



**FINAL SCOPING DOCUMENT  
FOR  
PREPARATION OF A  
DRAFT ENVIRONMENTAL  
IMPACT STATEMENT (DEIS)**

**UMS PROPERTY, LLC  
NEW DISTRIBUTION CENTER SITE PLAN 2024**

**TOWN OF PLATTSBURGH  
CLINTON COUNTY, NEW YORK**

***Lead Agency:***

Town of Plattsburgh Planning Board  
151 Banker Road  
Plattsburgh, New York 12901

***Applicant/Project Sponsor:***

UMS Property, LLC  
194 Pleasant Ridge Road  
Plattsburgh, New York 12901

***Prepared by:***

JMT of New York, Inc.  
19 British American Boulevard  
Latham, New York 12110

**Submitted: September 2024**

A decorative graphic on the right side of the page consists of several overlapping, diagonal, triangular shapes. The shapes are in shades of blue and grey, creating a sense of depth and movement. The largest shape is a dark blue triangle at the bottom right, with lighter shades of blue and grey overlapping it towards the top left.



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## **1.0 INTRODUCTION**

The following report is a Final Scoping Document (FSD) completed and issued pursuant to Article 8 of the New York Environmental Conservation Law and the regulations promulgated thereto at 6 NYCRR Part 617 which pertains to the New York State Environmental Quality Review Act (SEQRA).

SEQRA Status: Type I

Lead Agency: Town of Plattsburgh Planning Board  
151 Banker Road  
Plattsburgh, New York 12901

This FSD relates to a proposed warehouse and distribution facility to be located on the west side of NYS Route 22 between Salmon River Road and Archie Bourdeau Road in the Town of Plattsburgh, Clinton County, New York (henceforth referred to as “Proposed Action”). The location of the Proposed Action includes Tax Parcel Nos. 245.-4-40.1, 245.-4-16.2, and portions of 245.-4-22.11, where the proposed building is approximately 774,750 sq ft. (the “Site”). Figure 1 entitled “Site Location Map” illustrates the location of the Site and its relationship to the surrounding area. The Town of Plattsburgh Planning Board (Town) has determined the project to be a Type I Action under SEQRA, and issued a Positive Declaration on the basis that the Action has the potential for significant adverse impacts on the environment, and therefore requires preparation of a Draft Environmental Impact Statement (DEIS).

In accordance with SEQRA requirements, a Draft Scoping Document was provided to the Town and accepted via Town Planning Board Resolution No. 24-45 on August 6, 2024. The Town opened a public comment period on the Draft Scoping Document from August 9, 2024, through September 17, 2024, and scheduled a public hearing for September 17, 2024. Notice of the public comment period and public hearing were advertised in the Press Republican newspaper, and notice of the public hearing was published in the New York State Department of Environmental Conservation (NYSDEC) Environmental Notice Bulletin on August 21, 2024. Information regarding the action was published on the Town website (<https://www.townofplattsburgh.com/2024/08/08/planning-board-information-regarding-proposed-ums-properties-distribution-site-plan/>). The Town initiated lead agency coordination with and solicited comments on the Draft Scoping Document from the following involved and interested agencies:



- Town of Plattsburgh Zoning Board
- New York State Department of Transportation (NYSDOT)
- New York State Department of Environmental Conservation (NYSDEC)
- New York State Historic Preservation Office (SHPO)
- Clinton County Planning Board
- New York State Department of State (NYSDOS)
- Clinton County Industrial Development Agency (IDA)
- Federal Aviation Administration (FAA)
- Clinton County Department of Health

This FSD reflects the incorporation of relevant comments from involved and interested agencies and the public as provided through the designated public comment period and Town-held public hearing.

The purpose of the FSD is to identify the environmental issues that will be addressed in the DEIS as well as the methodology that will be used to study the potential environmental impacts of the proposed project. This FSD includes: (1) a brief description of the Proposed Action; (2) an identification of potentially significant adverse impacts provided in Parts 2 and 3 of the Full Environmental Assessment Form prepared for the Proposed Action and through consultation with involved and interested agencies; (3) the extent and quality of information needed to adequately address each impact; (4) an initial identification of mitigation measures; and (5) the reasonable alternatives to be considered.

UMS Property, LLC (UMS), as the Project Sponsor, will prepare the DEIS pursuant to SEQRA. As the Proposed Action will require federal permits and approvals, including, but not limited to, federal wetlands permits pursuant to Section 404 of the Clean Water Act, the DEIS will also contain information to support the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. § 4321 *et seq.*) review.

## **2.0 BACKGROUND AND APPROVALS**

UMS is proposing to construct a new warehouse and distribution facility on the west side of NYS Route 22 between Salmon River Road and Archie Bourdeau Road to support their nearby existing manufacturing facility. UMS has entered into a purchase agreement to buy the Site for the Proposed Action.

The Proposed Action will require the following approvals:





- Site Plan Review/Approval from the Town of Plattsburgh Planning Board and Clinton County Planning Board coordination under NYS General Municipal Law Section 239-m;
- FAA approval for the height of the proposed building;
- Area variance from Town of Plattsburgh Zoning Board for the height of proposed building;
- Town of Plattsburgh Water and Sewer Department Permits for water and sewer construction;
- Clinton County Health Department and NYSDEC Permits (where applicable) for extending the public water line along NYS Route 22 to the Site. Coordination with New York State Department of Health and Town of Plattsburgh Water and Wastewater Department will also be required;
- Clinton County Health Department for the onsite septic system (if required);
- Town of Plattsburgh Driveway Permit for any connection to Superior Road or Archie Bourdeau Road;
- USACE Section 404 Permit for disturbance of federal wetlands;
- Clinton County Industrial Development Agency (IDA) for possible tax incentives;
- NYSDOT Highway Work Permit and Access Permit for the new commercial driveway;
- NYSDEC State Pollution Discharge Elimination System (SPDES) Permit for disturbing more than one acre during construction; and
- NYSDEC SPDES Permit for sanitary sewage treatment discharges greater than 1,000 gallons per day.

### **3.0 PROPOSED ACTION**

As stated above, UMS is proposing to construct a new warehouse and distribution facility on the west side of NYS Route 22 between Salmon River Road and Archie Bourdeau Road. The Site will be accessed from a new commercial driveway off NYS Route 22. The facility will operate 24 hours per day, 7 days a week with three work shifts. Most of the work at the facility will occur during the morning and afternoon shifts, with approximately



100 employees, with a smaller operational crew of approximately 22 employees for the evening or third shift. The Site has been designed with approximately 200 vehicle spaces to account for the maximum number of employees per shift with adequate reserve volume for shift overlap. Deliveries and outbound shipments from the facility will primarily occur during normal business hours of 7 AM to 5 PM, Monday through Friday. It is estimated that there will be approximately 50 trucks per day entering and exiting the Site with a peak rate of 10 trucks per hour.

The proposed warehouse building is approximately 774,750 sq ft, including approximately 34,600 sq ft of office area. The majority of the proposed building and office area is approximately 60 ft in height with a small portion of the warehouse approximately 100 ft in height. This high bay area will house a fully automated racking system that allows for material to be stored up to 90 ft in height, reducing the overall footprint of the building and allowing for more efficient material handling.

In summary, the Proposed Action includes construction of approximately 30.81 acres of road, building, and other paved or impervious surfaces, along with approximately 15.55 acres of open lawn areas. The Proposed Action will impact forested land, grasslands/meadowlands, and federal wetlands.

The anticipated construction period is 24 months. Construction and operation will be in accordance with the issued approvals.

#### **4.0 ENVIRONMENTAL IMPACT ASSESSMENT & SCREENING**

The DEIS will address all items in this scoping document and will conform to the general format set forth herein. Each impact category, such as transportation, wetlands, air, and other impacts, will be presented in a separate subsection which includes a discussion of existing conditions, potential impacts associated with the Proposed Action, and proposed mitigation measures designed to avoid, or minimize, the identified impacts.

