

Plattsburgh Town Center
Smart Growth Zoning Code
Town of Plattsburgh
Clinton County, New York



Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

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Applicant:
Town of Plattsburgh

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FULL ENVIRONMENTAL ASSESSMENT FORM PART 1 FORM

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PROJECT NARRATIVE

1.0 PROJECT DESCRIPTION

1.1 Introduction

1.1.1 Proposed Action

The following narrative explores the adoption of the proposed Town Center Smart Growth Zoning Code (hereafter 'proposed zoning') by contrasting the potential growth that could occur under the existing zoning code with the potential growth that could occur under the proposed zoning. Utilizing these development estimates, this EAF explores potential impacts by comparing estimates of water demand, wastewater generation, and vehicle trip generation under both scenarios.

In addition to the proposed Town Center zoning, the Town is considering several minor zoning ordinance and zoning map changes. The zoning ordinance changes are primarily procedural in nature, or for clarification purposes. The proposed zoning map changes are intended to address select split zoned parcels and zoning designations that do not align with existing and long-term uses. The total acreage of these zoning map changes is nominal, and they represent little to no change to the underlying land use.

1.1.2 Proposed Action Background

The Town of Plattsburgh stands out amongst other upstate New York communities for its strong economy and positive, if not modest, population growth. The 1995 closure of the Plattsburgh Air Force Base resulted in a dramatic loss (-35%) of the population between 1990 and 2000. In response, local leaders and planners recognized the need to develop long-term strategies for future growth and stability. Since the 1995 Air Force Base closure and subsequent loss of population and jobs, the Town of Plattsburgh has rebounded with a strong commercial tax base and an expanding advanced manufacturing industry. However, the Town recognizes that a community's success is not measured solely by tax revenue and has developed a series of community plans intended to strike a balance between economic growth and the need to improve residents' quality of life and protect important resources. With the development of the Town's Comprehensive Plan (2010), Economic Development Strategic Plan (2013), Town Center Smart Growth Plan (2019), and Route 3 Plan (2020), the Town has created a clear vision for a vibrant "Town Center" ('project area'). This includes mixed-use development, a high-quality public realm, multi-modal transportation, and diverse housing options and incorporates environmentally sustainable practices.

1.1.3 Project Area (Town Center) Characteristic

The project area consists of the Town Center, which is an approximately 2,000-acre tract of land bordering the City of Plattsburgh and Interstate 87. This area contains much of the Town's commercial activity and busiest transportation corridors. To date, the Town Center area has developed as an auto-centric commercial strip. It hosts a large regional mall and other large retailers (Lowe's, Walmart, Target, etc.) with limited residential development on the periphery. To achieve residents' vision for the Town Center as articulated in the "Town Center Smart Growth Plan" (2019), the Town used "Smart Growth" principles to inform the development of Form-Based Code (FBC) zoning regulations and design standards.

The Town has prepared a new regulating map that adheres to smart growth, transect zoning principles. Related smart-code formatted zoning standards for the new Town Center districts have also been

prepared. To support the proposed zoning regulations, the Town has also updated the "Official Map" that will guide the development of future roadways in a networked and logical manner. The Town is also updating its local highway design standards to include complete street principles, green infrastructure design practices, and new parking standards. The Town will coordinate with NYSDOT on the NYS Route 3 Corridor redevelopment to ensure that land use decisions and transportation infrastructure improvements are coherent and compatible.

As previously noted, In addition to the proposed Town Center related zoning, the Town is considering several minor zoning ordinance and zoning map changes to improve a small number of procedures, provide great clarification to various provisions, and address select split zoned parcels and zoning designations that do not align with existing and long-term uses. The total acreage of these zoning map changes is nominal, and they represent little to no change in the underlying land use in the near- or long-term future. These minor zoning map changes are identified on the proposed town-wide zoning map (see the attached Proposed Zoning Map).

1.2 Zoning Text Amendment

The proposed zoning text amendments would generally replace the traditional, Euclidian commercial zoning regulations of the Shopping Center Commercial District and the Service Center District with the hybrid Form-Based T5, T4, T3R/C, and "Special District" regulations. The current zoning districts that have only modest provisions for residential development and mixed-use development would be replaced by districts that make more efficient use of space and encourage a greater mix of residential development. The overall scheme is for the T5 District to host the most intensive development and for the T4, T3R, and T3C districts to have sequentially less intensive development. This approach to zoning is also referred to as Urban-Transect zoning. As transect zones become more urban (T5), they also increase in complexity, density, and intensity. The elements that change as an area becomes more urban include things like lighting, plantings, setbacks, thoroughfare design, and building heights. Replacing the monolithic Shopping Center Commercial District with a series of transect-based districts will encourage the establishment of a focused Town Center.

A more detailed description of each zone, the dimensional requirements and the acreage is found in section 2.0, Land Use, Zoning, and Public Policy (below). The proposed zoning text is found in Attachment A, "Proposed Zoning Update."

2.0 LAND USE, ZONING AND PUBLIC POLICY

2.1 Land Use

The land use in the project area (Town Center) consists primarily of single-use commercial properties along primary transportation corridors with single family residential developments located in subdivisions or on large lots. Portions of the project area include light industrial uses, such as advanced manufacturing and warehousing. The project area includes a substantial portion of vacant land and underutilized land, much of which is constrained by the presence of unbuildable wetlands or by the absence of roadways.

Table 1: Existing Project Area Land Use		
Land Use	% of Project Area	Acres
Residential	21.5%	411.8
Vacant Land	17.7%	338.8
Commercial	49.0%	939.7
Community Services	3.4%	65.9
Industrial	5.0%	96.0
Public Services	3.0%	57.7
Wild, forested, conservation lands and public parks	0.3%	6.7
Total	100.0%	1,916.6
<i>Source: Clinton County Tax Parcel Data (2020)</i>		

Residential Land Use: Residential land uses are located on the periphery of the project area with concentrations in the southwest, northeast, and northwest. Residential areas have developed as single-family subdivisions with most parcels approximately half an acre in size or as one-off single-family dwellings on large lots.

Commercial Land Use: The Town of Plattsburgh serves as a regional shopping destination, attracting shoppers from across the region and Quebec. Commercial land uses include major chain retailers, restaurants, hotels, medium sized retail, and the Champlain Centre Mall. The major retailers are concentrated in the eastern portion of the project area.

Vacant Land Use: Vacant and undeveloped land in the project area is mostly contained in the area bounded by Route 3 to the south and Tom Miller Road to the north. The land classified as vacant generally has limited road frontage and residential zoning.

Industrial Uses: These uses are found along Route 3, Tom Miller Road, and at the site of the Clinton County Airport.

2.2 Zoning

2.2.1 Existing Zoning

The project area contains nine zoning districts. The primary zoning district, encompassing approximately 65% of the project area, is Shopping Center Commercial. Other districts include Service Center District (SC), Industrial Park District (IP), Airport Development District Mixed Use (AD MU), and Residential (R2).

Zoning District	Percentage of Land Zoned	Acres of Land Zoned in Project Area
Airport Development District: Mixed Use Subdistrict (AD MU)	4.0%	75.7
Shopping Center Commercial District (C)	65.5%	1,255.1
Industrial (I)	1.5%	27.8
Industrial Park (IP)	8.5%	162.3
Manufactured Home District (MH)	0.9%	17.9
Neighborhood Commercial District (NC)	0.9%	17.7
Planned Development District (PDD)	0.3%	6.7
Residential District (R-2)	5.5%	105.9
Service Center District (SC)	12.9%	246.7
Total	100.0%	1,915.7

Source: Clinton County Tax Parcel Data (2020)

The Shopping Center Commercial District (C) intent is “to accommodate and promote commercial uses at a slightly less intensive scale than the Service Commercial District, including shopping malls and uses with a regional draw.” The district encompasses both sides of Tom Miller Road, both sides of Interstate 87, and the northern side of Route 3. The district allows a wide range of commercial activities, primarily via site plan review. Dimensional regulations in the C district require 125-foot frontages, 30-foot front setbacks, and a maximum height of 40 feet. The C district has accommodated all the large retail development in the Town of Plattsburgh, including Lowes, Walmart, and the Champlain Centre Mall. This district does not allow for detached single-family housing. Multi-family development is allowed by site plan review, as are retail, condominiums, townhouses, and assisted living facilities.

The Service Center District (SC) is intended to accommodate commercial uses at a slightly larger scale than the Shopping Center Commercial District. It is the most intensive commercial district in the Town of Plattsburgh. Dwelling units located above retail/commercial establishments are the only residential uses permitted in this district.

The Industrial Park District (IP) in the southwestern portion of the project area is intended to “accommodate planned industrial parks.” As part of the Town’s long-range economic development strategy, industrial parks and advanced manufacturing has been encouraged in and around the site of a decommissioned air base. Dimensional regulations in the IP district require large (40,000-square foot (SF)) lot sizes, 50-foot front setbacks, and maximum building heights of 40 feet. The Town utilizes design

guidelines to encourage developers to build attractive commercial establishments. Dwelling units located above retail/commercial establishments are the only residential uses permitted in this district.

The R2 residential district encompasses a small area in the northeast portion of the project area. This district allows for single- and two-family dwellings by right and complementary uses, such as townhouses, schools, daycare centers, and multi-family dwellings, by site plan review and special permit.

Uses requiring site plan review in the Shopping Center Commercial and Service Center districts are subject to the design guidelines outlined in Section 5.15 (Design Guidelines) and Section 15.4 (Landscaping and Buffering). The design guidelines address site layout, architectural elements, parking layout, and energy efficiency. Development in the IP district are also subject to design guidelines to ensure that new development is utilitarian, as well as attractive.

