, revised October 15, 2013), prepared by Passero Associates; A4/A5: elevations (December 12, 2012), prepared by Harris A Sanders Architects; sign details (received October 16, 2013), Cayuga Meadows exterior colors (received November 6, 2013), and other application materials.

IT IS RESOLVED:

1. That the Town of Ithaca Planning Board grants final subdivision approval for the proposed Cayuga Meadows Senior Housing Development subdivision, as described in the materials referenced above, subject to the following conditions:
 - a. Submission for signing by the Chairperson of the Planning Board of an original or mylar copy and three dark-lined prints of the final subdivision plat, revised, if necessary, to show accurate acreage figures for the road parcel and for Lot 2, before filing with the Tompkins County Clerk's Office, and submission of a receipt of filing to the Town of Ithaca Planning Department; and
 - b. Evidence of any necessary approval by the Tompkins County Health Department, before the plat is signed by the Planning Board Chair.

IT IS FURTHER RESOLVED:

1. That the Town of Ithaca Planning Board grants final site plan approval for the proposed Cayuga Meadows Senior Housing Development, as described in the materials referenced above, subject to the following conditions:
 - a. Submission of one original set of final site plan drawings revised, if necessary, to show accurate acreage figures for the road parcel and for the remaining lands of Cornell University, signed and sealed by the registered land surveyor, engineer, architect or landscape architect who prepared the site plan materials, before application for any building permits; and
 - b. Submission of revised final site plan drawings showing the following, before application for any building permits.
 - Correct number of dwelling units (68), where the number of dwelling units is indicated.
 - Revised planting schedule that indicates all flowering ornamental trees to be planted will have a diameter at breast height of at least 2.5 inches.
 - Revised location and size of the proposed freestanding sign, conforming to Town sign regulations, or receipt of any necessary sign variances from the Zoning Board of Appeals.
 - Elevations of the dumpster enclosure, the design of which must conform to Local Law 7 of 2012 (rezoning from MDR to MR, development standards for the site).
 - Location, type, and specifications of all freestanding and building-mounted light fixtures (including the addition of lighting illuminating the east walkway and stairs), which must conform to the Town lighting law.
 - A note stating all construction activity will be contained on site; and

- c. Submission of documentation of all necessary approvals from county and state agencies before application for any building permits; and
- d. Submission of and entry into a stormwater "Operation, Maintenance, and Reporting Agreement" between Conifer Realty and the Town of Ithaca, to include easements or other mechanisms to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before application for any building permits; and
- e. Submission of and entry into a stormwater "Operation, Maintenance, and Reporting Agreement" between Cornell University and the Town of Ithaca, to include easements or other mechanisms to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before application for any building permits; and
- f. Submission of final sanitary sewer and water main easements for review and approval by the Attorney for the Town and the Town of Ithaca Public Works Department, and filing of those approved easements with the Tompkins County Clerk's Office, before application for any building permits; and
- g. Submission of a truck hauling plan detailing the removal of excavated and waste material, including the delivery route during construction, showing use of State highways to the greatest extent practicable, and with no truck convoys traveling into the City of Ithaca on weekdays from 7:30 AM to 9:00 AM and 3:30 PM to 5:00 PM, for review and approval by the Town of Ithaca Public Works Department, before any work begins on the site; and
- h. Compliance with all conditions listed in the Engineering Memorandum from Daniel Thaete, PE, dated 11/18/2013.

Vote

Ayes: Wilcox, Collins, Wedemeyer, Beach, Fogarty, Bosak, Erb

I, Debra Deducastine, hereby certify that the foregoing is a true & exact copy of a resolution adopted by the Planning Board of the Town of Ithaca, Tompkins County, New York, on the 14th day of November, 2013.

11/20/13
Date

[Signature]
First Deputy Town Clerk

TOWN OF ITHACA PLANNING BOARD

215 North Tioga Street
Ithaca, New York 14850

Tuesday, November 19, 2013

AGENDA

7:00 P.M.

PUBLIC HEARING: Consideration of Final Site Plan Approval and Final Subdivision Approval for the proposed Cayuga Meadows Senior Housing development (formerly Conifer Senior Living on West Hill) located to the south of West Hill Drive near the Overlook Apartments, Town of Ithaca Tax Parcel No. 24-4-5.2, Multiple Residence Zone. The proposal involves developing approximately 5.697 +/- acres of the property for a new 3-story, 68 unit senior housing facility (19,520 +/- square foot footprint) on a new road off of West Hill Drive. The project will also include new sidewalks around the facility with a connection to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping. Cornell University, Property Owner; Conifer Realty, LLC, Applicant; Jess D. Sudol, PE, Passero Associates, Agent.

2. Persons to be heard
3. Approval of Minutes: November 5, 2013.
4. Other Business
 - Report from Town Engineer on approved lot line adjustment.
5. Adjournment

Susan Ritter
Director of Planning
273-1747

NOTE: IF ANY MEMBER OF THE PLANNING BOARD IS UNABLE TO ATTEND, PLEASE NOTIFY SANDY POLCE AT 273-1747.

(A quorum of four (4) members is necessary to conduct Planning Board business.)

TOWN OF ITHACA PLANNING BOARD
NOTICE OF PUBLIC HEARINGS

Tuesday, November 19, 2013

By direction of the Chairperson of the Planning Board, NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Board of the Town of Ithaca on Tuesday, November 19, 2013, at 215 North Tioga Street, Ithaca, N.Y., at the following time and on the following matter:

7:00 P.M. Consideration of Final Site Plan Approval and Final Subdivision Approval for the proposed Cayuga Meadows Senior Housing development (formerly Conifer Senior Living on West Hill) located to the south of West Hill Drive near the Overlook Apartments, Town of Ithaca Tax Parcel No. 24-4-5.2, Multiple Residence Zone. The proposal involves developing approximately 5.697 +/- acres of the property for a new 3-story, 68 unit senior housing facility (19,520 +/- square foot footprint) on a new road off of West Hill Drive. The project will also include new sidewalks around the facility with a connection to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping. Cornell University, Property Owner; Conifer Realty, LLC, Applicant; Jess D. Sudol, PE, Passero Associates, Agent.

Said Planning Board will at said times and said place hear all persons in support of such matters or objections thereto. Persons may appear by agent or in person. Individuals with visual impairments, hearing impairments or other special needs, will be provided with assistance as necessary, upon request. Persons desiring assistance must make such a request not less than 48 hours prior to the time of the public hearing.

Susan Ritter
Director of Planning
273-1747

Dated: Friday, November 8, 2013
Publish: Wednesday, November 13, 2013



October 15, 2013

Ms. Susan Ritter
Director of Planning
Town of Ithaca
215 North Tioga Street
Ithaca, NY 14850

**Re: Cayuga Meadows (Conifer West Hill) -- Trumansburg Road
Final Site Plan Approval - Letter of Intent**

Dear Ms. Ritter:

On behalf of our client, Conifer Realty, we request to be placed on the November 19, 2013 for consideration of Final Site Plan Approval for the above referenced project. Cayuga Meadows (formerly "Conifer West Hill") received Preliminary Site Plan approval in April of 2012 in conjunction with a rezoning request. Since receiving preliminary approval, the subject parcel has been rezoned to Multiple Residence, received the required variances, and received public works approval. Conifer Realty is now requesting final site plan approval so that the project can be included in the December funding submission to the State of New York. If the project is funded, it is anticipated that construction would begin the summer of 2014.

Since the project was approved last year there has been a slight modification to the building program. Instead of the previously approved 72 units, there will be 68 units. As a result of the modification, the building footprint is slightly smaller resulting in less lot coverage and less environmental impact. Other than the slight modification to the Building, the project is the same as approved in 2012.

The attached site plans and architectural plans have been prepared to address the conditions of preliminary approval.

In support of our application, attached please find:

- | | |
|------------------------------------|--|
| (1) Development Review Application | (3) Sets of Original Signed Site Drawings |
| (1) Application Fee \$1,000 | (25) 11x17 Copies of Site Plans |
| (1) Copy of easement descriptions | (3) Sets of Original Signed Architectural Drawings |
| | (25) 11x17 Copies of Architectural Plans |

We look forward meeting with the Board on the 19th. If you have any questions or require additional information please contact me directly. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jess Sudol".

Jess D. Sudol, PE, CPESC, CPSWQ
Associate & Project Manager

JDS/cmb
Enclosures

cc: File
Andy Bodewes, Conifer Realty

PROPOSED PB RESOLUTION:

**Cayuga Meadows
(formerly Conifer Senior Living on West Hill)
Final subdivision and final site approval
Tax parcel 24-4-5.2
Town of Ithaca Planning Board, November 19, 2013**

WHEREAS:

1. This action is consideration of final subdivision and final site plan approval for the proposed Cayuga Meadows Senior Housing Development located off West Hill Drive, Town of Ithaca tax parcel 24-4-5.2, Medium Density Residential Zone. The proposal involves:

Subdivision of a ± 4.8 acre lot and ± 1 acre right-of-way from an existing ± 34.7 acre lot (tax parcel 24-4-5.2).

A new three story, 68 unit independent living facility ($\pm 19,520$ square foot footprint) on the new ± 4.8 acre lot, fronting a new road (± 1 acre right-of-way) off of West Hill Drive. The project will also include new sidewalks around the building and connecting to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping.

