TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP

RE: Site Plan Review – 15 Town Barn Road

Mirabito Energy Products.–

DATE: May 4, 2016

The applicant, Wayne Davis as representative of Mirabito Energy Products / Mirabito Holdings Inc., has a purchase agreement (subject to site plan approval) to acquire approximately 3 acres of land to build an LP Gas / petroleum distribution facility on a portion of Tax Parcel #30.-1-16.22, IR Industrial / Research Zone. This is currently a wooded lot to the south of the Town of Lansing Highway Department Garage complex. The Planning Board did review a sketch plan review on October 26, 2015 and held a formal "Public Hearing" on February 8, 2016.

Site Characteristics: The site parcel consists of 6.48 +/- acres site of which the applicant would purchase approximately 3 acres. The proposed entrance would be off the connector driveway south of Town Barn Road. The site is primarily wooded and is a buffer between the Highway Dept. and Peruville Road. Phase One would include a LP bulk gas 30,000 gallon storage tank system with a circular gravel driveway system and storage pad for LP gas tanks. Later phases would include a petroleum storage with (5) 15,000 gallon tanks, maintenance/garage building(s) and ultimately an on-site office.

Surrounding Area: The area surrounding the site includes a primarily various commercial uses which includes Crossroads, Xtramart, former CARQUEST Parts store and adjacent offices and small scale businesses. The N. Triphammer Road is one of the highest volume roads in the town of Lansing and is located in the commercial core of the town.

Comprehensive Plan/Zoning: The site is in the B2 Commercial Zone. The area is developed with mixed primarily commercial and some residential uses. The 2006 Town of Lansing Comprehensive Plan anticipates a range of retail, service, goods, merchandise and services including commercial activities.

GML Referral: The proposal will be submitted to the County Planning Department for 239 GML review. This is a preliminary discussion that may alter the initial design depending upon input for the planning board members.

Staff Recommendations:

The applicant revised the entrance to the Town Barn Road – (formally adopted by the Town Board as a highway on April 20, 2016) and revised the SWPPP. The SWPPP grading for the site plan (revised 3/29/2016) effectively removes most of the existing vegetative buffer. The staff recommends that the landscaping plan include the use of "White Pines" min. of 6 foot height and spaced between 20-25 feet on center. I have included this recommendation in the draft Planning Board resolution.

Please feel free to contact me with any questions regarding the above.

Tompkins County

DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560
Fax (607) 274-5578

February 8, 2016

Ms. Rachel Jacobson, Planning Clerk
Town of Lansing
PO Box 186
29 Auburn Road
Lansing, NY 14882

Re: **Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law**
Action: **Site Plan Approval for proposed Mirabito distribution facility on Town Barn Road, Town of Lansing Tax Parcel #30.-1-16.22, IR-Industrial Research Zoning District, Lansing Associates, Owner/Applicant; Wayne Davis, Agent.**

Dear Ms. Jacobson:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 –l, -m and –n of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that the proposal has no negative inter-community, or county-wide impacts.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,

Edward C. Marx

Edward C. Marx, AICP
Commissioner of Planning

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Mirabito Lansing Propane Storage and Distribution Facility		
Project Location (describe, and attach a general location map): 15 Town Barn Road, Lansing, Tompkins County, New York. Tax Map No. 30.-1-16.22, Parcel B-1. See attached Project Location Plan and Tax Map Plan		
Brief Description of Proposed Action (include purpose or need): Proposed commercial development of currently undeveloped site. The project sponsor plans to develop the site in stages into a storage facility for propane and petroleum. Proposed action includes subdivision of Tax Parcel 30.-1-16.22 into two parcels (B-1 and B-2). Stages summarized below: Stage 1: Propane bulk storage and distribution. Construction of entrance to site off of Town Barn Road, partial tree and shrub removal with limited grade/ sub-base work for installation of one (1) 30,000-gallon aboveground propane storage tank, 10'x10' electrical shed and gravel/crushed stone driveway. Propane tank/pump station to have perimeter fencing with electrical supply. Stages 2&3: Retail branch facility including propane and petroleum bulk storage with distribution. Construction of 40'x100' garage, 40'x40' office and installation of five (5), 15,000-gallon storage tanks with secondary containment and loading rack.		
Name of Applicant/Sponsor: Mirabito Holdings Inc., Attn: Wayne Davis	Telephone: 607-352-2807 E-Mail: wayne.davis@mirabito.com	
Address: 49 Court Street (P.O. Box 5306)		
City/PO: Binghamton	State: NY	Zip Code: 13902
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): R & A Property Management Attn: Andy Sciarabba	Telephone: 607-533-3635 E-Mail:	
Address: 521 Ridge Road		
City/PO: Lansing	State: NY	Zip Code: 14882

