

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary ___ Date: _____ Final ___ Date: _____

Name of Proposed Development: Global Phoenix Stormwater Management & Parking Lot expansion

Applicant:

Name: Global Phoenix, Kevin Kong
Address: 21 Dutch Mill Rd
Utica, NY 14850
Telephone: 607-257-7279

Plans prepared by:

Name: COSTI ENGINEERING
Address: 217 LAKE AVE.
ROCHESTER, NY 14608
Telephone: (585) 458-3020

Owner (if different)

(If more than one owner, provide information for each)

Name: _____
Address: _____
Telephone: _____

Ownership intentions - i.e., purchase options: To expand parking lot to accommodate the capacity of the building

Location of site: 21 Dutch Mill Rd Utica, NY 14850

Tax map description

Section: 39 Block: -1 Lot: -50.6

Current zoning classification: IR - INDUSTRIAL RESEARCH

State and federal permits needed (list type and appropriate department)

SPDES (GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. (GP-0-15-002)

Proposed use of site: CURRENTLY USED FOR OFFICE/WAREHOUSE

Total site area (square feet or acres) 7.04 ACRES

Anticipated construction time: 6 MONTHS

Will development be staged? NO

Current land use of site (agriculture, commercial, undeveloped, etc.)
INDUSTRIAL

Current condition of site (buildings, brush etc.) GOOD

Character of surrounding lands (suburban, agriculture, wetlands, etc.)
INDUSTRIAL - SOME RESIDENTIAL

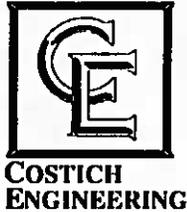
Estimated cost of proposed improvement: \$ _____

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)
100-150 more employees

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

- for residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.
- other proposed structures.

N/A - NO NEW BUILDINGS PROPOSED



**GLOBAL PHOENIX COMPUTERS - PARKING LOT EXPANSION
TOWN OF LANSING, TOMKINS COUNTY, STATE OF NEW YORK**

Project Summary

The Global Phoenix Computers property is a 7.0± acre parcel northeast of the intersection of Dutch Mill Road and Warren Road in the Town of Lansing, New York. The proposed site improvements consists of the construction of an approximately 150 space parking lot expansion to the west of the existing building and connection to the existing sanitary sewer sanitary sewer located on the property.

The existing sanitary sewer septic tank, pump station and mound leach field system will be removed.

The existing stormwater detention pond will be relocated and expanded to accommodate the increase in impervious surfaces. The new stormwater management facility will be designed and constructed to detain and treat stormwater runoff for the entire site. A Bio-retention basin will be constructed to provide the required Runoff Reduction Volume for the increase in impervious surfaces.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part I. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part I - Project and Sponsor Information			
Global Phoenix stormwater Management and Parking Lot expansion			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
21 Dutch Mill Rd			
Brief Description of Proposed Action:			
To remove septic system and connect to municipal sewer			
To move the stormwater pond to			
To build about 151 parking spaces.			
Name of Applicant or Sponsor:		Telephone: 607-257-7279	
Global Phoenix - Kevin Kong		E-Mail: khsu @ globalpct.com	
Address:			
21 Dutch Mill Rd			
City/PO:		State:	Zip Code:
Hthaca		NY	14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>7.04</u> acres	
b. Total acreage to be physically disturbed?		<u>2.3</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>7.04</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Kevin Kong</u>	Date: <u>5/20/15</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
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)

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AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

- A. Name of applicant: Global Phoenix
Mailing address: 21 Dutch Mill Rd
Ithaca NY 14850
- B. Description of the proposed project: To remove septic system and connect to municipal sewer; To move stormwater storage to the east west side of the land. To add 151 parking spaces at the current septic and stormwater storage location.
- C. Project site address: 21 Dutch Mill Rd Town: Lansing
- D. Project site tax map number: 39. -1-50.6 Phase II
- E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 5
- G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

KEVIN KONG, OWNER
Name and Title of Person Completing Form

5/20/15
Date