Cornell University, owner; Conifer Realty, LLC, applicant; Passero Associates, agent; and

2. This is an Type 1 action, for which the Town of Ithaca Planning Board, acting as lead agency in a coordinated environmental review for this project, on April 3, 2012 (preliminary subdivision and site plan approval), made a negative determination of environmental significance, after having reviewed and accepted as adequate a Full Environmental Assessment Form Part I, submitted by the applicant, a Part II prepared by Town Planning staff, and other application materials; and
3. On April 3, 2012, at a public meeting, the Town of Ithaca Planning Board granted preliminary subdivision approval and preliminary site plan approval for the proposed project, with conditions; and
4. On May 7, 2012, at a public meeting, the Town of Ithaca Town Board adopted Local Law 7 of 2012, amending Chapter 270 of the Code of the Town of Ithaca to rezone the site from Medium Density Residential (MDR) to Multiple Residence (MR), and accepted the concept and location of a public road and public utilities proposed to be dedicated to the Town; and
5. On June 18, 2012, at a public meeting, the Town of Ithaca Zoning Board approved variances from the conditions of Zoning Code sections §270.104 (minimum area per dwelling unit in an MR zone), §270.105 (building height), §270.106 (building setback) and §270.111 B (additional special requirements / recreation) for the proposed independent living facility; and
6. The Planning Board, at this public hearing, has reviewed and accepted as adequate application materials, including S-1 subdivision map (December 8, 2009, revised November 4, 2013), C 100 final overall plan (December 2011, revised October 18, 2013), C 101 final site plan, C 102 final utility plan, C 103 final grading and erosion control, C 104 final landscaping and lighting plan, C 105 final profiles, C 200/C 201/C 202 final details (December 2011, revised October 15, 2013),

prepared by Passero Associates; A4/A5: elevations (December 12, 2012), prepared by Harris A Sanders Architects; sign details (received October 16, 2013), Cayuga Meadows exterior colors (received November 6, 2013), and other application materials.

IT IS RESOLVED:

1. That the Town of Ithaca Planning Board grants final subdivision approval for the proposed Cayuga Meadows Senior Housing Development subdivision, as described in the materials referenced above, subject to the following conditions:
 - a. Submission for signing by the Chairperson of the Planning Board of an original or mylar copy and three dark-lined prints of the final subdivision plat, before filing with the Tompkins County Clerk's Office, and submission of a receipt of filing to the Town of Ithaca Planning Department; and
 - b. Evidence of necessary approval by the Tompkins County Health Department on the final plat, before the plat is signed by the Planning Board Chair.

IT IS FURTHER RESOLVED:

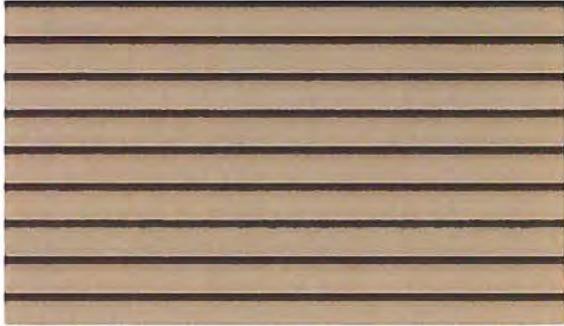
1. That the Town of Ithaca Planning Board grants final site plan approval for the proposed Cayuga Meadows Senior Housing Development, as described in the materials referenced above, subject to the following conditions:
 - a. Submission of one original set of final site plan drawings, signed and sealed by the registered land surveyor, engineer, architect or landscape architect who prepared the site plan materials, before application for any building permits; and
 - b. Submission of revised final site plan drawings showing the following, before application for any building permits.
 - Correct number of dwelling units (68), where the number of dwelling units is indicated.
 - Revised planting schedule that indicates all flowering ornamental trees to be planted will have a diameter at breast height of at least 2.5 inches.
 - Revised location of the proposed freestanding sign, conforming to Town sign regulations.
 - Elevations of the dumpster enclosure, the design of which must conform to Local Law 7 of 2012 (rezoning from MDR to MR, development standards for the site).
 - Location, type, and specifications of all freestanding and building-mounted light fixtures, which must conform to the Town lighting law; and
 - c. Submission of documentation of all necessary approvals from county and state agencies before application for any building permits; and
 - d. Submission of and entry into a stormwater "Operation, Maintenance, and Reporting Agreement" between Conifer Realty and the Town of Ithaca, to include easements or other mechanisms to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before application for any building permits; and

- e. Submission of and entry into a stormwater “Operation, Maintenance, and Reporting Agreement” between Cornell University and the Town of Ithaca, to include easements or other mechanisms to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before application for any building permits; and
- f. Submission of final sanitary sewer and water main easements for review and approval by the Attorney for the Town and the Town of Ithaca Public Works Department, and filing of those approved easements with the Tompkins County Clerk’s Office, before application for any building permits; and
- g. Submission of a truck hauling plan detailing the removal of excavated and waste material, including the delivery route during construction, showing use of State highways to the greatest extent practicable, and with no truck convoys traveling into the City of Ithaca on weekdays from 7:30 AM to 9:00 AM and 3:30 PM to 5:00 PM, for review and approval by the Town of Ithaca Public Works Department, before any work begins on the site.

Cayuga Meadows Exterior Colors

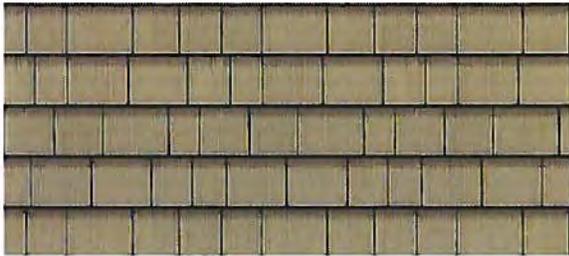
Siding: Certainteed Restoration Classic "Savannah Wicker" 4.5" Dutch Lap

<http://www.certainteed.com/products/vinyl-siding/horizontal-siding/343727>



Shakes: Certainteed Cedar Impressions "Cypress Spruce" Double 7" Straight Edge Perfection Shingle

<http://www.certainteed.com/products/vinyl-siding/shake---shingle-siding/310282#>



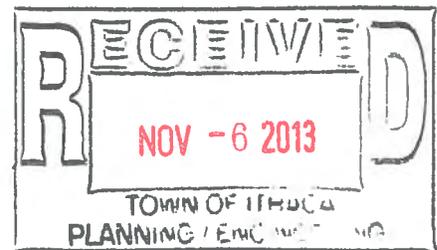
Shingles: Timberline HD Architectural Shingles "Weathered Wood"

http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/High_Definition



Doors: Painted to match shakes

Trim: White



FILE
DATE 6/20/12

ADOPTED RESOLUTION

**ZB RESOLUTION 2012-034
Area Variances
Cornell University
New Road Off West Hill Drive
Tax Parcel No. 24.-4-5.2
June 18, 2012**

MOTION made by Kirk Sigel, Seconded by Dave Mountin.

RESOLVED, that this board grants the appeal of Conifer Realty, applicant, Cornell University, owner requesting variances from the requirements of Chapter 270, Section 270-104 "Minimum Area for Multiple Residence Zone", Section 270-105 "Height Limitations", Section 270-106A(1) "Yard Regulations", and Section 270-111B "Additional Special Requirements" of the Town of Ithaca Code for the proposed Conifer Senior Living on West Hill development located to the south of West Hill Drive near the Overlook Apartments, Town of Ithaca Tax Parcel No. 24.-4-5.2, Medium Density Residential and Multiple Residence Zones. The proposal involves developing approximately 5 acres of the property for a new 3-story, 72 unit senior housing facility (21,000 +/- square foot footprint) on a new road off of West Hill Drive. Variances are needed for front yard setback, building height, density and the requirement under Section 270-111B for recreation areas for children with the following:

Condition:

1. That the project be built substantially as indicated on the plans submitted by the applicant to this board at the meeting.

Findings for the front yard setback:

That the benefit to the applicant does outweigh any detriment to the health, safety and welfare of the community, specifically:

1. That the benefit the applicant wishes to achieve cannot be achieved by any other means feasible given the applicant's as well as the Town Board's and Planning Committee's desire to have the project be closer to the road to make it more walkable and human-scaled, and additionally, the reduced setback creates a shorter walking distance to the bus stop,
2. That there will not be an undesirable change in the neighborhood character or to nearby properties given that this project is somewhat set apart from the Overlook project and is itself the first project in what the Town anticipates to be larger development on this property,
3. That while the request is substantial, reducing the front yard setback by 40%, that nevertheless the benefit does outweigh any detriment to the healthy, safety and welfare of the community,

2. That there will not be an undesirable change in the neighborhood character or to nearby properties given that this project is somewhat set apart from the Overlook project and is itself the first project in what the Town anticipates to be larger development on this property,
3. That while the request is substantial, being over a 25% increase in the allowed density, that nevertheless the benefit to the applicant does outweigh any detriment to the health, safety and welfare of the community,
4. That the request will not have adverse physical or environmental effects and in fact allows the applicant to build the same number of units with a smaller impervious footprint, which is a benefit to the applicant as well as the community, and
5. That the alleged difficulty is self-created but is mitigated by the fact that this higher density is desired by the Town Board and the Planning Committee.