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, ☑Yes☐No or Village Board of Trustees	Town of Lansing, Building Permit	TBD
b. City, Town or Village ☑Yes☐No Planning Board or Commission	Town of Lansing, Subdivision & Site Plan	December 2015
c. City Council, Town or ☐Yes☑No Village Zoning Board of Appeals		
d. Other local agencies ☑Yes☐No	Lansing Fire Department, Fire Suppression Plans	TBD
e. County agencies ☑Yes☐No	Tompkins County Health Dept., Septic System	TBD
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	DEC(PBS, SWPP & SPDES). NYSDOT & OPRHP	TBD
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Per NYS Office of Parks , Recreation and Historic Preservation (OPRHP), Division of Historic Preservation letter, dated January 15, 2016, project is located in an archaeologically sensitive area. See attached letter for additional details.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

Proposed action is not but nearby parcels (30.-1-15, 30.-1-16.12 and 30.-1-23) are in Agricultural District 1.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
B-2: Commercial - General Business

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Lansing Central School District

b. What police or other public protection forces serve the project site?
Tompkins County Sheriff and New York State Police

c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Department and Banks Ambulance, Inc.

d. What parks serve the project site?
Town of Lansing Parks and Recreation Department

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? The nature of the proposed action is commercial development of the site. The project sponsor plans to develop the site into a storage and distribution facility for propane and petroleum.

b. a. Total acreage of the site of the proposed action? 3.06 acres
b. Total acreage to be physically disturbed? 2.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.06 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial development of site
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) _____ month 2016 year
- Anticipated completion date of final phase _____ month 2019 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

It is estimated that the first phase of construction will commence sometime in 2016 and take approx 3-6 months to complete. The second and third phases of construction may require three years to complete.

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 2
ii. Dimensions (in feet) of largest proposed structure: 1-story height; 40' width; and 100' length
iii. Approximate extent of building space to be heated or cooled: 1,600 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify: _____
iii. If other than water, identify the type of impounded/contained liquids and their source. _____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐Yes☐No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes☐No
If Yes:

i. Total anticipated water usage/demand per day: Estimated 65 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes☐No
If Yes:

- Name of district or service area: Southern Cayuga Lake Intermunicipal Water Commission, Bolton Point Water System
- Does the existing public water supply have capacity to serve the proposal? ☑Yes☐No
- Is the project site in the existing district? ☑Yes☐No
- Is expansion of the district needed? ☐Yes☑No
- Do existing lines serve the project site? ☐Yes☑No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes☐No
If Yes:

i. Total anticipated liquid waste generation per day: Estimated 65 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary waste water only.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes☑No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes☐No
- Is the project site in the existing district? ☐Yes☐No
- Is expansion of the district needed? ☐Yes☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

Incinerating toilet (propane) and gray water septic system for sinks

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.50 acres (impervious surface)

_____ Square feet or 3.06 acres (parcel size)

ii. Describe types of new point sources. Please refer to the Full SWPP plan prepared for the project parcel. New point sources will include gutters, drainage swale and curbs. New non-point source will include sheet flow.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Please refer to the Full SWPP plan prepared for the project parcel. SWPP Excerpt: "all storm water generated will be captured and will flow through a forebay and storm water retention pond and be released and conveyed off-site and into the drainage channel presently associated with Town Barn Road."

- If to surface waters, identify receiving water bodies or wetlands: _____

Please refer to the Full SWPP plan prepared for the project parcel. SWPP Excerpt: "the drainageway is located in the Salmon Creek watershed. The drainageway is unclassified and not protected by the NYSDEC."

- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy equipment will be utilized during construction activities and equipment/materials will be delivered to the site

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

None Anticipated.

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Only the proposed office space (40' by 40') will be heated. The fuel source will be propane.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐Morning ☐Evening ☐Weekend ☐Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 am - 6:00 pm
- Saturday: 7:00 am - 6:00 pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7:00 am - 6:00 pm
- Saturday: 7:00 am - 12:00 Noon
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☑No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No

Describe:

n.. Will the proposed action have outdoor lighting? ☑Yes ☐No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lighting proposed in area of propane tank and tank appurtenances. See LPG Storage System Plot Plan by Hiltz Propane Systems for details.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☑No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑Yes ☐No

If Yes:

i. Product(s) to be stored Various Petroleum (i.e. fuel oil and gasoline)

ii. Volume(s) 75,000 See per unit time Max-Th (e.g., month, year)

iii. Generally describe proposed storage facilities:

Five (5), 15,000-gallon aboveground storage tanks with secondary containment and loading rack.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐Yes ☑No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 2 tons per month (unit of time)
- Operation : 1 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycle cardboard, scrap lumber, plastic packaging materials
- Operation: Recycle paper, cardboard, plastic packaging material

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Off-site disposal by private hauler
- Operation: Off-site disposal by private hauler

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

North: Town of Lansing, Highway Department. East: Town of Lansing, Highway Department and agricultural field. South: Undeveloped, Parcel B-2 of Tax Parcel No. 30.-1-16.22. West: Lansing Market at 3125 North Triphammer Road.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.5	+1.5
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.06	0.56	-2.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): See iv. below.