##### **GEOLOGY, SOILS, AND TOPOGRAPHY**

The DEIS will identify the major geologic and soil conditions on the property, focusing on suitability of the property for development, stormwater management and sanitary discharge purposes. The analysis will use information readily available from the United States Department of Agriculture's Natural Resources Conservation Service (e.g., soil



survey) as well as the property information to complete this section. The assessment will also include a discussion of proposed modifications to site topography.

### **STORMWATER MANAGEMENT**

The DEIS will summarize a Stormwater Pollution Prevention Plan (SWPPP) for the Proposed Action, prepared in accordance with the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) which shall include the following:

- i. Drainage study, defining existing and post-development peak rates and flow volume of stormwater runoff and stormwater quality treatment during the statistical 1-, 10-, and 100-year, 24-hour Type II storm events.
- ii. Pre- and post-development stormwater runoff quality will be discussed and summarized.
- iii. A description of the proposed stormwater detention and treatment methods per current NYSDEC Design Standards and local regulations with the conceptual locations of all stormwater management design measures shown on a drawing. The access to, ownership of, and responsibility for long-term maintenance of any stormwater management facilities will also be discussed.
- iv. A description of the proposed soil erosion and sediment control methods that will be implemented during- and post-construction per current NYSDEC Design Standards and local regulations.

### **TERRESTRIAL AND AQUATIC ECOLOGY**

#### ***Habitat***

The DEIS will include a discussion of the existing types of vegetation as well as the wildlife present at the Site, which will include birds, mammals, reptiles, amphibians, and rare, endangered, or threatened species along with a strong emphasis on the Indiana Bat (*Myotis sodalis*) and Northern Long-eared Bat (*Myotis septentrionalis*)- both federally and state-listed as endangered, will be evaluated and discussed in detail in the DEIS. The DEIS will identify and describe both potential short-term and long-term impacts to habitat based on the construction and operational activities of the Proposed Action. Potential Impacts to the nearby natural significant community, Pitch Pine-Heath Barrens will also be discussed.



### ***Surface Waters and Wetlands***

Potential impacts and mitigation to surface waters, including the Salmon River and federal wetlands will be evaluated and discussed. Delineation of wetlands will follow the three-part standard outlined in the 1987 U.S. Army Corps of Engineers (USACE) delineation manual, with the boundaries verified through the Jurisdictional Determination process. It is anticipated the wetlands will be USACE-jurisdictional and that a Section 401 Individual Water Quality Certification from NYSDEC will be needed, in addition to a USACE Section 404 Individual Permit for the proposed wetland disturbance. Possible mitigation will be discussed in the DEIS, as mitigation will be required as part of the permitting process with NYSDEC and USACE.

### **NOISE**

The Proposed Action will have the potential to increase noise levels based on construction activities and operation of the proposed facility. The noise assessment will evaluate typical equipment used at the site and their potential impacts on the surrounding areas. The assessment of potential noise impacts will be conducted following the NYSDEC guidance document, “Assessing and Mitigating Noise Impacts” (DEP-00-1, Revised February 2, 2001).

### **VISUAL RESOURCES**

The DEIS will include a SEQRA Visual Environmental Assessment Form (EAF) as well as a visual impact assessment in accordance with the NYSDEC Program Policy “Assessing and Mitigating Visual and Aesthetic Impacts.” This policy includes:

1. Creating an inventory of aesthetic resources;
2. Conducting a visual impact assessment including viewshed assessment. In addition to the resources identified in the policy, the analysis will include resources of local importance as identified in local land use zoning and planning processes and Town of Plattsburgh Comprehensive Plan;
3. Identifying any potential significant aesthetic/visual impacts; and,
4. Identifying whether mitigation is necessary and specific mitigation measures.

The analysis will identify and describe significant views into the Site from a range of representative publicly accessible vantage points and aesthetic resources. The visual and



architectural character of the Proposed Action, with special attention to the Site lighting and off-site visibility of buildings and structures will be assessed. Visual impacts to historic and cultural resources will also be assessed.

### **TRANSPORTATION**

The DEIS will describe the existing transportation network, project conditions in the future with and without the Proposed Action and will assess potential impacts associated with the Proposed Action, such as changes to intersection and roadway capacity and Levels of Service as well as access to NYS Route 22 and major highways. In consultation with NYSDOT, New York State Thruway Authority, and Clinton County Department of Transportation, a Traffic Impact Study will be completed which will include mitigation, if deemed necessary. A copy of the study will be included in as an appendix and summarized within the DEIS.

### ***Aviation***

The DEIS will include an assessment of impacts on aviation and evaluate consistency with FAA requirements, including whether any approval is needed from FAA for the proposed building height. Any FAA correspondence will be included in an appendix.

### **AIR QUALITY**

This DEIS will assess impacts on air quality including those from construction and operational activities at the Proposed Action. The DEIS will assess stationary source air emissions from the Proposed Action. Should the Proposed Action require a stationary source air pollution control permit or registration, the associated air pollution control permit application will include evaluation of pollutants subject to NAAQS, New York air toxic control, and ambient air requirements. The DEIS will summarize this detailed air quality impact analyses that will be prepared to support the air pollution control permitting process.

### **HISTORIC AND CULTURAL RESOURCES**

On March 16, 2023, New York State Office of Parks and Historic Preservation (NYS OPRHP) issued a findings letter (Appendix A) concluding no properties, including archeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the Proposed Action. As such,



historic and cultural resources will only be discussed in the DEIS in relation to visual and aesthetic resources.

### **SOLID WASTES AND HAZARDOUS MATERIALS**

The DEIS will describe the proposed generation of solid waste by the Proposed Action and how that material will be handled, stored, and transported. This analysis will also describe any proposed measures to reduce generation of solid waste through reuse or recycling. The DEIS will also identify any hazardous materials (including any chemical or petroleum bulk storage) that would be used, stored, transported, or generated by the Proposed Action and measures to protect against releases to the environment. Any warranted remedial approaches for addressing identified or potential contaminated materials would be described.

### **UTILITIES AND INFRASTRUCTURE**

#### ***Energy***

The DEIS will describe the Proposed Action's use and consumption of energy- both gas and electric. Additional energy details will be described in the DEIS, including potential impacts and measures to maximize energy efficiency.

#### ***Telecommunications***

The DEIS will discuss the location and number of telecommunications lines that will lead to the Site and whether they will be above or below ground and the potential impacts of any new service.

#### ***Water Supply***

The DEIS will describe the existing public water service and the need for the water line extension. The DEIS will also discuss the need for a new fire protection water tank and fire pump and associated potential impacts.

#### ***Onsite Sewer System***



The DEIS will detail the proposed onsite sewer system, including its location and its potential impacts and the necessary permits, including the need for a NYSDEC SPDES Permit (GP-0-15-001) Groundwater Discharge of Treated Sanitary Sewage.

## 5.0 ALTERNATIVES TO THE PROPOSED ACTION

**No Action Alternative** The DEIS will include an evaluation of a comparison of impacts on the natural resource system, traffic, demand for utilities and community services, employment, and fiscal balance. This alternative will be evaluated based on the assumption that the proposed warehouse and distribution center is not constructed.

**Alternative Sites** The evaluation of alternative sites owned by, or under option, to the applicant and located in the general project area will include a comparison of impacts on the natural resource system, traffic, and demand for utilities and community services.

**Alternative Size** Alternatives that reflect the evaluation of changes in scale or magnitude of the project will include a comparison of impacts on the natural resource system, traffic, and demand for utilities and community services.

## 6.0 DRAFT ENVIRONMENTAL IMPACT STATEMENT (OUTLINE)

### Cover Sheet

Shall include: the title as a DEIS; the project and its location; identification of Lead Agency, Applicant, and Preparer with contact information for each and; all relevant dates, including those for document preparation, public hearing, and final document acceptance.

### Table of Contents

Shall include all sections and subsections of the DEIS, identified by a page number, figures, tables, appendices, and any other included attachments.

## 1.0 Executive Summary

This section shall provide a concise summary of the DEIS, including a brief description of the Proposed Action, a list of the involved and interested agencies for DEIS distribution, anticipated significant environmental impacts, proposed mitigation measures, and project alternatives.



