



09-08-14
13150



NIAGARA BOTTLING NEW YORK



N.Y.S. THRUWAY

ESOPUS CREEK

FLOOD PLAIN
21.52 ACRES

PROPOSED FACILITY
414,800 S.F.
SITE AREA:
57.477 ACRES

PROJECT DATA

SITE AREA:	57.477 AC.
WAREHOUSE:	414,800 S.F.
GUARD HOUSE	373 S.F.
TOTAL BUILDING AREA:	415,173 S.F.
COVERAGE:	415,173 / 2,503,698 = 16.6%

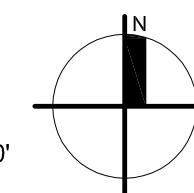
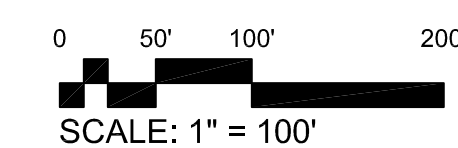
PARKING PROVIDED:	
STANDARD SPACES	154 SPACES
ACCESSIBLE SPACES	4 SPACES
TOTAL PROVIDED:	158 SPACES

TRAILER PARKING PROVIDED	96 SPACES
FUTURE DROPS	71 SPACES
	167 TOTAL

DEVELOPER:
THE KEITH CORPORATION
5935 CARNEGIE BLVD.
SUITE 200
CHARLOTTE, N.C. 28209
PH: 704-385-6000
CONTACT: DEREK SALFIA
EMAIL:
DSALFIA@THEKEITHCORP.COM

SITE PLAN 400K

SCALE: 1" = 100'-0"



09.08.2014
13150

TECHCITY SITE

KINGSTON, NEW YORK



THE KEITH CORPORATION

TOWN OF ULSTER , NEW YORK

STEP I: APPLICATION FOR SKETCH PLAN REVIEW
 application type (check one) ☒ **SITE PLAN** ☐ **SPECIAL PERMIT**

Niagara Water - Bottling Facility

OM

project name

Off Boices Lane

zoning district

48.7-1-29.20

site location

57.50

0

0

site acreage

number of proposed lots

length of new roads

Deed Liber and Page

► Is the site located within any existing municipal water district?

☒ YES

☐ NO

Name:

Town of Ulster Water Dist

► Is the site located within any existing municipal sewer district?

☒ YES

☐ NO

Name:

Town of Ulster Sewer Dist

► Is the site located within 500 FT of any municipal boundary?

☐ YES

☒ NO

List:

► Is the site located within a County Agricultural District?

☐ YES

☒ NO

District #

► Is the site located on a State or County Highway?

☐ YES

☒ NO

Route #

ALL SUBMITTED PLANS AND DOCUMENTS SHALL BEAR AN ORIGINAL SIGNATURE, SEAL AND LICENSE NUMBER OF THE PROFESSIONAL RESPONSIBLE FOR PREPARING EACH ITEM.

ALL PLANS SHALL BE EQUAL IN SHEET SIZE, COLLATED INTO STAPLED AND FOLDED SETS.
 SIX (6) COMPLETE FULL-SIZE SETS and FIVE (5) REDUCED SIZE SETS (or PDF by prior arrangement) ARE REQUIRED .

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- ☒ **SKETCH PLAN** per Chapter 145 (Site Plan Regulations) or Section 190-25 (Special Permit Uses) of the Zoning Ordinance.
- ☒ **WRITTEN NARRATIVE** describing the environmental character, physical features and scope of the proposed action.
- ☒ **COMPLETED AFFIDAVIT OF OWNERSHIP FORM** certifying owner of record as of date of the application.
- ☒ **FILING FEE:** payable to: **TOWN OF ULSTER**.
- ☒ **INITIAL ESCROW DEPOSIT** payable to: **TOWN OF ULSTER** (see Planning Board Secretary).

SUGGESTED:

- ☐ **SKETCH CONSTRUCTION PLANS, PROFILES, AND DETAILS.**
- ☐ **TOPOGRAPHIC SURVEY** showing two-foot contour intervals.
- ☐ **WETLAND DELINEATION** per NYSDEC / ACOE, with NYSDEC endorsement where appropriate.

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board and further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and authorizes visitation and inspection of the subject property by the Town of Ulster and its agents.

Enterprise Drive Properties, LLC - 2569 East Philadelphia St, Ontario, CA - 909-230-5000

<i>Applicant's Name</i>	<i>Address</i>	<i>Phone</i>	<i>Signature</i>	<i>Date</i>
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<i>Owner's Name</i>	<i>Address</i>	<i>Phone</i>	<i>Signature</i>	<i>Date</i>
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Please complete and return to the Planning Board Secretary with the Contact Form fully completed. If you have questions about this application form and/or your proposed project and have not attended a Planning Board Workshop Meeting, please make an appointment for a Workshop by contacting the Planning Board Secretary at (845) 340-3884.

Date of receipt by Planning Board Secretary: _____

Application ID: P# _____

TOWN OF ULSTER , NEW YORK

APPLICATION CONTACT LIST

Application Type (check one)

☒ **SITE PLAN**

☐ **SPECIAL PERMIT**

☐ **SUBDIVISION**

Niagara Water - Bottling Facility

OM District

Project Name

Located off Boices Lane

Zoning District

48.7-1-29.200

Site Location

Section

Block

Lot

Peter Romano, P.E.

The Chazen Companies

Engineer's Name

518-273-0055

Company

518-273-8391

promano@chazencompanies.com

Phone

Fax

Email

Same company as Engineer

Surveyor's Name

Company

Phone

Fax

Email

Enterprise Drive Properties, LLC

2569 East Philadelphia Street, Ontario, California

Applicant's Name

909-230-5000

Contact - Todd Uhlick

Address

tuhlick@niagarawater.com

Phone

Fax

Email

Ag Properties of Kingston, LLC

300 Enterprise Drive, Kingston, New York

Owner's Name

845-383-0400

Contact - Greg Strong

Address

Phone

Fax

Email

ADDITIONAL CONTACT INFORMATION (i.e.: if more than one lot is involved, include second owner information)

Name

Relationship to Application

Address

Phone

Fax

Email

WHO WILL BE THE PRIMARY CONTACT FOR THIS APPLICATION? Peter Romano, P.E.