2.2.2 Existing Zoning Development & Development Potential

Existing Development

Based on Geographic Information Systems (GIS) analysis, using digitized building footprints, Clinton County Real Property Data, and US Census Bureau Data, there are approximately 440 housing units and 7.5 million SF of nonresidential development in the project area. This includes single- and multi-family units, apartments and condominiums, and mobile homes.

Existing Zoning Development Potential

To calculate future potential development under the existing land use scheme, undeveloped and underdeveloped parcel data were merged with corresponding zoning data. These data were extracted into a spreadsheet, and minimum lot size information for the respective districts were assigned accordingly to each parcel. Because many of the zoning districts with the project area allows for a mix of development types, a ratio of residential and nonresidential was calculated and assigned to relevant parcels. This ratio was derived from the existing mix of development (by acreage) within the project area. In some instances with flexible minimum lot size requirements, a Floor Area Ratio (FAR) was developed based on existing development and was assigned for nonresidential estimates.

Based on this analysis it is estimated that 300 residential housing units and 8.5 million SF of nonresidential development could occur under the current zoning, if developed at its maximum potential. Table 3 illustrates the results of this analysis. Based on the allowable uses and current development patterns, much of this development would likely be single-family residential, with a number of smaller multi-family units and a mix of commercial retail.

Zoning District	Estimated Residential Housing Units	Estimated Nonresidential Square Footage (SF)
Shopping Center Commercial District (C)	215	6,300,000
Industrial Park (IP)	-	280,000
Manufactured Home District (MH)	5	35,000
Neighborhood Commercial District (NC)	10	90,000

Residential District (R-2)	70	300,000
Service Center District (SC)	-	1,500,000
Total	300	8,505,000

**Note: For the purposes of this analysis the Airport Development District, Industrial, and Planned Development Districts were excluded due to their limited amount of land area within the project area, and the absence of any significant proposed changes to these districts.*

It is important to note that these results are a hypothetical maximum for comparison purposes. It is unlikely to be fully realized or achieved due to several factors. Specifically, the analysis assumes that every undeveloped or underutilized parcel would be developed at 100% the allowable densities and bulk areas requirements (e.g., minimum setbacks, maximum height allowances, etc.) and, therefore, overstates future buildout. Furthermore, the market demand for an additional 8.5 million SF of predominantly commercial development is unlikely as well.

2.3 Public Policy

The Town of Plattsburgh has a long history of using long-range planning to effectively manage the community’s growth, improve quality of life, protect environmental quality, and encourage economic prosperity. The updated zoning in the project area implements a series of community plans that were developed with extensive public input. The following section provides an overview of the relevant planning documents:

2.3.1 Town of Plattsburgh Comprehensive Plan (2010)

In 2010, the Town of Plattsburgh adopted a Comprehensive Plan. This Plan was developed into a policy guide that focuses on Land Use and other municipal issues, such as Economic Development.

The following is an excerpt from the Vision Statement (p. 87):

“The Town continues to be the region’s commercial center. Rather than creating major new commercial areas, the Town has revitalized its existing commercial areas improving their appearance and walkability through the use of design guidelines. The Town has continued to protect its neighborhoods and has encouraged the development of neighborhood scale commercial development to meet their needs. The Town has encouraged the development of higher density housing near the hamlets as well as in other locations to meet the need for workforce and senior housing.”

Since the development of the Comprehensive Plan, the Town has made progress towards achieving their vision for the future with a series of new policies, initiatives, and zoning updates. The Town has been successful in winning competitive grant funding to develop a series of subsequent plans to refine policies and to make physical improvements.

The proposed zoning is a reflection of the long-term vision for the Town Center (project area), as outlined in the 2010 Comprehensive Plan.

2.3.2 Economic Development Strategic Action Plan (2013)

In 2012, Town Officials determined that additional focus was needed to address economic development issues and prepared an Economic Development Strategic Action Plan to supplement the Comprehensive Plan. The recommendations of this plan emphasize the steps to improve the local conditions necessary for sustainable economic growth. The foremost goal of the plan relative to the Town Center is to “design and implement programs and strategies to improve the aesthetics of the Town’s commercial corridors, particular emphasis on Route 3, Tom Miller Road and Rugar Street.” The plan calls for infill development, a predictable development review process, the adoption of Smart Growth principles, the development of a quality and diverse housing stock to attract and support a much need increase in workforce, and infrastructure upgrades in future growth areas.

2.3.3 Town Center Smart Growth Plan (2019)

The Town of Plattsburgh prepared the Town Center Smart Growth Plan to address opportunities for sustainable growth along the NYS Route 3 Corridor, which has evolved to become the “Town Center.” The Town followed the “Smart Growth” approach to community planning, which was born out of a desire to combat the social, environmental, and fiscal impacts of sprawling development patterns that result in, “congested streets and highways, demand high levels of energy consumption, accelerates the loss of natural resources and deteriorate the natural environment, and limit opportunities for the retention and creation of affordable housing.” Extensive public outreach, stakeholder engagement, and Committee meetings resulted in a series of concepts for transportation and land use improvement in the Town Center. The Smart Growth Plan included a preliminary draft of design standards, road profiles, and development concepts that would serve as the basis for future growth in the Town Center.

Extensive research, public engagement, and stakeholder interviews with the business community and landowners revealed a strong desire to see the Town Center (project area) develop into a more balanced community that includes a greater diversity of housing and services. Throughout the planning process, members of the business community and Committee members noted that the lack of housing and transportation options was impeding the Town’s economic development potential.

2.3.4 Route 3 Plan (2020)

The Route 3 Plan advances the Town Center Smart Growth Plan by providing a more detailed transportation plan for the Route 3 Corridor. The Route 3 Plan emphasizes the transportation improvements to be pursued in tandem with land development and redevelopment activities. The plan details multi-modal transportation improvements to leverage mixed-use development and result in a high-quality public realm.

2.4 Proposed Zoning

The proposed zoning for the Town Center project area is intended to promote a balanced mix of infill development supportive of a high-quality public realm. Five new hybrid form-based zoning districts will replace existing zoning districts (see the attached Proposed Zoning Map). Formed-Based Code (FBC) zoning focuses more on building and site design and less on separate land uses when compared to traditional zoning. FBC includes robust graphic depictions of allowable building types (e.g., size, massing, configurations, etc.) and preferred lot placements, as well as preferred or required site design features and characteristics (e.g., pedestrian access and mobility, landscaping, parking, lighting, etc.). The goal is to allow for a more flexible land use scheme while fostering high quality development and greater

predictability for private landowners and the development community. The new FBC districts for the project area include the Town Center Commercial (T3C), Town Center Residential (T3R), Town Center Commercial (T4), and Town Center (T5), as well as the Special Development (SD). These districts are complemented by robust design guidelines that provide graphic examples of preferred site arrangements and features. Unlike the previous “Commercial” district which had dominated the project area, the new zoning districts emphasize the form and appearance of new buildings and de-emphasize use-specific standards. The intent is to use predictable and consistent development standards regardless of use in order to provide a visually appealing and overall coherent development pattern.

The **T3C Town Center Neighborhood District** is intended to be a residential neighborhood that allows some limited multi-family and commercial uses along the outskirts of the project area (Town Center). These neighborhoods are envisioned as composed of smaller scale, one- and two-story structures with pitched roofs. While most of the structures are envisioned as single-family residences, it also allows for a mix of moderate density multi-family housing and small-scale commercial uses along the primary road corridors, appropriately scaled to a residential neighborhood. The neighborhood would provide ample sidewalks and street trees, creating pedestrian connections through the neighborhoods to nearby commercial uses. Commercial uses would locate their parking in the side or rear of the lot to maintain an attractive front yard area. Residential garages and parking areas would not typically be visible from the street but would instead be set back toward the rear of the lot, oriented to the side of the house, or accessed from the back via rear alleys.

The **T3R Town Center Neighborhood Residential District** is intended to be the primary supporting residential neighborhood surrounding the commercial areas of Plattsburgh. These neighborhoods are envisioned as almost entirely composed of smaller scale, two-story wood framed homes with pitched roofs and attractive front porches. While a majority of the housing is envisioned as single-family, it also allows for a mix of moderate density multi-family housing along the primary road corridors, composed of two- and three-story structures appropriately scaled to a residential neighborhood. The neighborhood would provide ample sidewalks and street trees, creating pedestrian connections through the neighborhoods to adjacent commercial areas. Garages would not typically be visible from the street, but would instead often be set far back toward the rear of the lot, oriented to the side of the house, or accessed from the back via rear alleys.

The **T4 Town Center Commercial District** is intended to be the general commercial area of the Town of Plattsburgh and a mix of both commercial and residential buildings. Less intensive than the T5 Town Center District, this neighborhood is also intended to provide walkable streets and sidewalks, but with deeper front yards to provide some convenient off-street parking in front of stores and more attractive front lawns. Residential properties would provide parking in the rear, sometimes accessed via alleys. Here, commercial and residential uses would be found, but not always within the same building. Some stand-alone commercial properties would be found here, catering to more vehicle-centric highway commercial uses, along with a variety of multi-family residential properties that would provide apartments and townhomes with inviting front porches and covered stoops. Larger front lawns and landscaping would provide the backdrop to tree-lined sidewalks, with some convenient but minimized parking.