**1.1 Proposed Action and Need for Action**

**1.2 Involved Agencies**

**1.3 Interested Agencies**

**1.4 Potential Impacts**

**1.5 Potentially Significant Environmental Impacts and Proposed Mitigations**

**1.6 Summary of Alternatives**

**2.0 Environmental Review Process**

This section shall include a description of the purposes and objectives of the SEQRA process and a list as well as a brief description of all required federal, state, and local permits, approvals, and/or registrations that are anticipated to be applied for the Proposed Action.

**2.1 General Overview of SEQRA**

**2.2 Required Permits and Approvals**

**3.0 Project Description**

The geographic location and boundaries of the Proposed Action shall be clearly defined, including regional and local maps. Current and previous land use and zoning shall also be described here as well as the need and purpose of the action. A detailed discussion of the required approvals and reviews shall also be included in this section.

**3.1 Site Location and History**

**3.2 Description of the Proposed Action**

**3.3 Project Need and Purpose**

**3.4 Approvals, Reviews and Permits**

**4.0 Environmental Setting, Impacts and Mitigation**

This section shall provide a concise description of the environmental setting of the area to be affected, sufficient to understand the impacts of the Proposed Action and alternatives, as well as a detailed description of the impacts and their proposed mitigation.





- 4.1 Land Use and Zoning**
- 4.2 Geology, Soils and Topography**
- 4.3 Stormwater Management**
- 4.4 Terrestrial and Aquatic Ecology**
  - 4.3.1 Habitat**
  - 4.3.2 Surface Waters and Wetlands**
- 4.5 Noise**
- 4.6 Visual Resources**
  - 4.6.1 Historic and Cultural Resources**
- 4.7 Transportation**
- 4.8 Air Quality**
- 4.9 Solid Waste and Hazardous Materials**
- 4.10 Utilities and Infrastructure**
  - 4.10.1 Energy**
  - 4.10.2 Telecommunications**
  - 4.10.3 Water Supply**
  - 4.10.4 Onsite Sewer System**

## **5.0 Unavoidable Adverse Impacts**

This section shall list the long-term, permanent impacts that are likely to occur despite mitigation measures and shall compare in summary form the beneficial and adverse implications of these unavoidable impacts.

## **6.0 Alternatives to the Proposed Action**

This section shall evaluate alternatives to the Proposed Action. The evaluation of each alternative will include a comparison of impacts on natural resources, traffic, visual impacts, air impacts, and noise.



**Abbreviations**

**References**

**Appendices**

**Appendix A - SEQR Documentation**

**Appendix B – Agency Correspondence**

**Appendix C – Wetlands Delineation**

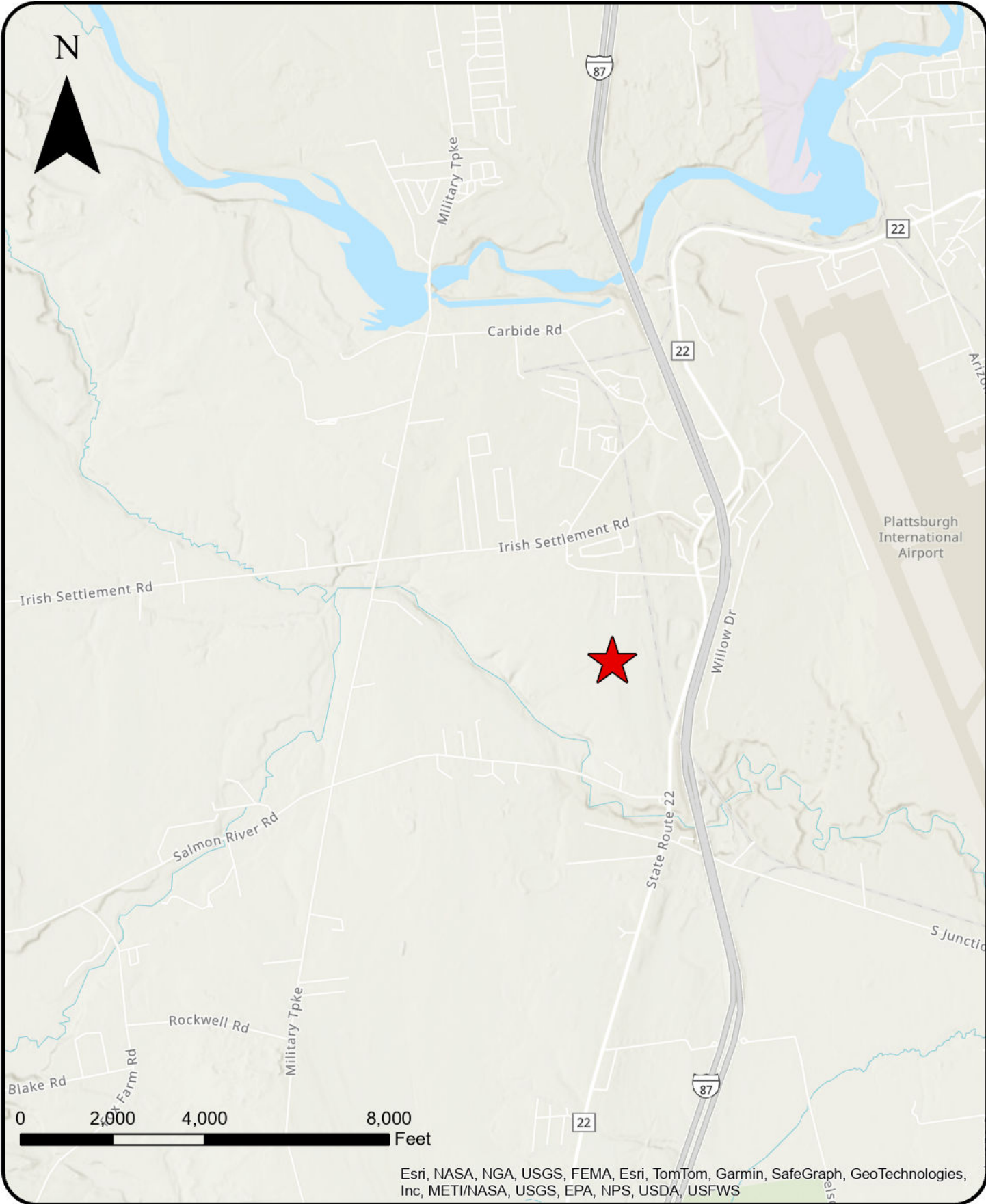
**Appendix D – Traffic Impact Analysis**

**Appendix E – Visual Impact Assessment**

**Appendix F – Noise Impact Assessment**



# FIGURE



Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS



19 British American Blvd. W, Latham NY 12110  
P: 518-782-0882 | F: 518-782-0973 | JMT.com

# SITE LOCATION MAP

UMS Property, L.L.C.  
New Distribution Center

Town of Plattsburgh

Clinton County

PROJ. NO: 24-02308

DATE: 07/19/2024

SCALE: 1 IN = 4,000 FT

DWG NO. -

FIGURE: 1



# APPENDICES



# **APPENDIX A**

## **SITE PLAN APPLICATION**

May 28, 2024

Trevor Cole  
Senior Planner  
Town of Plattsburgh Planning Department  
151 Banker Road  
Plattsburgh, New York 12901

**RE: UMS Property LLC  
New Warehouse and Distribution Facility Site Plan 2024**

Dear Mr. Cole:

UMS Property LLC (UMS) is looking to construct a new warehouse and distribution facility on the west side of New York State Route 22 between Salmon River Road and Irish Settlement Road. UMS has entered into a purchase agreement to buy Tax Parcels 245.-4-40.1 (land of Robert and Rita Burnell), 245.-4-16.2 (lands of Thomas M. LeClair Living Trust), and portions of 245.-4-22.11 (lands of Iona G. Brand Revocable Living Trust) for the proposed development. The parcels are all Zoned (I) Industrial, where the proposed use is allowed by site plan approval. The proposed building would be approximately 774,750 square-feet in size, which includes approximately 34,600 of office area. The majority of the building and office area would be approximately 60 feet in height with a small portion of the warehouse being approximately 100 feet in height. This high bay area would house a fully automated racking system that allows for material to be stored up to 90 feet in height, reducing the overall footprint of the building and allowing for more efficient material handling.