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Eight (8) NYSDEC Spill numbers assigned to the gas station located at 32 Peruville Road. All assigned closed status by NYSDEC.

Spill No. 0512851 assigned to Lansing Highway Department at 26 Town Barn Road. Assigned closed status by NYSDEC.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >5.0 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

OaA	>87.5 %
CfA	<12.5 %
	%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:

☐ Well Drained:	% of site
☑ Moderately Well Drained:	<12.5 % of site
☑ Poorly Drained	>87.5 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Assume species typical for early to mid-successional habitat.

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

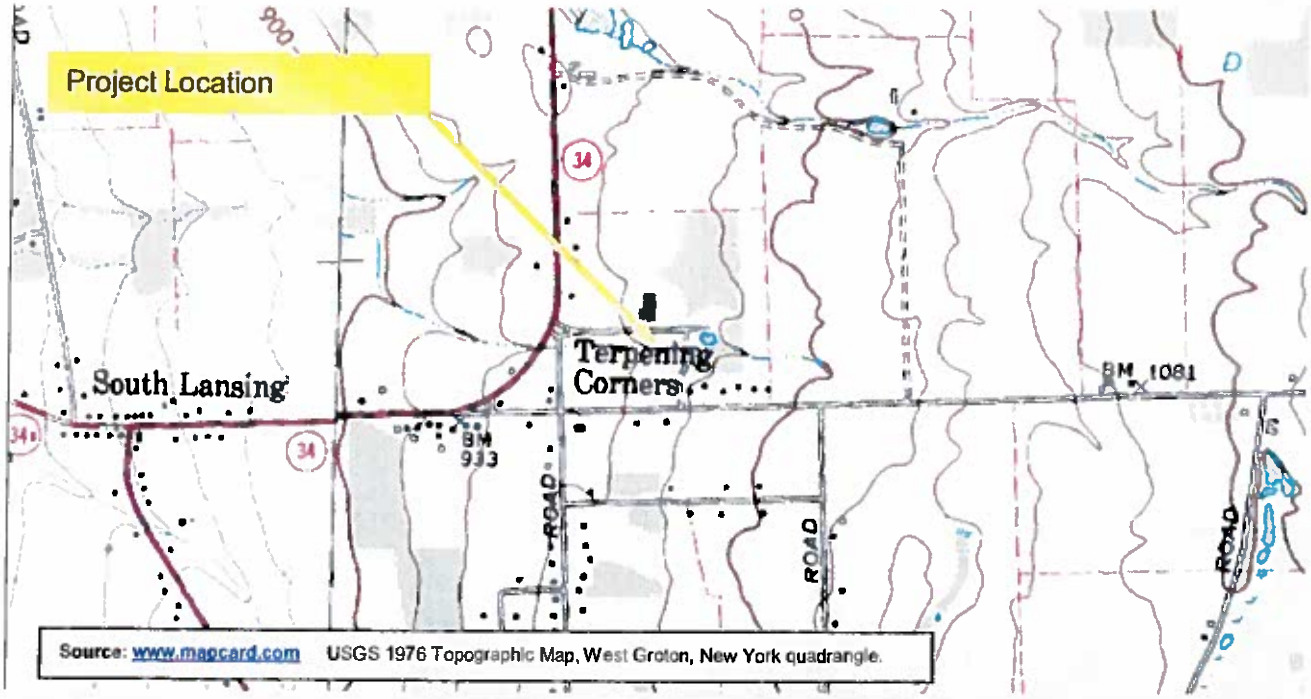
G. Verification

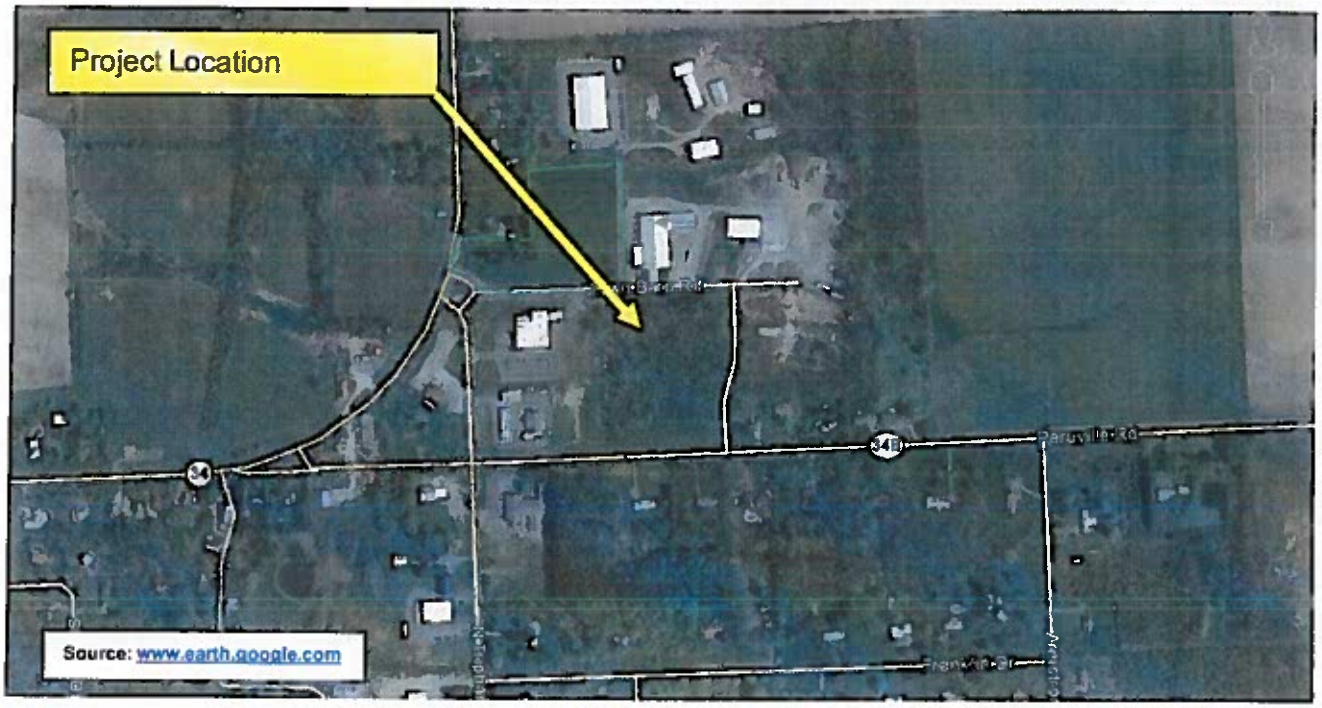
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature Title

