

APPENDIX A

State Environmental Quality Review FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

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

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

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

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

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

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Subdivision and Site Plan Approval for a Proposed Retail Development, Greenport (T) New York

Name of Action

Town of Greenport Planning Board

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PART 1-PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3. It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Subdivision and Site Plan Approval		
Location of Action (include Street Address, Municipality, and County) NY Rte 9, Greenport (T), Columbia County		
Name of Applicant/Sponsor The Widewaters Group, Inc. as managing agent		Business Telephone (315) 445.8598
Address 5786 Widewaters Parkway		
City/PO Dewitt, P.O. Box 3	State NY	Zip Code 13214-0003
Name of Owner (if different) Mark Nine Associates, L.P.		Business Telephone
Address 580 3rd Avenue		
City/PO P.O. Box 1679, Kingston	State PA	Zip Code 18704
Description of Action Subdivision and Site Plan Approval for Construction of approximately 565,000± sf of commercial/retail and restaurant buildings, along with associated parking, utility, landscaping, drainage and site improvements.		

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

A. Site Description

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

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other **Vacant, Undeveloped, abandon commercial**

2. Total acreage of project area: **128.2** acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>100.5</u> acres	<u>39.5</u> acres
Forested	<u>18</u> acres	<u>10</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>4.7</u> acres	<u>3.5 +/-</u> acres
Detention Basin	<u>0</u> acres	<u>3.5 +/-</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>5</u> acres	<u>62 +/-</u> acres
Other (Indicate type) <u>Landscaping/Lawn</u>	<u>0</u> acres	<u>10 +/-</u> acres

3. What is predominant soil type(s) on project site? **KnA, KnB, HvB, HvD, Om, StC**

- a. Soil drainage: Well drained _____ % of site Moderately well drained **30** % of site
 Poorly drained **70** % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? **0** acres (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock? **>60** (in feet)

5. Approximate percentage of proposed project site with slopes: 0-10% 70 % 10-15% 20 %
 15% or greater 10 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 0.5' - 1.5' (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No
According to _____
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No If yes, describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community? Yes No
15. Streams within or contiguous to project area: Claverack Creek
a. Name of Stream and name of River to which it is tributary Hudson River
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name Unnamed wetlands b. Size (In acres) 4.72 acres
17. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

(a) **B. Project Description**

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 128.2 acres.
- b. Project acreage to be developed: 88.7 +/- acres initially; 88.7 +/- acres ultimately.
- c. Project acreage to remain undeveloped 39.5 +/- (30.8%) acres.
- d. Length of project, in miles: NA (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed NA %.
- f. Number of off-street parking spaces existing 0; proposed 2800 +/-.
- g. Maximum vehicular trips generated per hour 1,609 see Traffic Study (upon completion of project).
- h. If residential, Number and type of housing units: NA
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | _____ |
| Ultimately | _____ | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure TBD height; TBD width; TBD length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1500' along Rte 9
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed? Yes No N.A.
- a. If yes, for what intended purpose is the site being reclaimed? Soil - earth balance - cut & fill
- b. Will topsoil be stockpiled for reclamation? Yes No

- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 60.5 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single phase project: Anticipated period of construction 12 months (including demolition).
7. If multi-phased: NA
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction? 1000-incl. suppliers ; after project is complete? 400FT/400PT .
10. Number of jobs eliminated by this project? NA .
11. Will project require relocation of any projects and facilities? Yes No If yes, explain _____
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12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain _____
15. Is project, or any portion of project, located in a 100 year flood plain? Yes No Lands in flood plain near Claverack Creek will not be developed
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month? 36 tons.
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Permitted local facility ; location _____
- d. Will any wastes *not* go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If Yes, explain recyclables
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No - **landscape maintenance**
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) Insignificant increase in Electric, Gas, Water
22. If water supply is from wells, indicate pumping capacity NA gallons/minute.
23. Total anticipated water usage per day 45,000± gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If yes, explain _____

25. Approvals Required:

**Submittal
Date**

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Type
Town Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Town Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Subdivision, Site Plan Approval
Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Backflow Prevention / Water Service Connection
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Town Water and Sewer Approval
Other Regional Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Columbia Co. Planning Review,
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	NYSDOT, NYSDEC
Federal Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	US Army Corps of Engineers

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____

2. What is the zoning classification(s) of the site? None

3. What is the maximum potential development of the site if developed as permitted by the present zoning?
N/A

4. What is the proposed zoning of the site? None

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A

6. Does the proposed action further the goals of the local municipal Master Plan? Yes No

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Commercial, vacant, agricultural, residential

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? 10-14

a. What is the minimum lot size proposed? 1.80 Acre

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic? Yes No with mitigation

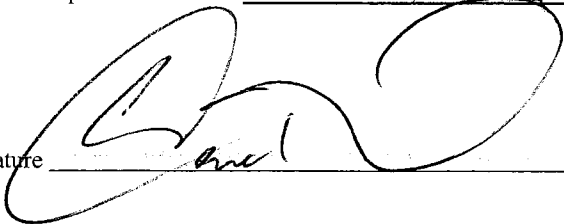
D. Informational Details

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

E. Verification

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

Applicant/Sponsor Name Steve Boisvert, P.E., as agent for The Widewaters Group, Inc. Date June 15, 2006

Signature  Title Project Manager for Applicant