VILLAGE OF MARCELLUS – PLANNING BOARD

6 SLOCOMBE AVENUE
MARCELLUS, NY 13108

TEFFT MEADOWS DEVELOPMENT PROJECT

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
LEAD AGENCY COORDINATION
PACKAGE

DECEMBER 2021

Prepared by

MRB group
Engineering, Architecture & Surveying, D.P.C.

THE CULVER ROAD ARMORY
145 CULVER ROAD, SUITE 160, ROCHESTER, NEW YORK 14620
TELEPHONE: (585) 381-9250 FACSIMILE: (585) 381-1008

December 16, 2021

To: Interested Agencies under SEQR (Distribution List Attached)
From: Village of Marcellus Planning Board
RE: Tefft Meadows Development Project - Preliminary Site Plan Review

The Village of Marcellus Planning Board (hereinafter referred to as Planning Board) is currently in the process of establishing itself as Lead Agency under the State Environmental Quality Review (SEQR). The enclosed information has been sent to your agency because it has been determined that you may have some interest in the project.

8 Paul Street, LLC is proposing demolition of all existing structures on tax parcel 004.-02-54.1 and construction of a new 60-unit senior apartment building, located South of Paul Street in the Village of Marcellus, Onondaga County, New York. Site development also includes all site amenities including a 90-space parking lot and stormwater facility.

If you would like more information on the project, please feel free to contact the Village of Marcellus at (315)673-3112.

Sincerely,

Lance S. Brabant, CPESC
Director of Planning & Environmental Services

C Peter Chapman, Planning Board Chairman
Bill Reagan, Code Enforcement Officer
John P. Curtin, Village Mayor
Jeffrey D. Brown, Village Attorney
All Involved Agencies

RESOLUTION
VILLAGE OF MARCELLUS PLANNING BOARD
December 15, 2021
TEFFT MEADOWS
8 PAUL STREET
PRELIMINARY SITE PLAN APPLICATION
SEQR – DECLARING INTENT TO BECOME LEAD AGENCY

At the regular meeting of the Planning Board of the Village of Marcellus, Onondaga County, New York held at the Marcellus Free Library, 32 Maple Street Marcellus, NY, on December 15, 2021, at 7:00pm prevailing time:

The meeting was called to order by Acting Chairperson Theresa LaMarre, and upon roll call, the following were present:

Theresa LaMarre	Acting Chair
Gabriel Lutwin	Member
Hugh White	Alternate

The following Resolution was offered by Hugh White, who moved for its adoption, seconded by Gabriel Lutwin, to wit:

WHEREAS, the Village of Marcellus Planning Board (hereinafter referred to as Planning Board), is considering a Site Plan approval for the demolition of the existing buildings on tax parcel 004.-02-54.1 and the construction of a new 60 unit senior apartment building with all site amenities including a 90 space parking lot and stormwater facility on the same parcel in the Village of Marcellus, Onondaga County, New York, and as described in the Site Plans dated October 1, 2021 and all other relevant information submitted as of December 15, 2021 (the current application); and

WHEREAS, the Planning Board has reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by the applicant on the above referenced Tefft Meadows Apartment Project (hereinafter referred to as the Action); and

WHEREAS, the Planning Board determines that said Action is classified as Type 1 Action under the SEQR Regulations; and

WHEREAS, the Planning Board determines that said Action is also subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board determines that it may be the most appropriate agency to ensure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

BE IT FURTHER RESOLVED, that the Village Consulting Engineer (MRB Group) is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before noon on **Tuesday, January 18, 2022**.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Theresa LaMarre	Voting Aye
Gabriel Lutwin	Voting Aye
Hugh White	Voting Aye

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
COUNTY OF ONONDAGA)
VILLAGE OF MARCELLUS)

I, the undersigned Planning Clerk of the Village of Marcellus, Onondaga County, New York, do hereby certify, that I have compared the above extract of the minutes of the meeting of the Planning Board of said Village, including the resolution contained therein with the original thereof filed in my office at Marcellus, Onondaga County, New York, and that the same is a true and correct copy of said original and the whole thereof.

I FURTHER CERTIFY that all members of the Planning Board had due notice of the meeting at which said resolution was adopted. **IN TESTIMONY WHEREOF,** I have hereunto set my hand and affixed the seal of the Village of Marcellus this 15th day of December, 2021.

Charnley A. Abbott, Planning Clerk

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Tefft Meadows Apartments		
Project Location (describe, and attach a general location map): 8 Paul Street, Marcellus, NY 13108		
Brief Description of Proposed Action (include purpose or need): Construction of a new 60 unit senior apartment building. Site amenities include a 90 space parking lot and storm water facility.		
Name of Applicant/Sponsor: Keplinger Freeman Associates - Landscape Architect	Telephone: 315-445-7980 E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Road Suite 109		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 8 Paul Street LLC	Telephone: E-Mail:	
Address: 60 E. Main Street		
City/PO: Marcellus	State: NY	Zip Code: 13108

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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village of Marcellus Planning Board Approval	11-30-21
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	OCWA, OCIDA	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS Homes and Community Renewal	TBD
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 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?
RC - Multi Family Residential

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? Marcellus

b. What police or other public protection forces serve the project site?
Village of Marcellus Police Department

c. Which fire protection and emergency medical services serve the project site?
Marcellus Fire Department, Marcellus Ambulance Volunteer Emergency Services

d. What parks serve the project site?
Marcellus Park, Ninemile Creek

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)? Residential - Senior Apartment Building

b. a. Total acreage of the site of the proposed action? 6.32 acres
b. Total acreage to be physically disturbed? 4.5+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.32 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)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				60 apts.