PRINT FORM





N

Project North

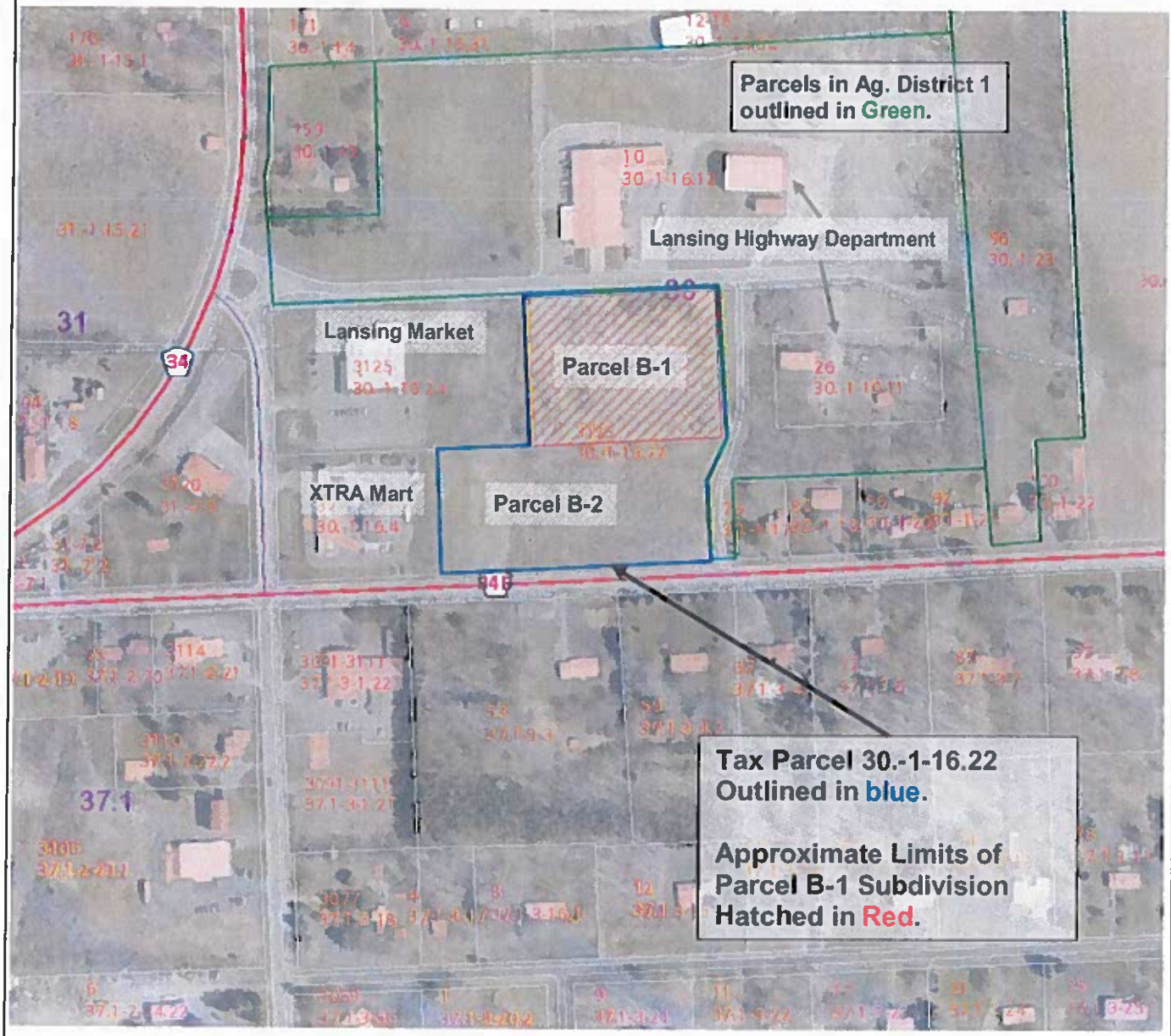
GeoLogic

GeoLogic NY, Inc., Homer, New York

PROJECT LOCATION PLAN
MIRABITO ENERGY PRODUCTS PROJECT
15 TOWN BARN ROAD
TOWN OF LANSING, NEW YORK

DRAWN BY:	SCALE:	PROJECT NO:
CTG	Not To Scale	215002 G
REVIEWED BY:	DATE:	DRAWING NO:
FCE	FEB. 2016	1

File:...\\GEO-SVR1\public\PROJECTS\2015\215002G - Lansing\REPORT\Drawing No. 1 SP Location.DOC