The site will be accessed from a new commercial driveway off Route 22. The facility will operate 24 hours per day, 7 days a week with three work shifts. The majority of work at the facility will occur during the morning and afternoon shifts, with approximately 100 employees, with a smaller operational crew of approximately 22 employees for the evening or third shift. The site has been designed with approximately 200 vehicle spaces to account for maximum number of employees per shift with adequate reserve volume for shift overlap. Deliveries and outbound shipments from the facility will primarily occur during normal business hours of 7 AM to 5 PM, Monday through Friday. It is estimated that there will be approximately 50 trucks per day entering and exiting the facility with a peak rate of 10 trucks per hour.

The facility will be served by public water that will be extended along Route 22 to the site. An extension of the Town's system will be required. Due to the low water volume and pressure available from the Town's system, a new fire protection water tank and fire pump will be required. Due to the lack of public sewer in the area, the facility will utilize on site sanitary sewer similar to what occurs at the UMS other facilities. Natural gas, power, and communications will all be extended from Route 22 to serve the facility.

The facility will be fully conditioned for the comfort of the employees. The primary heat source for the building will be air to water heat pumps that will provide heating to a set point around 5-degrees, where a natural gas boiler will supplement during extreme low outdoor temperatures. The building will also include energy recovery units to maximize the energy efficiency of the structure while minimizing greenhouse gas emissions.

The building will include large glass sections to provide natural light within the work area and add to the overall aesthetics of the building. The exterior will include a mix of building materials, colors, and offset planes to further enhance the appearance of the structure.

Stormwater run-off for the project will be directed to stormwater detention facilities where infiltration will be promoted with a controlled outlet to established drainage facilities. The proposed systems will be designed in accordance with Town of Plattsburgh and New York State Department of Environmental Conservation Standards. The parcel is bisected by a federal wetland that has been delineated. The project will disturb some of the federal wetlands and will require a permit from the Army Corps of Engineers.

At this time, the applicant asks that the project be placed on the agenda of the next regular meeting of the Planning Board for sketch consideration. As the project requires a height variance to move forward, the SEQRA needs to be addressed prior to consideration by the Zoning Board of Appeals. Once the height variance issue has been addressed, the project would return to the Planning Board for Detailed Plan consideration.

To assist you in your review, we have enclosed 5 full size and 1 reduced copy of the Site Plan, Site Plan Application, Full EAF, and OPRHP No Significance Letter. If you have any further questions, or require additional information, please feel free to contact our office.



Respectfully submitted,

Aaron J. Ovios, P.E.

*Robert M. Sutherland P.C.*



**Map Notes:**

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. Copyright 2022, Robert M. Sutherland, P.C. All rights reserved.
5. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
6. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
7. North arrow and bearings based on Grid North, NAD 1983 New York East Zone 18.
8. All distances shown hereon are ground distances.
9. Building offsets, as shown on this map, are not to be used for construction purposes.
10. Missing property corners were not set as a result of this survey.
11. All easements and right-of-ways of record as indicated in Title Insurance Commitment No. 23-CEN1030-ORT, issued by Old Republic National Title Insurance Company with an effective date of January 24, 2023, or easements and right-of-ways that are discoverable by inspection, are indicated hereon.

**Reference Maps:**

1. "Right of Way And Track Map The Plattsburgh and Dannemora Railroad, operated by The Delaware and Hudson Company, (V-16B/B).", prepared by Office of Chairman Valuation Committee dated June 30, 1916.
2. "Map of Property Survey of Fuller Property..." prepared by Joseph W. Hogan, L.S., dated June 12, 1950 and filed in the Clinton County Clerk's Office in Map Drawer B-93.
3. "Map of Land Sold To Noel J. Brunell, Jr..." prepared by Robert H. Ladue, L.S., and filed in the Clinton County Clerk's Office in Map Book 1 Page 29.
4. "Lands of Earl W. Morehouse..." prepared by Leland Logan, P.E. & L.S., dated September 13, 1955 and filed in the Clinton County Clerk's Office in Map Drawer A-133.
5. FAI # 502-5-2.1, Section 7B-1 Map No. 379 Page 439, "Railway-Highway Crossing, Grade Separation), lands of Calos Brand prepared by New York State Department of Public Works, dated October 20, 1958 and filed in the Clinton County Clerk's Office.
6. "Map of Survey Property T Be Conveyed By archie N. Bordeau To New York State Electric & Gas Corporation..." prepared by Kenneth Kratz, L.S., dated June 7, 1973 and filed in the Clinton County Clerk's Office on May 16, 1974 in Map Book 6 Page 16.
7. "Survey of Lot Sold To Dale and Darla Holderman..." prepared by Robert H. Ladue, L.S., last revised June 5, 1984 and filed in the Clinton County Clerk's Office in Map Book 12 Page 35.
8. "Carlos Brand Subdivision II - 1989..." prepared by Robert H. Ladue, L.S., dated September 25, 1989, last revised November 28, 1989 and filed in the Clinton County Clerk's Office in Map Book 17 Page 125.
9. "Carlos Brand Subdivision II - 1989..." prepared by Robert H. Ladue, L.S., dated September 28, 1989, last revised November 28, 1989 and filed in the Clinton County Clerk's Office in Map Book 17 Page 126.
10. "Map of Survey Property to be Conveyed By Archie N. Bordeau To New York State Electric & Gas Corporation..." prepared by Johnston & Kratz Land Surveyors, L.L.S., dated June 7, 1973 and filed in the Clinton County Clerk's Office on May 16, 1974 in Map Book 6 Page 16.
11. "Survey Map Showing Brand Subdivision 2004..." prepared by Dean H. Lashway, L.S., dated December 20, 2004 and filed in the Clinton County Clerk's Office on March 2, 2005 as Instrument # 2005-180127.
12. "Map of Survey prepared for Lisa J. Clemons showing Clemons Subdivision 2015..." prepared by Robert M. Sutherland, P.C., dated April 27, 2015 and filed in the Clinton County Clerk's Office on May 29, 2015 as Instrument # 2015-271931.
13. "Map Showing Detailed Preliminary/Final Plan For Superior Drive Subdivision 2020 Thomas LeClair Living Trust..." prepared by Dean H. Lashway, L.S., last revised on August 27, 2020 and filed in the Clinton County Clerk's Office on October 29, 2020 as Instrument # 2020-311129.

