



**DRAFT 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: August 2024

A decorative graphic in the bottom right corner of the page, consisting of several overlapping, diagonal, triangular shapes in shades of gray and black, pointing towards the top right.

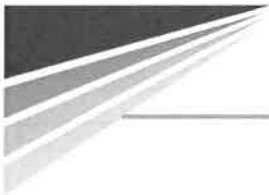


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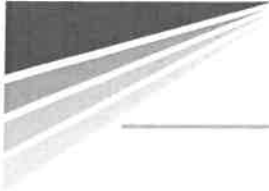
FIGURES

Figure 1 Site Location Map

APPENDICES

Appendix A Site Plan Application

Appendix B NYS OPRHP Correspondence



1.0 INTRODUCTION

The following report is a Draft Scoping Document (DSD) 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

The purpose of the DSD is to identify the environmental issues that will be addressed in the Draft Environmental Impact Statement (DEIS) as well as the methodology that will be used to study the potential environmental impacts of the proposed project. Following public and agency comment, the Town of Plattsburgh Planning Department will then issue a Final Scoping Document.

This DSD 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.

This DSD 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;
- Federal Aviation Administration (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 New York State Department of Environmental Conservation (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;
- New York State Department of Transportation (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.

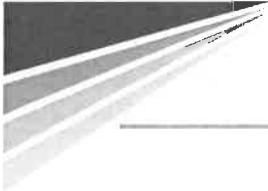
The proposed warehouse building is approximately 774,750 sq ft, including approximately 34,600 sq ft of office area. The majority of the proposed building and office area is approximately 60 ft in height with a small portion of the warehouse approximately 100 ft in height. This high bay area will house 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

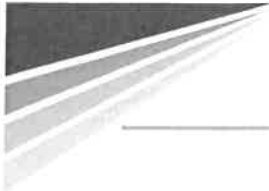
The DEIS will summarize a Stormwater Pollution Prevention Plan (SWPPP) for the Proposed Action, prepared in accordance with the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) which shall include the following:

- 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.

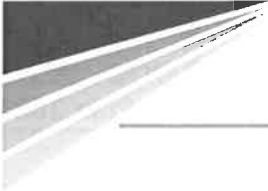
NOISE

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

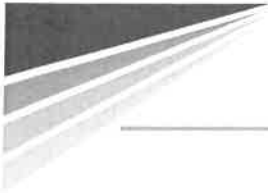
The DEIS will describe the existing transportation network, project conditions in the future with and without the Proposed Action and will assess potential impacts associated with the Proposed Action, such as changes to intersection and roadway capacity and Levels of Service as well as access to NYS 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.

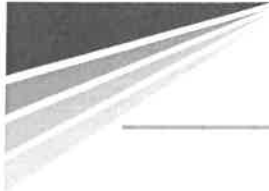
6.0 DRAFT ENVIRONMENTAL IMPACT STATEMENT (OUTLINE)