The **T5 Town Center District** is intended to be the commercial core of the Town of Plattsburgh, a neighborhood center where you would most often find the tallest buildings and most commercial activity. Here, a strong mix of commercial and residential uses is envisioned, with the lower levels of almost all buildings providing retail sales, restaurants, local services, and offices, while the upper floors would

provide a diverse mix of residential uses for people of different ages, incomes, and abilities. Attractive masonry and wood buildings are envisioned to line the streets, providing shade with balconies, porches, and canopies. Very walkable tree-lined streets and wide sidewalks would connect buildings across well landscaped lawns, with shared parking areas tucked behind buildings to minimize hardscape. On-street parking and pedestrian sidewalks would strongly encourage walking in this very pedestrian-oriented neighborhood. This is the center of Town.

The **SD Special Development District** is intended to be the hub of new, clean technology and light industrial activity within the Town of Plattsburgh. Here, manufacturing and research facilities are envisioned to be arranged together, with some supporting commercial uses to serve the nearby businesses and cater to local employees. This district is designed for function and utility, with simple but attractive warehouse buildings and easy vehicle egress for commuters and truck traffic. The one- and two-story metal and masonry buildings are envisioned to often be accentuated by their administrative office areas and entrances, which would provide enhanced architectural design with canopies, windows, and more interesting exterior materials than the rest of the building. The otherwise utilitarian facades of these buildings would be softened by landscaping and buffers. Although not as pedestrian-oriented as other districts, the neighborhood still would provide safe pedestrian routes with sidewalks and walking paths to and from workplaces and to small nearby pocket parks where lunch breaks could be enjoyed.

The proposed zoning for the project area will generally allow for higher densities and a more diverse mix of uses:

Name	Description	Uses	Dimensional Standards
Town Center Residential (T3R)	This district is primarily residential and allows for single family homes and some 2- and 3-story multi-family housing along transportation corridors	Primarily residential and low-impact associated uses (i.e. daycare, educational institutions, neighborhood convenience stores)	There are no building height minimums, only a 35' height limit. Front setbacks are 40'. Minimum lot size is 9,000 SF (.2 acres).
Town Center Commercial (T3C)	This district allows for more commercial uses than the T3R district. The commercial uses in this district are of a smaller scale than those found in the T4 and T5 districts	In addition to the residential uses permitted in T3R, this district allows a wider range of auto-oriented commercial uses.	There are no building height minimums, only a 35' height limit. Front setbacks are 40'. Minimum lot size is 9,000 SF (.2 acres).

Table 4: Proposed Zoning Characteristic			
Name	Description	Uses	Dimensional Standards
Town Center (T4)	This district allows for larger buildings, higher densities of single- and multi-family residential development, and commercial uses that cater to a wider market than those found in the T3C	This district contains the largest variety of uses out of all the districts. Prohibited uses include more intensive industrial and manufacturing.	Buildings are required to be at least 2 stories, front setbacks are larger than in the T5 district, and lot coverages are up to 75%. Limited parking is permitted in front of buildings. Minimum lot size is 20,000 SF (.46 acres).
Town Center (T5)	This district is the commercial core of the Town and allows for the tallest buildings and most commercial activity.	This district allows almost everything that the T4 district does, with the exception of single- and two-family housing, drive in uses, and some other select uses that require large amounts of space.	Buildings are required to be at least 2 stories, front setbacks are minimal, and lot coverages are up to 80%. Parking is not allowed in the front of the building. Minimum lot size is 10,000 SF (.23 acres).
Special Development (SD)	This district allows for manufacturing and research facilities arranged together, with some supporting commercial uses to serve the nearby businesses and cater to local employees.	This district excludes residential uses and allows for more intensive manufacturing and industrial uses. Pocket parks and multi-use trails are encouraged to provide amenity to workers.	Building height is limited to 40'. Front setbacks are 50'. Lot coverage is up to 80%. Parking is allowed alongside or rear of buildings. Minimum lot size is 40,000 SF

With respect to land area, the proposed zoning districts vary in size. A majority of the project area is proposed as T4 Town Center District, followed by the T3R Town Center District. Combined, these districts account for approximately 67% of the proposed zoning. Much of these areas are currently zoned Commercial and Service Center. Below is a more detailed breakdown of the respective areas.

- The T4 district would encompass the largest portion (602 acres) of the project area and includes land that is currently primarily zoned “Commercial” (430 acres) and “Service Center” (81 acres).
- The T3R district is the second largest new district (447 acres) and consists of land that is currently zoned as “Commercial” (341 acres) and “Residential” (64 acres).
- The new T5 district (246 acres) consists of land currently zoned as “Commercial” (246 acres).
- The T3C district (277 acres) consists of land currently zoned as “Commercial” (172 acres) and “Service Center” (56 acres).

2.4.1 Proposed Zoning Development Potential

The proposed Town Center zoning would result in changes to both permitted form and density. In order to examine the development potential of the proposed zoning, the infill development figure included in the proposed Town Center zoning was converted to GIS (See Attachment B), generating digital building footprints that reflect the proposed maximum or “full buildout” development potential. (Buildings that were rendered over existing developments were removed to more accurately compare to the existing zoning analysis above.) These building footprints were isolated by their respective (proposed) zoning districts and extracted to a spreadsheet for further analysis. Building footprint square footages were multiplied by the proposed maximum allowed heights providing the total potential building square footages. Finally, each district was assigned a residential and nonresidential ratio that was based on the proposed zoning and comparable forms of development (many mixed-use developments range from 70 to 90 percent residential). Finally, residential development square footage was divided by typically average housing and apartment sizes (ranging from 800 to 1,500 SF), which was used to calculate the number of residential housing units. The results of this analysis indicated that proposed zoning could achieve a theoretical maximum buildout of 7,200 residential units and 2.7 million SF of nonresidential development.

Table 5: Proposed Zoning – Future Development Potential		
Proposed Zoning District	Estimated Residential Housing Units	Estimated Nonresidential Square Footage (SF)
T5	2,100	730,000
T4	2,000	900,000
T3C	1,600	620,000
T3R	1,500	290,000
SD	-	160,000
Total	7,200	2,700,000

Similar to the existing zoning development potential analysis, these results are a hypothetical maximum, and are unlikely to be achieved. This analysis also assumes that every undeveloped or underutilized parcel would be developed at 100% of the allowable densities and bulk area requirements (e.g., minimum setbacks, maximum height allowances, etc.) and, therefore, likely overstates the future buildout. Based on the Town and region’s housing needs and changing consumer interest in a mixed-use walkable environment, the proposed Town Center zoning directly responds to current market demands.

In addition to the proposed Town Center zoning, the Town is proposing a number of minor zoning map changes to address select split zoned parcels and zoning designations that do not align with existing and long-term uses. The cumulative zoning map change totals do not exceed Type I SEQR thresholds and represent little to no change in the underlying land use in the near- or long-term. These minor zoning map changes are identified on the proposed town-wide zoning map included as an attachment to this report.

2.5 Existing and Proposed Zoning Comparison

The proposed zoning was prepared to specifically advance the recommendation of the adopted Town Center Smart Growth Plan. The Smart Growth Plan included detailed land use recommendations, included recommended zoning district boundaries, land uses, building forms and densities, review and approval procedures, and draft design guidelines. This was done to ensure that there was no misinterpretation between the plan and the proposed zoning revisions. The Smart Growth Plan was incorporated into the Town's Comprehensive Plan, which already called for a mixed-use, walkable downtown area along the greater Route 3 corridor. The Town's Comprehensive Plan and the Smart Growth Plan were prepared with robust and meaningful public participation and input. Therefore, the proposed zoning aligns with the desired community character.

While the development potential for both the existing and proposed zoning allow for a mix of uses, the proposed zoning would allow for significantly more residential housing and higher densities of nonresidential uses. More specifically, the existing zoning would accommodate an estimated 300 housing units, mostly single-family, while the proposed zoning would accommodate an estimated 7,200 housing units. Based the proposed zoning, these housing units would range from single-family to multi-family, apartment units. This approach is intended to support new business investments by allowing for, and subsequently attracting, the additional residential development that is often necessary to attract investors and finance nonresidential development. The new housing opportunities are intended to provide much needed workforce housing for new and existing businesses, particularly those in the Town and region's growing manufacturing sector.

Lastly, this increased residential development is intended to fulfill the demand for "missing middle" housing. More specifically, the dominance of single-family housing has led to the decline in diverse housing options for varying incomes, professions, ages, and abilities. The proposed zoning will allow for and encourage the development of more equitable housing stock that can accommodate the various socioeconomics groups that are currently underserved.

With respect to nonresidential development, the proposed zoning would result in a reduction in the total potential: current zoning, at full buildout, allows for approximately 8.5 million SF of nonresidential development; the proposed zoning would reduce the total estimated potential for nonresidential development to approximately 2.7 million SF. However, it is important to note that much of the potential housing under the proposed zoning would be in the form of commercial real estate, including apartments, condominiums, townhomes, and the like. Based on the proposed zoning, commercial residential development could account for nearly an additional 4.0 million SF of development at full buildout.

In addition to the change in the balance of residential and nonresidential development, the proposed zoning includes proposed design standards and guidelines regarding building design, public accessibility and mobility, lighting, signage, and landscaping. As noted above, these provisions are intended to promote a less auto dependent, walkable downtown that is aesthetically appealing and provides the community character that is sought after and supported by the Town of Plattsburgh's residents.

While there is strong community and policy support for the proposed zoning change, efforts to mitigate potential land use impacts will be further addressed by reviewing proposed projects to ensure that they comply with the vision outlined in the Town's Comprehensive Plan, Town Center Smart Growth Plan, and Town Center Smart Growth Zoning Code and related design guidelines. Potential impacts will also be

addressed by conducting requisite project-specific SEQR analyses and ensuring compliance with requisite mitigations, when appropriate.