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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: storm water facility

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: storm water

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

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

v. Dimensions of the proposed dam or impounding structure: tbd height; tbd 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

_____

_____

_____

_____

iii. Will 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: 6,600 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: CWR40-County Water
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

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

If Yes:

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

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 6,600 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: Village of Marcellus Water Pollution Control Plant (WPCP)
- Name of district: SX071, SX072
- 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 2.2+/- acres (impervious surface)

_____ Square feet or 6.32 acres (parcel size)

ii. Describe types of new point sources. pipe ends and swales

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)?

Storm water will be directed to an on-site storm water management facility.

- If to surface waters, identify receiving water bodies or wetlands: Ninemile Creek
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☑ Evening ☑Weekend

☑ Randomly between hours of 7:00am to 6:00pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing 0 Proposed 90 Net increase/decrease 90

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:

creation of new entry road

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: 7:00 am - 6:00 p.m.
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: all hours of the day
- Saturday: all hours of the day
- Sunday: all hours of the day
- Holidays: all hours of the day

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:

Dark sky compliant pole and building mounted lighting directed away from adjacent existing residential homes and roadways. Locations and heights TBD.

_____

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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____

  _____
- Operation: _____

  _____

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

- Construction: _____

  _____
- Operation: _____

  _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☑ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

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	3+/-	2.2+/-	.8
• Forested	1.5+/-	1.5+/-	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.82+/-	0	1.82
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: lawn	0	2.62+/-	2.62

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:

Marcellus CSD, Upper Crown Landing Apartments, Nine Mile Landing Apartments, Marcellus Free Library

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

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

☐ Neither database

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

_____

_____

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

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

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 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:

Palmyra Gravelly Loam	83 %
Teel Silt Loam	17 %
	%

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

e. Drainage status of project site soils:
☑ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 90 % of site
☑ 10-15%: 10 % 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 Ninemile Creek Classification R2UBH
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size Ninemile Creek
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site:
insects, birds, mammals

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

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

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:
Ninemile Creek - Fishing, no impact

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

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

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on 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? ☑ Yes ☐ No

If Yes:

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

ii. Name: Tefft-Steadman House

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Marcellus Falls, Ninemile Creek

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

iii. Distance between project and resource: 1.2, adjacent to site miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

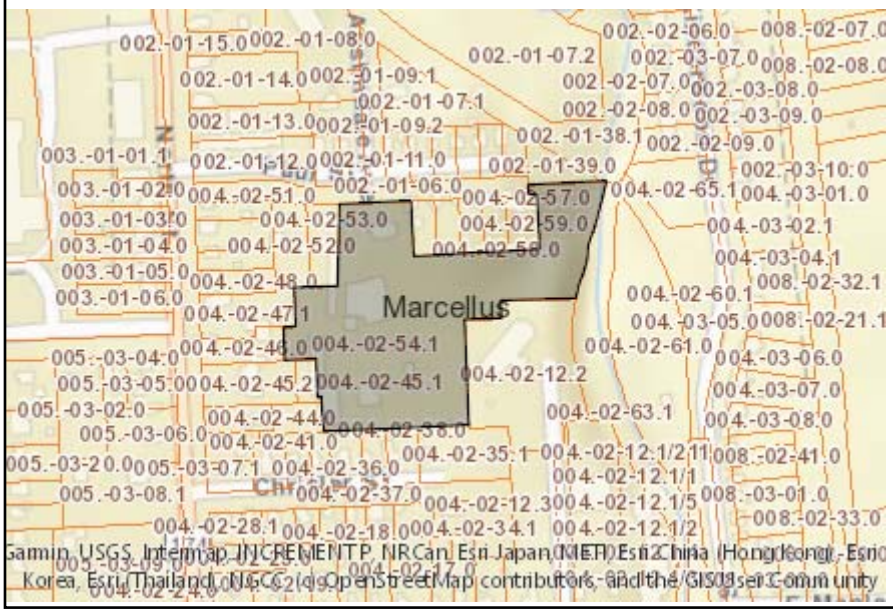
Applicant/Sponsor Name Keplinger Freeman Associates - Scott Freeman Date 12-15-21

Signature _____ Title Landscape Architect

PRINT FORM

EAF Mapper Summary Report

Tuesday, December 14, 2021 4:02 PM



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]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	, Tefft-Steadman House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Planning Board Application

Village of Marcellus

6 Slocombe Avenue
Marcellus, NY 13108
(315) 673-3112

APPLICATION TYPE - PLEASE SELECT ONE:

☒ Site Plan ☐ Special Permit ☐ Sub-division Preliminary ☐ Sub-Division Final

PROJECT LOCATION INFORMATION:

Address of project: 8 Paul Street Marcellus, NY 13108

Tax Map # 314801 004 .- 02 - 54.1

Project Name: Tefft Meadows Apartments

APPLICANT INFORMATION:

Property Owner: 8 Paul Street LLC

Address of property owner: 60 E Main Street, Marcellus, NY 13108

Phone # _____ Fax # _____

Lease Holder: _____

Address of property owner: _____

Phone # _____ Fax # _____

Contact Person: Audrey Farwagi

Address of property owner: 990 James Street, Syracuse, NY 13203

Phone # 315-424-1821 Fax # _____

Architect/Engineer: Keplinger Freeman Associates

Address of property owner: 6320 Fly Road, Suite 109, East Syracuse, NY 13057

Phone # 315-445-7980 Fax # _____

EXISTING PROPERTY INFORMATION

Current zoning classification: RC - Multi Family Residential

Surrounding land use: Residential

North: RA - Single Family Residential South: RA - Single Family Residential

East: RS - Senior Residential West: RB - Two Family Residential

Total site area (sq feet or acreage): 6.32 acres

Dimensions of property: varies - refer to attached survey

Existing number of parking spaces: n/a

Current land use (residential, commercial, undeveloped, etc.): storage, residential housing