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

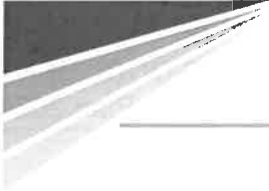
3.0 Project Description

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

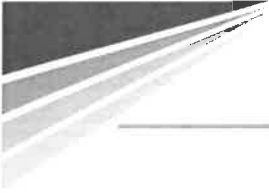
Appendix B – Agency Correspondence

Appendix C – Wetlands Delineation

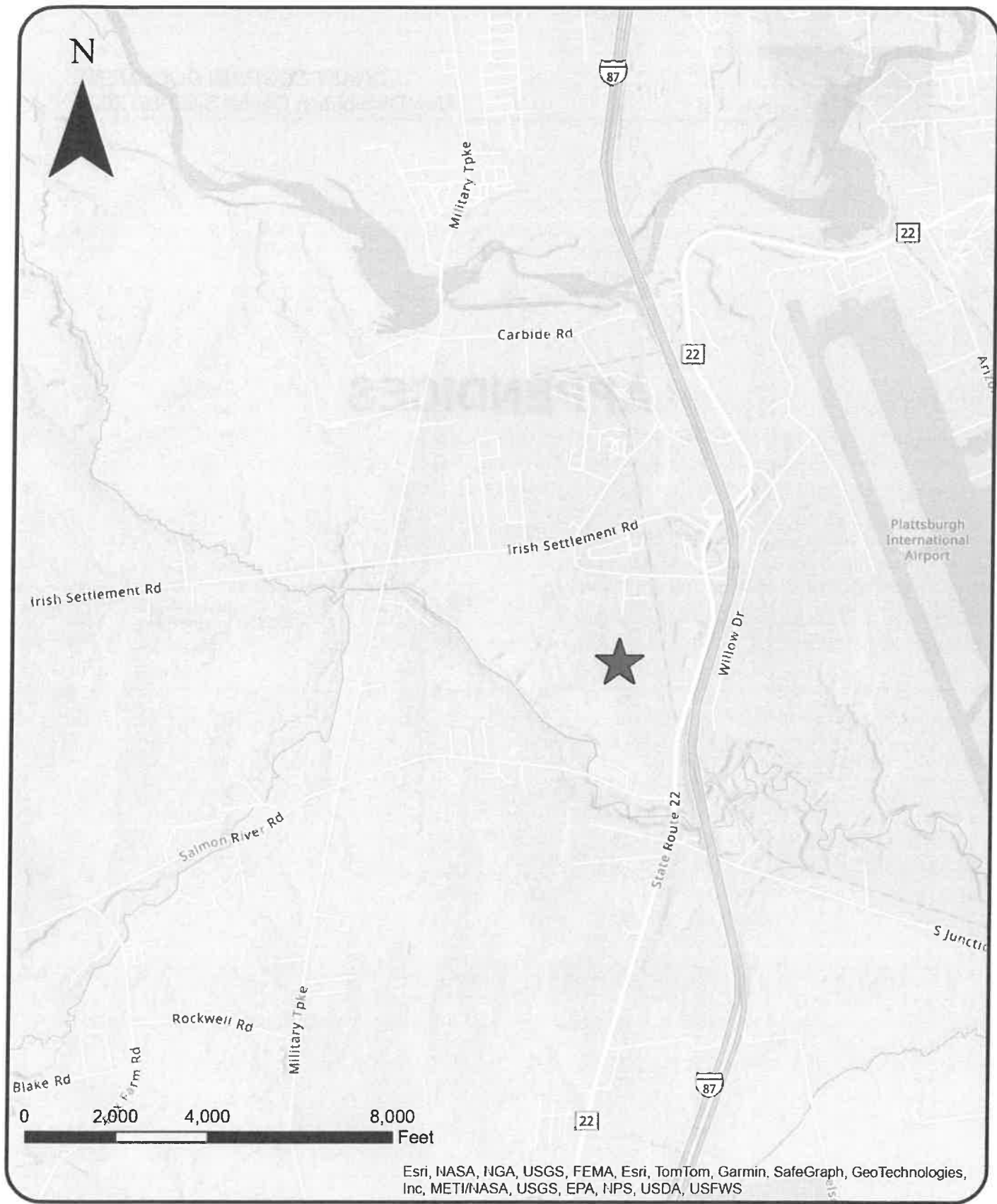
Appendix D – Traffic Impact Analysis

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. Unverified alterations or additions to a survey map being an Elevation Level Surveyor's map is a violation of section 17.12, subdivision 2, of the New York State Education Law.
2. Only copies from the office of the surveyor made with an original of the Land Surveyor's map and a copy of the certificate of correction and the original of the Surveyor's map are acceptable for recording.
3. Corrections indicated herein signify that the survey was prepared in accordance with the current laws and regulations of the State of New York. The Surveyor's map is not to be construed as a guarantee of accuracy or as a warranty of any kind. The surveyor is not responsible for any errors or omissions. Corrections are not transferable to additional instruments or subsequent corners.
4. Copyright 2024, Robert M. Sutera, P.C., All Rights Reserved.
5. The horizontal subdivisions hereon are approximate and compiled from field notes and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of operation.
6. Staked to any markings of an increase allowed of five or more decimeters by the respective utility companies.
7. North arrow and bearings based on GDA 1983, NAD 1983 New York East Zone 18.
8. All distances shown hereon are ground distances.
9. Building corners are shown in this map, in relation to the utility for construction purposes.
10. Missing property corners were not set or as a result of this survey.
11. All easements and rights-of-way of record are indicated by this Insurance Commitment No. 1800 as of the date of this map. The date of this map is the date of recording of the instrument unless otherwise indicated herein.

Reference Maps:

1. "Map of New York East Zone 18, The Chatham and Chatham Subdivisions, prepared by The Chatham and Hudson Company, NY-18898," prepared by Office of Chatham Valleys, Commission dated June 30, 1915.
2. "Map of Property Survey of Feller Property," prepared by Joseph W. Hogan, L.S., dated June 12, 1951 and filed in the Chatham County Clerk's Office in Map Volume 8-42.
3. "Map of Land Held by David J. Brouillette," prepared by Robert H. Laska, L.S., and filed in the Chatham County Clerk's Office in Map Volume 8-42.
4. "Survey of New York East Zone 18, prepared by Robert H. Laska, L.S., dated September 13, 1950 and filed in the Chatham County Clerk's Office in Map Volume 8-42.
5. "Map of Survey Property 1 Be Composed of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 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1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 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2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 210



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.

Project Information		
Project Type: <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Special Use Permit		
Date of Submission: 5/28/2024	Tax Map Parcel ID: 245 - 4 - 16.2, 22.11, 40.1, & 41	Zoning District: I
Project Name: UMS Property, LLC New Distribution Center Site Plan 2024		
Project Address: Salmon River Road and NYS Route 22, Plattsburgh, NY		
Project Description: 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.		
Property Owner Name:		Applicant Name (if different): Greg Jandolenko
Address: Iona G Brand Revocable Living Trust		Address: UMS Property, LLC
Thomas M Leclair Living Trust		194 Plesaeant Ridge Road
Robert Brunell		Plattsburgh, NY 12901
Phone:		Phone: (518) 324 - 3444
Project Contact Person: Aaron J. Ovios, PE		Phone: (518) 561 - 6145
Address: 11 MacDonough Street Plattsburgh, NY 12901		
E-mail: aj.ovios@rmspc.com		



Planning Board Review Site Plan Application

Town of Plattsburgh
151 Banker Road
Plattsburgh, NY 12901

Current use of property: Vacant		
Site Description Woods & Grassland		
Utilities: <input checked="" type="checkbox"/> Public Water <input type="checkbox"/> Public Sewer <input type="checkbox"/> Private Water <input checked="" type="checkbox"/> Private Sewer		
Character of Surrounding Area: Mix of mostly residential and contractor yards		
Property Size (acres): +/- 139	Area of Disturbance (acres): +/- 50	
Description of Proposed Structures and Improvements: 774,750 sq.ft. warehouse building with associated site improvements including driveways, parking areas, loading docks, utility service connections, landscaping, and stormwater management facilities.		
Will the Project be Phased: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Commencement: 03/2025	Completion: 09/2027	
Anticipated increase in number of residents, users, shoppers, employees, etc. as a result of the project: 200 employees		
Anticipated Increase in Number of Delivery Vehicle Trips as a Result of the Project: 50 trucks/day with a peak of 10 trucks/hour		
Does the Project Require Area or Use Variances: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Explain: Height Variance for Building		
Other Comments:		
Application Checklist: <input checked="" type="checkbox"/> Completed Application <input checked="" type="checkbox"/> SEQRA Form <input checked="" type="checkbox"/> 5-Sets 24"X36" Plans <input checked="" type="checkbox"/> 1-Set 11"X17" Plans <input type="checkbox"/> Completed Notarized Affidavit <input checked="" type="checkbox"/> 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 Pleasant 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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Plattsburgh Planning Board	
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	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.		
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 type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input 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 checked="" 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. If Yes, what is the zoning classification(s) including any applicable overlay district? Industrial (I)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? 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: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) Industrial	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? i. If No, anticipated period of construction: _____ 24 months	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 (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): _____
 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:		ii. During Operations:	
• Monday - Friday: _____	7 am - 5 pm	• Monday - Friday: _____	24/7
• Saturday: _____	8 am - 5 pm	• Saturday: _____	24/7
• Sunday: _____		• Sunday: _____	24/7
• Holidays: _____		• 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: _____

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 Covertype	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? Yes No
 If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
 Pitch Pine-Heath Barrens
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
 • Currently: _____ 13.0 acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
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? Yes No
 If Yes:
i. Species and listing: _____

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

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

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

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

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

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

<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?</p> <p>If Yes:</p> <p><i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p><i>ii.</i> Name: _____</p> <p><i>iii.</i> Brief description of attributes on which listing is based: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p>If Yes:</p> <p><i>i.</i> Describe possible resource(s): _____</p> <p><i>ii.</i> Basis for identification: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</p> <p>If Yes:</p> <p><i>i.</i> Identify resource: <u>Lake Champlain</u></p> <p><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></p> <p><i>iii.</i> Distance between project and resource: _____ 2 miles.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</p> <p>If Yes:</p> <p><i>i.</i> Identify the name of the river and its designation: _____</p> <p><i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666? _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

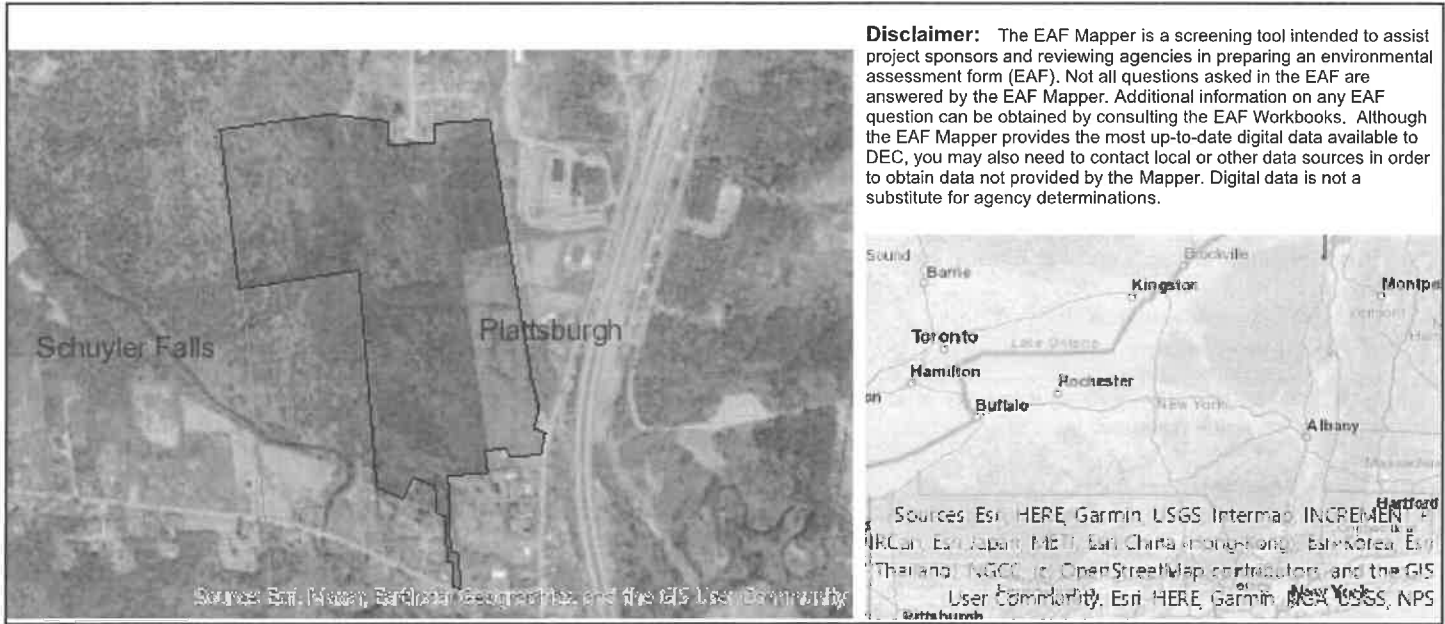
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____



B.1.i [Coastal or Waterfront Area]	No
B.1.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.ii [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.i. [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