3.0 WATER & WASTEWATER

3.1 Water Supply and Distribution

Properties within the project area are serviced with potable water by the Town of Plattsburgh and are located in the Greater Plattsburgh Consolidated Water District. The Town's water source is groundwater drawn from wells located primarily in sandstone aquifers along Route 3. The current capacity for the Greater Plattsburgh Consolidated Water District is 2.8 million gallons per day (GPD). According to the Town's most recent Annual Drinking Water Quality Report, the total amount of water produced was approximately 430 million gallons, or approximately 1.2 million GPD. Approximately 96% of that was directly billed to residential and nonresidential customers. The 2017 Water and Wastewater Capital Plan identifies a number of proposed, ongoing, and completed water system improvements. This includes upgrades to its distribution and storage systems. It also includes new wells that have increased supply by over 1 million GPD.

3.2 Wastewater Treatment

The City of Plattsburgh owns and operates the wastewater treatment plant that serves the project area. The plant has a 16 million-GPD capacity and currently treats approximately 4 million GPD. As such, the City only operates half the plant in order to treat current wastewater demands. According to the Town's Wastewater Treatment Plant Feasibility Study (2015), because of the nearly \$700,000 annual expense to have the City treat the Town's wastewater, the Town has explored the development of its own 1.8 million GPD wastewater treatment plant. The size of the proposed facility was based on population growth and buildout figures that were outlined in the Town's 2010 Comprehensive Plan. According to the 2017 Water and Wastewater Capital Plan, the Town also identified a number of relevant improvements to the current system. This included improved pump stations and transmission lines.

3.3 Project Area Water Demand & Wastewater Generation

Future water demand and wastewater generation were analyzed for the maximum buildout associated with the existing and proposed zoning, based on the maximum buildout calculations in Section 2.0, Land Use, Zoning, and Public Policy for the project area.

Because the existing and proposed zoning allows for a diverse array of nonresidential uses, a median value of 0.1 GPD per square foot (SF) was used based on the generation figures for various uses provided by the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems (March 5, 2014), including office, retail, warehouse, restaurant, and hotel. Similarly, the anticipated water demand and wastewater generated by the residential units were calculated using the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems' (March 5, 2014) standard of 110 GPD per bedroom. The estimated number of bedrooms was generated using the estimated average unit size for each of the existing and proposed zoning districts. Based on this approach, the anticipated water demand and wastewater generation for the existing zoning is approximately 78,000 GPD for residential uses and 850,000 GPD for non-residential uses, for a total of 928,000 GPD. The anticipated water demand and wastewater generation for the proposed Town Center zoning is provided in Table 6 below:

Land Use	No. of Units/SF	Hydraulic Loading (GPD)	Average Day Demands (GPD)
Residential Development	12,850 bedrooms	110 / unit	1,413,500
Nonresidential Development	2.7 Million	0.1 / SF	270,000
Total			1,683,500

3.4 Existing and Proposed Zoning Comparison

The proposed zoning has the potential to increase water demand and wastewater generation. At estimated maximum buildout, development under the proposed zoning has the potential to generate approximately 1.7 million GDP in water demand/wastewater generation. The City of Plattsburgh’s wastewater treatment plant has an operational capacity of 16 million GDP. While it currently operates only half the plant, the City only treats approximately a quarter of its total capacity (4 million GDP). There is still significant remaining capacity.

According to the Town’s 2017 Water and Wastewater Capital Plan, as well as input from the Town’s Water and Wastewater Department, the total water supply, as well as key water transmission main limitations, present the greatest challenge to supplying the project area adequate water under current and proposed zoning schemes. However, the Town has been implementing the improvements outlined in the Capital Plan, which will mitigate any potential impacts. Additionally, the water demand and wastewater generation characteristics of planned development will be reviewed as part of any project-specific approval process, ensuring that any potential impacts will be mitigated as well.

Finally, should the Town decide to develop its own wastewater treatment plan, it should reevaluate the 2015 wastewater treatment plant feasibility study to take into consideration the updated project growth and development outlined in this analysis and ensure it has the appropriate operational capacity, funding strategy, and respective user rates.

4.0 TRAFFIC & TRANSPORTATION

As noted in the Town Center Smart Growth Plan, the project area is an auto-centric environment comprised of an irregular network of streets, with dead-ends, cul-de-sacs, and large, uninterrupted roadway stretches between intersections. The NYS Route 3 corridor that runs through the center of the project area is generally comprised of four lanes of traffic with few stop signs or traffic lights; additional turn-only lanes are provided at signalized intersections. Intersections and access to adjacent businesses along NYS Route 3 are typically provided by slip lanes intended to allow vehicles to quickly join moving vehicles along Route 3, and many adjacent businesses have multiple or wide curb cuts/access points.

These conditions, combined, create an environment that prioritizes vehicle speed and ease over pedestrian/bicycle safety or comfort. The existing sidewalks along the route are frequently interrupted by curb cuts with no crosswalks, raising safety concerns, and there are minimal to no street trees along the route to provide shade and comfort to pedestrians. With no designated bike lanes, any bicyclist opting to travel along the route would likely choose to travel on the sidewalk, out of the way of the fast-moving traffic, which can cause additional pedestrian and bicyclist conflict concerns. The existing transportation

conditions within the project area not supportive of the proposed zoning’s Smart Growth objectives, including the advancement of a complete streets, multimodal network that facilitates alternative modes of transportation for all users and abilities.

Existing Zoning Trip Generation Estimates

To better understand the traffic related impacts of the proposed action, trip generation estimates were prepared for the theoretical buildout under both the existing zoning and proposed Town Center zoning. The existing zoning is conducive to a more highway commercial development patter. As noted in Section 2.2.2, Existing Zoning Development Potential, the estimated full buildout potential within the Town Center is 300 residential housing units and 8.5 million SF of nonresidential development. To calculate the potential trip generation for the full buildout potential under existing zoning, the Institute of Transpiration Engineers (ITE) Trip Generation Manual (10th Edition) was referenced.

For each zoning district, projected residential units were assigned an ITE trip generation code and respective rate that corresponded with the predominate type of existing and permitted residential uses. For nonresidential development, the existing development patterns, as well as permitted uses, were examined to identify representative ITE trip generation codes and respective user rates. The average of these representative rates was then calculated to arrive at trip generation rates that reflected a mix of large office, commercial, and service-related land uses. This included developing an average rate associated with larger commercial uses, such as supermarkets and shopping centers, as well as an average rate for smaller uses, including banks, restaurants, offices, and other related land uses. The total projected nonresidential development was then divided in half and assigned the average larger and small trip generations to reflect the current and likely future mix of development types with the relevant zoning districts. In addition to weekday, Saturday, and Sunday trip generation figures, using the average trip mileage, annual or total Vehicle Miles Traveled (VMT) were calculated, as well. Based on this approach, the total estimate trip generate rates were estimated accordingly are provided in Table 7, below.

Table 7: Existing Zoning – Future Project Area Trip Generation					
Residential Trip Generation*					
Zoning District	Units	Weekday	Saturday	Sunday	Annual VMT
C - Residential	210	1,982	2,003	1,796	6,930,037
MH - Residential	2	22	22	20	76,725
NC - Residential	6	53	53	48	184,890
R-2 - Residential	65	615	622	557	2,149,905
Subtotal	283	2,672	2,701	2,420	9,341,558
Nonresidential Trip Generation**					
Zoning District	Square Feet (SF)	Weekday	Saturday	Sunday	Annual VMT
C - Nonresidential	6,304,504	430,797	540,443	405,416	1,566,786,086
IP - Nonresidential	277,524	930	297	702	2,854,533
MH - Nonresidential	34,875	2,516	3,901	3,269	9,982,317
NC - Nonresidential	84,041	6,063	9,402	7,878	24,055,197
R-2 - Nonresidential	325,741	22,258	27,924	20,947	80,952,796
SC - Nonresidential	1,516,235	103,607	129,977	97,503	376,812,617

Subtotal	8,542,921	566,171	711,944	535,715	2,061,443,546
Total	-	568,843	714,644	538,135	2,070,785,104

**Residential trip generations are based on ITE Trip Generation Manual (10th Edition) Residential (210) land use codes.
**Nonresidential trip generations are based on an estimated mix of the following ITE Trip Generation Manual (10th Edition) land use codes: Light Industrial (110), Warehousing (150), General Office (710), Shopping Center (820), Supermarket (850), Bank (912), and Restaurant (931). These land use codes were grouped into like categories, including warehousing and light industrial, and larger and smaller office, commercial, and services. Average trip generations rates were subsequently calculated for each of these categories. In select zoning districts, nonresidential development was divided equally among larger or smaller office, commercial, and services related land use before calculating estimated trip generations. For the purposes of this report, the estimates were combined to show single trip generation totals.*

The results of this analysis indicated that at full buildout, the existing zoning has the potential to generate a significant number of new trips and cumulative VMT. Weekday trip generation estimates exceed 560,000 trips, and Saturday trip generation estimates exceed 710,000 trips. This results in a cumulative VMT of r nearly 3.0 billion miles in a year.

4.1 Proposed Zoning Trip Generation Estimates

Trip generation estimates at full buildout under the proposed zoning were calculated similarly to the existing zoning analysis. Average trip generations rates were calculated for select categories, including warehousing and light industrial, and larger and smaller office, commercial, and services. However, because the proposed zoning provides for a greater diversity of residential housing, additional ITE land use codes were utilized. In select districts, average residential rates were also calculated to account for the likely mix of housing types. These were based on select multi-family housing options, including apartment and low- and high-rise land uses codes. The table below provides the results of this analysis.