Source: http://geo.tompkins-co.org

N

Project North

GeoLogic

GeoLogic NY, Inc., Homer, New York

TAX MAP PLAN
MIRABITO ENERGY PRODUCTS PROJECT
15 TOWN BARN ROAD
TOWN OF LANSING, NEW YORK

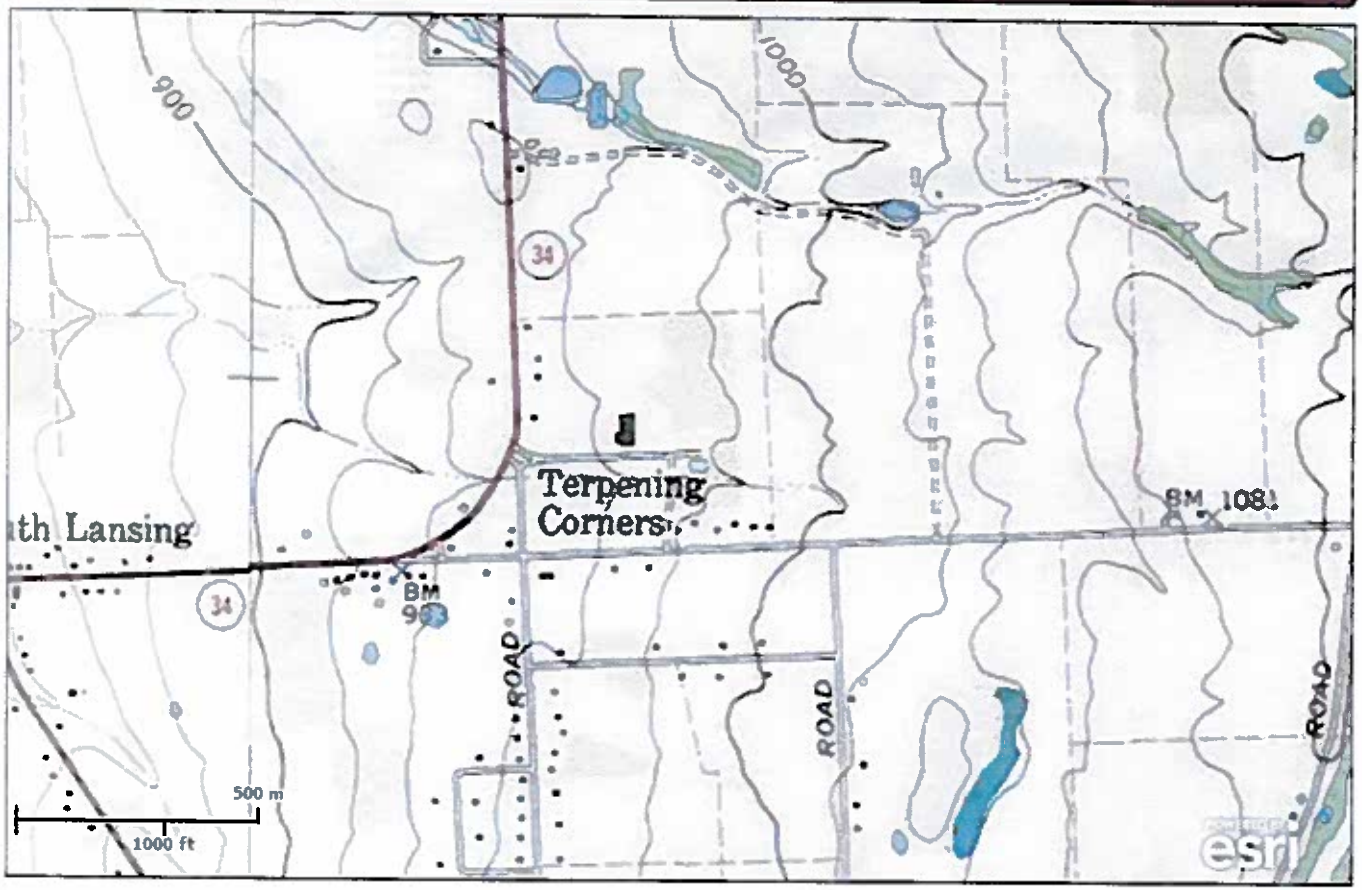
DRAWN BY:	SCALE:	PROJECT NO:
CTG	Not To Scale	215002 G
REVIEWED BY:	DATE:	DRAWING NO:
FCE	FEB. 2016	2

U.S. Fish and Wildlife Service

National Wetlands Inventory

Mirabito-Lansing

Feb 11, 2016



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

User Remarks:

FWS Wetlands

NEW YORK
STATE OF
OPPORTUNITY.

Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

January 15, 2016

Mr. Wayne C. Matteson
Licensed Professional Engineer
3893 Eatonbrook Rd
Erieville, NY 13061

Re: DEC
Mirabito Energy Products Storage Facility New Construction
15 Town Barn Rd, Lansing, NY
16PR00126

Dear Mr. Matteson:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials 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 Division for Historic Preservation 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 (6NYCRR Part 617).

Based on available information, your project is located in an archaeologically sensitive area. Therefore, OPRHP recommends that a Phase I archaeological survey is warranted for all portions of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented. If you consider the project area to be disturbed, documentation of the disturbance will need to be reviewed by OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many significant sites have been identified in previously cultivated land.

Please note that in areas with alluvial soils or fill archaeological deposits may exist below the depth of superficial disturbances, such as pavement or even deeper disturbances, depending on the thickness of the alluvium or fill. Evaluation of the possible impact of prior disturbance on

archaeological sites must consider the depth of potentially culture-bearing deposits and the depth of planned disturbance by the proposed project.

Also, please note that wetlands may have areas of higher elevation that were suitable for habitation and/or the staging of temporary resource procurement camps. In addition, past climatic variations or modern changes in hydrology may have inundated areas formerly available for occupation.

A Phase I survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's area of potential effect. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase I survey. Many archaeological consulting firms advertise their availability in the yellow pages. The services of qualified archaeologists can also be obtained by contacting local, regional, or statewide professional archaeological organizations. Phase I surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before any archaeological survey activities are conducted on State-owned land. If any portion of the project includes the lands of New York State you should contact the SED before initiating survey activities. The SED contact is Christina B. Rieth and she can be reached at (518) 402-5975. Section 233 permits are not required for projects on private land.

If you have any questions please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov via email only

T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

April 29, 2016

Michael H. Long, AICP, Town Planning Consultant
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: Mirabito, Storm Water Pollution Prevention Plan Review

Dear Mike,

We received a revised Storm Water Pollution Prevention Plan (SWPPP) prepared by Mr. Matteson, PE dated March, 2016. We have summarized our initial comments related to the stormwater management design.