Current conditions of site (buildings, brush, etc.): house, storage buildings, brush and woods

PROPOSED PROJECT INFORMATION

Anticipated project development time: spring 2022 - fall 2023

Will this project be staged? No If yes, explain:

Does project involve any designated wetlands? No

Does project involve any flood plain development? No

If yes, identify community panel: Identify designation:

Identify State or Federal permits needed (list type and appropriate agency):

SPEDES Permit - NYS DEC

Anticipated increase in the number or residents, shoppers, employees, etc. as a result of this development:

approximately 60 residents

Project description (please describe proposed use, demolitions, alterations and any proposed new construction):

New building construction - 2 story, 60 unit senior apartment building. Proposed development includes a 90 space parking lot, utilities, storm water management facility and landscaping. Existing buildings will be demolished.

I hereby certify that the statements and information provided herein are true and accurate to the best of my knowledge and belief.

Applicant's signature: Date: 11-30-21

FOR OFFICE USE ONLY

Project # Description: Fee:

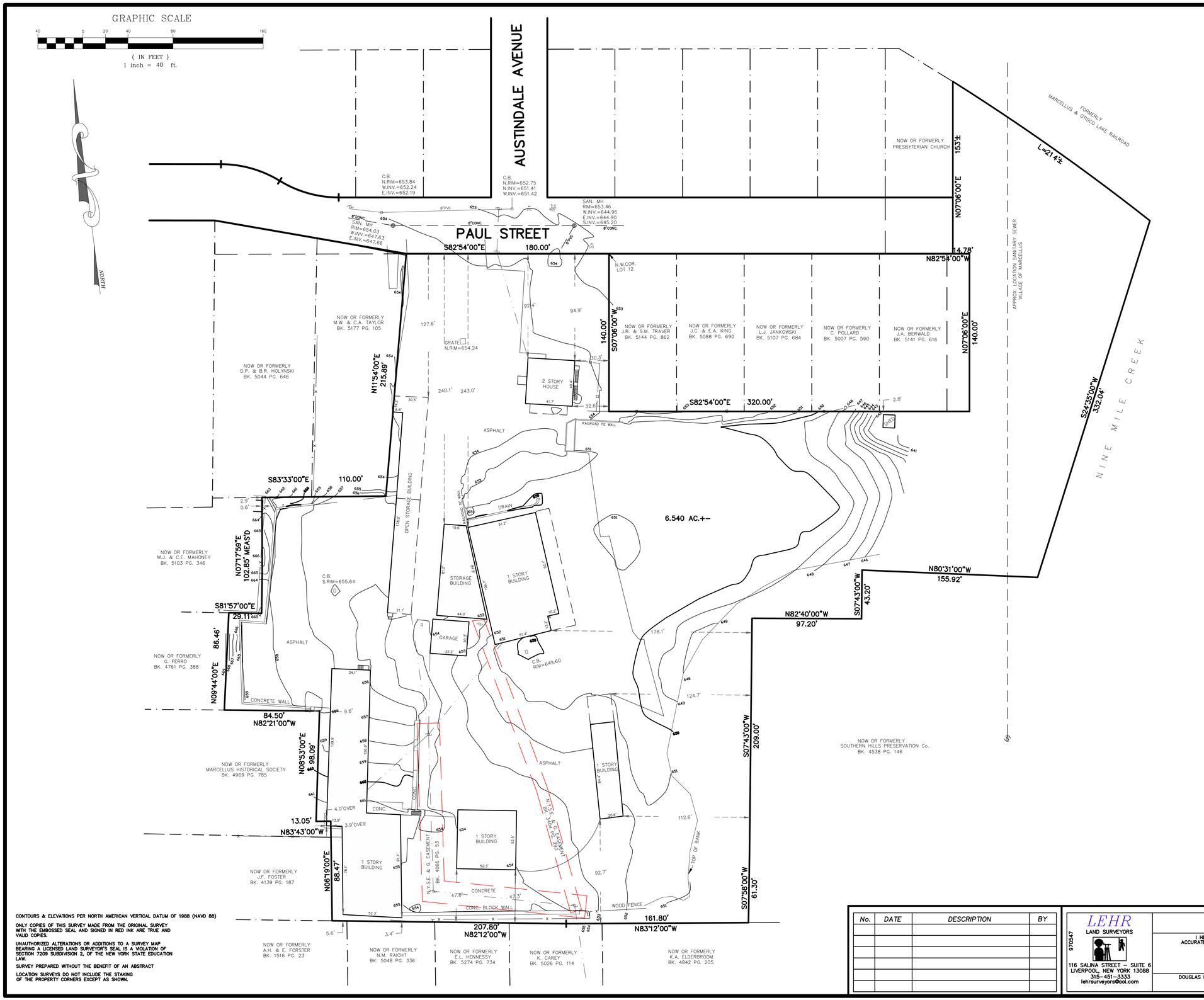
Project # Description: Fee:

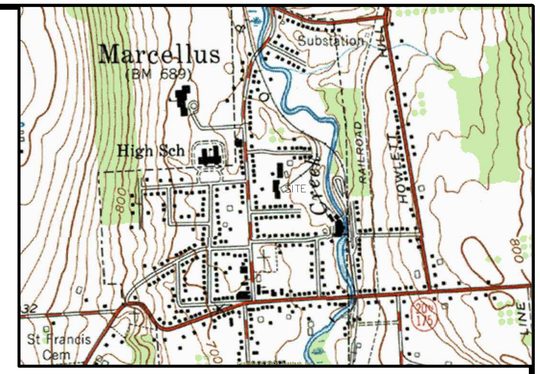
Project # Description: Fee:

Date application received: Received by:

Date application found to be complete:

Total Fee Due: $ Date Paid: Cash Receipt #





VICINITY MAP
NOT TO SCALE

CONTOURS & ELEVATIONS PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL SURVEY WITH THE EMBOSSED SEAL AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

SURVEY PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT

LOCATION SURVEYS DO NOT INCLUDE THE STAKING OF THE PROPERTY CORNERS EXCEPT AS SHOWN.