Table 8: Proposed Zoning – Future Project Area Trip Generation					
Residential Trip Generation*					
Zoning District	Units/SF	Weekday	Saturday	Sunday	Annual VMT
T3R - Residential	1,500	14,160	14,310	12,825	49,500,266
T3C - Residential	1,600	15,104	15,264	13,680	52,800,284
T4 - Residential	2,000	12,760	13,100	10,370	44,109,749
T5 - Residential	2,100	11,424	10,311	8,589	38,423,549
Subtotal	7,200	53,448	52,985	45,464	184,833,848
Nonresidential Trip Generation**					
T3R - Nonresidential	290,000	2,813	641	203	7,535,554
T3C - Nonresidential	620,000	40,004	36,938	21,624	130,698,394
T4 - Nonresidential	900,000	61,499	77,151	57,875	223,666,677
T5 - Nonresidential	730,000	47,102	43,491	25,460	153,886,818
SD - Nonresidential	160,000	536	171	405	1,645,713
Subtotal	2,700,000	151,954	158,392	105,567	517,433,156
Total	-	205,402	211,377	151,031	702,267,004
Total @ 20 % Linkage***	-	164,322	169,101	120,824	561,813,603

**Residential trip generations are based on ITE Trip Generation Manual (10th Edition) Residential (210), Low Rise (220), and Mid Rise (221) land use codes. In some instance, and average of Residential trip generation rates was uses where a mix of housing types may occur.*

***A similar strategy that was used to calculate the existing zoning nonresidential trip generation at full buildout was used for the proposed zoning (see Table 7, above).*

**** A 20% linked trip credit is applied to the total to account for the higher density mixes of residential and nonresidential uses.*

The results of the trip generation analysis for the proposed zoning project over 160,000 weekday trips and nearly 170,000 Saturday trips. The total estimated VMT is approximately 560,000. A majority of these trips and VMT are associated with the projected future nonresidential development.

4.2 Existing & Proposed Zoning Comparison

At total buildout, the existing and proposed zoning have the potential to generate a significant amount of development and an associated significant number of vehicle trips. However, when comparing the two scenarios, projected project area buildout under the proposed zoning would generate fewer trips. Specifically, the proposed zoning would result in approximate 400,000 fewer weekday trips, and over 545,000 fewer Saturday trips.

The potential VMT estimates are significant under both scenarios, as well. Future project area buildout under existing zoning has the potential to generate approximately 3.0 Billion VMT, while project area buildout under the proposed zoning would generate a significantly lower number of VMT at approximately 562,000; VMT under the posed zoning would be reduced VMT by 1.5 billion. The potential impact of the existing and proposed zoning to the existing road network would vary greatly and would be significantly reduced under the proposed zoning. While project-specific traffic analyses will be need to evaluate the exact level of service (LOS) impacts to nearby roadways and intersections, the significant difference in trip generation estimates for the project area under existing and proposed zoning indicate that the proposed zoning would place less of a burden on the transportation system over the long-term.

In addition to reduced trip generations, the proposed zoning includes a number of transportation related improvements that are intended to promote improved vehicle and multimodal transportation access and connectivity. This includes an updated Official Town Map and corresponding Town Center zoning regulating map with a number of planned roadways and linkages. During the project review and approval process, applicants and property owners will need to make future accommodations for these roadways on their site(s) or will have to provide them directly as part of their projects. Furthermore, the proposed zoning includes requisite designs for new roadways throughout the Town Center. These designs will be supported by an update to the Town's highways design provisions and will include enhanced pedestrian facilities, sidewalk requirements, and other multimodal features. Together, these enhanced transportation measures will help to reduce the need to expand existing collector roads, will promote walking and cycling, and will reduce vehicle miles travel.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) PART 1 FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1549 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1549 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1549 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input 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? 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?

b. Is the use permitted or allowed by a special or conditional use permit? Not Applicable 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? _____

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

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

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____ months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

i. Total number of structures _____

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: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams 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? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

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

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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: _____ 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: _____
- 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: _____ 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): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

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)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 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 (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 Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 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: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 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: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

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:

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 Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• 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: _____ _____			

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

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

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

- If yes, cite sources/documentation: _____

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

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
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? _____ 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: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 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%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<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 type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____</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 type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</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 type="checkbox"/> No 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 type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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 type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

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

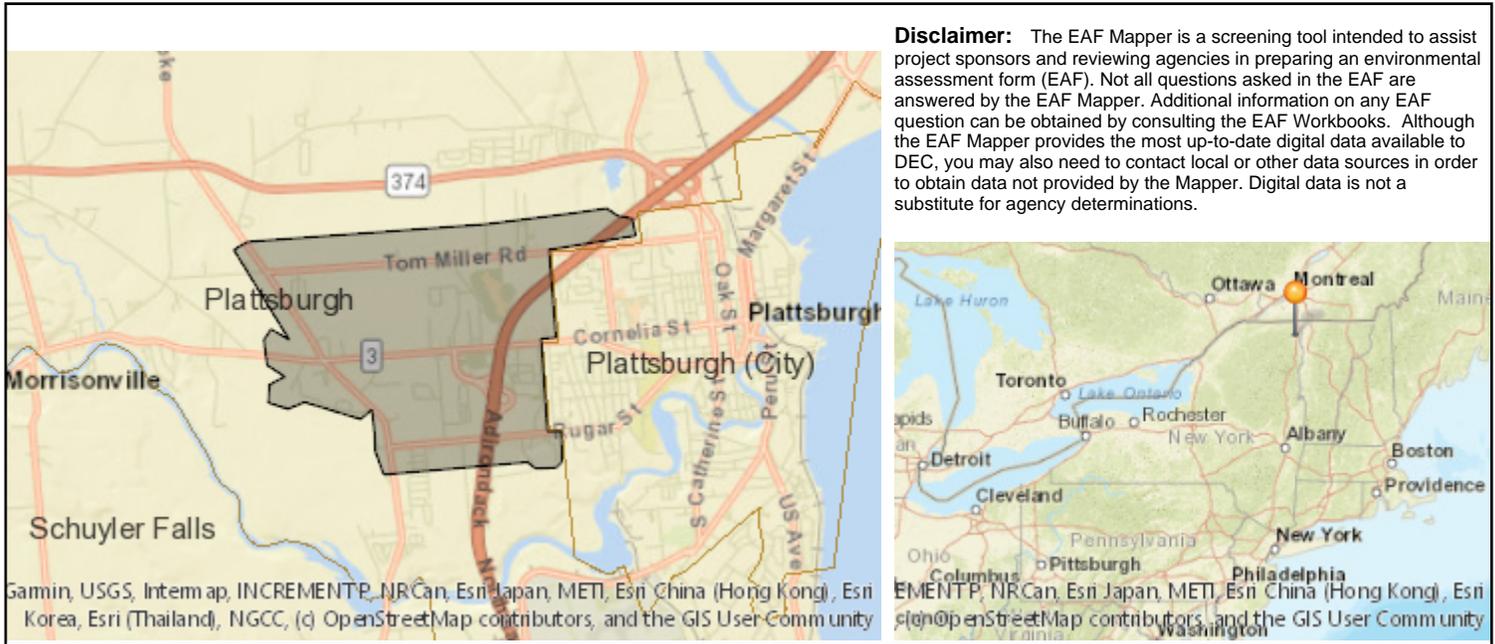
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