**Reference Deeds:**

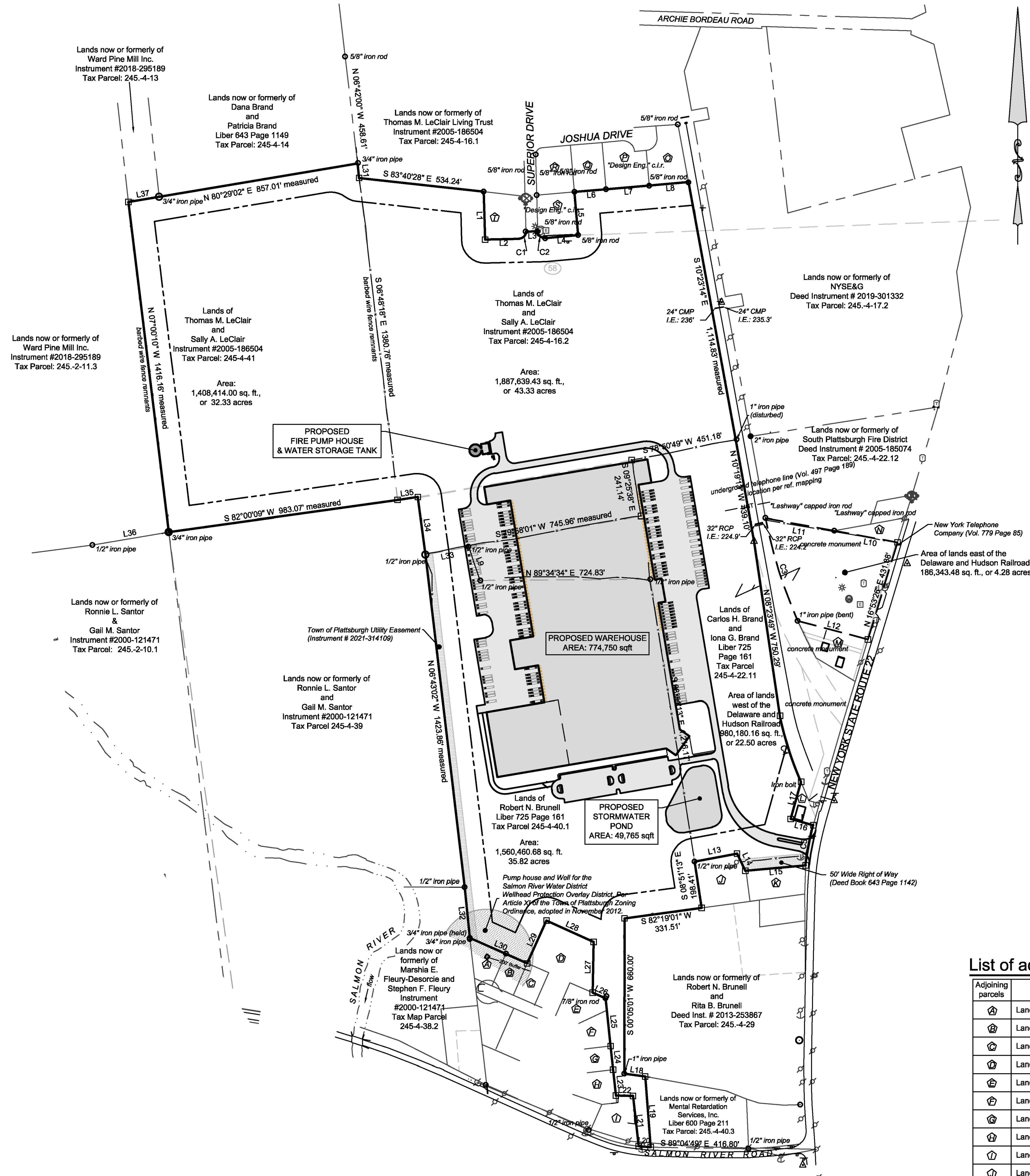
1. Section 245 - Block 4 - Lot 40.1: Gerald Menard to Robert N. Brunell and Rita B. Brunell by deed dated October 14, 1986 and recorded in the Clinton County Clerk's Office on October 14, 1986 as Deed Volume 678 at page 33.
2. Section 245 - Block 4 - Lot 22.11: Carlos H. Brand and Iona G. Brand to Carlos H. Brand and Iona G. Brand by deed dated March 11, 1988 and recorded in the Clinton County Clerk's Office on April 6, 1988 as Deed Volume 725 at page 161.
3. Section 245 - Block 4 - Lot 16.2: Thomas M. Leclair to Thomas M. Leclair and Sally A. Leclair by deed dated June 23, 2005 and recorded in the Clinton County Clerk's Office on September 6, 2005 as Instrument # 2005-186504.

**Certification:**

I hereby certify that this map was prepared from deeds and maps of record and an accurate survey performed during December of 2022.

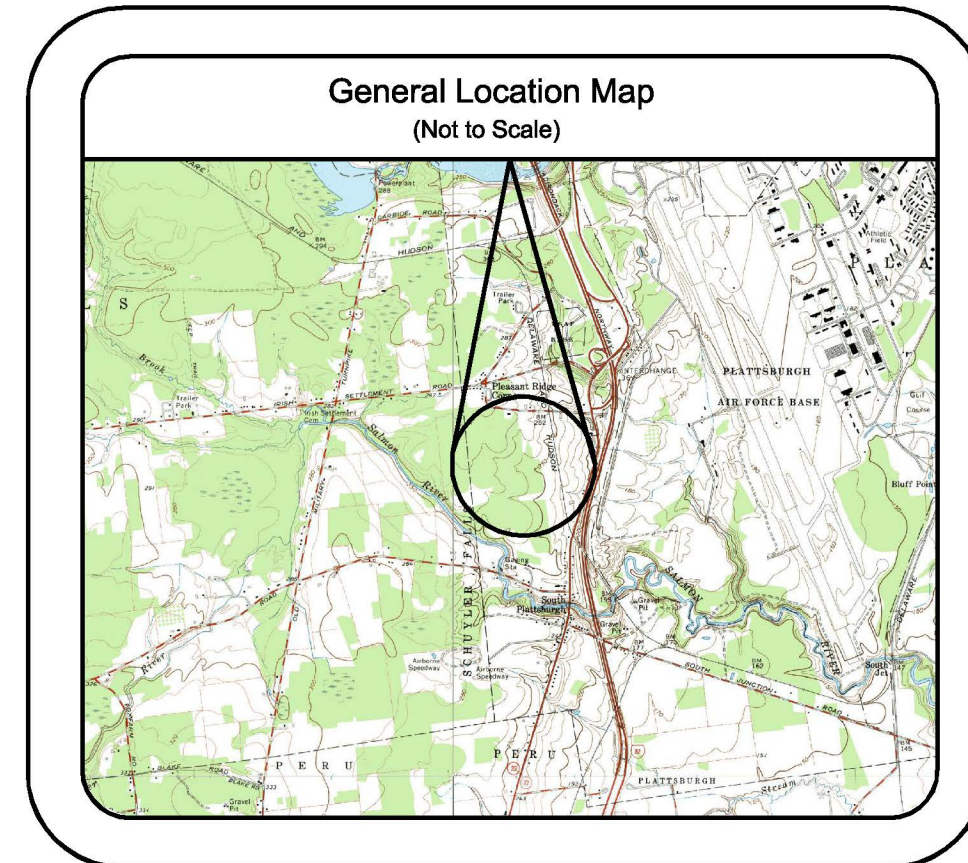
**Tax Map Reference:**

Section 245 - Block 4 - Lot 16.2  
 Section 245 - Block 4 - Lot 22.11  
 Section 245 - Block 4 - Lot 40.1  
 Section 245 - Block 4 - Lot 41  
 Town of Plattsburgh  
 County of Clinton



**Zoning Information:**

LOCATION: Westerly side of NYS Route 22 and south of Archie Bordeau Road.	
ZONE: C, Shopping Center Commercial District	
USE: Commercial	
ITEM	REQUIREMENTS
Minimum lot area	N/A
Minimum road frontage	75 ft.
Minimum front setback	20 ft.
Minimum side setback	10 ft. min. / 25 ft. total
Minimum rear setback	20
Minimum open space	25%
Maximum building height	60 ft.
Maximum building coverage	25%



**Legend:**

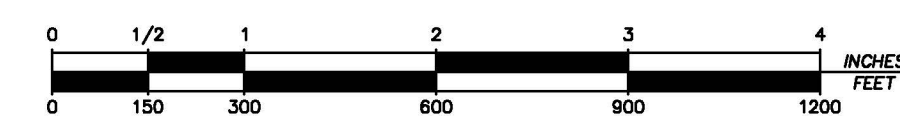
- Found property evidence (as described)
- Computed corner
- ⊙ Fire Hydrant
- ⊕ Well
- ⊞ Telephone pedestal
- ⊟ Cable pedestal
- ⊠ Water Valve
- ⊡ Water shutoff
- ⊛ Light pole
- ⊜ Utility pole
- ⊝ Guy anchor
- ⊞ Sign
- ⊞ Electric meter
- x — Barbed wire fence
- — — Box wire fence
- — — Property line
- · — · — Adjoiner property line