Findings for Section 270-111B Additional Special Requirements:

That the benefit to the applicant does outweigh any detriment to the health, safety and welfare of the community, specifically:

1. That the benefit the applicant wishes to achieve, which is that of substituting a community garden, which is a better suited recreation space for the tenants of this building, cannot be achieved by any other means feasible except to substitute the recreation areas for children with the community garden space,
2. That there will not be an undesirable change in neighborhood character or to nearby properties given that either of the facilities, the children's recreation area or the community garden, are only intended for on-site use,
3. That the request is not substantial given that there are not children anticipated to live in the facility,
4. That the request will not have adverse physical or environmental effects, and
5. That while the alleged difficulty is self-created, nevertheless, the benefit to the applicant does outweigh any detriment to the health, safety and welfare of the community.

A vote on the motion resulted as follows:

AYES: Sigel, Mountin, Rosen and Dixon.
NAYS: King.

Motion was carried.



TOWN OF ITHACA
PUBLIC WORKS DEPARTMENT
106 SEVEN MILE DRIVE, ITHACA, N.Y. 14850
publicworks@town.ithaca.ny.us

PHONE (607) 273-1656

Roads, Parks, Trails, Engineering, Sewer, and Water

FAX (607) 272-6076

July 31, 2012

Ryan McGrath
Project Coordinator
Conifer
183 East Main St., Suite 600
Rochester, NY 14604

RE: Conifer West Development

Dear Mr. McGrath

I have reviewed the location for the new senior housing development your company has proposed. The Town of Ithaca has adequate water and sewer facilities available to service the project as proposed. If you have any questions please contact me at 273-1656.

Sincerely

Creig Hebdon
Town Engineer

MEETING OF THE ITHACA TOWN BOARD
Monday, May 7, 2012

TB RESOLUTION NO. 2012-096: Acceptance of the Concept and Locations of the Proposed Public Utilities (Water and Sewer), Drainage Easement, and Public Road to Be Dedicated to the Town in Conjunction with the Conifer Senior Living on West Hill Proposal

WHEREAS, the Town of Ithaca Planning Board, on April 3, 2012, has granted Preliminary Site Plan and Subdivision Approval for the proposed Conifer Senior Living on West Hill development located off West Hill Drive, Town of Ithaca Tax Parcel Number No. 24-4-5.2, Medium Density Residential (MDR) zone. The proposal involves developing ±5.7 acres of the property for a new three story, 72 unit senior housing building (±21,000 square foot footprint) on a new road connecting to West Hill Drive. The project will also include new sidewalks around the building and connecting to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping. Cornell University, Owner; Conifer Realty, LLC, Applicant; John F. Caruso, PE, PMP, Passero Associates, Agent; and

WHEREAS, the applicant for the above-referenced subdivision and development has proposed to dedicate to the Town of Ithaca the public utilities (water and sewer) as shown on the plan titled "Utility Plan" (drawing C102) dated December 2011, revised March 2, 2012; prepared by Passero Associates; and

WHEREAS, the applicant for the above-referenced subdivision has proposed to dedicate to the Town of Ithaca a drainage easement as shown on the plan titled "Profiles" (drawing C105) dated December 2011, revised March 2, 2012, prepared by Passero Associates; and

WHEREAS, the applicant for the above-referenced subdivision and development has proposed to dedicate to the Town of Ithaca the proposed public road on the right-of-way parcel, as shown on the plan titled "Landscaping and Lighting Plan" (drawing C104) dated December 2011, revised March 30, 2012, and preliminary subdivision plan (drawing S1) dated December 8, 2009, revised March 21, 2012, prepared by Passero Associates; and

WHEREAS, the Town of Ithaca Public Works Committee, on April 17, 2012, has reviewed the plans for the above-referenced improvements proposed for dedication to the Town, and have found them generally acceptable and voted to move the request to the Town Board for consideration;

NOW THEREFORE BE IT RESOLVED, that the Town of Ithaca Town Board hereby accepts the concept and locations of the above-described improvements, subject to the following conditions:

1. That the Final Site Plan and Subdivision Approvals be granted by the Town of Ithaca Planning Board, prior to the Town Board accepting the conveyance of the improvements and easements; and
2. Completion of the public utilities and public road, to the satisfaction of the Town of Ithaca Director of Public Works, prior to the acceptance of the improvements by the Town Board; and
3. That the specific surveyed locations, deeds, and abstracts showing good and marketable title for the proposed improvements and easements be submitted in a form acceptable to the Attorney for the Town, the Director of Public Works, and the Director of Planning, prior to dedication and acceptance of the improvements by the Town Board; and
4. Acceptance by the Town Board of the proposed utilities, public road and easements to be dedicated to the Town.

Moved: Bill Goodman

Seconded: Rich DePaolo

Vote: Ayes—Engman, Goodman, Horwitz, Leary, Hunter, Levine and DePaolo

Motion passed unanimously.



November 11, 2013

Mr. Andrew Crossed
Executive Vice President
Conifer Realty, LLC
183 E. Main Street, Suite 600
Rochester, NY 14604

**RE: Conifer Village at Cayuga Meadows
Ithaca, NY**

Dear Mr. Crossed:

WCS will arrange to provide telephone service to the above referenced location. Should you have any questions, please feel free to contact me at 315-579-7070.

Sincerely,

A handwritten signature in black ink, appearing to read 'Norm Wilson', written in a cursive style.

Norm Wilson
Account Manager

WHOLESALE CARRIER SERVICES, INC.
5471 N. University Drive • Coral Springs, FL 33067
Phone: 954.227.1700 • Fax: 954.905.4265
www.wcs.com



Jeanne Shanahan

From: Foster, Lisa <LMFoster@nyseg.com>
Sent: Wednesday, December 04, 2013 10:31 AM
To: Jeanne Shanahan
Subject: NYSEG Electric Availability



To: Jeanne Shanahan, Development Admin. Assistant, Conifer Realty LLC
From: Lisa Foster, Customer Service, NYSEG
Re: Electric Availability next to West Hill Dr. for a 72 unit apt. bldg, Ithaca, NY 14850
Service Notification: 301008004

Date: 12/04/13

NYSEG received a request for electric at the location referenced above. Engineering analysis of the existing electric distribution system, demonstrates that NYSEG has capacity to serve the above address subject to the following:



- Total connected peak load information provided by the customer of 504 kVA.
- NYSEG's ability to serve this load may be impacted by the addition of other new electric loads.

This letter does not address any costs that the customer may be obligated to pay to receive electric and is intended to address electric capacity capability only. As your project progresses, NYSEG urges you to remain in contact with us regarding project schedule, our ability to serve, and any modifications to proposed load. In future correspondence, please include the Service Notification number noted above.

Extension and installation of electric facilities are pursuant to NYSEG's tariff (Public Service Commission 119).

Please contact me at 607-347-2426 with any questions.



Lisa Foster
Ithaca Customer Service

1107 Cayuga Valley Road, Ithaca, NY 14850
Telephone: 607-347-2426
Cell: 607-347-1119
Fax: 607-347-2449
lmfoster@nyseg.com



Jeanne Shanahan

From: Foster, Lisa <LMFoster@nyseg.com>
Sent: Tuesday, November 19, 2013 2:27 PM
To: Jeanne Shanahan
Subject: NYSEG Gas Availability

To: Jeanne Shanahan, Conifer LLC
From: Lisa Foster, Customer Service, NYSEG
Re: Natural Gas Availability near 100 West Hill Circle, Ithaca, NY 14850
Service Notification: 301008002

Date: 11/19/13

NYSEG received a request for natural gas service at the location referenced above. Engineering analysis of the existing natural gas distribution system, demonstrates that NYSEG has capacity to serve the above address subject to the following:

- Total connected peak load information provided by the customer of 5.665 Mcfh.
- NYSEG's ability to serve this load may be impacted by the addition of other new gas loads.
- Service pressure of six inches water column at the outlet of the gas meter.

This letter does not address any costs that the customer may be obligated to pay to receive natural gas service and is intended to address natural gas capacity capability only. As your project progresses, NYSEG urges you to remain in contact with us regarding project schedule, our ability to serve, and any modifications to proposed load. In future correspondence, please include the Service Notification number noted above.

Extension and installation of natural gas facilities are pursuant to NYSEG's tariff (Public Service Commission 90).

Please contact me at 607-347-2426 with any questions.



Lisa Foster
Ithaca Customer Service

1387 Dryden Rd., Ithaca, NY 14850
Telephone 607.347.2426
Cell 607.279.1149
Fax 607.347.2490
lmfoster@nyseg.com



In the interest of the environment,
please print only if necessary and recycle



Karen Streber
MDU Account Executive
2620 West Henrietta Road
Rochester, New York 14624
Office 585-340-8185
Fax 588-340-8110
karen.streber@twcable.com

November 19, 2013

Mr. Andrew Crossed
Executive Vice President
Conifer Realty LLC
183 E. Main Street
Suite 600
Rochester, New York 14604

Re: Conifer Village at Cayuga Meadows
Ithaca, New York 14580

Dear Mr. Crossed;

Please be advised that Time Warner Cable is committed to providing access to discounted Broadband Internet and Cable Service to the above site. Future connections are subject to a serviceability study, construction cost estimate, and agreement terms and conditions approved by TWC Management.

Please feel free to reach out to me if you have questions or concerns..

Thank you,

A handwritten signature in cursive script that reads 'Karen Streber'.