No.	DATE	DESCRIPTION	BY

LEHR
LAND SURVEYORS
970547
116 SALINA STREET – SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
lehrsurveyors@aol.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

TOPOGRAPHIC SURVEY ON PART OF ORIGINAL LOT No. 15, TOWN & VILLAGE OF MARCELLUS.

KNOWN AS No. 8 PAUL STREET, TOWN AND VILLAGE OF MARCELLUS COUNTY OF ONONDAGA, NY

DATE: 18 AUGUST 2014 | SCALE: 1"=40' | DRAWN BY: TWW
REVISIONS: | DRAWING No. 14-G-48 *D*

11/24/2021 2:39:06 PM

1 L0.00 NEIGHBORHOOD PLAN

SWBR
387 East Main Street Rochester NY 14604
585 232 8300 | rochester@swbr.com

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6201 FLY ROAD, SUITE 201 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

HCR SHARS NO. :

Drawn By:	NL
Checked By:	SF
Project Manager:	NL / SF

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Revisions

Christopher Community
Tefft Meadows Apartments

SWBR Project Number 21152.00

Christopher Communities
990 James Street,
Syracuse, NY 13203

L0.00
Neighborhood Plan

10.01.2021
Schematic Design Set

FILE PATH: BIM 360://21152.00 Christopher Community Marcellus Apartments/21152.00 Christopher Community Marcellus Apartments.rvt

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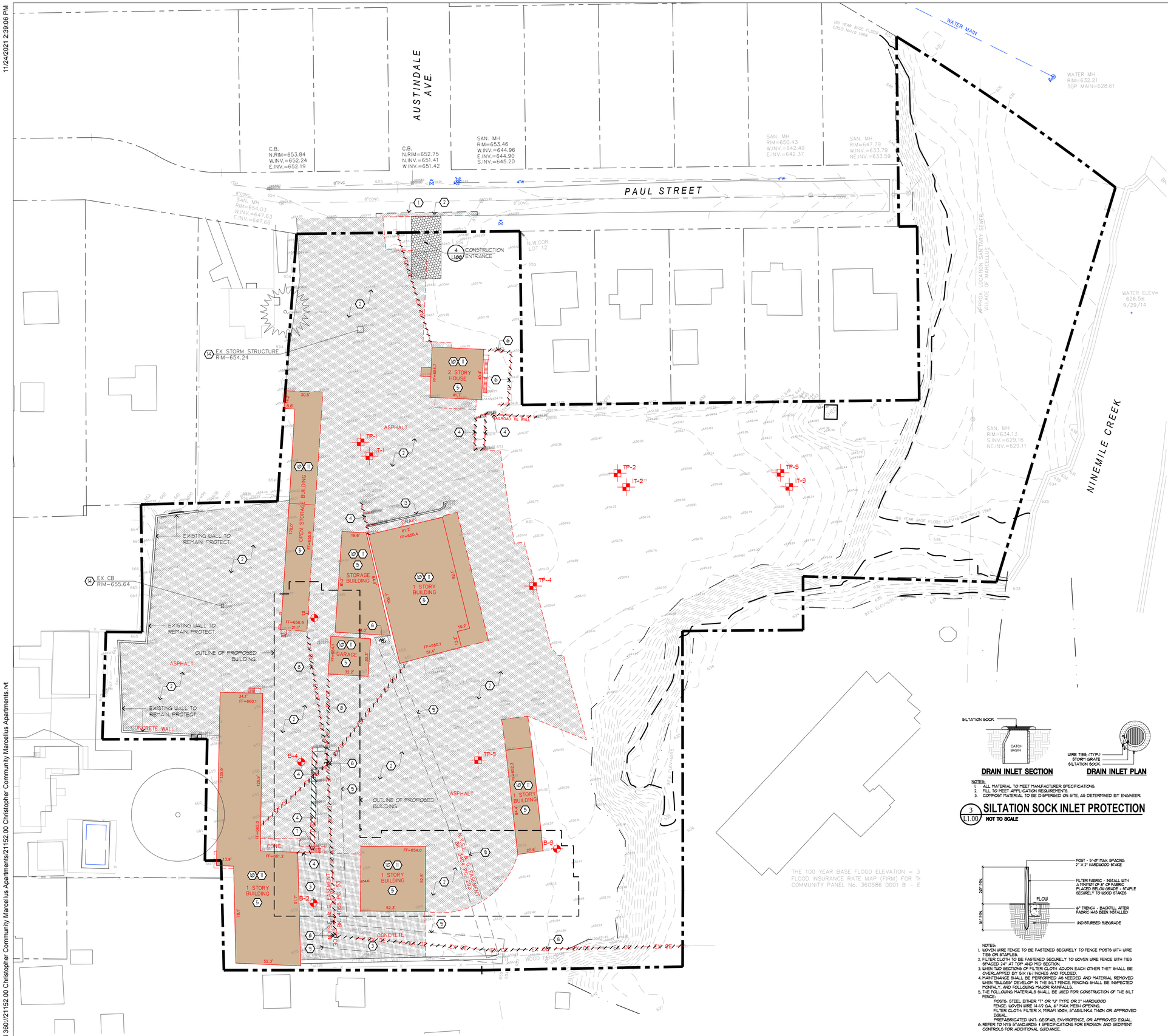