LINE	BEARING	DISTANCE
L1	S 01°30'45" E	204.09
L2	N 88°29'15" E	145.00
L3	N 88°27'15" E	50.00
L4	N 85°01'37" E	150.45
L5	N 04°58'23" W	184.84
L6	N 85°01'37" E	135.00
L7	N 85°01'37" E	185.00
L8	N 85°01'37" E	187.08
L9	S 19°20'47" E	152.58
L10	N 73°36'14" W	273.80
L11	N 73°36'14" W	297.13
L12	S 73°10'43" E	309.22
L13	N 73°15'10" E	184.27
L14	S 23°47'09" E	81.20
L15	N 84°55'24" E	237.55
L16	N 74°23'34" W	100.00
L17	N 15°30'26" E	184.24
L18	S 82°01'23" E	88.78
L19	S 04°28'32" E	301.75
L20	N 85°40'42" W	51.04
L21	N 08°32'53" W	215.56
L22	N 88°40'53" W	72.97
L23	N 06°03'03" W	110.94
L24	N 06°03'03" W	100.00
L25	N 06°03'03" W	204.27
L26	N 65°58'13" W	58.79
L27	N 09°56'30" E	216.05
L28	N 65°58'25" W	220.00
L29	S 24°20'31" W	200.00
L30	N 65°58'13" W	67.00
L31	N 05°58'26" W	61.78
L32	N 05°51'51" W	216.92
L33	N 73°22'24" E	185.71
L34	N 07°41'09" W	246.91
L35	S 82°00'09" W	87.23
L36	N 80°33'12" E	330.09
L37	N 80°29'02" E	133.09

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.42'	N 43°29'28" E	89°59'33"
C2	30.00'	48.94'	43.89'	S 48°14'20" E	93°28'07"
C3	2,041.12'	458.14'	458.14'	S 17°25'01" E	172°11'02"
C4	1,432.69'	285.64'	285.11'	N 17°45'09" W	111°49'23"
C5	1,854.91'	174.14'	174.06'	N 10°50'18" E	6°01'44"

**List of adjoining parcels:**

Adjoining parcels	Parcel owner	Title reference	Tax parcel number
⊞	Lands now or formerly of Town of Plattsburgh	Liber 606 at Page 452	245-4-35.11
⊞	Lands now or formerly of Peter N. Allen	Instrument # 2005-182632	245-4-34.2
⊞	Lands now or formerly of James R. Rock	Instrument # 2015-272175	245-4-34.1
⊞	Lands now or formerly of Gary E. Diman and Magda L. Diman	Instrument # 2005-182632	245-4-33
⊞	Lands now or formerly of Sandra J. Razac	Instrument # 2005-185881	245-4-32
⊞	Lands now or formerly of John R. Akin and Deanne K. Akin	Instrument # 2008-219704	245-4-31
⊞	Lands now or formerly of Albert Senyah	Instrument # 2012-252966	245-4-35.5
⊞	Lands now or formerly of David J. Casey and Elizabeth H. Casey	Liber 899 Page 208	245-4-35.1
⊞	Lands now or formerly of Timothy Bedore	Instrument # 2017-290354	245-4-30
⊞	Lands now or formerly of Daria J. Holderman	Instrument # 2018-296858	245-4-22.21
⊞	Lands now or formerly of Frank L. Lovely, Jr. and Penny L. Lovely	Instrument # 2016-279156	245-4-22.22
⊞	Lands now or formerly of Gregory L. Thew	Instrument # 2009-229308	245-4-24
⊞	Lands now or formerly of Timothy C. Schwartz	Instrument # 2014-262768	245-4-21
⊞	Lands now or formerly of Sonia Passino and Shane Passino	Instrument # 2021-313271	245-4-20
⊞	Lands now or formerly of Andre Babbitt	Instrument # 2006-200171	245-10-15
⊞	Lands now or formerly of David Ross and Michelle Ross	Instrument # 2000-125742	245-10-14
⊞	Lands now or formerly of Cory Davison	Instrument # 2016-281272	245-10-13
⊞	Lands now or formerly of Donald A. Hastings	Liber 962 Page 37	245-10-12
⊞	Lands now or formerly of Mark T. LeClair	Instrument # 2022-328604	245-10-17
⊞	Lands now or formerly of Daniel M. Shaughnessy and Cheryl A. Cassevah	Instrument # 2022-328604	245-10-16



Scale: 1 Inch = 300 Feet



**Map Notes:**

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. Copyright 2022, Robert M. Sutherland, P.C. All rights reserved.
5. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
6. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
7. North arrow and bearings based on Grid North, NAD 1983 New York East Zone 18.
8. All distances shown hereon are ground distances.
9. Building offsets, as shown on this map, are not to be used for construction purposes.
10. Missing property corners were not set as a result of this survey.
11. All easements and right-of-ways of record as indicated in Title Insurance Commitment No. 23-CEN1030-ORT, issued by Old Republic National Title Insurance Company with an effective date of January 24, 2023, or easements and right-of-ways that are discoverable by inspection, are indicated hereon.

**Reference Maps:**

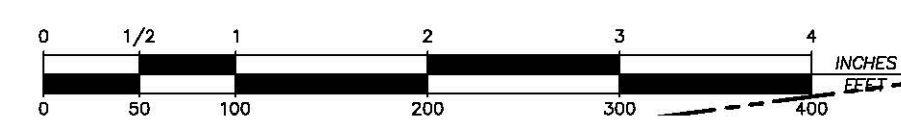
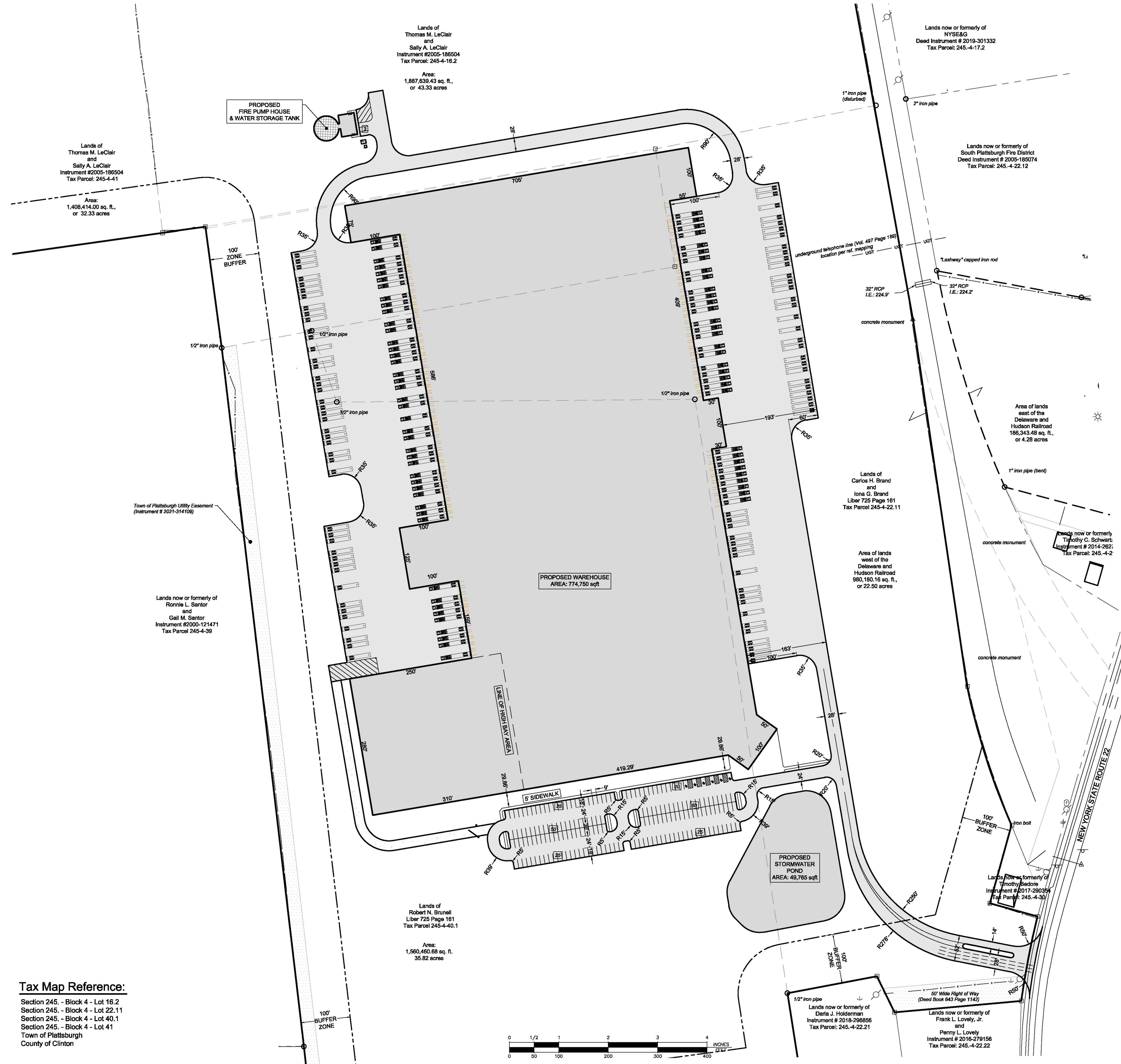
1. "Right of Way And Track Map The Plattsburgh and Dannemora Railroad, operated by The Delaware and Hudson Company, (V-16B/B)..." prepared by Office of Chairman Valuation Committee dated June 30, 1916.
2. "Map of Property Survey of Fuller Property..." prepared by Joseph W. Hogan, L.S., dated June 12, 1950 and filed in the Clinton County Clerk's Office in Map Drawer B-93.
3. "Map of Land Sold To Noel J. Brunell, Jr..." prepared by Robert H. Ladue, L.S., and filed in the Clinton County Clerk's Office in Map Book 1 Page 29.
4. "Lands of Earl W. Morehouse..." prepared by Leland Logan, P.E. & L.S., dated September 13, 1955 and filed in the Clinton County Clerk's Office in Map Drawer A-133.
5. FAI # 502-5-2.1, Section 7B-1 Map No. 379 Page 439, "Railway-Highway Crossing, Grade Separation), lands of Carlos Brand prepared by New York State Department of Public Works, dated October 20, 1958 and filed in the Clinton County Clerk's Office.
6. "Map of Survey Property To Be Conveyed By archie N. Bordeau To New York State Electric & Gas Corporation..." prepared by Kenneth Kratz, L.S., dated June 7, 1973 and filed in the Clinton County Clerk's Office on May 16, 1974 in Map Book 6 Page 16.
7. "Survey of Lot Sold To Dale and Daria Holdermen..." prepared by Robert H. Ladue, L.S., last revised June 5, 1984 and filed in the Clinton County Clerk's Office in Map Book 12 Page 35.
8. "Carlos Brand Subdivision II - 1989..." prepared by Robert H. Ladue, L.S. dated September 25, 1989, last revised November 28, 1989 and filed in the Clinton County Clerk's Office in Map Book 17 Page 125.
9. "Carlos Brand Subdivision II - 1989..." prepared by Robert H. Ladue, L.S. dated September 28, 1989, last revised November 28, 1989 and filed in the Clinton County Clerk's Office in Map Book 17 Page 126.
10. "Map of Survey Property to be Conveyed By Archie N. Bordeau To New York State Electric & Gas Corporation..." prepared by Johnston & Kratz Land Surveyors, L.L.S. dated June 7, 1973 and filed in the Clinton County Clerk's Office on May 16, 1974 in Map Book 6 Page 16.
11. "Survey Map Showing Brand Subdivision 2004..." prepared by Dean H. Lashway, L.S., dated December 20, 2004 and filed in the Clinton County Clerk's Office on March 2, 2005 as Instrument # 2005-180127.
12. "Map of Survey prepared for Lisa J. Ciemons showing Ciemons Subdivision 2015..." prepared by Robert M. Sutherland, P.C., dated April 27, 2015 and filed in the Clinton County Clerk's Office on May 29, 2015 as Instrument # 2015-271931.
13. "Map Showing Detailed Preliminary/Final Plan For Superior Drive Subdivision 2020 Thomas LeClair Living Trust..." prepared by Dean H. Lashway, L.S., last revised on August 27, 2020 and filed in the Clinton County Clerk's Office on October 29, 2020 as Instrument # 2020-311129.

**Reference Deeds:**

1. Section 245 - Block 4 - Lot 40.1: Gerald Menard to Robert N. Brunell and Rita B. Brunell by deed dated October 14, 1986 and recorded in the Clinton County Clerk's Office on October 14, 1986 as Deed Volume 678 at page 33.
2. Section 245 - Block 4 - Lot 22.11: Carlos H. Brand and Iona G. Brand to Carlos H. Brand and Iona G. Brand by deed dated March 11, 1988 and recorded in the Clinton County Clerk's Office on April 6, 1988 as Deed Volume 725 at page 161
3. Section 245 - Block 4 - Lot 16.2: Thomas M. Leclair to Thomas M. Leclair and Sally A. Leclair by deed dated June 23, 2005 and recorded in the Clinton County Clerk's Office on September 6, 2005 as Instrument # 2005-186504.

**Tax Map Reference:**

Section 245 - Block 4 - Lot 16.2  
 Section 245 - Block 4 - Lot 22.11  
 Section 245 - Block 4 - Lot 40.1  
 Section 245 - Block 4 - Lot 41  
 Town of Plattsburgh  
 County of Clinton



Scale: 1 Inch = 100 Feet

**Legend:**

- Found property evidence (as described)
- Computed corner
- ⊙ Fire Hydrant
- ⊙ Well
- ⊙ Telephone pedestal
- ⊙ Cable pedestal
- ⊙ Water Valve
- ⊙ Water shutoff
- ⊙ Light pole
- ⊙ Utility pole
- ⊙ Guy anchor
- ⊙ Sign
- ⊙ Electric meter
- x — Barbed wire fence
- — — — — Box wire fence
- — — — — Property line
- · — · — · — Adjoiner property line

No.	Revision/Issue	Date

**RMS**  
 ROBERT M. SUTHERLAND P.C.  
 ENGINEERS - PLANNERS - SURVEYORS  
 SOIL & MATERIAL TESTING  
 11 MADDONOUGH STREET, PLATTSBURGH, NY 12901  
 518.561.6145 (PH) 518.561.2496 (FX)  
 R M S P C P C

Project Name & Address  
 UMS Property, L.L.C.  
 showing  
 New Distribution Center  
 Site Plan 2024  
 ~ Situate ~  
 Clinton County Town of Plattsburgh State of New York

Project #	22241	Sheet	Sketch Plan
Date	05/28/2024	Scale	1" = 100'
Drawn	LSC	Checked	AJO





# Planning Board Review Site Plan Application

Town of Plattsburgh  
151 Banker Road  
Plattsburgh, NY 12901

This Application is made to the Town of Plattsburgh Planning Board for site plan review as per article VII of the Town Zoning Ordinance.

<b>Project Information</b>		
Project Type:	Site Plan Review	Special Use Permit
Date of Submission:	Tax Map Parcel ID:	Zoning District:
Project Name:		
Project Address:		
Project Description:		
Property Owner Name:	Applicant Name (if different):	
Address:	Address:	
Phone:	Phone:	
Project Contact Person:	Phone:	
Address:		
E-mail:		



# Planning Board Review Site Plan Application

Town of Plattsburgh  
151 Banker Road  
Plattsburgh, NY 12901

Current use of property:				
Site Description				
Utilities:	Public Water	Public Sewer	Private Water	Private Sewer
Character of Surrounding Area:				
Property Size (acres):			Area of Disturbance (acres):	
Description of Proposed Structures and Improvements:				
Will the Project be Phased:		Yes	No	
Commencement:			Completion:	
Anticipated increase in number of residents, users, shoppers, employees, etc. as a result of the project:				
Anticipated Increase in Number of Delivery Vehicle Trips as a Result of the Project:				
Does the Project Require Area or Use Variances:		Yes	No	
Explain:				
Other Comments:				
Application Checklist:	Completed Application	SEQRA Form	5-Sets 24"X36" Plans	
1-Set 11"X17" Plans	Completed Notarized Affidavit	Applicable Fees		
Preparer:	Signature:		Date:	