Karen Streber
New Market Development
MDU Account Executive

APPENDIX Q
EMERGENCY SERVICES



CITY OF ITHACA
310 West Green Street Ithaca, New York 14850-5497

OFFICE OF THE FIRE CHIEF
Telephone: 607/272-1234 Fax: 607/272-2793

November 30, 2015

Lori Shirley
Community Developer, Environmental Services
New York State Homes and Community Renewal

Re: Conifer Village at Cayuga Meadows
100 West Hill Drive
Ithaca, NY 14850

Dear Ms. Shirley:

As the local firefighting and first response emergency medical service provider for Town of Ithaca, The department has 4 Fire Stations located in the City and Town of Ithaca: 310 W Green St, 1240 Trumansburg Road, 309 College Avenue, and 965 Danby Road. The department is staffed with at least 11 firefighter/EMTs on duty 24 hours per day.

The closest fire station to 100 West Hill Drive is 0.3 miles away at 1240 Trumansburg Road. The station is typically staffed with two career firefighters, 24-hours per day.

The Ithaca Fire Department will serve the proposed project to the best of its abilities with the limited on-duty resources; mutual aid from volunteer fire departments in adjoining municipalities; and recalled off-duty volunteer and career firefighters.

Sincerely,

C Thomas Parsons
Fire Chief

OFFICE OF
THE SHERIFF OF TOMPKINS COUNTY

779 WARREN ROAD
ITHACA, NY 14850

KENNETH W. LANSING
SHERIFF



TEL: (607) 257-1345
FAX: (607) 266-5436

BRIAN P. ROBISON
UNDERSHERIFF

Mr. Paul Marfione
Project Coordinator, Conifer Realty
1000 University Ave., Suite 500
Rochester, NY 14607

November 24, 2015

Re: Conifer Village at Cayuga Meadows
100 West Hill Drive
Ithaca, NY 14850

Mr. Marfione:

As one of the local law enforcement agencies for Tompkins County, the Tompkins County Sheriff's Office, has law enforcement staff to protect and serve the citizens of Tompkins County and the proposed facility in Tompkins County.

Sincerely,

Sheriff Kenneth W. Lansing

APPENDIX R
PHASE I ENVIRONMENTAL SITE
ASSESSMENT REPORT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Undeveloped Land
West Hill Circle and Trumansburg Road
Ithaca, New York**

Prepared For:
**Conifer Realty, LLC
183 East Main Street, 6th Floor
Rochester, New York 14604**

Prepared By:
**Leader Professional Services, Inc.
271 Marsh Road, Suite 2
Pittsford, New York 14534**

December 2015

378.082



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1. SUMMARY

Leader Professional Services, Inc. (“Leader”) was retained by Conifer Realty, LLC (“Conifer”) to conduct a Phase I Environmental Site Assessment (“ESA”) for 33.52 acres of undeveloped residential property located in Northwest Ithaca, Tompkins County, New York (collectively referred to as the “Site”), see Figure 1 and Figure 3. The Site property is composed of one tax parcel with a tax parcel identification number 24.0-4-5.2.

The ESA was conducted in general accordance with the American Society of Testing and Materials (“ASTM”) Standard Practice for Environmental Site Assessments, E 1527-13 and USEPA’s requirements for All Appropriate Inquiry (“AAI”). Luke Spencer of Leader completed the ESA, including a Site Reconnaissance on December 17, 2015. Consistent with ASTM E 1527-13, Environmental Data Resources, Inc. (“EDR”) was used to perform a regulatory database search.

No on-site RECs were identified in connection with the Site.

No off-site RECs were identified in connection with the Site.

No Historical RECs were identified in connection with the Site.

No Controlled RECs were identified in connection with the Site.

No areas of concern were identified in connection with the Site.

2. INTRODUCTION

2.1 Purpose

Leader was retained by the Client to conduct a Phase I ESA on approximately 33.52 acre parcel of undeveloped land located southwest of the intersection between Trumansburg Road and West Hill Circle in the Town of Ithaca, Tompkins County, New York (“Site”).

It is our understanding this Phase I ESA was performed at the request of the Client as a part of their due diligence prior to acquiring the Site.

2.2 Detailed Scope of Services

The purpose of this Phase I ESA is to evaluate the current and past operations of the Site and the uses of the immediately surrounding properties in order to identify the *recognized environmental conditions* in connection with the Site. Leader designed a scope of work to effectively accomplish the above-referenced objective.

Recognized Environmental Conditions are defined by ASTM as “the presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, ground water or surface water of the property. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.”

A *Historical Recognized Environmental Condition* is defined by ASTM as a “*past release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *Site* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *Site* to any required controls.”

A *Controlled Recognized Environmental Condition* is defined as an “environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

A Phase I ESA consists of a historical and regulatory records review, a Site Reconnaissance and interviews with current owners, if possible. State and federal regulatory agency database file records are reviewed to identify reported spills, hazardous activities, and adjacent properties of concern. The Site Reconnaissance consists of accessing and making a visual assessment of the Site property, and observing the surrounding properties from the public street or sidewalk.

Leader prepared a written report, summarizing the findings of the Phase I ESA. Limitations are discussed further in Appendix A of this report.

2.3 Significant Assumptions

Leader assumes no liability for losses resulting from errors or omissions arising from the use of inaccurate/incomplete information or misrepresentations made by others during the performance of this Phase I ESA.

2.4 Limitations and Exceptions

As appropriate within the project schedule and budget, Leader reviewed readily available state and local environmental records and other public documents regarding the Site, adjacent properties, and as needed those found in the surrounding area. However, much of this information is provided to us by third parties, i.e., owners and regulatory agencies, and we cannot control or guarantee the accuracy or completeness of the information. As a result, our lack of knowledge of prior uses and conditions of the Site due to the inaccuracy or incompleteness of such information may therefore affect our ability to completely assess associated risks or hazards. Our ESA review is limited to the potential for CERCLA (i.e. Superfund) environmental impact issues unless otherwise noted.

2.5 Special Terms and Conditions

This Phase I ESA is performed in general conformance with the scope, limitations and industry standards.

2.6 User Reliance

There are no third party rights or benefits conferred under this report, except for those conveyed to Conifer Realty, LLC. Any reliance on the contents of this report by a third party other than those prescribed in Leader's agreement with Conifer Realty, LLC is the sole responsibility of that party.

Further user reliance matters detailed in the ESA Limitations provided in Appendix A and incorporated by reference are an integral part of this ESA Report.

3. SITE DESCRIPTION

3.1 Location and Legal Description

The Site is located southwest of the intersection between Trumansburg Road and West Hill Circle in the census-designated place of Northwest Ithaca, Tompkins County, New York. Figure 1 is a Site Location 2015 Aerial Photograph. According to the Tompkins County Assessor's Office, the Site is composed of a single tax parcel: 24.0-4-5.2.

3.2 Site and Vicinity General Characteristics

The Site is located on the south side of West Hill Drive, and the west side of Trumansburg Road and is comprised of approximately 33.52 acres of undeveloped residential land. The surrounding area is single-family residential properties, multi-family residential properties, commercial properties, and undeveloped woodland areas. There is an underground water line running from the south side to the northwest corner of the Site.

3.3 Current Uses of the Property

The Site is undeveloped and currently not being used for any identifiable purposes.

3.4 Description of Structures and Other Improvements

There are no structures at the Site. There is an underground water line running from the south side to the northwest corner of the Site.

3.5 Current Uses of Adjoining Property

Current land use directly adjoining the Site was evaluated by visual inspection and review of available information. The following is a description of adjoining properties:

North: Electrical transformers and townhouses (Overlook at West Hills).

South: Residential properties.

East: Residential properties and Ithaca Fire Department.

West: Undeveloped woodlands.

4. USER PROVIDED INFORMATION

4.1 Title Records

Leader did not receive a Title Abstract for the property.

4.2 Environmental Liens or Activity and Use Limitations

It is Leader's understanding that there are no liens on the Site or use limitations other than those imposed by the Town zoning requirements.

4.3 Specialized Knowledge

Leader has no specialized knowledge regarding the Site's conditions.

4.4 Commonly Known or Reasonably Ascertainable Information

None.

4.5 Valuation Reduction for Environmental Issues

There are no known environmental issues that would reduce the value of the Site.

4.6 Owner, Property Manager, and Occupant Information

The Tompkins County Assessor's information does not list the ownership of the Site. The owner of the Site is the Cornell University Real Estate Department, with Mr. Jeremy Thomas as the identified representative.

4.7 Reason for Performing the Phase I ESA

It is our understanding that this Phase I ESA was performed at the request of the Client as a part of their due diligence prior to acquiring the Site.

4.8 Other

None.

5. RECORDS REVIEW

Below is a summary of the regulatory information provided in the EDR database report (“EDR report”) and available information from local government agencies. The EDR report is provided in Appendix B. The EDR report is provided for information purposes. Additional regulatory status information was obtained from the United States Environmental Protection Agency (“USEPA”) website. This information was incorporated into the pertinent sections.

The EDR report did not identify the Site in any of the searched databases.