SITE PREPARATION PLAN

1 / L1.00

0 30 60 90

SCALE IN FEET

N

LEGEND

X-LEGEND

EXISTING	PROPOSED	DESCRIPTION
∅0		CONTOUR
+377.7		SPOT ELEVATION
	CT/CE	CURB TAPER/END
	TC/BC	TOP/BOTTOM OF CURB
	HP/LP	HIGH / LOW POINT
	TP-2	TEST PIT
	B-1	BORING (SEE SPECIFICATIONS FOR BORING INFO)
		GUIDERAIL
		FENCE
		UTILITY POLE
		WATER LINE
		FIRE HYDRANT
EX. 4" FM	4" FM	FORCE MAIN SANITARY LINE
EX. ST	ST	STORM PIPE
	UD	UNDERDRAIN
EX. SAN		SANITARY PIPE
E/T		OVERHEAD ELECTRIC
E		UNDERGROUND ELECTRIC
T		TELEPHONE
	FM MH	FORCE MAIN MANHOLE
	ST MH	STORM STRUCTURE
	CB / FM	CATCH BASIN/MANHOLE
	CO	CLEAN OUT
S		SANITARY MANHOLE
		ASPHALT PAVEMENT-PARKING
		ASPHALT PAVEMENT-DRIVE
		CONCRETE PAVEMENT
		OUTLET PROTECTION
	6" 3'	OUTLET PROTECTION FOR 6" PIPE OR LESS
	3' 8"-12"	OUTLET PROTECTION FOR 8"- 12" PIPE
		TRAFFIC SIGN
		LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
		CURB
		CURBS FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
	SF	SILT FENCE
		SOD
		TREE
		SHRUB
	QUANTITY PLANT TYPE	PLANT KEY
		VEGETATION

EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

X-SITE-PREP-NOTES

REMOVE EXISTING PAVEMENTS - SEE NOTES 2 and 3 BELOW

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE EXISTING ASPHALT PAVEMENT INCLUDING SUBBASE MATERIAL.
3. REMOVE EXISTING CONCRETE PAVEMENT IN IT'S ENTIRETY INCLUDING ALL SUB-BASE MATERIAL.
4. REMOVE EXISTING WALL IN IT'S ENTIRETY INCLUDING FOOTING, RAILINGS AND POSTS.
5. BUILDING REMOVAL PER ARCHITECTURAL DRAWINGS. SITEWORK CONTRACTOR SHALL REMOVE FOOTINGS 2'-0" BELOW FINISH GRADE. FRACTURE BOTTOM OF CONCRETE SLABS AND FILL WITH COARSE AGGREGATE FILL PER SPECIFICATION SECTIONS 31 2300 AND 32 1100. REVIEW WITH ARCHITECT AND CONSTRUCTION MANGER PRIOR TO CONSTRUCTION.
6. REMOVE EXISTING FENCE, PANELS, POSTS AND FOOTINGS IN THEIR ENTIRETY.
7. REMOVE EXISTING WOOD STAIR CASE IN IT'S ENTIRETY AND DISPOSE OF OFF SITE.
8. REMOVE EXISTING UTILITY POLE AND OVERHEAD ELECTRIC LINE. COORDINATE POWER DISCONNECTION WITH ELECTRICAL ENGINEER.
9. EXISTING EASEMENT REMOVAL PER OWNER PRIOR TO CONSTRUCTION.
10. ELECTRIC PANEL DISCONNECTION PER MEP DRAWINGS.
11. GAS METER DISCONNECTION PER MECHANICAL DRAWINGS. REMOVE EXISTING GAS LINE.
12. REMOVE EXISTING VEGETATION AND ROOTS IN THEIR ENTIRETY AND DISPOSE OF OFF SITE.
13. REMOVE EXISTING STORM DRAIN IN IT'S ENTIRETY.
14. ADJUST EXISTING FRAME AND GRATE TO FINISH GRADE PER GRADING PLAN.

DRAIN INLET SECTION

DRAIN INLET PLAN

NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
2. FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

3 / L1.00 **SILTATION SOCK INLET PROTECTION**

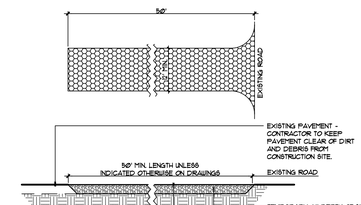
NOT TO SCALE

NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. FENCING SHALL BE INSPECTED MONTHLY, AND FOLLOWING MAJOR RAINFALLS.
5. THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT FENCE.
   POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
   FENCE: WOVEN WIRE 14-1/2 GA., 6" MAX. MESH OPENING.
   FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
   PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
6. REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

SECTION

2 / L1.00 **SILT FENCE (SF)**

NOT TO SCALE — S1-1001-01



NOTE: UNLESS OTHERWISE INDICATED ON THE DRAWINGS, INSTALL IN AREAS WHERE FREQUENT ON-SITE/OFF-SITE TRAFFIC OCCURS

NOTES:
1. WIDTH-TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
2. FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
3. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
4. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
6. REFER TO SWPPP, SECTION 1 FOR NYS STANDARDS AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE.

SECTION

4 / L1.00 **CONSTRUCTION ENTRANCE (MUDRACK)**

NOT TO SCALE — S1-1001-04

SWBR

387 East Main Street Rochester NY 14604
585 232 8300 | rochester@swbr.com

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6301 FLY ROAD, SUITE 201 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7080 FAX: (315) 445-7081

HCR SHARS NO. :

Drawn By:	NL
Checked By:	SF
Project Manager:	NL / SF

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Revisions

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Tefft Meadows Apartments

SWBR Project Number 21152.00

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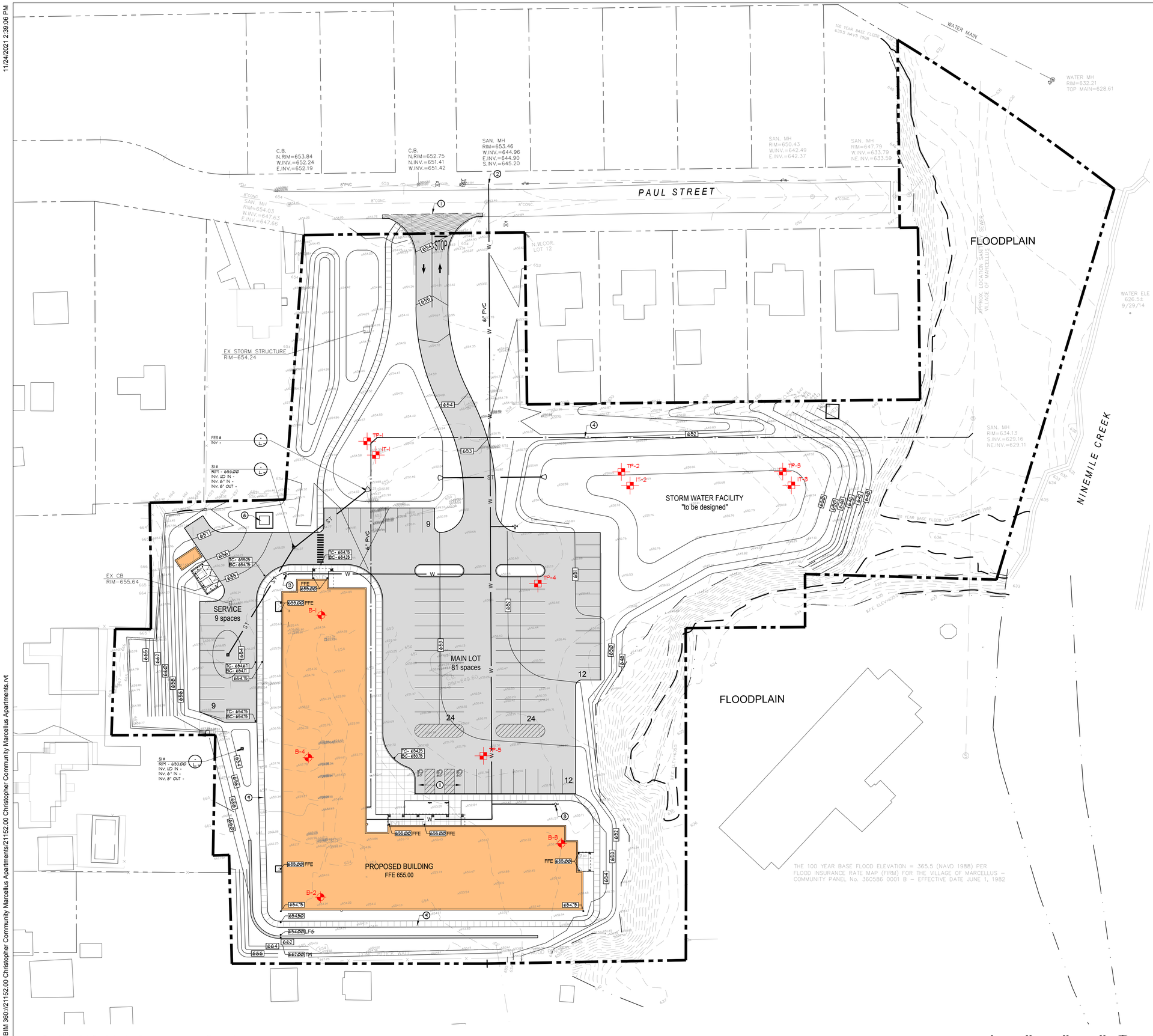
Syracuse, NY 13203

L1.00
Site Preparation Plan

10.01.2021
Schematic Design Set

11/24/2021 2:39:06 PM



GRADING, DRAINAGE & UTILITY NOTES

1. MEET EXISTING LINE AND GRADE.
2. COORDINATE INSTALLATION OF PROPOSED WATER LATERAL WITH ONONDAGA COUNTY WATER AUTHORITY (OCWA). CONTACT: TAVIA GILBERT, ENGINEERING DEPARTMENT (315-455-7061 ext. 3165), TGILBERT@OCWA.ORG. REFER TO PLUMBING DRAWINGS FOR RPZ DESIGN INFORMATION.
3. INSTALL HYDRANT PER OCWA / VILLAGE STANDARDS.
4. COORDINATE CONNECTION OF PROPOSED SANITARY LATERAL WITH VILLAGE ENGINEER AND VILLAGE DPW. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR CONTINUATION OF SANITARY LINE INSIDE BUILDING. VERT INVERT AT BUILDING FACE.
5. APPROXIMATE LOCATION OF GAS LATERAL. REFER TO MEP DRAWINGS FOR DESIGN INFORMATION.
6. REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND POWER LINE AND TRANSFORMER/ GENERATOR INFORMATION. UTILITY PAD DETAIL PER MEP DRAWINGS. SPOT ELEVATIONS PER SITE PLAN.
7. ELECTRIC SERVICE PER MEP DRAWINGS. COORDINATION UNDERWAY WITH NATIONAL GRID.
8. LIGHTING SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT POLE BASE, POLE, FIXTURE, CONDUIT AND POWER.
9. LONGITUDINAL SLOPE NOT TO EXCEED 5% SLOPE. PROVIDE MAXIMUM 2% CROSS SLOPE.
10. INSTALL LIGHT STONE FILL AT PIPE END AND FES LOCATIONS PER DETAIL -/-.
11. CONSTRUCT ASPHALT PAVEMENT WITH A MAXIMUM 2% CROSS SLOPE WITHIN ACCESSIBLE PARKING WALKS AND SPACES.
12. INSTALL MAINTENANCE STRIP WITH UNDERDRAIN PER DETAIL -/-.