Stormwater Management

1. Consider including a condition on site plan approval that the SWPPP reviewed is for phase 1 work only and that all subsequent phases shall be further reviewed by the Town and possibly NYSDEC.
2. Provide additional detail within the narrative and plan for phasing of the project. Specifically label what infrastructure will be built and the total disturbed area during phase 1 work.
3. Review pre and post watershed areas. Provide a common design point to compare pre and post runoff conditions. Update watershed map to clearly delineating each watershed and sub-watershed for each practice. It appears a portion of the post developed area to the north of the site near the propane tanks will be conveyed to the roadside swale and not directed towards the pond. Please clarify.
4. Review watershed area shown directed towards dry swale and confirm with proposed grading. Consider green infrastructure (RRV) for treatment of hardscape surfaces for phase 1 construction.
5. Review use of Swamp Adjustment Factor for future Petroleum Bulk Storage containments system. Consider modeling just the area of future contaminant system instead of applying the Swamp Adjustment Factor to the whole site. Consider providing additional information outlining the permitting for the proposed Petroleum Bulk Storage. Provide a description of the individual SPDES permit requirements and a brief description on how any future secondary containments system would be integrated into the current stormwater design.
6. Provide reference to rainfall data used for design storms.

7. Consider pond grading with side slope of 3:1 or flatter per section 6.1.6 in the SWDM. Review the need for an aquatic and/or safety bench in the pond.
8. Provide inspection and operation and maintenance agreements per Town Local Law.
9. Provide a copy of the Phase 1 archaeological survey if completed and SHPO letter of acknowledgement.

NYDEC Notice of Intent:

1. #12 Verify classification.
2. #13 Needs to be completed.
3. #27a – Coordinate with SWPPP narrative. Is site to be restored by means of de-compaction or accounted for in modeling?

Sincerely,

Donald Harner, P.E.

Enclosure: SWPPP Review Checklist

Cc: T. Ellis, Chair
E. LaVigne, Supervisor
L. Day, Code Enforcement
C. Purcell, Highway Superintendent
G. Krogh, Esq.
D. Herrick, Town Engineer

SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001)

Stormwater Pollution Prevention Plan Review Checklist

Project Name: Mirabito Energy Projducts, Site Address: Town Barn Rd. Tax# 30.-1-16.22	☐ Basic SWPPP (E&SC Plan)	☑ Full SWPPP
	Municipality: Town of Lansing County: Tompkins	Reviewer: DMH/DAH
Owner/Operator: Mirabitio Energy Products Address: The Metro Center 49 Court Street PO Box 5306 Binghamton, NY 13902	Phone: 607-352-2807 Fax:	Date: 5/2/2016 SPDES General Permit ID Number: NYR10

SWPPP Deficiencies as checked below:

1) ☐ Owner/Operator name, legal address, phone number
2) ☐ Copy of signed Notice of Intent (NOI)
3) ☐ Signature of SWPPP Preparer on NOI (must be a Professional Engineer for SWPPPs with engineered practices)
4) ☐ Contractor (and subcontractors if applicable) certification statement(s) [Part III.A.6. of GP-0-10-001]
5) ☐ Site address and legal description of site
6) ☐ Vicinity Map, showing project boundary and receiving water(s)
7) ☑ MS4 SWPPP Acceptance Form (for projects located in regulated MS4s)

Comments: 7. Form will be completed once approved.

Existing and proposed mapping and plans (recommended scale of 1" = 50') which illustrate at a minimum:

SWPPP Deficiencies as checked below:

1) ☐ Existing and proposed topography (minimum 2-foot contours recommended)
2) ☐ Location of perennial and intermittent streams
3) ☐ Mapping and description of soils from USDA Soil Survey, including hydrologic soil group, as well as location of any site-specific borehole investigations that may have been performed
4) ☐ Boundaries of existing predominant vegetation and proposed limits of clearing
5) ☐ Location and boundaries of resource protection areas such as wetlands, lakes, ponds and other setbacks (e.g. stream buffers, drinking water well setbacks, septic setbacks)
6) ☑ Boundary and acreage of upstream watershed
7) ☐ Location of existing and proposed roads, lot boundaries, buildings and other structures
8) ☐ Location and size of staging areas, equipment storage areas, borrow pits, waste areas and concrete washout areas
9) ☐ Existing and proposed utilities (e.g. water, sewer, gas, electric) and easements
10) ☐ Location and flow paths of existing and proposed conveyance systems such as channels, swales, culverts and storm drains
11) ☐ Location of floodplain/floodway limits
12) ☐ Location and dimensions of proposed channel modifications, such as bridge or culvert crossings
13) ☐ Location, size, maintenance access and limits of disturbance of proposed temporary and permanent stormwater management and erosion and sediment control practices, including timing and duration of temporary practices
14) ☑ Documentation from NYS Historic Preservation Office that the project has no effect on archeologically or historically sensitive property
15) ☐ Plans stamped and signed by qualfied professional (must be a licensed professional on plans with engineered practices)

Comments:
6. Provide revised wathershed maps.
14. Provide additional documentation from SHPO.

