

WHITESTONE PARTNERS, LLC- WHITESTONE ROUTE 31 APARTMENTS

Site Plan Approval

SEQR DISTRIBUTION LIST 6/14/2024

LEAD AGENCY:	(X) R. Daniel Makay
(X) Planning Board, Town of Clay (8)	(XX) Deputy State Historic Preservation Officer
4401 N.Y. State Route 31	NY State Parks, Recreation & Historic Preservation
Clay, NY 13041	P.O. Box 189
	Waterford, New York 12188-0189
INVOLVED AGENCIES:	
(X) Jeffrey Till, Public Health Engineer	(X) Margaret A. Crawford, Biologist
(XX) Onondaga County Health Department	(XX) U.S. Army Corps of Engineers
Division of Environmental Health	Auburn Field Office
421 Montgomery St., 12 th Floor	7413 County House Road
Syracuse, New York 13202	Auburn, New York 13021-8216
(X) Andrew Kormacki, Chief of Public Affairs	(X) Kevin Balduzzi
(XX) US Army Corps of Engineers	(XX) N.Y.S. Dept. of Environmental Conservation
Buffalo District	Environmental Analyst
1776 Niagara Street	5786 Widewaters Parkway
Buffalo, New York 14207	Syracuse, New York 13214
(X) Andrew Weiss, P.E., Chief Engineer	(X) David P. Smith
(XX) Onondaga County Water Authority	(XX) NYS Dept. of Transportation, Central NY Region
P.O. Box 4949	333 East Washington Street
Syracuse, New York 13221	Syracuse, New York 13202
(X) James D'Agostino	INTERESTED PARTIES:
(XX) Syracuse Metropolitan Transportation Council	(X) Syracuse-Onondaga County Planning Agency
100 Clinton Square, 126 N. Salina St., Suite 100	(XX) 421 Montgomery Street
Syracuse, New York 13202	Syracuse, New York 13202
	(X) Liverpool Public Library
(X) Onondaga County Department of	(XX) 310 Tulip Street
(XX) Water Environment Protection	Liverpool, New York 13088
650 Hiawatha Blvd. West	(X) Town Attorney, Robert Germain
Syracuse, New York 13204	(X) Town Engineer, Ron DeTota, C & S
	(X) Town Clerk, Jill Hageman-Clark
(X) Martin Voss	(X) Liverpool School District Office
(XX) Onondaga County Dept. of Transportation	(XX) 195 Blackberry Road
Administrative Office	Liverpool, New York 13090
6230 East Molloy Road	
East Syracuse, New York 13057	NOTIFICATION:
	(X) Town of Clay Website: www.townofclay.org
(X) North Onondaga Public Library	
(XX) 100 Trolley Barn Lane	APPLICANT:
North Syracuse, New York 13212	(X) Whitestone Development Partners, LLC
	1170 Pittsford Victor Rd. Suite 260
	Pittsford, New York 14534
(X) Zoning Board Members (5)	
	ITEMS DISTRIBUTED:
(X) Town Board Members (7)	(X) NOTICE OF ESTABLISHMENT OF LEAD AGENCY
	(XX) FULL EAF, LOCATION MAP



**STATE ENVIRONMENT QUALITY REVIEW
NOTICE OF ESTABLISHMENT OF LEAD AGENCY**

To: **Involved Agencies and Interested Parties**

Date: **June 14, 2024**

Re: Applicant: **Whitestone Development Partners, LLC**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Clay Planning Board at its regular meeting, scheduled on June 12, 2024, declared that this is a Type I Action and that it shall be the lead agency for the environmental review of the proposed action described below:

NAME OF ACTION: **Site Plan approval. *Whitestone Development Partners, LLC* located at 3715 NYS Route 31, adjacent to the railroad tracks. Clay, NY 13041.**

DESCRIPTION OF ACTION: Site plan review to allow for the construction of four (4) apartment buildings, containing approximately 240 units, a clubhouse, garages, and all associated site improvements, parking, utilities, lighting and landscaping.

REASONS SUPPORTING THIS DETERMINATION: This agency has the broadest governmental powers for investigation of the impact of the proposed action; *and* this agency has the greatest capability for providing the most thorough environmental assessment of the proposed action.

PLEASE TAKE FURTHER NOTICE that this determination, subject to agreement of the agencies involved, shall become effective 30 calendar days from the date hereof. You may wish to notify the Town of Clay of any concerns regarding the substance of this project before this date.