1 / L2.00 **GRADING, DRAINAGE and UTILITIES PLAN**

0 30 60 90
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N

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HCR SHARS NO. :

Drawn By:	NL
Checked By:	SF
Project Manager:	NL / SF

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Revisions

Christopher Community
Tefft Meadows Apartments

SWBR Project Number 21152.00

Christopher Communities
990 James Street,
Syracuse, NY 13203

L2.00
Grading, Drainage and Utilities Plan

10.01.2021
Schematic Design Set

FILE PATH: BIM 360://21152.00 Christopher Community Marcellus Apartments/21152.00 Christopher Community Marcellus Apartments.rvt

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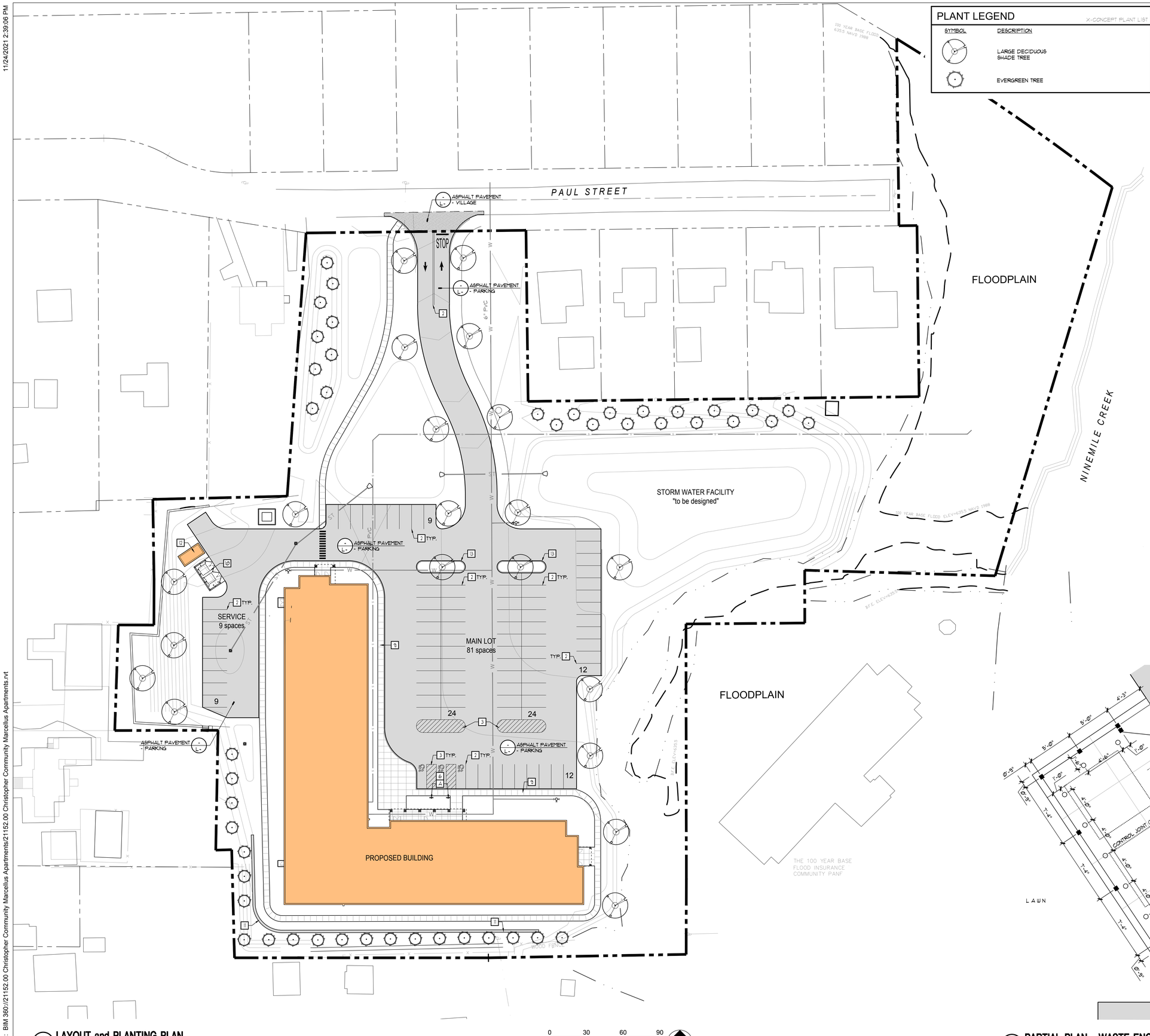


PLANT LEGEND

X-CONCEPT PLANT LIST

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE
	EVERGREEN TREE

ZONING DATA CHART

GENERAL

SITE ADDRESS	8 PAUL STREET
TAX MAP NUMBER	004.-02-54.1
SITE ACREAGE	6.32 Ac
ZONING DISTRICT	RC - MULTI FAMILY RESIDENTIAL

	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	40%	28%±
FRONT YARD SETBACK	TBD	271'
SIDE YARD SETBACK	20'	41'
REAR YARD SETBACK	30'	43'
MAXIMUM BUILDING HEIGHT	35'	26'-2"

NOTES:
1. REQUIRED SETBACKS LISTED ABOVE PER VILLAGE OF MARCELLUS 'LOT, SETBACK AND SIZE REQUIREMENTS' CHART.

PARKING DATA CHART

PARKING STALL DIMENSIONS

CODE PARKING STALL SIZE: 10'-0" x 20'-0"
PROJECT PARKING STALL SIZE: 10'-0" x 20'-0"

PARKING REQUIREMENTS PER CODE

DWELLING - 1.5 SPACES FOR EACH DWELLING UNIT

PARKING COUNT	CODE REQUIRED	PROVIDED
APT. BLDG. (60 UNITS)	90 SPACES	90 SPACES

SIGN SCHEDULE

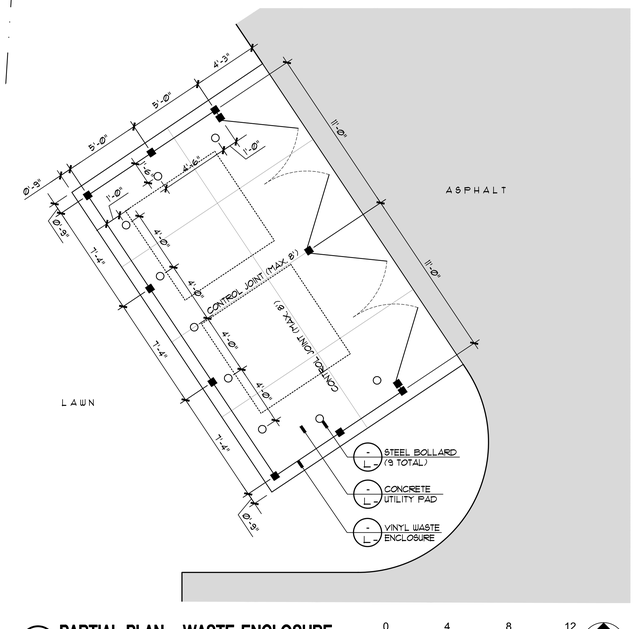
KEY	SIGN PLATE		SIGN SIZE MOUNTING HT.	NY.S.D.O.T. MUT.C.D. NO. / COMMENTS
A	RESERVED PARKING	RESERVED PARKING W/ HANDICAP SYMBOL	12" X 18" 4'-0" HT.	SIGN NO: COLORS: COMMENTS:
B	STOP	STOP SIGN	24" X 24" 7'-0" HT.	SIGN NO: R1-1C COLORS: RED BACKGROUND, WHITE TEXT AND BORDER

NOTES:
1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

LAYOUT CONSTRUCTION NOTES

X-LAYOUT NOTES

1. BUILDING LAYOUT SHALL BE PARALLEL AND PERPENDICULAR TO PROPERTY LINE.
2. 4" WIDE PAINTED LINES (TYP.).
3. PAINT 4" WIDE LINES AT 45° @ 2' O.C.
4. PAINT THRU ARROW PER DETAIL -/-.
5. RESERVED PARKING STALL PER DETAIL -/-.
6. INSTALL TRAFFIC CONTROL SIGN PER DETAIL -/-.
7. LIGHT POLE, FIXTURE AND BASE PER ELECTRICAL DRAWINGS. ALL LIGHT POLE BASES SHALL BE PLACED 3'-0" MINIMUM FROM NEAREST EDGE OF PAVEMENT.
8. CONCRETE DOWELING AT DOORWAY PER DETAIL -/-.
9. INSTALL INTEGRAL CONCRETE CURB AND CONCRETE PAVEMENT PER DETAILS -/- AND -/-.
10. INSTALL WASTE ENCLOSURE PER DETAIL 2/L3.00.
11. INSTALL CONCRETE MODULAR RETAINING WALL PER DETAIL -/-.
12. STORAGE SHED PER OWNER. COORDINATE BASE MATERIAL PRIOR TO CONSTRUCTION.
13. INSTALL GRANITE CURB PER DETAIL -/-.



1 L3.00 **LAYOUT and PLANTING PLAN**

0 30 60 90
SCALE IN FEET

2 L3.00 **PARTIAL PLAN - WASTE ENCLOSURE**

0 4 8 12
SCALE IN FEET

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Revisions

Christopher Community
Tefft Meadows Apartments

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990 James Street,
Syracuse, NY 13203

L3.00
Layout and Planting Plan

10.01.2021
Schematic Design Set

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Second Floor - Tefft Meadows Apartments

Christopher Communities

SWBR

First Floor - Tefft Meadows Apartments

Christopher Communities

SWBR

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ELEVATION KEY NOTES	SHOWN AS: ⊗
NO.	DESCRIPTION

4 Exterior Elevation - East
3/32" = 1'-0"

3 Exterior Elevation - North
3/32" = 1'-0"

2 Exterior Elevation - West
3/32" = 1'-0"

1 Exterior Elevation - South
3/32" = 1'-0"

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Checked By:	JM
Project Manager:	JM

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Revisions

Tefft Meadows Apartments

SWBR Project Number 21152.00

Christopher Communities
990 James Street,
Syracuse, NY 13203

A-201
Exterior Elevations and Details

12.15.2021
Schematic Design Set

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