AT LEAST ONE MEMBER OF THE PROJECT TEAM SHOULD BE PRESENT AT EACH MEETING THAT THE APPLICATION WILL BE DISCUSSED AT. REVIEW MEMORANDUM PREPARED BY THE TOWN'S CONSULTANTS WILL BE PROVIDED TO THE APPLICANT PRIOR TO THE MEETING. A FULL RESPONSE TO RECEIVED COMMENTS IS NOT ANTICIPATED TO BE PROVIDED AT THE MEETING. ONCE THE BOARD HAS DISCUSSED THE APPLICATION AND RELATED REVIEW MEMORANDA, THE APPLICANT WILL BE EXPECTED TO PREPARE REVISED PLANS AND MATERIALS WHICH ADDRESS THE COMMENTS OF THE BOARD AND ITS CONSULTANTS AS MAY BE DIRECTED.

NOTE: THE DEADLINE FOR SUBMITTING NEW AND REVISED MATERIALS IS THE FIRST THURSDAY OF THE MONTH FOR CONSIDERATION OF THAT MONTH'S AGENDA.

Full Environmental Assessment Form

Niagara Water Bottling Facility

300 Enterprise Drive
Town of Ulster
Ulster County, New York

September 15, 2014



Engineers
Land Surveyors
Planners
Environmental Professionals
Landscape Architects

Prepared for:

Town of Ulster Planning Board
1 Town Hall Drive
Lake Katrine, NY 12449

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Full Environmental Assessment Form

Niagara Water Bottling Facility

300 Enterprise Drive
Town of Ulster
Ulster County, New York

September 15, 2014



Prepared by:

Chazen Engineering, Land Surveying & Landscape Architecture Co., D.P.C.
21 Fox Street
Poughkeepsie, New York 12601
(845) 454-3980

Capital District Office
(518) 273-0055

North Country Office
(518) 812-0513

TABLE OF CONTENTS

PROJECT DESCRIPTION

FULL ENVIRONMENTAL ASSESSMENT FORM

ENDNOTES

ATTACHMENTS

Attachment A: Figures

- Figure 1: USGS Location Map
- Figure 2: Orthophoto Tax Map
- Figure 3: Land Use Map
- Figure 4: Wetlands and Streams Map
- Figure 5: Soils Map
- Figure 6: NYSDEC Environmental Resource Map
- Figure 7: NYSOPRHP Map

INTRODUCTION

INTRODUCTION

The Applicant, Enterprise Properties, LLC is proposing the construction of a 415,000± square-foot water bottling facility on a 57.50-acre parcel of land at the end of Boices Lane. In addition, the project will involve the extension of municipal water and sanitary sewer services to the project site as well as natural gas and electric utilities.

Site Location and Total Site Area

The Ag Properties of Kingston LLC Property is an irregular-shaped parcel of land located at Enterprise Drive, Town of Ulster, Ulster County, New York. Although the property address is identified as Enterprise Drive, the Site is accessed from Boices Lane and has no frontage on Enterprise Drive. The Site is situated approximately 1,100 feet northwest of the intersection of Boices Lane and Mountain View Court.

The Site is 57.50-acre property comprised of one tax lot identified on the Town of Ulster tax map as Section 48.7, Block 1, Lot 29.200.

A map illustrating the Site location is attached as Figure 1. Figure 2 illustrates the Town of Ulster tax map over an orthophoto. Additional figures are provided attached to this document.

Current Site Uses/Operations

The Site is part of the Tech City Campus light industrial complex. Site uses appear to be limited to 1) storing bagged and loose road salt and sand in the Site building for use on the Tech City Campus, and 2) storage of construction debris from campus activities.

General Site Configuration

The Site is an irregularly-shaped parcel of primarily wooded land with the exception of the following improvements and utility easements: salt shed building, shed building and associated driveway (eastern-most Site area), a former access road and gate (northeast of the salt shed), an overhead utility easement (southern Site area), and a Town of Ulster sewer system easement (southern and western Site areas). The Espous Creek extends along the western property boundary.

An unimproved road extends in a north/south direction through the western Site area in the approximate location of the Town of Ulster Sanitary Sewer easement. The Site has approximately 250 feet of frontage along the southwestern side of Boices Lane.

Despite its address, the Site does not actually have frontage along Enterprise Drive.

Topographic Description

Site topography is relatively flat with a gradual downward slope towards Esopus Creek. A review of the United States Geologic Survey (USGS) Topographic Map (Kingston West and Kingston East, New York Quadrangles – Figure 1) indicates that the surface elevations on the Site range from approximately 162

feet above mean sea level (msl) on the northeastern edge of the property to 140 feet above msl on the westernmost border of the property, adjacent to Esopus Creek.

Topography on surrounding properties varies with position but generally slopes towards the Esopus Creek.

Site Soils and Geology

A review of the Surficial Geologic Map of New York (Lower Hudson Sheet, 1989) indicates that surficial soils in the area of the Site are mapped as recent deposits, most likely composed of fine sand to gravel and silt. The United States Department of Agriculture (USDA) Soil Conservation Service's Soil Survey of Ulster County, New York maps eight soil types present on the property. According to the Soil Survey, depth to groundwater at the Site is listed as approximately 0 inches below grade, given its proximity to the Esopus Creek.

Bedrock in the area of the Site is greater than 80 inches below grade according to the above-referenced Soil Survey and Surficial Geologic Map and is mapped on the Geologic Map of New York (Lower Hudson Sheet, 1970) as Middle Devonian-aged rocks of the Undifferentiated Lower Hamilton Group consisting of shale and sandstone.

Site Hydrology and Hydrogeology

The Esopus Creek extends along the western property boundary and flows in a northerly direction. A pond is located on the western-most Site area and areas of standing water were observed on the southern Site area. As a separate project, Chazen is conducting a wetland assessment and has identified wetlands on the Site.

Groundwater flow is best determined using site-specific well data and may be affected by surface topography, hydrology, hydrogeology, and characteristics of the soil and nearby wells. No site-specific well data or hydrology information was provided or is known to exist for the Site. In the absence of site-specific data, other sources of information are typically used including surface topographic information, hydrogeologic information collected from nearby properties, etc.

Based on a review of available information, including area topography, regional groundwater flow is expected to be towards the Esopus Creek. On-site groundwater flow would be influenced by site-specific geologic conditions.

Surrounding Land Uses

The surrounding land uses, as identified during the site reconnaissance and from other available sources, are described as follows.

Direction	Adjoining	Surrounding
West	-Esopus Creek	-Interstate 87 -Agricultural land

Direction	Adjoining	Surrounding
		-Wooded land
Northeast	-Residential property (Former Boice Farmhouse)	-Agricultural lands -Route 209
East	-Tech City (Former Bank of America processing center) -Taconic DDSO -575 SOURCEHOV -American Chiropractic Network	-Tech City -Residential properties -Retail stores
South	-Town of Ulster Sewer Treatment facility	-Agricultural land -Residential properties

Proposed Development and Parking

The proposed project will involve the construction of a 414,800 sf water bottling facility with 29 tractor trailer loading docks and 160 staff/visitor parking spaces and 98 tractor trailer parking spaces. The proposed building dimensions will be 361-feet wide by 1,150-feet in length with a building height of approximately 50-feet. Multiple 65-foot high water storage silos will also be constructed immediately adjacent to the building.