FOR FURTHER INFORMATION:

CONTACT PERSON: Mark V. Territo, Commissioner of Planning and Development

ADDRESS: 4401 State Route 31
Clay, NY 13041

TELEPHONE NUMBER: (315) 652-3800

Copies of this notice have been sent to all involved agencies and interested parties.

CONSENT TO SEQRA LEAD AGENCY

Department of Planning & Development



4401 State Route 31
Clay, New York 13041-8707
Website: www.townofclay.org

Phone: (315) 652-3800
Fax: (315) 622-7259
E-mail: planning@townofclay.org

Name of Involved Agency: _____

Proposed Lead Agency: **Town of Clay Planning Board**

Name of Action: **Whitestone Development Partners, LLC
Whitestone Route 31 Apartments
3715 NYS Route 31
Town of Clay, Onondaga County, NY**

Preliminary Classification of Action: Type I.

On behalf of _____ (involved agency), I acknowledge receipt of the enclosed Notice to Designate SEQRA Lead Agency in this matter.

The above-named involved agency hereby: **(please check one)**

- CONSENTS** to the Town of Clay Planning Board acting as the SEQRA lead agency in this application and requests that the undersigned continue to receive copies of all SEQRA determinations, SEQRA documents and notices in this matter.
- DOES NOT CONSENT** to the Town of Clay Planning Board acting as SEQRA lead agency in this application and desires that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in the SEQRA regulations--6 NYCRR § 617.6(b)(5).
- TAKES NO POSITION** on lead agency designation.

Date

Signature

Involved Agency name (printed)

Title

Please return to: **Town of Clay Planning Board
4401 State Route 31
Clay, NY 13041**

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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Route 31 Whitestone Development Apartments		
Project Location (describe, and attach a general location map): 3715 State Route 31 & State Route 31 Town of Clay		
Brief Description of Proposed Action (include purpose or need): Application for site plan review to allow for the construction of four apartment buildings, a clubhouse, garage spaces and all associated site improvement including parking areas, site utilities, lighting and landscaping on the recently rezoned R-APT property		
Name of Applicant/Sponsor: Whitestone Development Partners, LLC	Telephone: 585-770-8113	E-Mail: justin@wsdpartners.com
Address: 1170 Pittsford Victor Rd, Suite 260		
City/PO: Pittsford	State: NY	Zip Code: 14534
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (c/o James Trasher)	Telephone: 315-257-7220	E-Mail: Jtrasher@chacompanies.com
Address: 300 S. State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): Widewaters Farrell Road Co. LLC	Telephone:	E-Mail:
Address: 5845 Widewaters Pkwy Ste 100		
City/PO: East Syracuse	State: NY	Zip Code: 13057

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 Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees	Town Board, Zone Change	March 2023 (Approved)
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board, Site Plan application	May 2024
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning, Inter county review	February 2024
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC / NYSDOT (Access / SPDES Permit)	May 2024
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE (Wetland Crossings)	March 2024
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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?
R-APT (Apartments)

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? Baldwinsville

b. What police or other public protection forces serve the project site?
Town of Clay Police Department, Onondaga County Sheriffs & New York State Troopers

c. Which fire protection and emergency medical services serve the project site?
Town of Clay Fire Department (Moyers Corners Fire Department Station 1)

d. What parks serve the project site?

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)? Commercial and Residential, Commercial will be located along state route 31 with residential in the rear

b. a. Total acreage of the site of the proposed action? 46.0 acres
 b. Total acreage to be physically disturbed? 27.5 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 46.0 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)
To Combine the two properties and create two new lots to separate the residential and commercial projects
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? 2
 iv. Minimum and maximum proposed lot sizes? Minimum 10 acres Maximum 36 acres

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 24 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	240

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 3

ii. Dimensions (in feet) of largest proposed structure: _____ 30' height; _____ 92 width; and _____ 163 length

iii. Approximate extent of building space to be heated or cooled: _____ 21,750 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 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): National Wetlands Inventory, attribute PF01/SS1C

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:
Placement of fill within wetlands to create crossings along the narrowest areas to reduce impacts to the maximum extent, wetland impacts will be under 0.5 acres

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: Disturbance will be limited but is necessary for crossing foundations and supports

iv. Will the 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: _____ 44,070 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: OCWA
- 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), what is the 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: _____ 44,070 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): Standard sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: OCWEP (Wetzel Road Wastewater Treatment Facility)
- Name of district: Wetzel Road
- 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 a 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: _____
- Proposed line extension approximately 350' from existing sanitary sewers to the project site to serve the 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):
- _____
- _____
- 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 17 acres (impervious surface)
- _____ Square feet or 46 acres (parcel size)
- ii. Describe types of new point sources. Pond Outfalls
- _____
- 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)?
- On-site stormwater management facilities
- _____
- If to surface waters, identify receiving water bodies or wetlands: _____
 - Stormwater management facilities will discharge to wetlands on site
- _____
- Will stormwater runoff flow to adjacent properties? Yes No
- iv. Does the 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)
- _____
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- _____
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
- _____
- _____

- 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 (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

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 1/2 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am to 5pm • Saturday: _____ 8am to 5pm • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours (residential) • Saturday: _____ 24 hours (residential) • Sunday: _____ 24 hours (residential) • Holidays: _____ 24 hours (residential)
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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:
Typical construction noise

ii. Will the 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:
Dark sky compliant lighting for safety and security around both the commercial and residential uses

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 _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

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: _____ 8 tons per _____ week (unit of time)
- Operation : _____ 2 tons per _____ week (unit of time)

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

- Construction: Recycling of materials in separate dumpsters for wood, metal and waste
- Operation: Recycling of materials in separate disposal bins

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

- Construction: Commercial waste hauler
- Operation: Commercial waste 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 the 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:

Commercial properties along state route 31, woodlands off of State route 31 towards ver plank and residential properties setback off of State route 31 towards route 57 a mix of apartments and single family

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces		17	+17
• Forested	12.4	4	-8.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	33.6	25	-8.6
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• 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:
Wellnow Urgent Care

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): _____
 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): _____

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? _____ >10 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:

Collamer Silt Loam	_____	78 %
Niagara Silt Loam	_____	15 %
Fonda Mucky Silt	_____	7 %

d. What is the average depth to the water table on the project site? Average: _____ 6 feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	_____ % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	78 % of site
<input checked="" type="checkbox"/> Poorly Drained	22 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	100 % of site
<input type="checkbox"/> 10-15%:	_____ % of site
<input type="checkbox"/> 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 Federal Waters, Federal Waters, Federal Waters,...	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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Deer _____ Rabbits _____ Birds _____</p> <p>_____</p>		
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 		
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Indiana Bat, Northern Long-eared Bat</p> <p>_____</p>		
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>		
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>		
<p>E.3. Designated Public Resources On or Near Project Site</p>		
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>		
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>		
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>		
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

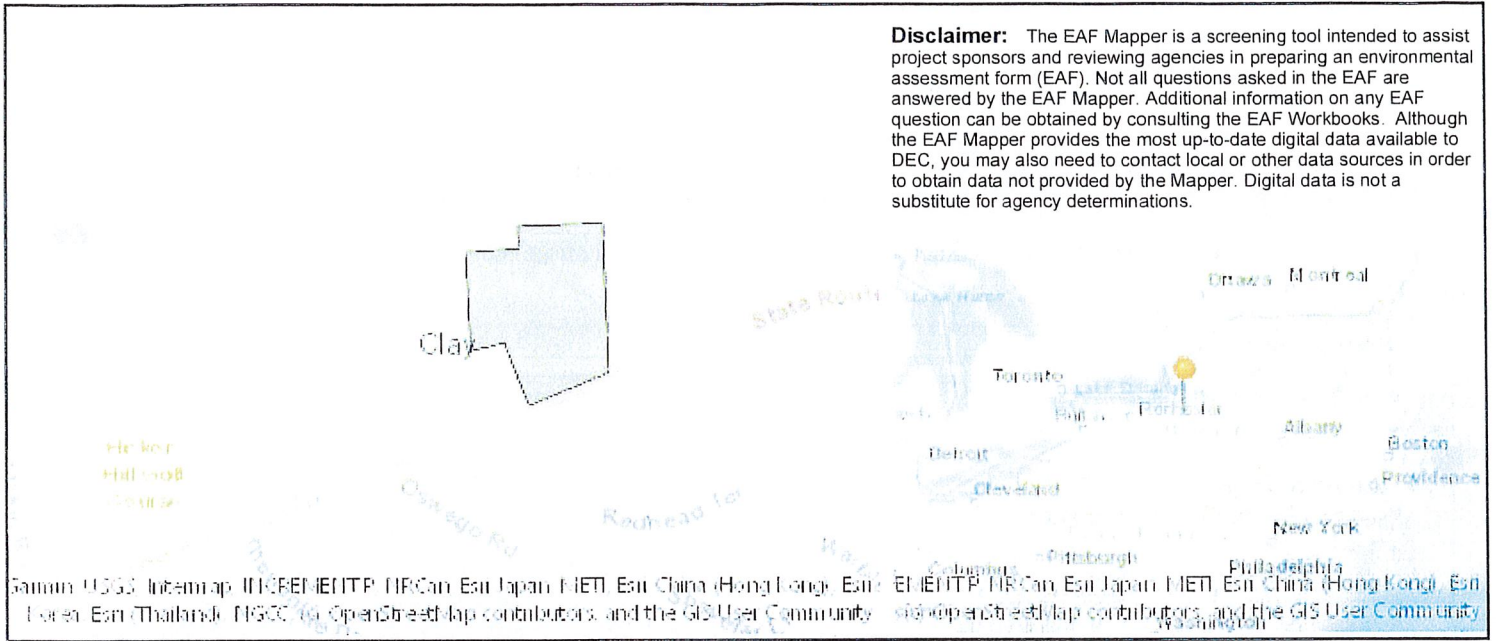
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name CHA Consulting (c/o James Trasher) Date 5-09-2024

Signature  Title Market Segment Leader



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E. 1. h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E. 1. h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E. 1. h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E. 1. h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.b. [Endangered or Threatened Species - Indiana Bat, Northern Long-eared Bat
Name]

E.2.p. [Rare Plants or Animals] No

E.3.a. [Agricultural District] No

E.3.c. [National Natural Landmark] No

E.3.d [Critical Environmental Area] No

E.3.e. [National or State Register of Historic Places or State Eligible Sites] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.3.f. [Archeological Sites] Yes

E.3.i. [Designated River Corridor] No

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:

ADDRESS	TAX MAP	ACREAGE	ZONING
3715 STATE ROUTE 31	020-01-05.2	±4.87 AC	RC-1/R-APT
STATE ROUTE 31	020-01-05.1	±42.69 AC	RC-1/R-APT

EXISTING ZONING: RC-1 - REGIONAL COMMERCIAL & R-APT - APARTMENT DISTRICT

PROPOSED APARTMENTS (R-APTS - APARTMENT DISTRICT)

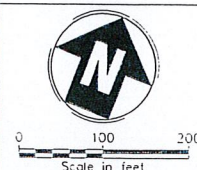
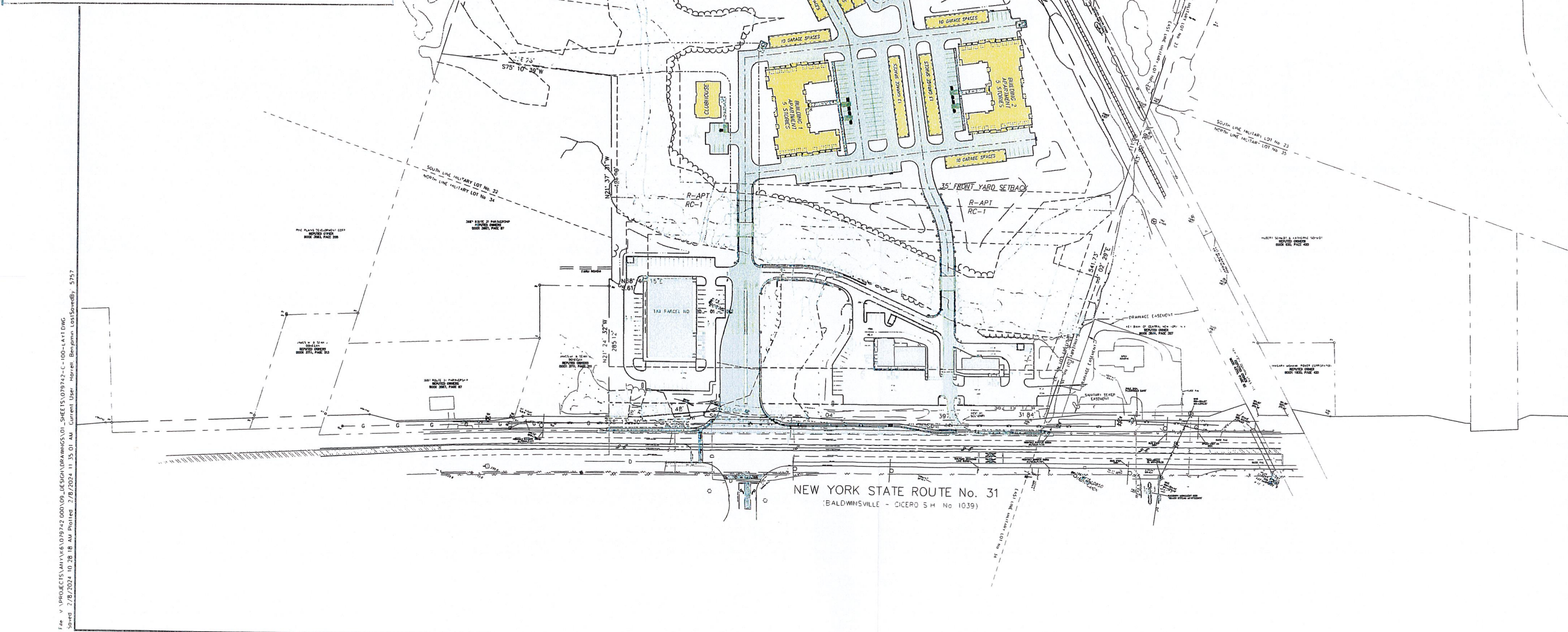
DIMENSIONAL REQUIREMENTS:	CODE	PROVIDED
AREA, MINIMUM PER DWELLING UNIT:	116 UNITS	116 UNITS
6,000 SF PER ONE BEDROOM D.U.	6,000SF/UNIT	6,000SF/UNIT
6,750 SF PER TWO BEDROOM D.U.	104 UNITS	104 UNITS
7,500 SF PER THREE BEDROOM D.U.	6,750SF/UNIT	6,750SF/UNIT
	20 UNITS	20 UNITS
	7,500SF/UNIT	7,500SF/UNIT
TOTAL REQUIRED AREA	1,548,000 SF	1,564,417 SF

SETBACKS:		
FRONT YARD (ROUTE 31)	35'	47'
SIDE YARD (EAST) (
ONE SIDE 33.3% TOTAL REQUIRED SIDE YARD	64.67'	72'
SIDE YARD (WEST)		
TOTAL = (60 FT + 4 FT PER FT OVER 35 FT)	129.34'	173'
= (60 FT + 4' X (68'-6" - 35') = 194.0'		
REAR YARD (NORTH)	25'	123'

PARKING:		
RESIDENTIAL (240 UNITS)		
2 PER UNIT X 240 UNITS	480 SP	488 SP
TOTAL	480 SP	488 SP

(167 GARAGE SPACES + 321 SURFACE SPACES = 488 SPACES)

PARKING SPACE SIZE	9.5'x20'	9.5'x20'
REQUIRED DRIVE WIDTH	20'	26'



WHITESTONE DEVELOPMENT
PARTNERS, LLC
1170 PITTSFORD VICTOR RD, SUITE 260
PITTSFORD NY 14534

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER ARCHITECT LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER OR REVISION OF ANY PLANS OR
DRAWING OF A LICENSED PROFESSIONAL IN ANY OF THE ABOVE
PROFESSIONS UNLESS THE ARCHITECT LANDSCAPE ARCHITECT OR LAND
SURVEYOR HAS BEEN RECORDED AND RECORDED IN THE
OFFICE OF THE COUNTY CLERK AND THE REVISIONS ARE
MADE BY FOLLOWING THE PROVISIONS OF THE
DATE OF SUCH REVISIONS AND A PROPER DESCRIPTION
OF THE REVISIONS.

ROUTE 31 WHITESTONE
DEVELOPMENT

TOWN OF CLAY COUNTY OF ONONDAGA STATE OF NEW YORK

No.	Revised / Revision	Month	By	Date

OVERALL SITE LAYOUT		
Designed By:	Drawn By:	Checked By:
JFT	BGH	JFT
Issue Date:	Project No.:	Scale:
02/07/24	079742	AS SHOWN

Drawing No.:
C-100

File: V:\PROJECTS\ANY\161\09\DESIGN\DRAWINGS\01_SHEETS\079742-C-100-Overall DWG
 Saved: 2/8/2024 10:28:18 AM Plotter: 2/8/2024 11:35:01 AM Current User: Harold_Benjamin_Coats@chaco.com 5757