Erosion and Sediment Control Plans and Vegetative Measures:

SWPPP Deficiencies as checked below:

1) ☐ Description of temporary and permanent structural and vegetative measures for soil stabilization, runoff control and sediment control for each stage of the project from initial land clearing and grubbing to project close-out
2) ☐ Material specifications, dimensions, installation details and operations and maintenance requirements for erosion and sediment control practices, including the location and sizing calculations for any temporary sediment basins
3) ☐ Site map/construction drawing(s) showing the specific locations, sizes, and lengths of each erosion and sediment control practice
4) ☐ Identification of any design elements not in conformance with the *New York Standards and Specifications for Erosion and Sediment Control*, reason for the deviation or alternative design, and demonstration that the alternative is equivalent to the technical standard
5) ☐ Inspection and Maintenance schedule to ensure continuous and effective operation of the erosion and sediment control practices, in accordance with the *New York Standards and Specifications for Erosion and Sediment Control*
6) ☐ Description of structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable

7) ☑ Construction phasing plan and sequencing plan describing the intended sequence of construction activities, including clearing and grubbing; excavation and grading; implementation, timing and duration of temporary and permanent erosion and sediment control practices; installation of utilities and infrastructure; any other soil disturbing activity; and acreage to be disturbed in each phase

8) ☐ Final landscaping plans for structural stormwater management practices and any reforestation or revegetation

9) ☐ Description of pollution prevention measures to control construction litter, construction chemicals and debris

10) ☐ Description and location of any stormwater discharges associated with industrial activity other than construction at the site, including but not limited to, stormwater discharges from asphalt plants and concrete batch plants on the contruction site

Comments:

For construction activities listed in Table 2 of Appendix B of GP-0-10-001:
Hydrologic and hydraulic analysis for all structural components of stormwater system (e.g. storm drains, open channels, swales, stormwater management practices, manufactured treatment systems, etc.) for applicable design storms including:

SWPPP Deficiencies as checked below:

1) ☐ Existing and Proposed condition analyses for time of concentrations, runoff rates, volumes, velocities, water surface elevations and routing showing methodologies used and supporting calculations

2) ☐ Channel Protection Volume and detention time calculations

3) ☑ Comparison summary of post-development stormwater runoff conditions with pre-development conditions for 1-year, 10-year, 100-year design storms in accordance with the *New York State Stormwater Management Design Manual*

4) ☐ Stormwater management practice sizing calculations using the Enhanced Phosphorus Removal Standards (TMDL watersheds)

5) ☐ Pollutant removal efficiencies of stormwater treatment practices, where necessary

6) ☐ Infiltration/percolation tests, where required

Comments:

Representative cross-section and profile drawings and details of structural stormwater management practices and conveyances (e.g.storm drains, open channels, swales, etc.) which include:

SWPPP Deficiencies as checked below:

1) ☐ Existing and proposed structural elevations (e.g. invert of pipes, manholes, etc.)

2) ☐ Construction drawing(s) identifying the specific locations and sizes of each post-construction stormwater control practice

3) ☐ Description, dimensions, material specifications and installation details for each post-construction stormwater control practice, including outlet structures, embankments, spillways, settling basins, grade control structures, conveyance channels, etc.

4) ☑ Logs of borehole investigations and supporting geotechnical report, if borings have been taken

Comments:

SWPPP Deficiencies as checked below:

1) ☐ Post-construction maintenance schedule to ensure continuous and effective operation of each post-construction stormwater control practice, including monitoring and maintenance frequency, identification of responsible parties, description of applicable easements, vegetative requirements, access and safety issues, and testing and disposal of sediments as they are removed

2) ☐ Weekly or twice-weekly inspection checklist identifying measures to be inspected by a qualified site inspector

3) ☐ Request to disturb greater than five acres at any given time including justification for disturbance, additional erosion and sediment control measures to mitigate disturbance, phasing plan, cuts and fills plan, and total acreage to be disturbed in each phase

4) ☐ Documentation of downstream analysis or discharge to fourth-order stream to request waiving control of Channel Protection Volume, Overbank Flood Control or Extreme Flood Control

5) ☐ Identification of any stormwater management practices that deviate from the *New York State Stormwater Management Design Manual*, reason for the deviation and demonstration that the alternative practice or deviation is equivalent to the technical standard

Comments: