

# FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)

## PART 1—PROJECT INFORMATION

(prepared by project sponsor/applicant)

**NOTICE:** This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3. It is expected that completion of the FEAF will depend on information currently available and will not involve new studies, research, or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action:	128 W. FALLS ST SUBDIVISION-3 LOTS & SITE PLAN REVIEW		
Location of Action:	128 W. FALLS ST - T.P. 13-2-20		
Name of Applicant/Sponsor:	RON RONSVALLER-HERITAGE PART TOWNHOUSES INC.		
Address:	308 MADISON ST		
City/Town/Village:	ITHACA	State:	N.Y.
		ZIP:	14850
Business Phone:	2776260		
Name of Owner (if different):			
Address:			
City/Town/Village:		State:	
		ZIP:	
Business Phone:			
Description of Action:	SUBDIVISION OF A 16352 SF LOT INTO 3 LOTS, 1-4059 SF WITH 1 HOUSE, 1-4021 SF WITH 1 HOUSE, 1-8276.2 SF WITH 2 HOUSES ALONG HIGHWAY		

Please complete each question (indicate N/A, if not applicable).

## A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use:		
<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Public	<input type="checkbox"/> Forest
<input type="checkbox"/> Other: _____		
2. Total area of project area: _____ acres / <u>6352</u> square feet ( <i>Chosen units apply to following section also.</i> )		
<b>Approximate Area (Units in Question 2 apply to this section.)</b>	<b>Currently</b>	<b>After Completion</b>
2a. Meadow or Brushland (non-agricultural)	<u>14780</u>	<u>7728</u>
2b. Forested		
2c. Agricultural		
2d. Wetland [as per Article 24 of Environmental Conservation Law (ECL)]		
2e. Water Surface Area		
2f. Public		
2g. Water Surface Area		
2h. Unvegetated (rock, earth, or fill)		
2i. Roads, buildings, and other paved surfaces	<u>1572</u>	<u>8624</u>
2j. Other (indicate type)		
3a. What is predominant soil type(s) on project site (e.g., HdB, silty loam, etc.): <u>SAND &amp; GRAVEL</u>		
3b. Soil Drainage:		
<input checked="" type="checkbox"/> Well-Drained <u>100</u> % of Site		
<input type="checkbox"/> Moderately Well-Drained _____ % of Site		
<input type="checkbox"/> Poorly Drained _____ % of Site		
4a. Are there bedrock outcroppings on project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		
4b. What is depth of bedrock? <u>400</u> (feet)		
4c. What is depth to the water table? <u>10</u> (feet)		
5. Approximate percentage of proposed project site with slopes:		
<input checked="" type="checkbox"/> 0-10% <u>100</u> % <input type="checkbox"/> 10-15% _____ %		
<input type="checkbox"/> 15% or greater _____ %		
6a. Is project substantially contiguous to, or does it contain a building, site or district, listed on or eligible for the National or State Register of Historic Places?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		
6b. ...Or a designated local landmark or located in a local landmark district?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		
7. Do hunting and/or fishing opportunities currently exist in the project area?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, identify each species: _____		

### SITE DESCRIPTION (concluded)

<p>8. Does project site contain any species of plant and/or animal life identified as threatened or endangered?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>According to: _____</p> <p>Identify each species: _____</p>
<p>9. Are there any unique or unusual landforms on the project site (i.e., cliffs, other geological formations)?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Describe: _____</p>
<p>10. Is project site currently used by the community or neighborhood as an open space or recreation area?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>If yes, explain: _____</p>
<p>11. Does present site offer or include scenic views known to be important to the community?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Describe: _____</p>
<p>12. Is project within or contiguous to a site designated a Unique Natural Area (UNA) or critical environmental area by a local or state agency?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Describe: _____</p>
<p>13. Streams within or contiguous to project area:</p>	<p>a. Names of stream(s) or name(s) of river(s) to which it is a tributary: <u>FALL CREEK</u></p>
<p>14. Lakes, ponds, or wetland areas within or contiguous to project area:</p>	<p>a. Name(s): _____</p> <p>b. Size(s) (in acres): _____</p>
<p>15. Has site been used for land disposal of solid and/or hazardous wastes?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Describe: _____</p>
<p>16. Is the site served by existing public utilities?</p> <p>a. If Yes, does sufficient capacity exist to allow connection?</p> <p>b. If Yes, will improvements be necessary to allow connection?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <u>HOUSE SERVICE LINES</u></p>

## B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate):	
1a. Total contiguous area owned by project sponsor in acres:	or square feet: <u>163529</u>
1b. Project acreage developed: <u>0.375</u> Acres initially: <u>0.375</u> Acres ultimately:	
1c. Project acreage to remain undeveloped: <u>0</u>	
1d. Length of project in miles (if appropriate):	or feet: <u>182</u>
1e. If project is an expansion, indicate percent of change proposed: <u>100</u> %	
1f. Number of off-street parking spaces existing: <u>2</u>	proposed: <u>8</u>
1g. Maximum vehicular trips generated (upon completion of project) per day: <u>70</u> and per hour: <u>7</u>	
1h. Height of tallest proposed structure in feet: <u>35</u>	
1j. Linear feet of frontage along a public street or thoroughfare that the project will occupy? <u>182</u>	
2. Specify what type of natural material (i.e., rock, earth, etc.) and how much will be removed from the site: <u>500 YDS +/-</u> or added to the site:	
3. Specify what type of vegetation (trees, shrubs, ground cover) and how much will be removed from the site: acres: <u>0.16</u> type of vegetation: <u>GROUND COVER / SCRUB BRUSH</u>	
4. Will any mature trees or other locally important vegetation be removed for this project? <u>NO</u>	
5. Are there any plans for re-vegetation to replace vegetation removed during construction? <u>YES</u>	
6. If single-phase project, anticipated period of construction: <u>24</u> months (including demolition)	
7. If multi-phased project, anticipated period of construction: _____ months (including demolition)	
7a. Total number of phases anticipated: <u>1</u>	
7b. Anticipated date of commencement for first phase: <u>5</u> month <u>2014</u> year (including demolition)	
7c. Approximate completion date of final phase: <u>5</u> month <u>2016</u> year.	
7d. Is phase one financially dependent on subsequent phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
8. Will blasting occur during construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____	
9. Number of jobs generated during construction: <u>12</u> After project is completed: <u>0.05</u>	
10. Number of jobs eliminated by this project: <u>0</u> Explain: _____	
11. Will project require relocation of any projects or facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____	
12a. Is surface or subsurface liquid waste disposal involved? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A; if yes, explain: _____	
12b. If #12a is yes, indicate type of waste (sewage, industrial, etc): _____	
12c. If surface disposal, where specifically will effluent be discharged? _____	
13. Will surface area of existing lakes, ponds, streams, or other surface waterways be increased or decreased by proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____	
14a. Will project or any portion of project occur wholly or partially within or contiguous to the 100-year flood plain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	

## PROJECT DESCRIPTION (concluded)

14b.	Does project or any portion of project occur wholly or partially within or contiguous to: Cayuga Inlet Fall Creek, Cascadilla Creek, Cayuga Lake, Six Mile Creek, or Silver Creek? (Circle all that apply.)
14c.	Does project or any portion of project occur wholly or partially within or contiguous to wetlands as described in Article 24 of the ECL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A;
14d.	If #14a., b., or c. is yes, explain: _____
15a.	Does project involve disposal of solid waste? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
15b.	If #15a. is yes, will an existing solid waste disposal facility be used? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
15c.	If #15b. is yes, give name of disposal facility: <u>TC TRANSFER STA</u> and its location: <u>COMMERCIAL</u>
15d.	Will there be any wastes that will not go into a sewage disposal system or into a sanitary landfill? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
15e.	Will any solid waste be disposed of on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
16.	Will project use herbicides or pesticides? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, specify: _____
17.	Will project affect a building or site listed on or eligible for the National or State Register of Historic Places or a local landmark or in a landmark district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A; if yes, explain: _____
18.	Will project produce odors? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, explain: _____
19.	Will project product operating noise exceed the local ambient noise level during construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A After construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
20.	Will project result in an increase of energy use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If yes, indicate type(s): <u>GAS &amp; ELECTRIC</u>
21.	Total anticipated water usage per day in gals./day: <u>2080</u> Source of water: <u>CITY OF ITHACA</u>

## C. ZONING AND PLANNING INFORMATION

1. Does the proposed action involve a planning or zoning decision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If yes, indicate the decision required:
<input type="checkbox"/> Zoning Amendment <input checked="" type="checkbox"/> Zoning Variance <input type="checkbox"/> New/Revision of Master Plan <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Resource Management Plan <input type="checkbox"/> Other: _____
2. What is the current zoning classification of site? <u>RRD</u>
3. If the site is developed as permitted by the <b>present</b> zoning, what is the maximum potential development? <u>8 UNITS - 1 HOUSES</u>
4. Is proposed use consistent with present zoning? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. If #4 is no, indicate desired zoning: _____
6. If the site is developed by the <b>proposed</b> zoning, what is the maximum potential development of the site? <u>N/A</u>
7. Is the proposed action consistent with the recommended uses in adopted local land-use plans? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain: _____
8. What is the dominant land use and zoning classification within a 1/4 mile radius of the project? (e.g., R-1a or R-1b) <u>R-20</u>
9. Is the proposed action compatible with adjacent land uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Explain: _____
10a. If the proposed action is the subdivision of land, how many lots are proposed? <u>9</u>
10b. What is the minimum lot size proposed? <u>4021 SF</u>
11. Will the proposed action create a demand for any community-provided services? (e.g., recreation, education, police, fire protection, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Explain: <u>proportionate increase/hse</u> If yes, is existing capacity sufficient to handle projected demand? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Explain: <u>may require any of those services not at scale to req. increase facilities</u>
12. Will the proposed action result in the generation of traffic significantly above present levels? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <u>70 vehicles per day is minor for any highway</u> If yes, is existing road network adequate to handle additional traffic? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Explain: _____

## E. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

## F. VERIFICATION

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

Applicant/Sponsor Name: RON RONSUALLE

Signature: Ronald S. Ronzullo

Title: OWNER/PRESIDENT-HERITAGE PART TOWNHOUSES INC

\*\*\*\*\* END OF PART 1 \*\*\*\*\*