The project will ultimately be comprised of approximately 20.2 acres of impervious surfaces (roads, buildings, etc..) and incorporate stormwater management practices to treat and attenuate the additional run-off generated by the development.

According to the Town of Ulster Zoning Code, a manufacturing use (small, medium, and large) requires 1 space for each 500 sf of gross floor area or 2 parking spaces per employee whichever is greater. With that being said, 830 parking spaces (i.e. 414,800 sf / 500 sf) would be required for this project. The proposed site plan provides 160 staff/visitor parking spaces which will require a waiver from the Town. The proposed parking ratio is has been selected based on the Applicant's experience at similar facilities operated throughout the country.

Traffic Generation

Based on the Applicant's experience at similar facilities operated throughout the country, it is estimated that under full build-out condition approximately 260-trucks per day will be entering and 260-trucks per day will be leaving from the site.

The Applicant has stated that the preferred truck route will be to and from Route 209/199 and along Enterprise Drive. Truck traffic is not anticipated to continue east on Boices Lane towards NYS Route 9W.

A detailed Traffic Impact Study will be submitted under separate cover.

Water Supply and Wastewater Generation

Water Supply - The proposed project is located within the Town of Ulster Water District and water is provided from both the Town of Ulster and the City of Kingston. Based on the Applicant's experience at similar facilities operated throughout the country, it is estimated that under full build-out condition approximately 1.75 MGD of water will be required from municipal sources. Based on discussions with the City of Kingston, the City can and will supply water to this project and will issue a "will serve" letter noting such. It is noted that the City is currently in the process of upgrading their water treatment plant to be completed in early 2015. At this time, the City will have the ability to convey 1.0 MGD of water to the project based on their current network demands. The Applicant anticipates that this 1.0 MGD to be supplied will suffice for initial project build-out. However, to suffice full build conditions, the City discussed the definite possibility of constructing a second water main in parallel to convey the required 1.75 MGD.

At this time it is envisioned that approximately 1,200 of new water main(s) will be installed between the project site and mains at the intersection of Boices Lane and Enterprise Drive. A detailed hydrologic analysis and report will be submitted

Sanitary Sewer - The proposed project is located within Town of Ulster Sewer District. Based on the Applicant's experience at similar facilities operated throughout the country, it is estimated that under full build-out condition approximately 345,000 gpd of wastewater will be discharged to the Town of Ulster sanitary sewer system. Approximately 2,500 gpd (of the 345,000 gpd) will be comprised of sanitary wastewater while the balance being process (non-biologic) wastewater.

In discussions with the Town of Ulster, the receiving wastewater treatment plant (WWTP) has adequate capacity to accommodate the 2,500 gpd of wastewater. This wastewater stream will discharge to the existing Town of Ulster trunk sewer which transects the western portion of the project site.

The remaining 342,500 gpd of "non-biologic" wastewater will be conveyed via the installation of a separate sanitary sewer main to the Town of Ulster WWTP property. It is envisioned that that this wastewater stream will be discharged to the Esopus Creek via a new permitted "wastewater outfall". Preliminary discusses between the Town and NYSDEC have been initiated regarding the nature and configuration of this outfall.

Other Items

Building Emissions - Air Quality - Based on the Applicant's experience at similar facilities operated throughout the country the proposed building and operations will not require the need for an Air Quality permit with respect to emissions that may exceed the State or Federal thresholds.

Bottle Formation Process - Raw material plastic pellets are introduced into a heat mold which forms the bottles used in the water bottling process. Once the bottles are formed, cool water is circulated around the mold in a "closed loop" system thus resulting in a process with no chemical/air by product.

Sanitary Sewer Discharge Monitoring - The non-biologic wastewater produced and discharged is continuously monitored by the Applicant for applicable constituents. A exterior monitoring manhole is located adjacent to the building which includes the electronic monitoring sampling system.

FULL ENVIRONMENTAL ASSESSMENT FORM (EAF)

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

A. Project and Sponsor Information.

Name of Action or Project: Niagara Bottling		
Project Location (describe, and attach a general location map): Enterprise Drive, Town of Ulster, Ulster County, New York		
Brief Description of Proposed Action (include purpose or need): The Applicant, Enterprise Properties, LLC is proposing the construction of a water bottling facility on a 57.50-acre parcel of land at the end of Boices Lane. In addition, the project will involve the extension of municipal water and sanitary sewer services to the project site as well as natural gas and electric utilities. The proposed project will involve the construction of a 414,800 sf water bottling facility with 29 tractor trailer loading docks and 160 staff/visitor parking spaces and 98 tractor trailer parking spaces. The proposed building dimensions will be 361-feet wide by 1,150-feet in length with a building height of approximately 50-feet. Multiple 65-foot high water storage silos will also be constructed immediately adjacent to the building. The project is anticipated to create approximately 160 jobs.		
Name of Applicant/Sponsor: Enterprise Drive Properties, LLC		Telephone: 909-230-5000 E-Mail: tuhlick@niagarawater.com
Address: 2560 East Philadelphia Street		
City/PO: Ontario	State: California	Zip Code: 91761
Project Contact (if not same as sponsor; give name and title/role): Todd Uhlick		Telephone: same as above E-Mail: Same as above
Address: Same as above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Ag Properties of Kingston LLC - Gregory Strong (TechCity Properties)		Telephone: 845-383-0400 E-Mail:
Address: 300 Enterprise Drive		
City/PO: Kingston	State: Ny	Zip Code: 12401

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 Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - SEQRA Lead Agent, Site Plan Approval	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board - Site Plan Approval/Referral to Town Board	
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Zoning Board - Parking Waiver	
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ulster County DOH - Water, Ulster County DOT - Highway Work Permit	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Sanitary/Stormwater, NYSDOH - Water	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE - Nationwide Permit,	
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 • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): Remediation Sites:356002 _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Office Manufacturing

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? Kingston City School District

b. What police or other public protection forces serve the project site?

Town of Ulster Police Department, Ulster County Sheriff, NYS Police

c. Which fire protection and emergency medical services serve the project site?

Ulster Hose #5,

d. What parks serve the project site?

N/A

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? 57.48 acres

b. Total acreage to be physically disturbed? 30+/- acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? 57.48 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 proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 18 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ 50+/- height; _____ 361 width; and _____ 1,150 length *See below	
iii. Approximate extent of building space to be heated or cooled: _____ 415,000+/- 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Wetlands A and B as identified in the Wetland Delineation Memo will be disturbed as a result of the project.</u>	

*The largest proposed structure on site will be the 415,000 SF warehouse facility. There will also be multiple water storage towers on site that are anticipated to be 65 FT in height.

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:
Impacts to wetlands will result from on-site grading and the construction of roadways entering and exiting the site. Impacts will be approximately less than half of an acre.

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
 If Yes, describe: _____

iv. Will 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: 1,750,000 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: Town of Ulster Water District
- 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: City of Kingston

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), 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: 345,000 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): 2,500 gpd sanitary wastewater, balance process (non-biological) 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: Ulster Wastewater Treatment Plant
- Name of district: Town of Ulster Sewer 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

<ul style="list-style-type: none"> Do existing sewer lines serve the project site? Will line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Domestic to connect to existing sewer. A new line to be routed to treatment plant site.	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: <ul style="list-style-type: none"> Applicant/sponsor for new district: _____ Date application submitted or anticipated: _____ What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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: _____ Facility will use closed loop cooling systems to minimize wastes. Process utilizes recycled water where possible, discharging only that required.	
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? If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>20.2</u> acres (impervious surface) _____ Square feet or <u>57.48</u> acres (parcel size) ii. Describe types of new point sources. <u>Building gutters, and pavement</u> 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)? <u>On-site stormwater quality and quantity control measures designed according to NYSDEC regulations.</u> 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• If to surface waters, identify receiving water bodies or wetlands: _____ _____	
• Will stormwater runoff flow to adjacent properties?	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Emissions resulting from fleet and delivery vehicles</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Portable electric generators and heavy machinery will be used on-site during construction</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: <ul style="list-style-type: none"> 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) <input type="checkbox"/> Yes <input type="checkbox"/> No ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> _____ 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) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input checked="" type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: <u>520 at full build out</u></p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>160</u> Net increase/decrease <u>+160</u></p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p>			
<p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ <u>20kVa +/-</u></p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Existing grid/local utility</u></p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>*Means of provision of electricity to the facility is unknown at this time.</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>*See below</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>*See below</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>*See below</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

*Hours of construction will be consistent with local regulations.

**Hours of operation are anticipated to be 24 hours a day, 7 days a week, 363 days a year. The bottling facility will operate a total of four shifts throughout the day.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Temporary noise impacts will result during construction. Hours of construction will be consistent with local ordinances. Increase in truck traffic may result in noise impacts. Additional noise impacts are not anticipated during operation of the bottling facility.</p> <p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>The project will include outdoor lighting fixed to the building, and throughout the parking and loading areas on light poles. Lighting will be designed consistent with existing outdoor lighting regulations. Structure and parking lot will be illuminated to the minimum extent required to provide safe access.</p> <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ (unit of time) • Operation : _____ 6.6 tons per _____ month (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: Solid waste generated on-site during construction will be transported off-site by local waste hauling company contracted by construction company as needed. • Operation: Solid waste generated on-site during operation of the facility will be hauled off-site by a local waste hauling company on an as needed basis.

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 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	1.17	20.19	+19.02
• Forested	39.12	24.48	-14.64
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.42	5.46	-3.96
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.13	0.13	0.0
• Wetlands (freshwater or tidal)	7.74	7.28	-0.46
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

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): 356002
☐ 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): 356002
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

A Phase 1 ESA has been prepared for this site. At this time a Phase II ESA is being prepared to investigate current site conditions associated with ESR Site 356002.

v. Is the project site subject to an institutional control limiting property uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: <u>Currently being prepared</u> • Describe the type of institutional control (e.g., deed restriction or easement): <u>Easement</u> • Describe any use limitations: <u>See below</u> • Describe any engineering controls: <u>See below</u> • Will the project affect the institutional or engineering controls in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
At this time the project site is being considered for an environmental easement restricting the entire Tech City property to commercial use, restricting the use of groundwater, and requiring compliance with a Site Management Plan.	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? <u>>5</u> feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Riverhead fine sandy loam (3-8%)	20 %
Scio silt loam	20 %
Tioga fine sandy loam	15 %
d. What is the average depth to the water table on the project site? Average: <u>2</u> feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: <u>65</u> % of site	
<input type="checkbox"/> Moderately Well Drained: <u>15</u> % of site	
<input type="checkbox"/> Poorly Drained <u>20</u> % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: <u>90</u> % of site	
<input checked="" type="checkbox"/> 10-15%: <u>10</u> % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <u>Federal Waters, Federal Waters, Federal Waters</u> Approximate Size <u>7.28 acres</u>	
• 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: <u>Principal Aquifer</u>	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">An ETR Report prepared for the project identified the site as having suitable roosting habitat for Indiana Bats and Northern Long Eared bats.</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">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, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ </div>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? *See Below If Yes: <div style="margin-left: 20px;"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ </div>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: <div style="margin-left: 20px;"> i. Identify resource: <u>Ulster North SASS, Estates District SASS, 40+ State and National Register Listed Sites</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>scenic areas, historic sites and districts</u> iii. Distance between project and resource: <u>> 3 miles to SASS, >2 miles to listed site</u> </div>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: <div style="margin-left: 20px;"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? </div>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

*A Phase 1A/1B Cultural Resource Assessment is currently being completed for the project site.

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.

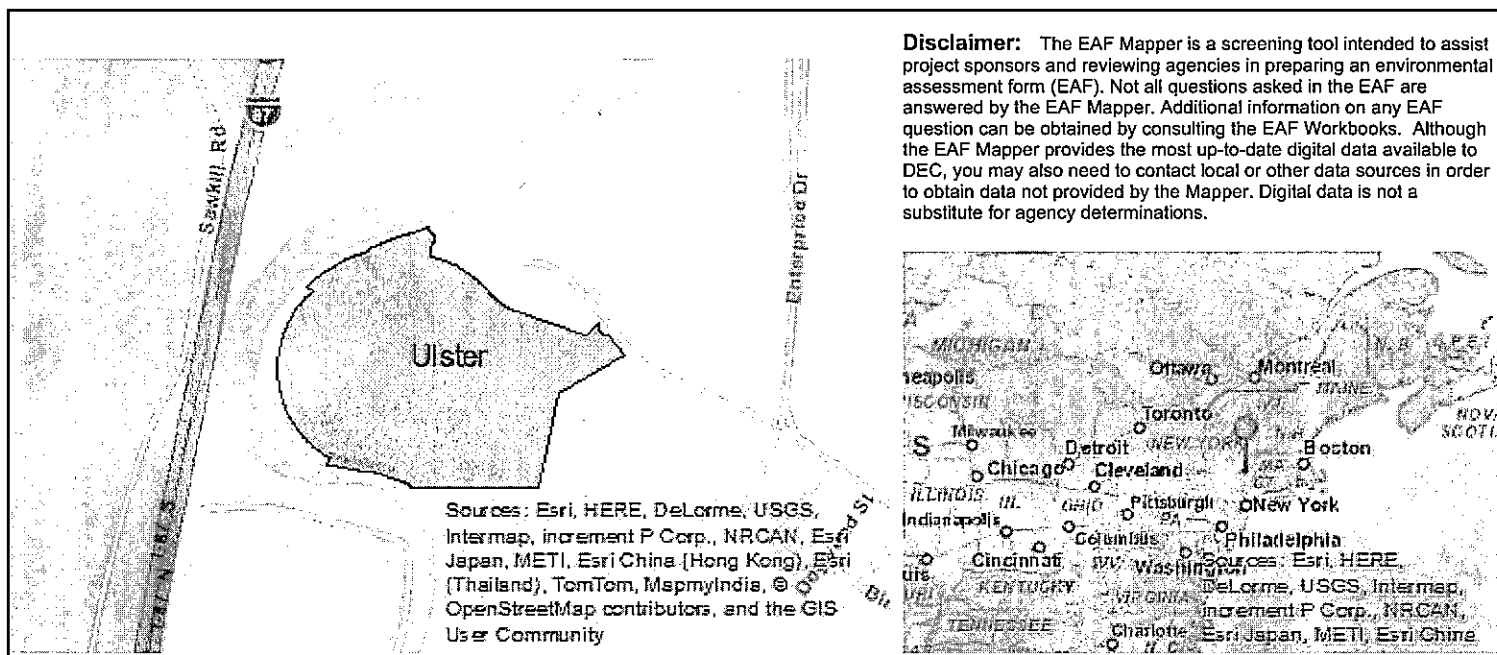
Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

PRINT FORM

EAF Mapper Summary Report

Friday, September 05, 2014 9:10 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:356002
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	356002
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]	356002
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, Federal Waters, 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. [1000 Year Flooding]	Yes
E.2.l. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer
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 Register of Historic Places]	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

EAf ENDNOTES

ENDNOTES

1. Represents the total project area which consists of 1 tax parcel identified on the Ulster County Real Property Tax Service Agency Tax Map as Section 48.007 Block 0001 Lots 029.200. Please refer to Figure 2 Orthophoto Tax Map

2. Wetlands and Surface Waters

According to NYSDEC EAF Mapper and Environmental Resource Mapper (<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>), the site does not contain nor is contiguous to a State regulated wetland.

According to National Wetland Inventory information available through GIS, the property contains a 0.3 ± acre Federally regulated wetland in the western portion of the site. Please refer to Figure 4, Wetlands and Streams Map, and Figure 5, NYSDEC Environmental Resource Map.

A wetland delineation for the project site identified multiple wetlands located near the eastern property boundaries.

3. Solid Waste Generation

According to the Development Impact Assessment Handbook, Urban Land Institute, 1994, an industrial use would generate 0.00138± tons of solid waste per industrial employee per day. Therefore, the proposed bottling facility with 158+/- employees would generate 0.22± tons of solid waste per day, or 6.6± tons per month.

4. Soils

According to available Geographic Information Systems (GIS) information and the USDA Natural Resources Conservation Service website (<http://efotg.sc.egov.usda.gov/treemenuFS.aspx>). The following table provides the soil characteristics for each soil type expected to be found on the project site.

SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FT)	DEPTH TO BEDROCK (INCHES)
Cc	Canandaigua silt loam	Less than 1%	very poorly	0 to 1.0 Nov-May	>60
PmD	Plainfield	15 to 25%	Excessively drained	>6	>60
Ra	Raynham silt loam	0 to 3%	somewhat poorly	0.5 to 2.0 Nov-May	>60
RvB	Riverhead fine sandy loam	3 to 8%	Well drained	>6	>60
Sc	Scio silt loam	0 to 2%	moderately well	1.5 to 2.0 Mar-May	>60

SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FT)	DEPTH TO BEDROCK (INCHES)
Tg	Tioga fine sandy loam	0 to 3%	Well drained	3 to 6 Jan-Apr	>60
Un	Unadilla silt loam	0 to 3%	Well drained	>6	>60
Wa	Walpole fine sandy loam	0 to 2%	Somewhat poorly drained	0.5 to 1.5 Dec-Apr	>60

5. Aquifers.

According to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance, Series (2.1.3), Primary and Principle Aquifer Determinations, Table 1, 1990, the Atlas of Eleven Selected Aquifers in New York, U.S. Geological Survey in cooperation with the NYS Department of Health, 1982, and the EPA website (www.epa.gov/region02/water/aquifer/).

6. Wildlife/Plant Species

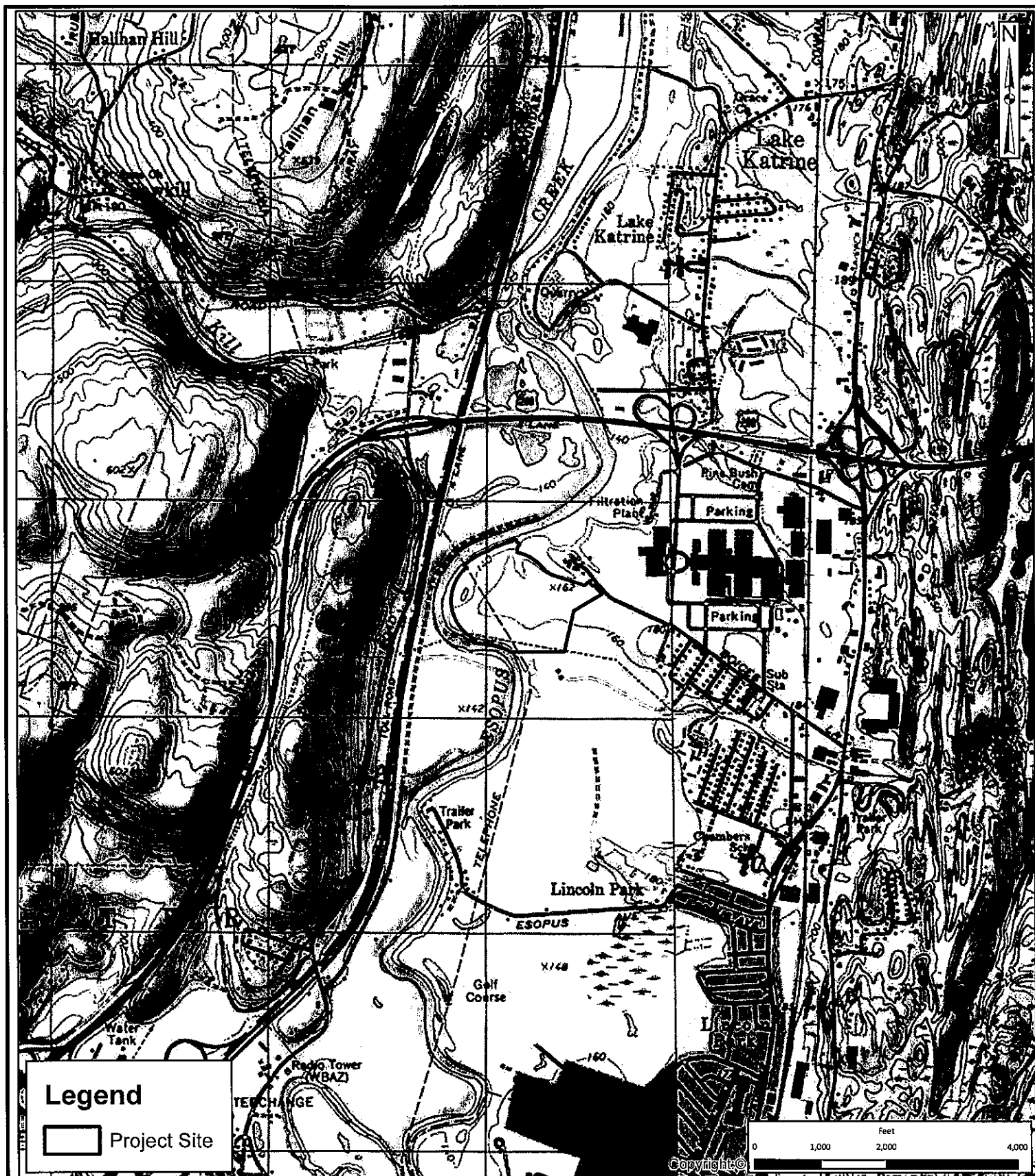
According to the NYSDEC Environmental Resource Mapper on the NYSDEC website (<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>) the NYSDEC has no records of rare or state listed animals or plants, significant natural communities, or other significant habitats on or in the immediate vicinity of the project site. Please refer to Figure 5, NYSDEC Environmental Resource Map.

7. Archaeological Sensitivity

According to the NYS OPRHP Geographic Information System for Archeology and National Register website (<http://nysparks.com/shpo/online-tools>) the project site is located in an area of archaeological sensitivity. Please refer to Figure 6, NYSOPRHP Map.

ATTACHMENT A

Figures



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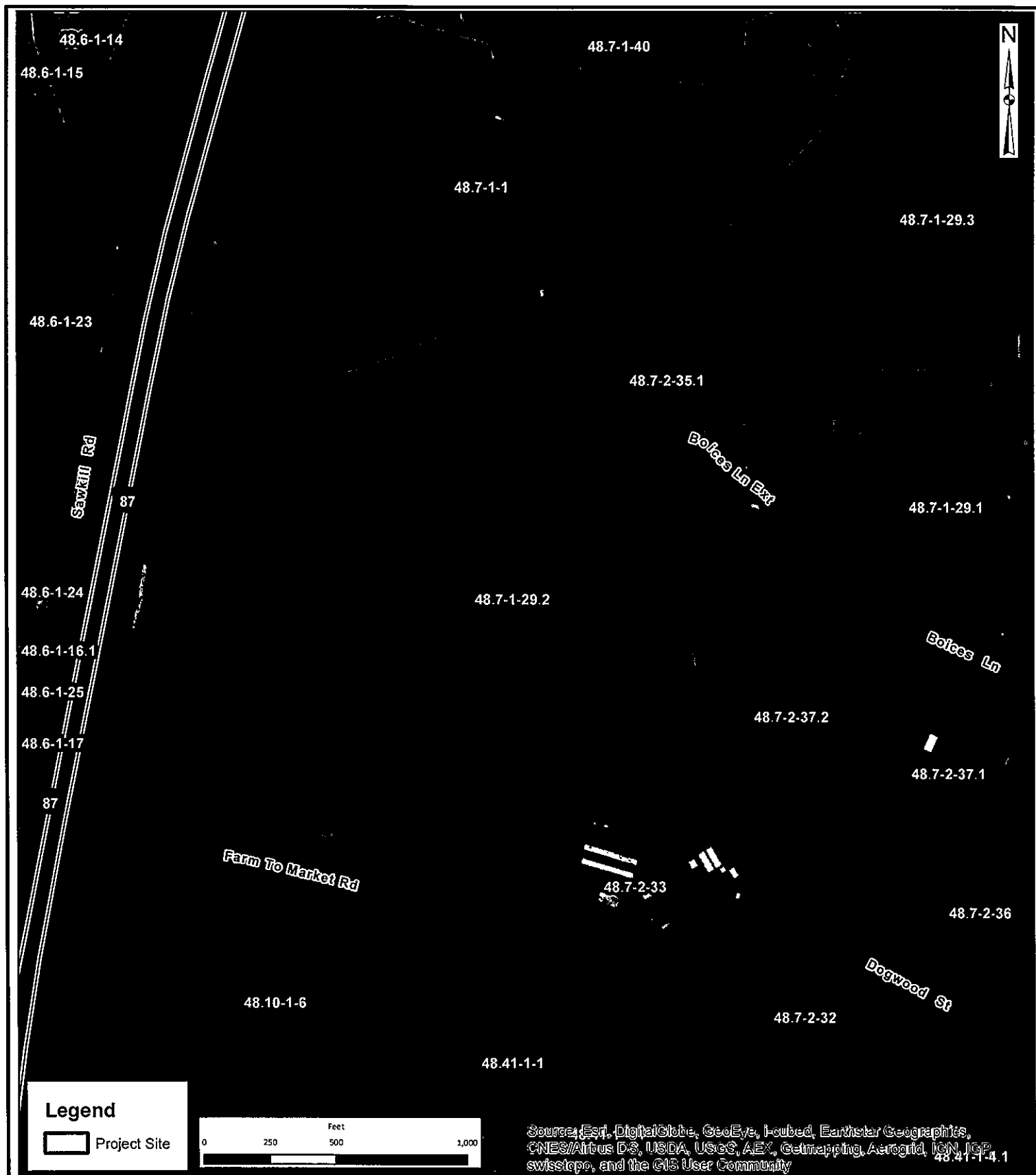
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Phone: (518) 812-0513

Enterprise Drive Properties, LLC

Figure 1 - Site Location Map

Enterprise Drive
Town of Ulster, Ulster County, New York

Drawn:	GHM
Date:	09/08/2014
Scale:	1:24,000
Project:	31440.00
Figure:	1



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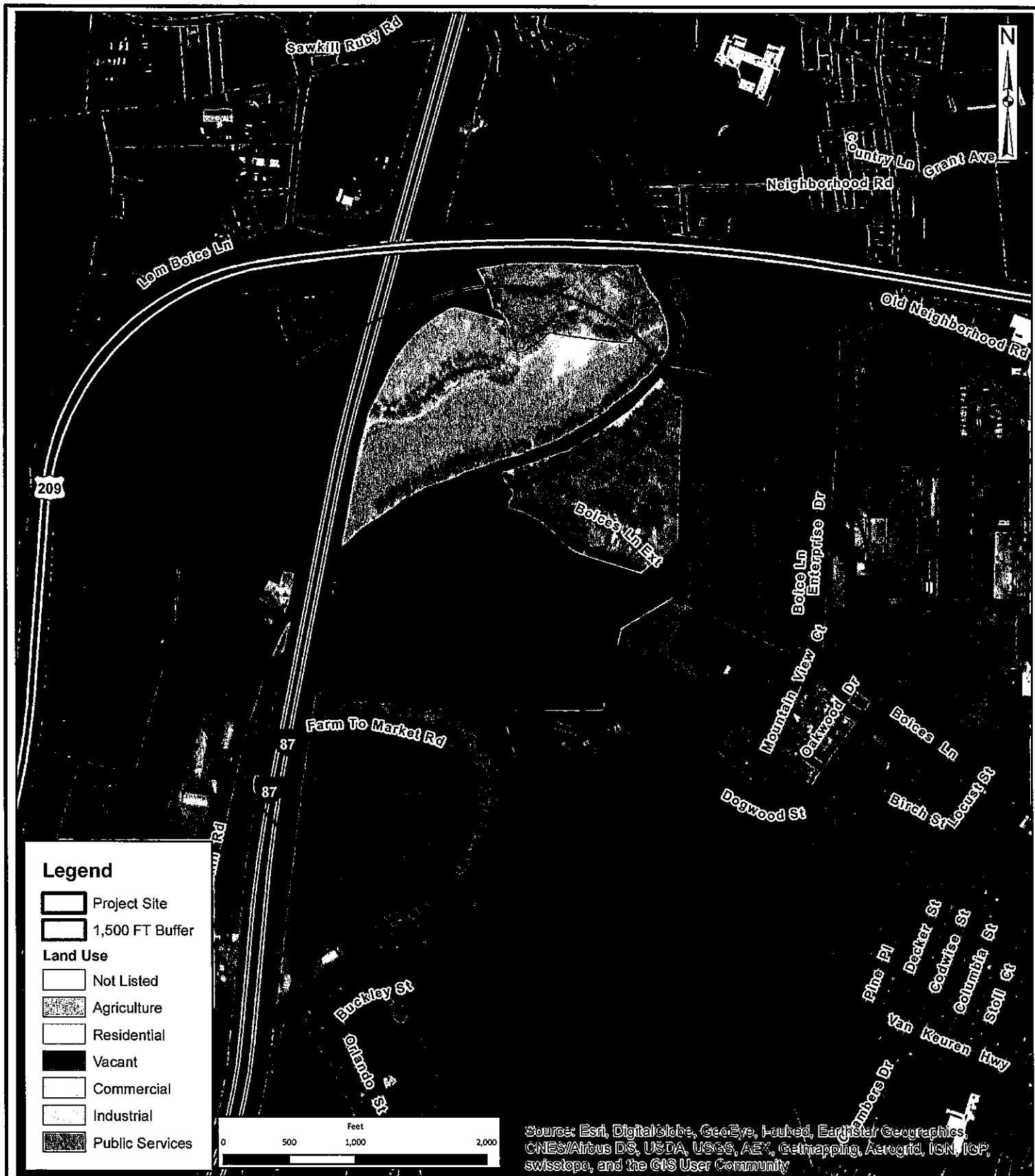
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Enterprise Drive Properties, LLC

Figure 2 - Orthophoto Tax Map

Enterprise Drive
Town of Ulster, Ulster County, New York

Drawn:	GHM
Date:	09/08/2014
Scale:	1 inch=500 feet
Project:	31440.00
Figure:	2



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Enterprise Drive Properties, LLC

Figure 3 - Land Use Map

Enterprise Drive
Town of Ulster, Ulster County, New York

Drawn:	GHM
Date:	09/08/2014
Scale:	1 inch=1,000 feet
Project:	31440.00
Figure:	3



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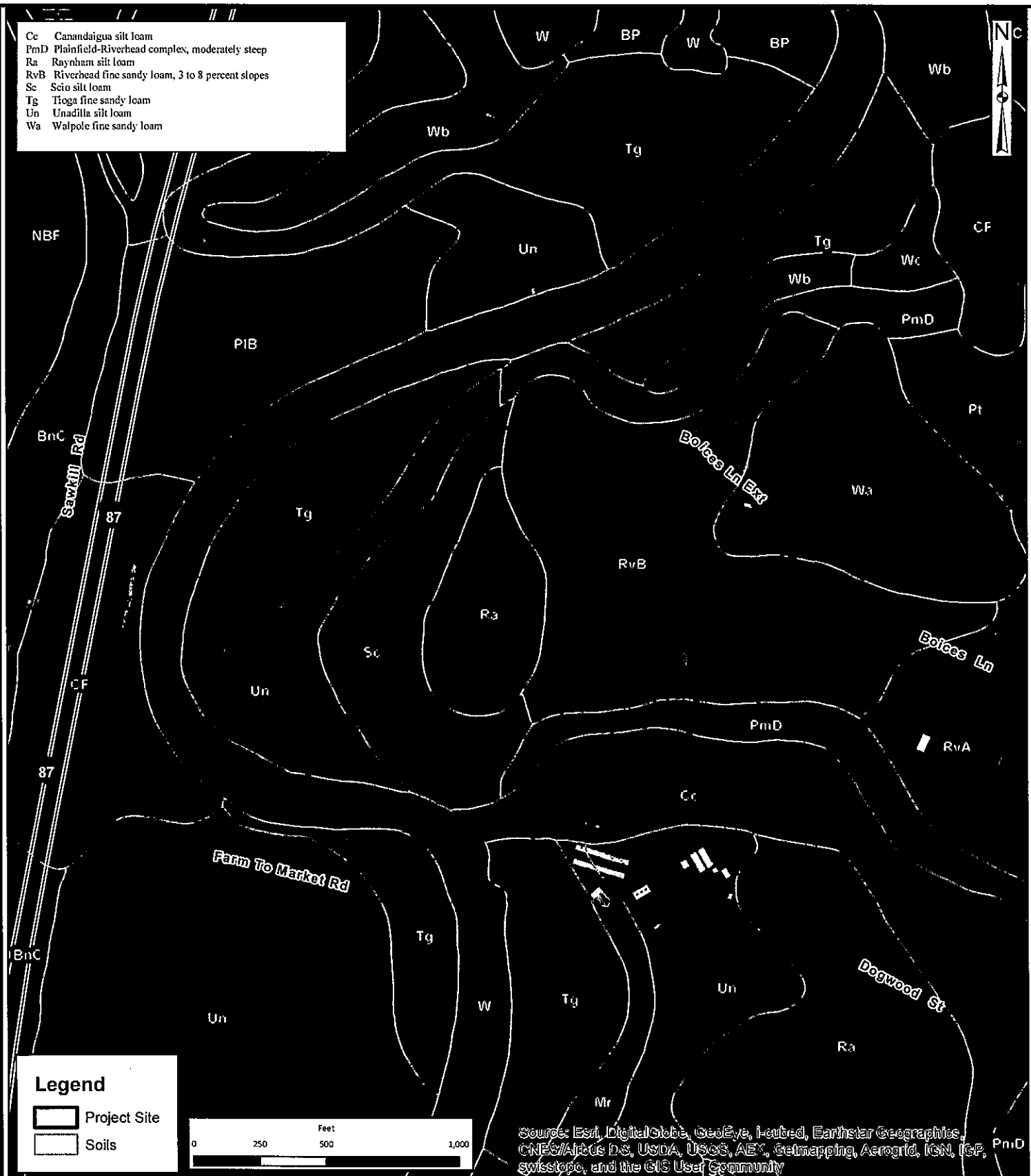
Enterprise Drive Properties, LLC