5.1 Standard Environmental Record Source(s)

The following is a summary of the findings of the database review:

SUMMARY OF FEDERAL & STATE AGENCY DATABASE FINDINGS			
Federal or State List	Does Property Appear on List?	Surrounding Area Search Radius	Number of Sites Within Search Radius*
National Priorities List (NPL or Federal Superfund Listing)	No	1 mile	0
Delisted NPL Facilities	No	0.5 mile	0
Comprehensive Environmental Response, Compensation and Liability Information System (“CERCLIS”)	No	0.5 mile	0
CERCLIS No Further Remedial Action Planned (“NFRAP”)	No	0.5 mile	0
Resource Conservation and Recovery Act (“RCRA”) Corrective Action Plan (CORRACTS)	No	1 mile	0
Resource Conservation and Recovery Information System – Treatment, Storage or Disposal Facilities (RCRIS-TSD, non-CORRACTS)	No	0.50 mile	0
RCRA Small and Large Quantity Generator of Hazardous Waste	No	0.25 mile	0
Federal Brownfield	No	0.50 mile	0
Emergency Response Notification System (“ERNS”) List	No	0.125 mile	0
State or Tribal Hazardous Waste Site (“SHWS”)	No	1 mile	0
State Spill Incidents	No	0.125 mile	0
State/Tribal Solid Water Facilities/Landfill Site (“SWLF”)	No	0.50 miles	0

SUMMARY OF FEDERAL & STATE AGENCY DATABASE FINDINGS			
Federal or State List	Does Property Appear on List?	Surrounding Area Search Radius	Number of Sites Within Search Radius*
State/Tribal Leaking USTs Database (“LUST”)	No	0.50 mile	2
State/Tribal Registered Underground Storage Tanks (“UST/AST”)	No	0.25 mile	0
State/Tribal Engineering Controls	No	0.50 mile	0
State/Tribal Institutional Controls	No	0.25 mile	0
State/Tribal Voluntary Cleanup Site	No	0.50 mile	0
State/Tribal Brownfields	No	0.50 mile	0
Federal institutional Controls/ Engineering Controls	No	0.50 mile	0
*The surrounding area search radius indicates the radial area (measured from the Site) for which the database review was performed.			

5.1.1 Federal NPL Sites

There are no National Priority List (“NPL”) sites reported within a 1.00-mile radius of the Site.

5.1.2 Federal De-Listed NPL Sites

There are no de-listed National Priority List (“NPL”) sites reported within a 0.50-mile radius of the Site.

5.1.3 Federal CERCLIS Site List

There are no Federal Comprehensive Environmental Response, Compensation, and Liability Information System (“CERCLIS”) facilities reported within a 0.50-mile radius of the Site.

5.1.4 Federal CERCLIS/NFRAP Site List

There are no Federal Comprehensive Environmental Response, Compensation, and Liability Information System (“CERCLIS”)/No Further Remedial Action Planned (“NFRAP”) sites reported within a 0.50 mile radius of the Site.

5.1.5 Federal RCRA CORRACTS Facilities

There are no Resource Conservation and Recovery Act (“RCRA”) Corrective Actions Facilities within a 1.0-mile radius of the Site.

5.1.6 Federal RCRA non-CORRACTS TSD Sites

There are no Federal RCRA non-Corrective Action (“non-CORRACTS”) Treatment, Storage, or Disposal (“TSD”) Facilities reported within a 0.50-mile radius of the Site.

5.1.7 Federal RCRA Generators List

The Resource Conservation and Recovery Act (“RCRA”) - Large-Quantity Generator’s (“LQG”) list (i.e., >1000kg of RCRA waste/month) and Small-Quantity Generator’s (“SQG”) list (i.e., <1000kg of RCRA waste/month) were both included in this search. There are no RCRA generators located within a 0.25-mile radius of the Site.

5.1.8 Federal Brownfield

There are no Federal Brownfield sites listed within a 0.50-mile radius of the Site.

5.1.9 Federal ERNS List

There are no incidents reported within a 0.125 mile radius of the Site that are included on the Federal Emergency Response Notification System (“ERNS”) list.

5.1.10 State and Tribal Sites

There are no NYSDEC Hazardous Waste Sites listed within a 1.00-mile radius of the Site.

5.1.11 State and Tribal Spills Sites

There are no listed spill sites within a 0.125 mile radius of the Site that are on the NYSDEC Spills List.

5.1.12 State and Tribal Landfill and/or Solid Waste Disposal Site Lists

There are no New York State Landfill/Solid Waste Disposal Site (“SWLF”) listed facilities within a 0.50-mile radius of the Site.

5.1.14 State and Tribal Leaking Underground Storage Tanks

There are two NYSDEC’s Leaking Underground Storage Tank (“LUST”) listed facility within a 0.50 mile radius of the Site.

The Tompkins Community Hospital located at 1285 Trumansburg Road approximately 0.15 of a mile northeast of the Site is listed in the EDR database report as having one, closed LUST file. The LUST is in regard to a tank tightness test failure, which occurred on April 14, 1988. The piping and gauge were replaced and the LUST was closed on June 9, 1988. This LUST is not an off-site REC because of its closed status and distance between the hospital and the Site.

The second LUST is also located at the Tompkins Community Hospital; however, the LUST is located in the maintenance facility approximately 0.37 of a mile north-northeast of the Site and is not an off-site REC based on its location in comparison to the Site.

5.1.15 State and Tribal Registered Storage Tank Sites

There are no listed facilities on NYSDEC Petroleum Bulk Storage Facility Registry within a 0.25-mile radius of the Site.

5.1.16 State and Tribal Engineering Control Registry

There are no facilities within a 0.50-mile of the Site that is listed on the State and/or Tribal databases for sites that have engineering controls in place.

5.1.17 State and Tribal Institutional Control Registry

There are no facilities within a 0.25-mile of the Site that is listed on the State and/or Tribal databases for sites that have institutional controls in place.

5.1.18 State and Tribal Voluntary Cleanup Sites

There are no NYSDEC's Voluntary Cleanup ("VC") sites listed within the 0.25-mile radius of the Site.

5.1.19 State and Tribal Brownfield Sites

There are no NYSDEC Brownfield sites within a 0.25-mile radius of the Site.

5.1.20 Federal Institutional Controls/Engineering Controls

There are no Federal sites with Institutional or Engineering Controls ("IC/EC") within a 0.25-mile radius specified by ASTM for Federal IC/EC sites.

5.1.21 Orphan

EDR identified no orphan listings for the Site's surrounding area.

5.2 Additional Environmental Record Sources

To supplement the standard environmental records reviewed, Leader also reviewed additional records made available through other sources, for example, regulatory agencies, county and town.

5.2.1 Local Land Records

Tompkins County's Assessor's Office website provides public information concerning the Site such as tax map identification number, property information, and historical information. This information has been used throughout the Phase I ESA Report.

5.2.2 Local Electrical Utility (Public Service)

The Site property is undeveloped and does not have any active connections to utilities. The utilities listed below are available in the Site area. There is an underground water line running from the south side to the northwest corner of the Site.

<u>Electric Service:</u>	National Grid.
<u>Gas Service:</u>	National Grid.
<u>Water:</u>	Town of Ithaca.
<u>Sewer:</u>	Town of Ithaca.
<u>Telephone:</u>	Time Warner.

5.2.3 Local/Regional Water Quality Agency

New York State Department of Environmental Conservation and Tompkins County oversee regulations governing groundwater quality and effluent discharges.

5.3 Physical Setting Source(s)

5.3.1 USGS – Current 7.5 Minute Topographic Map

The general area of the Site is shown on the 1988 USGS Ithaca, New York Quadrangle. The Site is shown as undeveloped land. The topography of the Site area slopes from west to east toward Cayuga Lake. The closer to the lake, the steeper the downward gradient. Figure 2 shows the topographic map for the Site area.

5.4 Historical Use Information on the Property

5.4.1 Aerial Photographs

Leader obtained the aerial photographs from EDR. The maps include the years 1938, 1942, 1944, 1954, 1957, 1964, 1968, 1980, 1985, 1991, 1995, 2006, 2008, 2009, and 2011. Aerial photographs can be found in Appendix C. Our observations are provided below.

Year	Observations
1938	The Site is undeveloped land and appears to be part of a farming homestead located along Trumansburg Road. The Site's surrounding properties are also used as farming homesteads or undeveloped property.
1942-1968	There are no significant changes to the Site or its surrounding properties.
1980	The Site appears as undeveloped field space. The property to the adjacent north of the Site has been developed with an electrical transformer property. The Ithaca Fire Department building and the Cayuga Medical Center have also been constructed since 1968. Residential properties have been built along Trumansburg Road and Bundy Road since 1968.
1985-1995	There are no significant changes to the Site or its surrounding properties.
2006-2011	The Site has not changed significantly since 1980. The townhouses (Overlook at West Hill) were under construction at the time of the 2006 aerial photograph. There are no other significant changes to the Site's neighboring properties since

The aerial photographs do not reveal any on-Site or off-Site REC's.

5.4.2 Fire Insurance Maps

Leader requested EDR to obtain Sanborn Fire Insurance maps for the Site area and received no maps for the Site area. Correspondence between Leader and EDR is shown in Appendix D.

5.4.3 Zoning/Land Use Records

Zoning for Parcel 3 is listed by the Tompkins County Assessor's Office website as vacant residential land.

5.4.4 Prior Assessment Usage and Previous Reports

The Client has not provided Leader with any previously completed environmental reports. Leader completed a Phase I ESA for the same Site property in September 2013. The Phase I ESA did not identify any on-site or off-site REC's.

5.5 Historical Use Information on the Adjoining Properties

As part of our inquiry into the previous uses of the adjoining properties, Leader reviewed available historical aerial photographs for the Site and surrounding area. Information regarding our reviews of historical aerial photographs and fire insurance maps are provided in Sections 5.4.1 and 5.4.2.

No other historical resources are available for these properties.

6. SITE RECONNAISSANCE OBSERVATIONS

On December 17, 2015, Luke Spencer of Leader performed a reconnaissance of the Site. Observations provided below are only applicable to those areas that were observed at the time of Leader's Site Reconnaissance.

6.1 Methodology and Limiting Conditions

Leader's assessment activities included accessing the Site and making a visual evaluation of the Site property and a visual assessment of the neighboring properties from the public right-of-way. Selected photographs taken during the Site Reconnaissance are included as Appendix E. Additional information regarding the Site and history was obtained from interviews and research at various public agencies.

6.2 General Site Setting

The Site is located on the south side of West Hill Drive, and the west side of Trumansburg Road and is comprised of approximately 33.52 acres of undeveloped residential land. The surrounding area is single-family residential properties, multi-family residential properties, commercial properties, and undeveloped woodland areas. There is an underground water line running from the south side to the northwest corner of the Site.

6.2.1 Current Use(s) of the Property

The Site is undeveloped and currently not being used for any identifiable purposes.

6.2.2 Past Use(s) of the Property

According to historical aerial photographs, the Site has been undeveloped since at least 1938.

6.2.3 Current Use(s) of Adjoining Properties

Current land use directly adjoining the Site was evaluated by visual inspection and review of available information. The following is a description of adjoining properties:

North: Electrical transformers and townhouses (Overlook at West Hills).

South: Residential properties.

East: Residential properties and Ithaca Fire Department.

West: Undeveloped woodlands.

6.2.4 Past Use(s) of Adjoining Properties

The properties adjoining the Site have been used for primarily farming homesteads and residential purposes from 1959 to the 1980's, and a mix of commercial and residential uses since approximately 1980.

6.2.5 Current or Past Uses in the Surrounding Area

Currently, the surrounding area consists of residential and commercial development along Trumansburg Road.

The Site's surrounding area has not significantly changed since the late 1980's, when Trumansburg Road appeared to be developed with commercial and residential properties on historical aerial photographs.

6.2.6 Geologic, Hydrologic, Topographic Conditions, and Vapor Encroachment Conditions

6.2.6.1 Geologic and Hydrologic Conditions

The unconsolidated (overburden) materials in the vicinity of the Site are classified by the Tompkins County Soil Survey as Hudson-Cayuga silt loam and Lordstown channery silt. Both soil types are well or moderately drained and will not pond surface water. While the Hudson-Cayuga silt loam is derived from till or lake plain glacial sediments, the Lordstown is primarily derived from till soils.

Regional bedrock units consist of Paleozoic sedimentary rock units consisting of the flat lying limestone and shale. The depth to bedrock is unknown, but less than 30 feet below the ground surface.

The depth to groundwater is unknown, but is suspected to be at approximately less than 30 feet below the ground surface.

6.2.6.2 Topographic Conditions

The topography of the Site area slopes significantly from west to east toward Cayuga Lake. The closer to the lake, the steeper the downward gradient.

6.2.6.3 Vapor Encroachment Conditions

There are no potential sources of contaminants that could cause Vapor Encroachment Conditions ("VECs") within 1/3 of a mile of the Site.

6.2.7 General Description of Structures

There are no structures at the Site. There is an underground water line running from the south side to the northwest corner of the Site.

6.2.8 Site Utility Information

Electric Service: National Grid.

Gas Service: National Grid.

Water: Town of Ithaca.

Sewer: Town of Ithaca.

Telephone: Unknown.

6.2.9 Surface Water and Storm Water

No surface water was found at the Site. Any rainwater or surface water will most likely travel east toward Cayuga Lake based on the topographic gradient in the Site area.

6.3 Interior/Exterior Observations

There are no structures on the Site; therefore, all observations were made from the exterior.

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No petroleum products were found at the Site.

6.3.2 Storage Tanks

No storage tanks were found at the Site.

6.3.3 Odors

No odors were noticed.

6.3.4 Pools of Liquid

No pooled water was observed at the Site.

6.3.5 Drums

No drums were found on the Site.

6.3.6 Hazardous Substances and Petroleum Products (Not Necessarily in Connection with Identified Uses)

Hazardous substances and petroleum products were not found at the Site.

6.3.7 Polychlorinated Biphenyls (“PCBs”)

There are no structures on the Site that would contain PCBs.

6.3.8 Heating and Cooling

No heating or cooling structures were found at the Site.

6.3.9 Stains or Corrosion

No staining or corrosion was noticed.

6.3.10 Drains and Sumps

No drains or sumps were found at the Site.

6.3.11 Pits, Ponds or Lagoons

No pits, ponds or lagoons were identified at the Site.

6.3.12 Stained Soil or Pavement

No stained soil or pavement was observed on the Site.

6.3.13 Stressed Vegetation

Some stressed vegetation was found on the west side of the Site. The land directly above the underground water pipe on the west side of the Site is cleared of trees and vegetation.

6.3.14 Solid Waste

No solid waste was found at the Site.

6.3.15 Wells

No monitoring or drinking wells were found at the time of the Site Reconnaissance.

6.3.16 Waste Water

No wastewater or wastewater disposal equipment was found at the Site.

6.3.17 Septic System

No visible evidence of a septic system or waste disposal system was found.

6.3.18 Unidentified Substance Containers

There were no unidentified substance containers found at the Site.

6.4 Other Conditions or Concerns

Certain Business Environmental Risks (“BER”) were evaluated at the Site. Leader’s observations regarding these BERs are outlined below.

Leader requested information in Freedom of Information Act (“FOIA”) requests to the Tompkins County, and the NYSDEC regarding the existence of septic system equipment. Leader has not received a response to the request at the time of issuing the Phase I ESA. An addendum letter will be sent to the Client as soon as that information becomes available.

6.4.1 Suspect Asbestos-Containing Materials (“SACM”)

There are no buildings on the Site and no SACM was found.

6.4.2 Lead-Based Paint

There are no buildings on the Site and no lead-based paint was found.

6.4.3 Radon

According to information provided on the New York State Department of Health online registry for radon information, the Town of Ithaca has an average radon level of 4.84 picoCuries per Liter (“pCi/L”) in the basements of 901 homes tested. USEPA’s recommended action level is 4.0 pc/l. Based on these levels radon may be a concern for the Site if residential buildings are constructed. If residences are built on the Site, a radon test would need to be conducted to determine the exact levels of radon.

6.4.4 Wetlands

According to the United States Fish and Wildlife Service: National Wetlands Inventory online map, there are no federal wetlands on the Site. Figure 5 shows the National Wetlands Map for the Site area. There are no New York State Wetlands shown on the NYSDEC online wetlands map. Figure 6 shows the NYSDEC Wetlands Map for the Site area.

6.4.5 Floodplains

The Federal Emergency Management Agency (“FEMA”) maps flood hazard areas across the country and they have not identified any flood hazard areas on the Site. The Site is listed as being located in “Zone C” which represents areas determined to be outside the 500-year floodplain. The FEMA flood hazard map for the Site area is provided in Figure 4.

7. INTERVIEWS

7.1 Interview with Owner

The owner of the Site was contacted and interviewed over the telephone. No on-site or off-site RECs were identified for the Site during the telephone call. The completed environmental questionnaire is shown in Appendix G.

7.2 Interview with Site Occupants

No Site occupants were available for an interview at the time of the Site reconnaissance.

7.3 Interview with Previous Owner

The previous owners could not be reached for an interview.

7.4 Interviews with Local Government Officials

7.4.1 United States Environmental Protection Agency

Leader completed an online query of the USEPA Envirofacts database (<http://www.epa.gov/enviro/>) for the Site. The USEPA Envirofacts database did not identify the Site in its searched database.

7.4.2 New York Department of Environmental Conservation

A written FOIA request was submitted to the NYSDEC on December 20, 2015 for the Site. No response from the NYSDEC has been received at this time. Correspondence between Leader and the NYSDEC is provided in Appendix F.

7.4.3 Tompkins County

A written FOIA request was submitted to Tompkins County on December 20, 2015 for the Site. No response from Tompkins County has been received at this time. Correspondence between Leader and Tompkins County is provided in Appendix F.

7.4.4 Municipality

A written FOIA request was submitted to the Town of Ithaca on December 20, 2015 for the Site. The Town Clerk, Ms. Paulette Terwilliger responded to Leader's request via telephone on December 30, 2015, stating any information pertaining to the Site would be found in either the Tompkins County or the NYSDEC databases. Correspondence between Leader and the Town is provided as Appendix F.

8. FINDINGS

8.1 Summary

Leader Professional Services, Inc. was retained by Conifer Realty, LLC to conduct a Phase I Environmental Site Assessment for 33.52 acres of undeveloped residential land in the census-designated place of Northwest Ithaca, Tompkins County, New York (collectively referred to as the “Site”), see Figure 1 and Figure 3. Any exceptions to, or deletions from, this practice are described in Section 2 of this report.

Luke Spencer of Leader completed the ESA, including a Site Reconnaissance on December 16, 2015. Consistent with ASTM E 1527-13, Environmental Data Resources, Inc was used to perform a regulatory database search. FOIA requests were submitted to the NYSDEC, Tompkins County, and the Town of Ithaca. The NYSDEC and Tompkins County have not provided access to the files requested in our FOIA request at this time. The USEPA’s EnviroFacts databases were reviewed online.

8.2 Findings

Recognized Environmental Conditions (“RECs”) are defined by ASTM as “the presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, ground water or surface water of the property. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.”

A *Historical Recognized Environmental Condition* is defined by ASTM as a “past release of any *hazardous substances* or *petroleum products* that has occurred in connection with the *Site* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *Site* to any required controls.”