**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: UMS Property, LLC New Distribution Center Site Plan 2024		
Project Location (describe, and attach a general location map): Salmon River and NYS Route 22, Plattsburgh, NY or Tax Parcels: 245 - 4 - 16.2, 22.11, 40.1, & 41		
Brief Description of Proposed Action (include purpose or need): The construction of approximately 774,750 square-foot warehouse and distribution facility with approximately 34,600 of office area and related site improvements. The majority of the building and office area would average 60 feet in height with a portion of the warehouse being approximately 100 feet in height.		
Name of Applicant/Sponsor: UMS Property, LLC		Telephone: (518) 324 - 3444
		E-Mail: gjandolenko@schluter.com
Address: 194 Plesaeant Ridge Road		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role): Aaron J. Ovios, PE		Telephone: (518) 561 - 6145
		E-Mail: aj.ovios@rmspc.com
Address: 11 MacDonough Street		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Property Owner (if not same as sponsor): Iona G Brand Revocable Living Trust, Robert Brunell, Thomas M Leclair Living Trust		Telephone:
		E-Mail:
Address: 4079 Route 22 Plattsburgh 12901, 716 Brand Hollow Rd. Peru 12972, 17 Superior Dr. Plattsburgh 12901		
City/PO:	State:	Zip Code:

**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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Water Line Extension	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Plattsburgh Planning Board	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Plattsburgh Zoning Board	
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	Clinton County Health Department, Clinton County IDA	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC & DOT	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA for Height, Army Corps of Engineers	
i. Coastal Resources. <ul style="list-style-type: none"> <li>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</li> <li>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul>		

**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 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?  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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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?

Industrial (I) \_\_\_\_\_  
\_\_\_\_\_

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? Peru School District \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
NYS Police, Clinton County Sheriff \_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
South Plattsburgh Fire District \_\_\_\_\_

d. What parks serve the project site?  
Plattsburgh Parks and Recreation \_\_\_\_\_  
\_\_\_\_\_

**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)? Industrial \_\_\_\_\_  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 139 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 50 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 139 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)  
Industrial \_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 4 Maximum 138

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	_____	_____	_____	_____

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 100 height; 405 width; and 1225 length

iii. Approximate extent of building space to be heated or cooled: 774,750 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: Stormwater detention pond

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Stormwater run-off

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: 0.81 million gallons; surface area: 0.62 acres

v. Dimensions of the proposed dam or impounding structure: 4 height; 1,000 length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

## 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): Federal wetland: 18.596

*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:  
 The proposed improvement will be filling or excavating wetlands and then constructing in there place access drives, building, channels, and banks. Approximately 263,782.71 sqft or 6.06 acres of wetlands will be disturbed.

---

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

*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: \_\_\_\_\_ 3,000 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: WD046
- 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: \_\_\_\_\_  
Extend public water south along RT-22 to server the proposed site
- Source(s) of supply for the district: Town of Plattsburgh Water Districts

*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: 4,000 gallons/minute.

---

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

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ 3,000 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 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: \_\_\_\_\_
- 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 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 \_\_\_\_\_ 31 acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 139 acres (parcel size)  
 ii. Describe types of new point sources. Roof drainage pipes, swales, and curbs  
 \_\_\_\_\_  
 \_\_\_\_\_

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)?  
The majority of the impervious surfaces will drain into a stormwater management pond while some may be directed into underground structures.  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

• 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)  
Excavators, dump trucks, delivery equipment  
 \_\_\_\_\_  
 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:  
 • \_\_\_\_\_ 5,000 Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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): \_\_\_\_\_  
 50 trucks/day with a peak of 10 trucks/hour  
 iii. Parking spaces: Existing \_\_\_\_\_ 0 \_\_\_\_\_ Proposed \_\_\_\_\_ 200 \_\_\_\_\_ Net increase/decrease \_\_\_\_\_ 200  
 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:  
 A new commercial access driveway is proposed off of NYS Route 22  
 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: \_\_\_\_\_  
 7,500 KW Peak Load  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
 NYSEG  
 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 am - 5 pm \_\_\_\_\_  
 • Saturday: \_\_\_\_\_ 8 am - 5 pm \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_  
 ii. During Operations:  
 • Monday - Friday: \_\_\_\_\_ 24/7 \_\_\_\_\_  
 • Saturday: \_\_\_\_\_ 24/7 \_\_\_\_\_  
 • Sunday: \_\_\_\_\_ 24/7 \_\_\_\_\_  
 • Holidays: \_\_\_\_\_ Closed \_\_\_\_\_

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 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:  
Lithonia LED Lamps @ 25' above finish grade pointed downward with no street pole closer than 20'  
 \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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: \_\_\_\_\_ 5 tons per \_\_\_\_\_ week (unit of time)  
 • Operation : \_\_\_\_\_ 3 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: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: Recycle and Reuse of Waste Materials  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: Clinton County Landfill  
 \_\_\_\_\_  
 \_\_\_\_\_

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): Wetlands

ii. If mix of uses, generally describe: \_\_\_\_\_

---

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	0.63	31.44	+ 30.81
• Forested	92.56	71.11	- 21.45
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	20.9	3.65	- 17.25
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	24.17	16.08	- 8.09
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Open lawn</u>	0	15.55	+ 15.55

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): \_\_\_\_\_  
 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): 510003  
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? \_\_\_\_\_ > 20 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:

Northway loamy fine sand	_____	50 %
Deerfield fine sand	_____	33 %
Covertfalls loamy fine sand	_____	17 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 5.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ 67 % of site  
 Poorly Drained \_\_\_\_\_ 33 % 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 Federal Waters Approximate Size 18 acres
- 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: Principal Aquifer \_\_\_\_\_



m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ Pitch Pine-Heath Barrens <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> <li>• Currently: _____ 13.0 acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ 0 acres</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Lake Champlain</u>	
<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.): <u>Lake</u>	
<i>iii.</i> Distance between project and resource: _____ <u>2</u> 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.

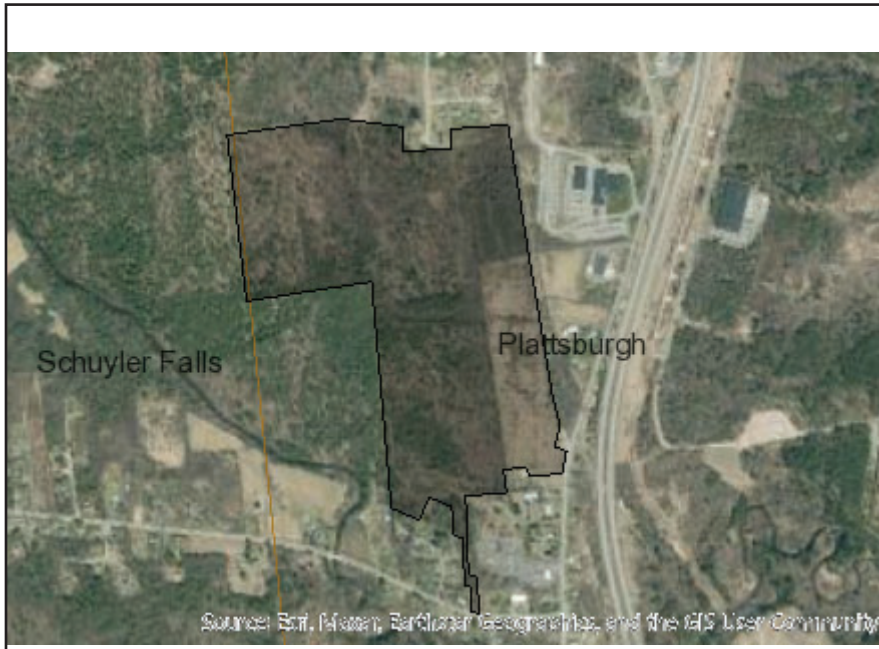
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	510003
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]	Yes

E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Pitch Pine-Heath Barrens
E.2.n.i [Natural Communities - Acres]	13.0
E.2.o. [Endangered or Threatened Species]	No
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



# **APPENDIX B**

## **NYS OPRHP CORRESPONDENCE**



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

March 16, 2023

Aaron Ovios  
Robert M. Sutherland, PC  
11 MacDonough Street  
Plattsburgh, NY 12901

Re: DEC  
Schluter Systems, LLC Proposed Route 22 Warehouse  
Town of Plattsburgh, Clinton County, NY  
23PR02130

Dear Aaron Ovios:

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

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

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

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation

rev: D. Bagrow