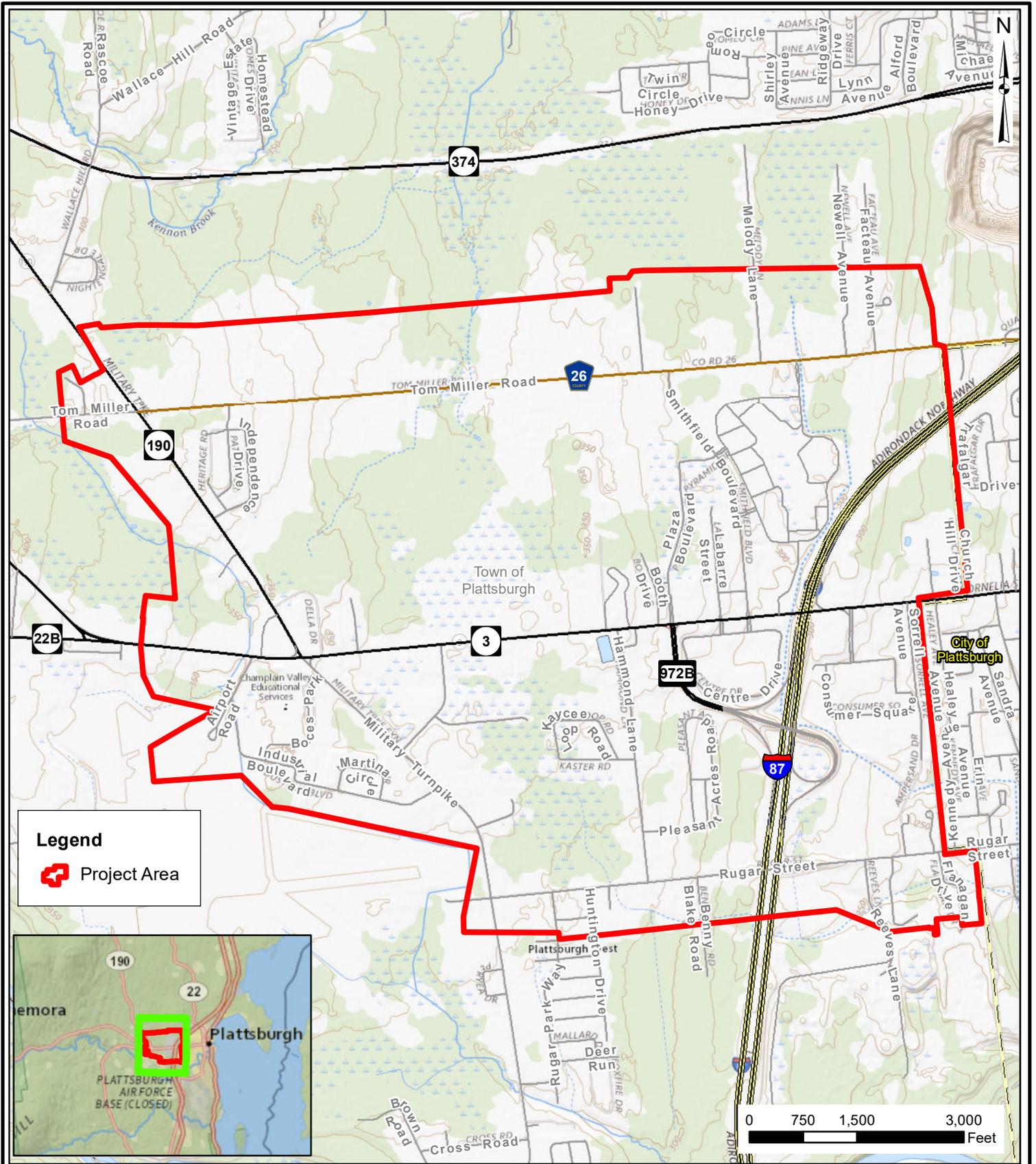


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	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:510024
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]	510024
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]	510024
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 - Stream Name]	830-53
E.2.h.iv [Surface Water Features - Stream Classification]	D
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):102.3, NYS Wetland (in acres):68.5, NYS Wetland (in acres):49.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	MV-15, MV-13, PB-3
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	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]	Eligible property:Col. Tom Miller Home
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

FIGURES



THE
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 COMPANIES

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 PLANNERS
 ENVIRONMENTAL & SAFETY PROFESSIONALS
 LANDSCAPE ARCHITECTS

Dutchess County Office:
 21 Fox Street, Poughkeepsie, NY 12601
 Phone: (845) 454-3980

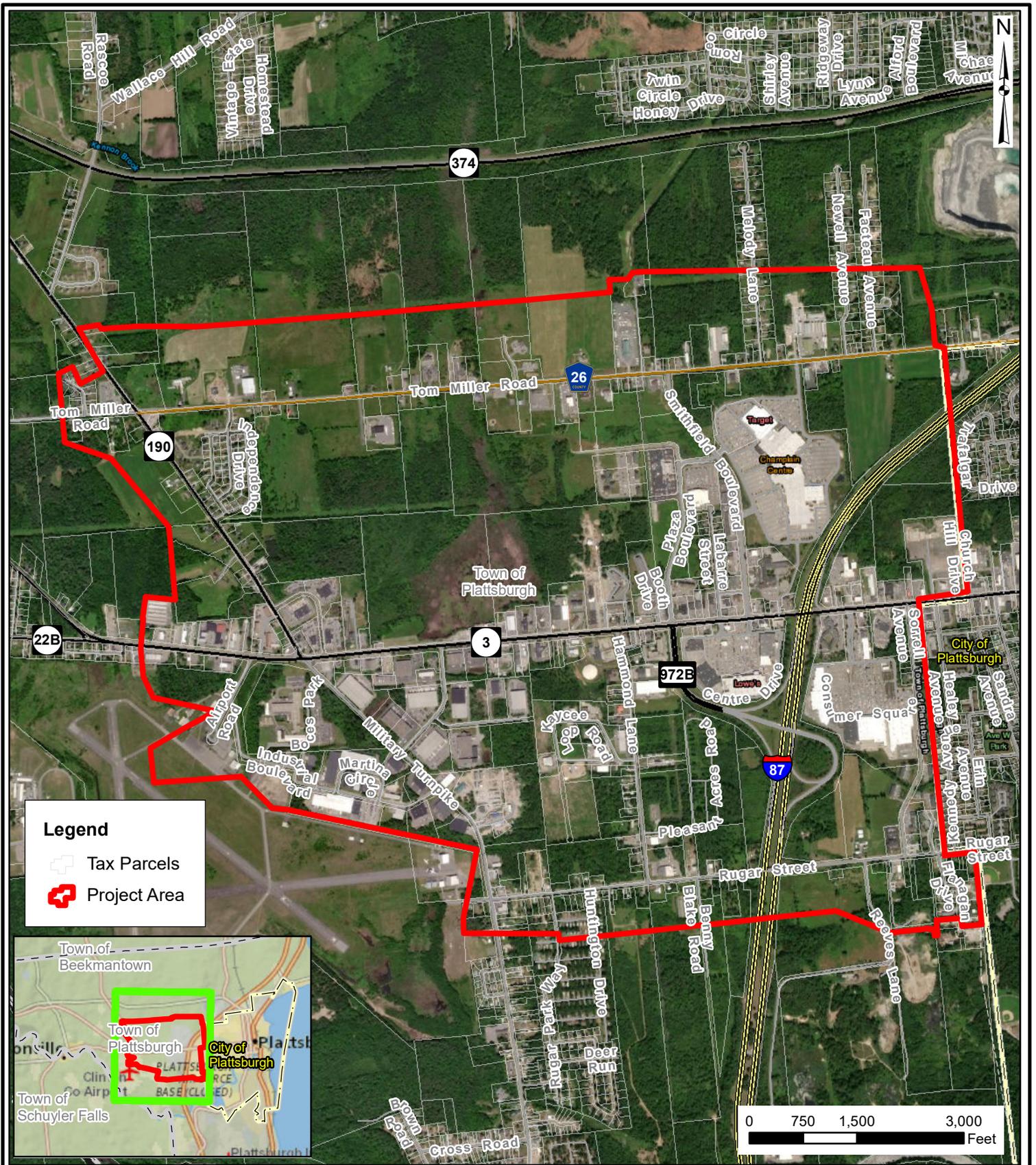
Capital District Office:
 547 River Street, Troy, NY 12180
 Phone: (518) 273-0055

North Country Office:
 20 Elm Street, Glens Falls, NY 12801
 Phone: (518) 812-0513

**Town of Plattsburgh
 Town Center Zoning
 USGS Location Map**

151 Banker Road
 Plattsburgh, NY 12901-7307

Drawn:	EJG
Date:	1/25/2021
Scale:	1:22,000
Project:	92007.00
Figure:	1



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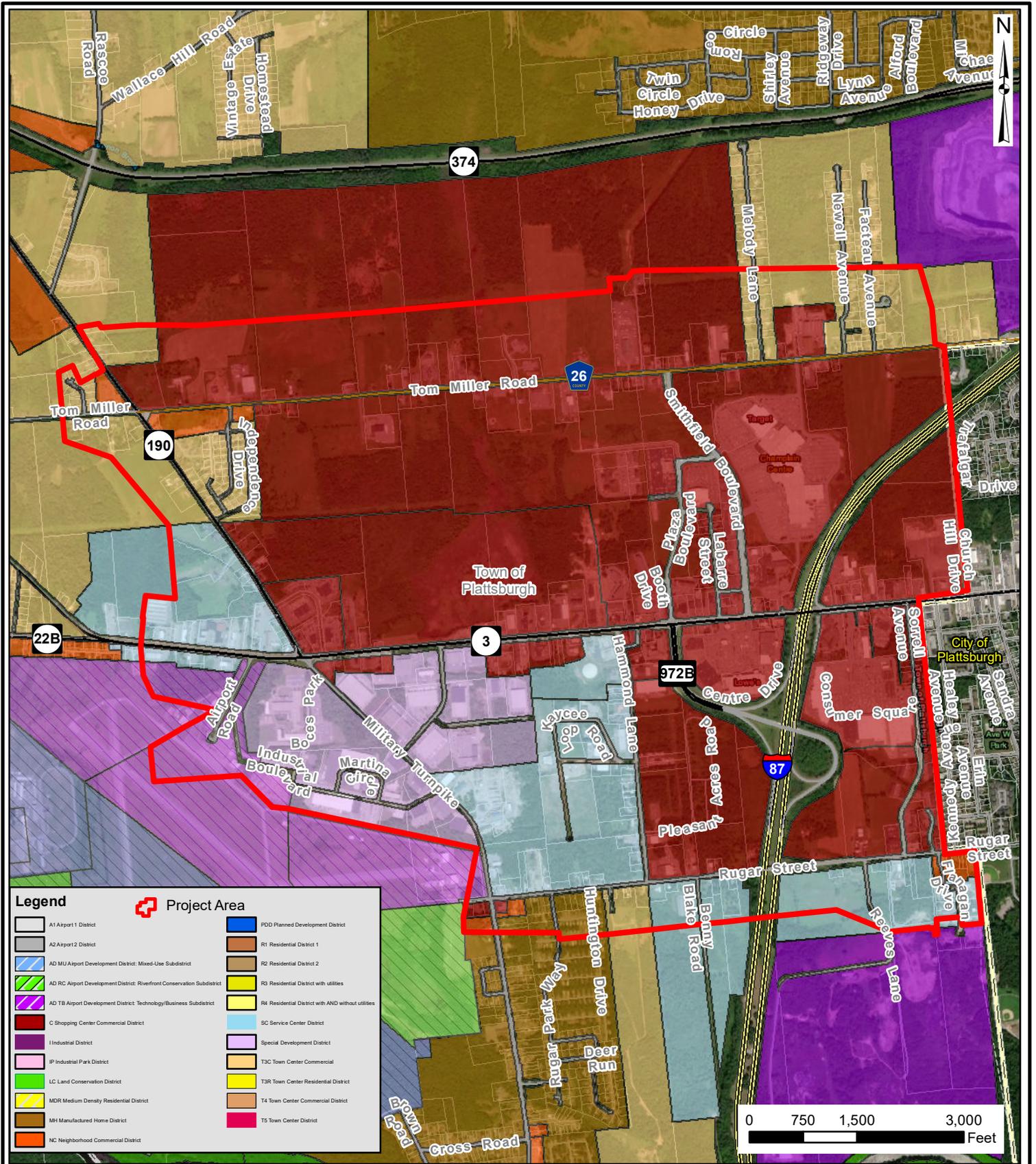
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Town of Plattsburgh Town Center Zoning

Tax Parcel Map

Town of Plattsburgh
 151 Banker Road
 Plattsburgh, NY 12901-7307

Drawn:	EJG
Date:	1/25/2021
Scale:	1:22,000
Project:	92007.00
Figure:	2



Legend		Project Area
A1 Airport 1 District	PDD Planned Development District	
A2 Airport 2 District	R1 Residential District 1	
AD MU Airport Development District: Mixed-Use Subdistrict	R2 Residential District 2	
AD RC Airport Development District: Riverfront Conservation Subdistrict	R3 Residential District with utilities	
AD TB Airport Development District: Technology/Business Subdistrict	R4 Residential District with AND without utilities	
C Shopping Center Commercial District	SC Service Center District	
I Industrial District	Special Development District	
IP Industrial Park District	T3C Town Center Commercial	
LC Land Conservation District	T3R Town Center Residential District	
MDR Medium Density Residential District	T4 Town Center Commercial District	
MH Manufactured Home District	T5 Town Center District	
NC Neighborhood Commercial District		

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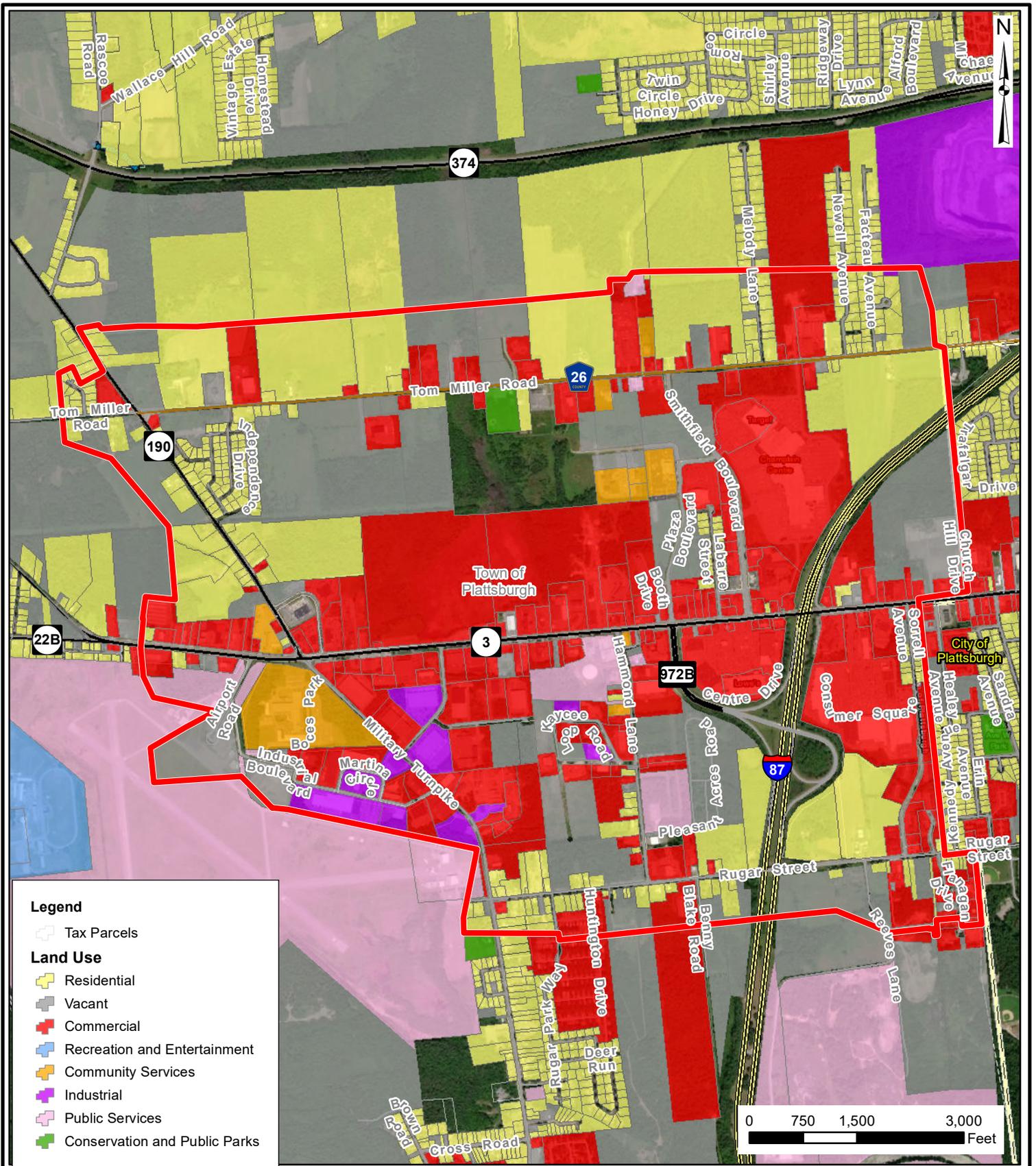
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Town of Plattsburgh Town Center Zoning

Existing Zoning Map

Town of Plattsburgh
151 Banker Road
Plattsburgh, NY 12901-7307

Drawn:	EJG
Date:	1/25/2021
Scale:	1:22,000
Project:	92007.00
Figure:	3



Legend

- Tax Parcels
- Land Use**
- Residential
- Vacant
- Commercial
- Recreation and Entertainment
- Community Services
- Industrial
- Public Services
- Conservation and Public Parks

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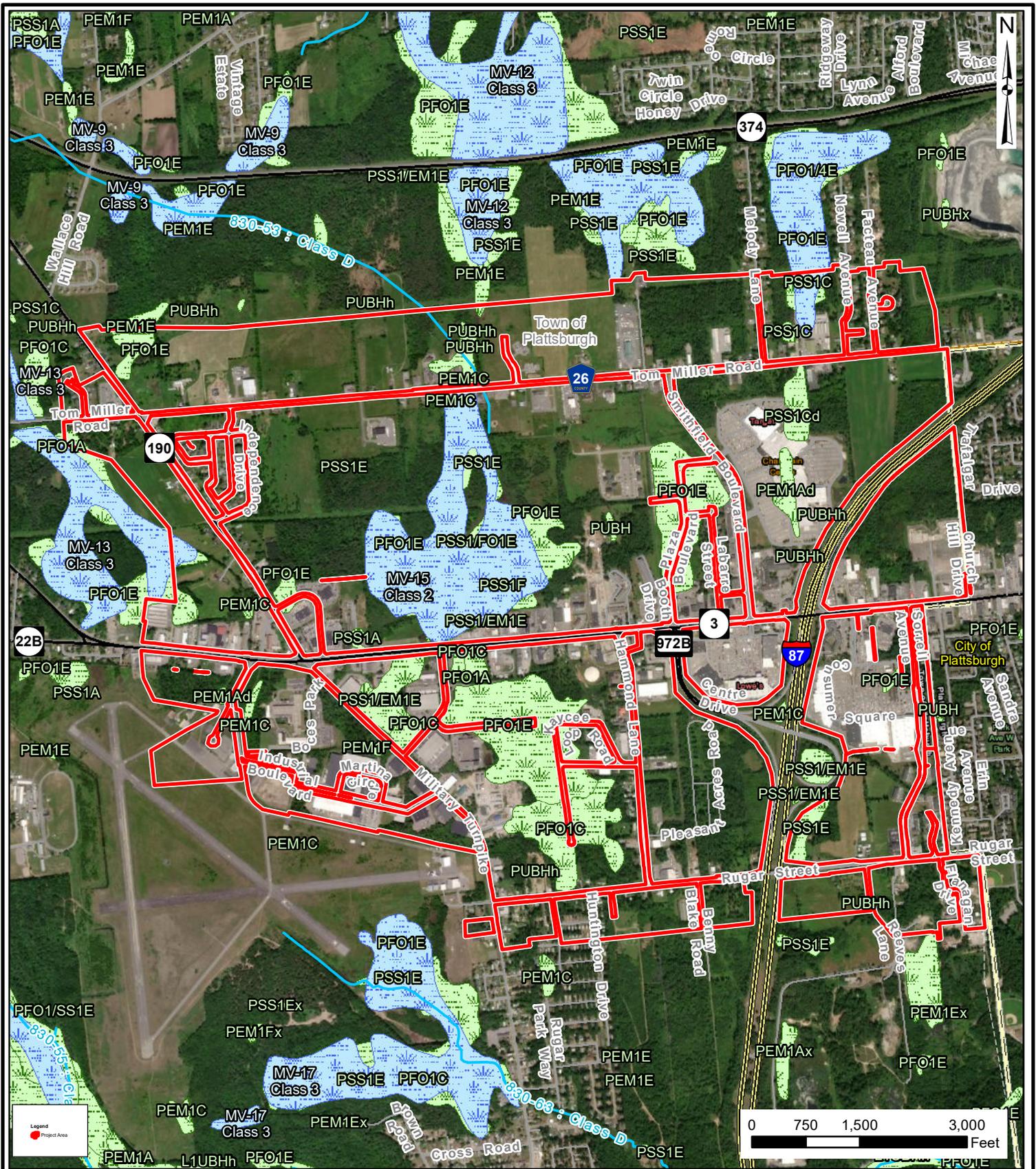
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Town of Plattsburgh: Town Center Zoning

Existing Zoning Map

Town of Plattsburgh
 151 Banker Road
 Plattsburgh, NY 12901-7307

Drawn:	EJG
Date:	1/25/2021
Scale:	1:22,000
Project:	92007.00
Figure:	3



THE Chazen COMPANIES
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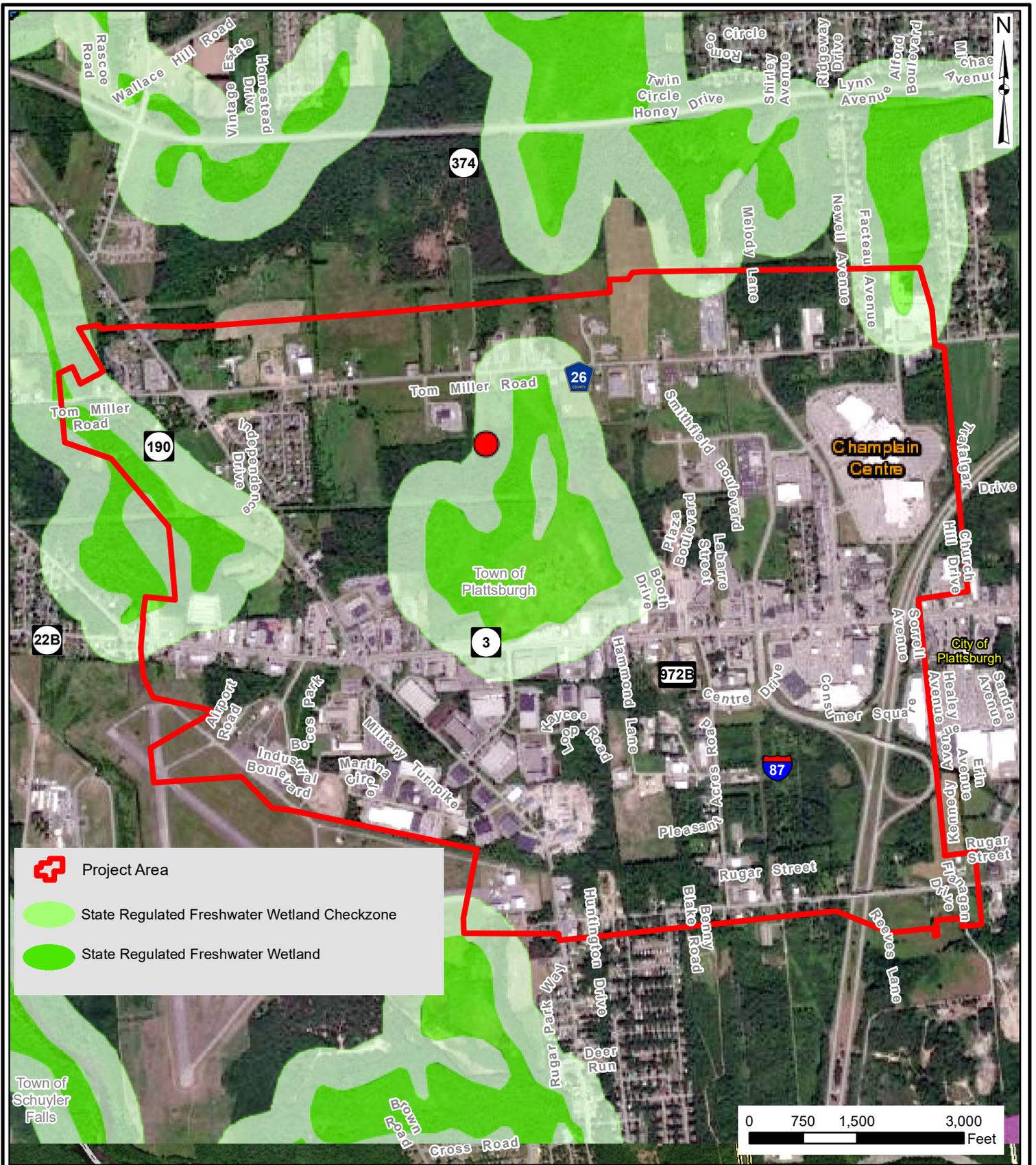
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**Town of Plattsburgh
 Town Center Zoning
 Wetlands and Streams Map**

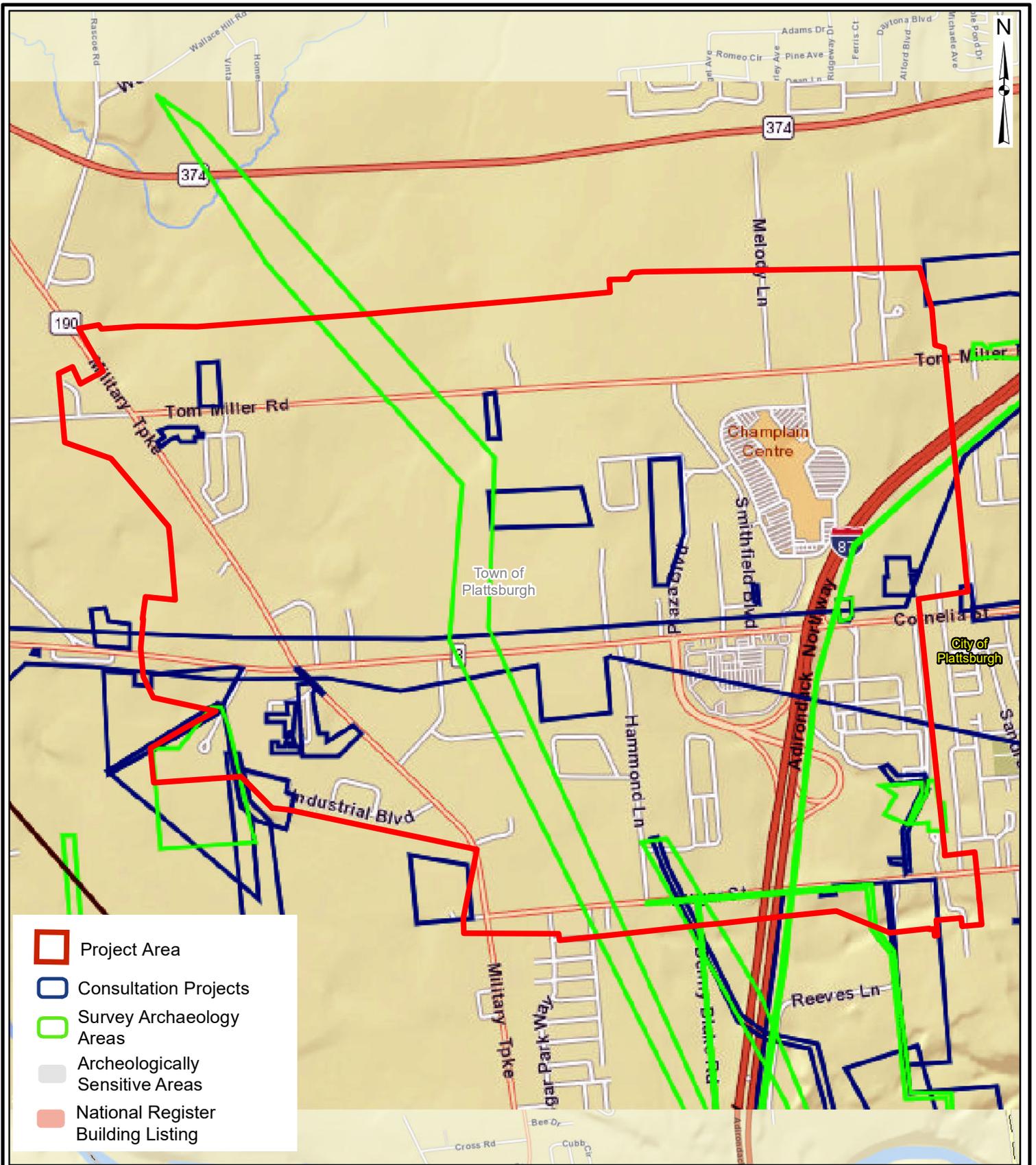
151 Banker Road
 Plattsburgh, NY 12901-7307

Drawn: EJG	
Date: 1/25/2021	
Scale: 1:22,000	
Project: 92007.00	
Figure: 6	



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Town of Plattsburgh: Town Center Zoning	
NYSDEC Environmental Resource Map	
Town of Plattsburgh 151 Banker Road Plattsburgh, NY 12901-7307	
Drawn:	EJG
Date:	1/25/2021
Scale:	Not to Scale
Project:	92007.00
Figure:	7



THE Chazen COMPANIES
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LANDSCAPE ARCHITECTS

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Town of Plattsburgh: Town Center Zoning
NYSOPRHP Cultural Resource
Information System (CRIS) Map

151 Banker Road
 Plattsburgh, NY 12901-7307

Drawn:	EJG
Date:	1/25/2021
Scale:	Not to Scale
Project:	92007.00
Figure:	8

ATTACHMENT A
TOWN OF PLATTSBURGH TOWN CENTER
SMART GROWTH PLAN

ATTACHMENT B
TOWN CENTER SMART GROWTH
ZONING CODE