Figure 4 - Wetlands and Streams Map

Enterprise Drive
Town of Ulster, Ulster County, New York

Drawn:	GHM
Date:	09/08/2014
Scale:	1 inch=500 feet
Project:	31440.00
Figure:	4

Ce Canandaigua silt loam
 PmD Plainfield-Riverhead complex, moderately steep
 Ra Raynham silt loam
 RvB Riverhead fine sandy loam, 3 to 8 percent slopes
 Sc Scio silt loam
 Tg Tioga fine sandy loam
 Un Unadilla silt loam
 Wa Walpole fine sandy loam



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Figure 5 - Soils Map

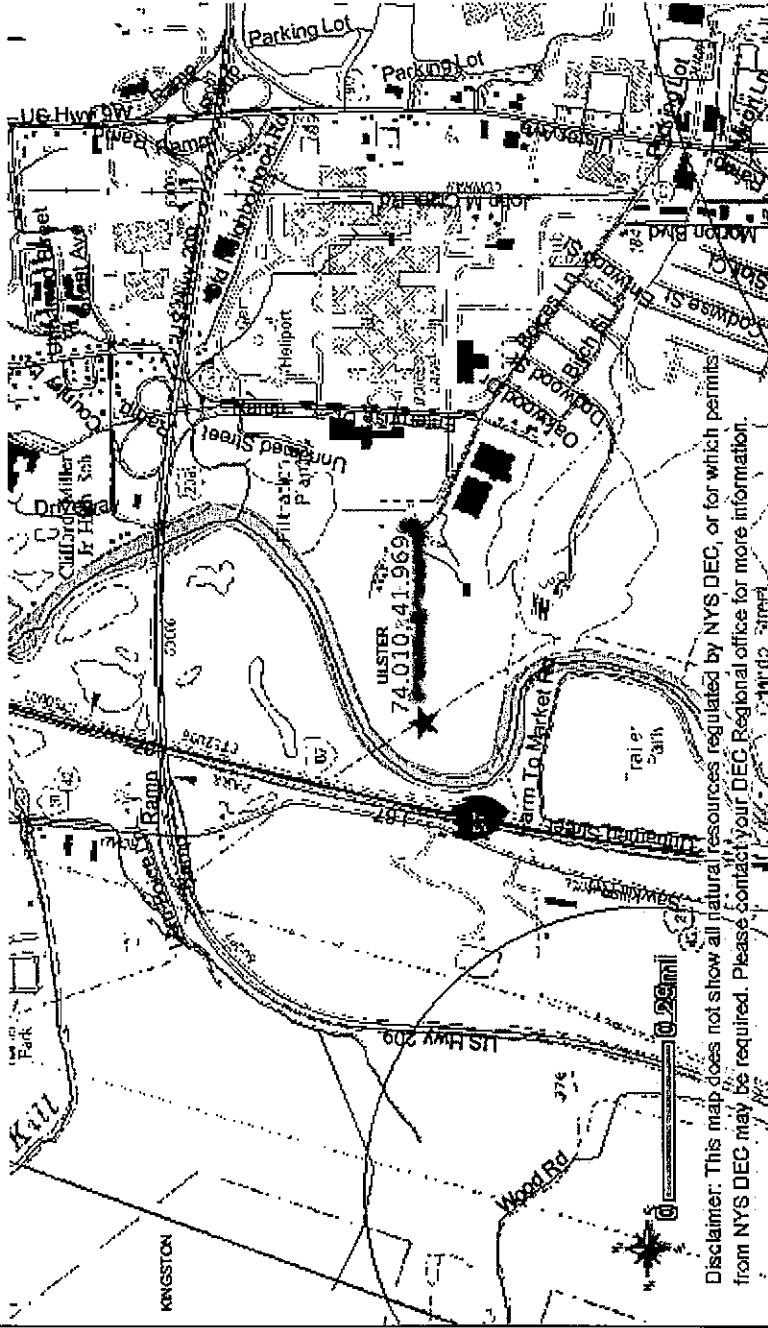
Enterprise Drive
 Town of Ulster, Ulster County, New York

Drawn:	GHM
Date:	09/08/2014
Scale:	1 inch=500 feet
Project:	31440.00
Figure:	5

Please set your printer orientation to "Landscape".

NYSDEC Environmental Resource Map 2014

- Visible Layers**
- Classified Streams
 - Classified Ponds
 - State-Regulated Freshwater Wetlands
 - Welland Checkzone
 - State-Regulated Freshwater Wetlands
 - Rare Plants and Rare Animals
 - Significant Natural Communities Buffered
 - Natural Communities Nearby
 - Significant Natural Communities
 - Interstate Highways
 - Adirondack Park Boundary
 - Counties



Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

MinX: 580444, MaxX: 563894, MinY: 4648045, MaxY: 4645796

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

NYSOPRHP Map



July 8, 2014

Disclaimer: This map was prepared by the New York State Parks, Recreation and Historic Preservation National Register Listing Internet Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.