A *Controlled Recognized Environmental Condition* is defined by ASTM as an “environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

An *Area of Concern* is defined as a current or historical environmental, safety, health, facility or maintenance issue requiring attention but is not a significant environmental compliance or legacy issue. It is not a “recognized environmental condition” as defined above.

The significant findings associated with this Phase I ESA are listed below:

8.2.1 On-Site Recognized Environmental Conditions

No on-Site RECs were identified in connection with the Site.

8.2.2 Off-Site Recognized Environmental Conditions

No Off-Site RECs were identified in connection with the Site.

8.2.3 Historical Recognized Environmental Conditions

No Historical RECs were identified in connection with the Site.

8.2.4 Controlled Recognized Environmental Conditions

No Controlled RECs were identified in connection with the Site.

8.2.5 Additional Areas of Concern

No areas of concern were identified in connection with the Site.

9. OPINION

9.1 Additional Investigations

Based on Leader's findings and the Site Reconnaissance conducted on December 17, 2015, additional environmental investigation is not recommended.

9.2 Data Gaps

During the completion of this Phase I ESA, the following data gaps were incurred:

- FOIA requests for NYSDEC and Tompkins County have not been answered at this time.
- An Abstract of Title was not provided to Leader.

10. CONCLUSIONS

Based on information provided or reasonably ascertained, interviews and the Site Reconnaissance, a Phase I ESA was completed in general conformance with the scope and limitations of ASTM Practice E 1527-13 for 33.52 acres of undeveloped residential land in the census-designated place of Northwest Ithaca, Tompkins County, New York. Exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

Based on Leader's findings and the Site reconnaissance conducted on December 17, 2015, additional investigation is not recommended.

11. DEVIATIONS

Deviation to the ASTM Standard Practice for Environmental Site Assessments, E 5127-13 for this ESA includes the following:

- FOIA requests for NYSDEC and Tompkins County have not been answered at this time.
- An Abstract of Title was not provided to Leader.

12. ADDITIONAL SERVICES

No additional services were provided to the client other than those identified in Section 2.2, the "Scope of Services."

13. REFERENCES

- ⇒ Environmental Data Resources, Inc. First Search Database Report. December 2, 2015.
- ⇒ Environmental Data Resources, Inc, Fire Insurance Maps. None found.
- ⇒ Environmental Data Resources, Inc, aerial photographs from 1938, 1942, 1944, 1954, 1957, 1964, 1968, 1980, 1985, 1991, 1995, 2006, 2008, 2009, and 2011.
- ⇒ Federal Emergency Management Agency, Flood Hazard Maps, Panel 3608510011C, Ithaca, New York.
- ⇒ Google Earth, <http://www.earthgoogle.com>, Site Area Aerial Photograph, 2015.
- ⇒ New York State Department of Environmental Conservation. “Application for Access to Records,” December 17, 2015.
- ⇒ New York State Department of Environmental Conservation. Environmental Resource Mapper. Accessed on December 30, 2015.
- ⇒ United States Department of Agriculture: National Soil Survey. Accessed on December 30, 2015.
- ⇒ United States Environmental Protection Agency (“USEPA”). Envirofacts On-line Database. <http://www.epa.gov/enviro/>. Accessed on December 30, 2015.
- ⇒ United States Fish and Wildlife Service—National Wetlands Inventory. West Hill Drive, Ithaca, New York. Accessed on December 30, 2015.
- ⇒ United States Geological Survey (USGS). 1988 7.5-Minute Topographic Map Series, Ithaca, New York Quadrangle.

14. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the Site. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

In addition, we certify, under penalty of false statements, 18 USC 1001, all of the information contained in this report is true and correct to the best of our knowledge.

Below are the signatures of the Environmental Assessors who completed the ESA for the Site.



Luke Spencer
Project Manager



Michael P. Rumrill
President

15. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Resumes of the environmental professionals who conducted this ESA are shown as Appendix H.



Approximate Site Location



Title Site Area 2015 Aerial Photograph
West Hill Circle and Trumansburg Road
Ithaca, New York

Prepared For Conifer Realty, LLC
183 East Main Street, 6th Floor
Rochester, New York 14604

Leader Professional Services
271 Marsh Road, Suite 2
Pittsford, NY 14534
(585) 248-2413
FAX (585) 248-2834

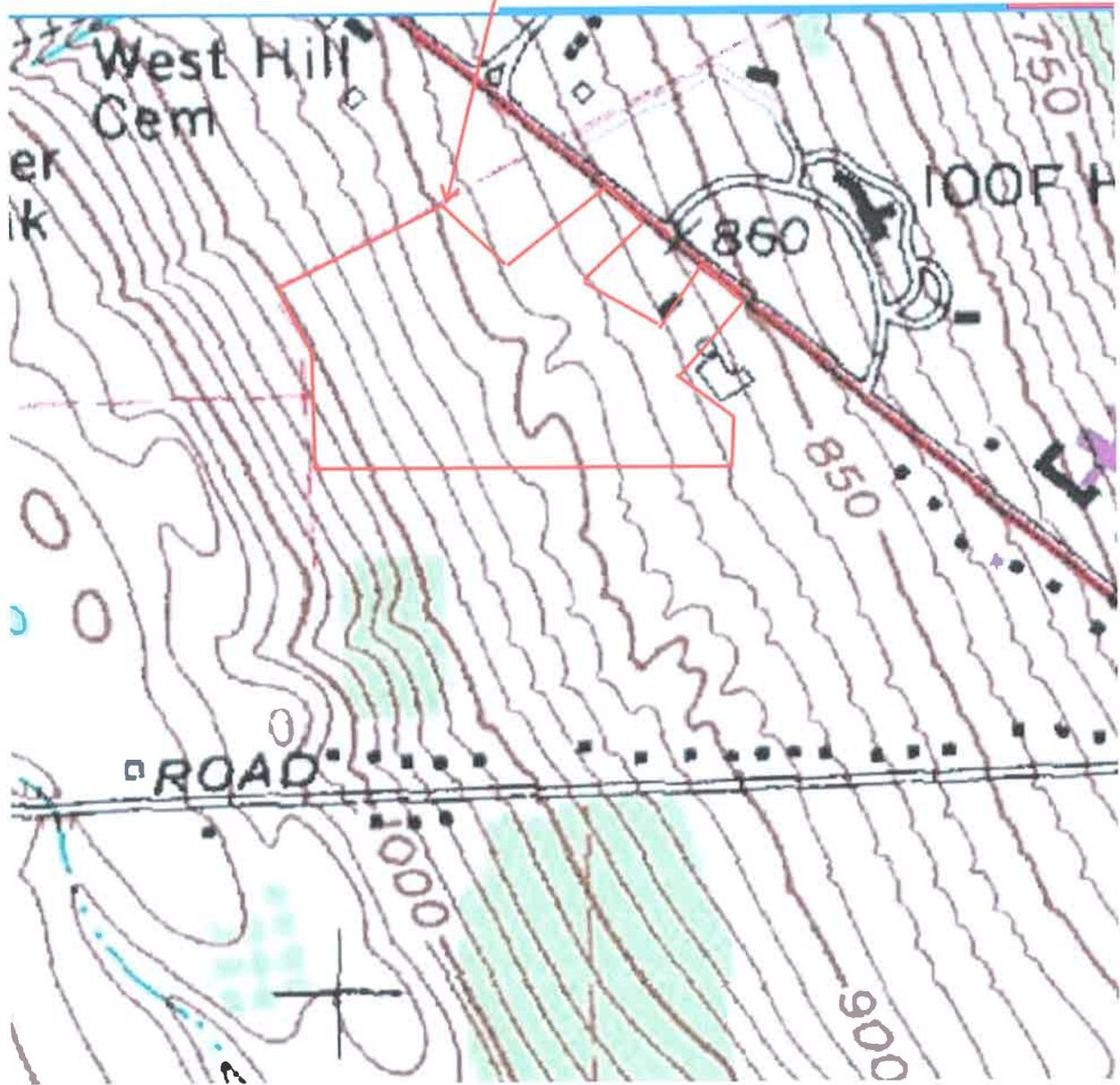
Project 378.082
Date 1/14/2016
Scale NTS

Drawn LJS
Checked MPR
File Name Aerial Photo

Figure
1



Approximate Site Location



Title
Site Area Topographic Map
West Hill Circle and Trumansburg Road
Ithaca, New York

Prepared For
Conifer Realty, LLC
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Rochester, New York 14604

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Project
378.082
Date
1/14/2016
Scale
NTS

Drawn
LJS
Checked
MPR
File Name
Topo Map

Figure
2



Site Parcel



Title
Site Area Parcel Location Map
West Hill Circle and Trumansburg Road
Ithaca, New York

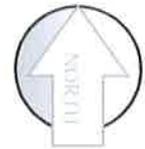
Prepared For
Conifer Realty, LLC
183 East Main Street, 6th Floor
Rochester, New York 14604

Leader Professional Services
271 Marsh Road, Suite 2
Pittsford, NY 14534
(585) 248-2413
FAX (585) 248-2834

Project
378.082
Date
1/14/2016
Scale
NTS

Drawn
LJS
Checked
MPR
File Name
Parcel Map

Figure
3



Site Parcel

FEMA Flood Map Service Center : Search By Address

Enter an address, place, or coordinates: ?

west hill circle and trumansburg road ithaca ny 14580 Search



To find your flood map, enter an address, a place, or a set of longitude/latitude coordinates. The map will zoom in and show the boundary flood map for the chosen location. You can also use the map to navigate to a place of interest using the pan and zoom functions. When flood map is selected, view and download options for that map will appear.

Locator Map



Title Site Area FEMA Flood Map Inquiry
West Hill Circle and Trumansburg Road
Ithaca, New York

Prepared For Conifer Realty, LLC
183 East Main Street, 6th Floor
Rochester, New York 14604



Project 378.082
Date 1/14/2016
Scale NTS

Drawn LJS
Checked MPR
File Name FEMA Flood

Figure
4



Approximate Site Location



Title Site Area National Wetlands Map
West Hill Circle and Trumansburg Road
Ithaca, New York

Prepared For Conifer Realty, LLC
183 East Main Street, 6th Floor
Rochester, New York 14604



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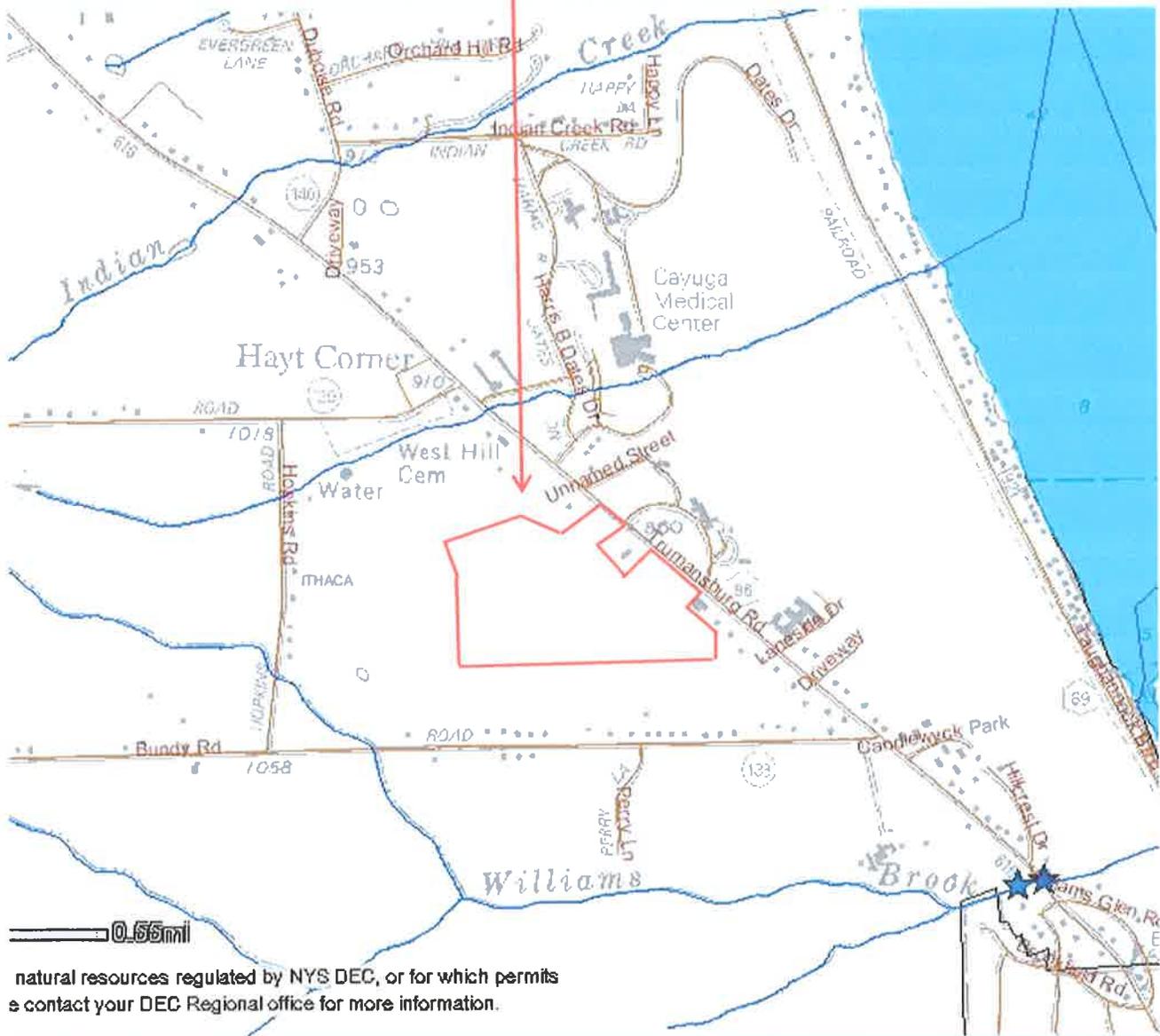
Project 378.082
Date 1/14/2016
Scale NTS

Drawn LJS
Checked MPR
File Name Nat Wetlands

Figure
5



Approximate Site Location



Title Site Area NYSDEC Wetlands Map
West Hill Circle and Trumansburg Road
Ithaca, New York

Prepared For Conifer Realty, LLC
183 East Main Street, 6th Floor
Rochester, New York 14604

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FAX (585) 248-2834

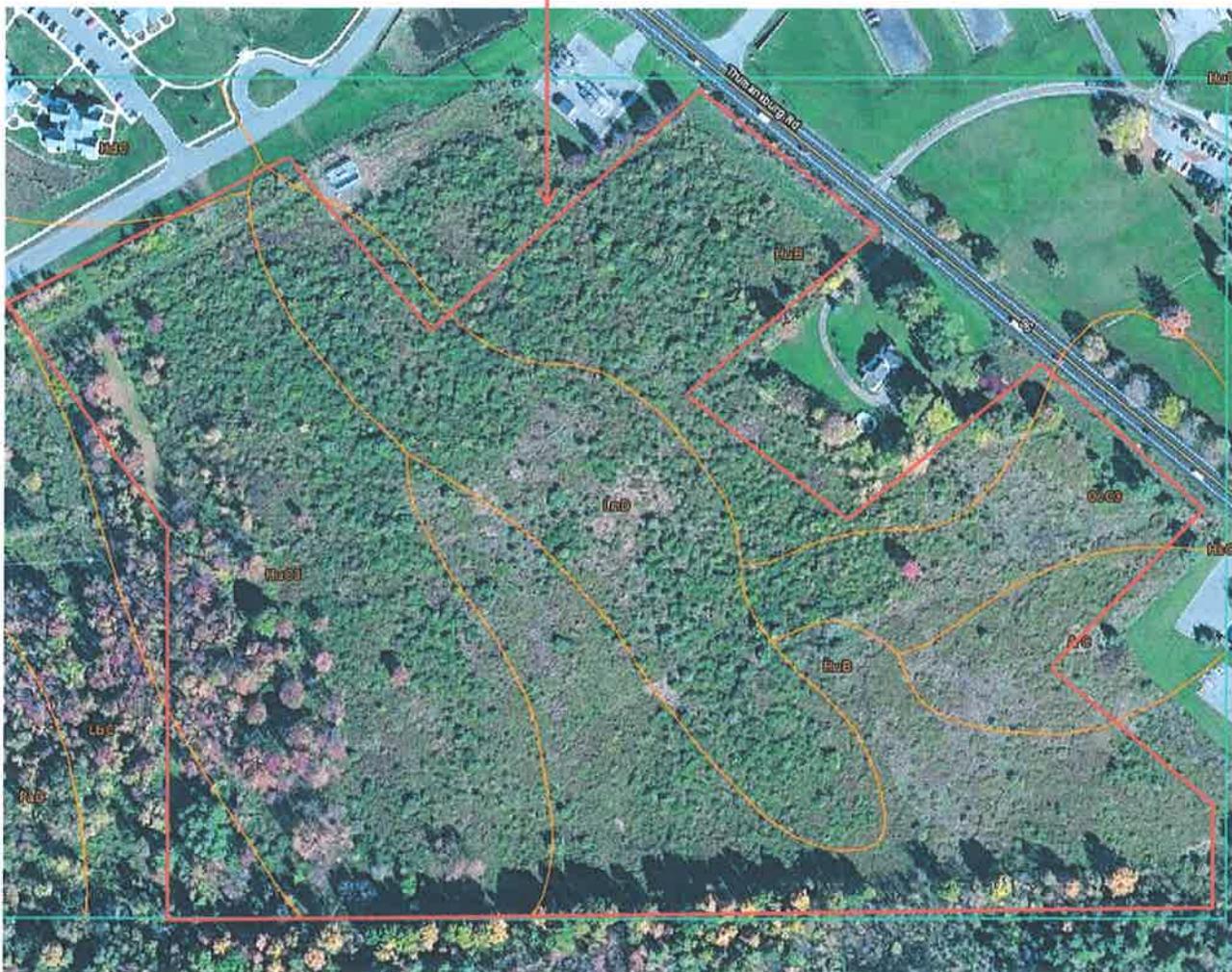
Project 378.082
Date 1/14/2016
Scale NTS

Drawn LJS
Checked MPR
File Name NYSDEC Wet

Figure 6



Approximate Site Location



Title Site Area National Soil Survey Map
 West Hill Circle and Trumansburg Road
 Ithaca, New York

Prepared For Conifer Realty, LLC
 183 East Main Street, 6th Floor
 Rochester, New York 14604



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Project 378.082
Date 1/14/2016
Scale NTS

Drawn LJS
Checked MPR
File Name Soil Map

Figure
7