

# Short Environmental Assessment Form

## Part 1 - Project Information

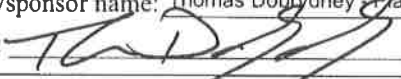
### Instructions for Completing

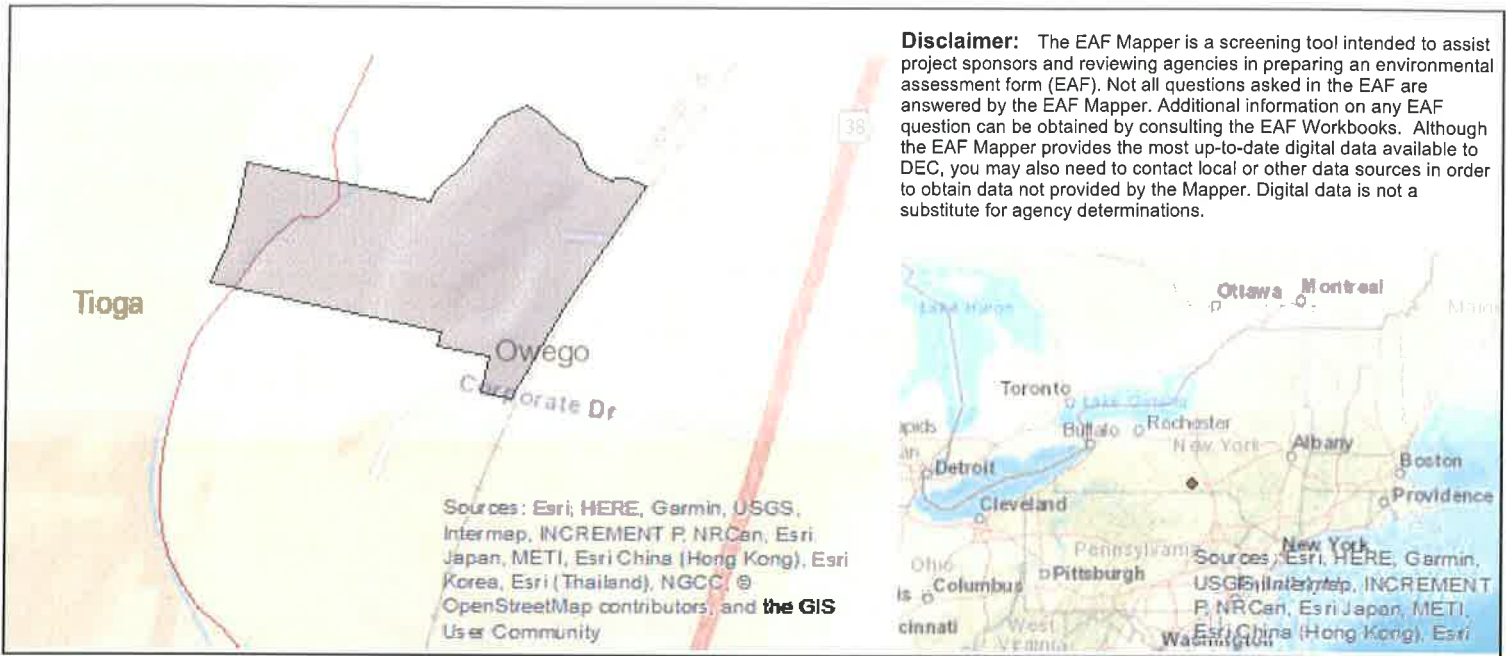
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Industrial Site Plan			
Project Location (describe, and attach a location map): North of Corporate Drive, Town of Owego, Tioga County, NY - Tax Parcel ID #'s 106.00-3-20 & 106.00-3-19.2, part of 106.00-3-42.1			
Brief Description of Proposed Action: Project consists of the development of an under-utilized parcel for a new industrial facility. The project includes a 71,810 SF industrial building, associated parking area, truck bays, on-site storage areas (~4 acres), and associated utilities (including on-site stormwater management per SWPPP and SPDES permit approval). The proposed facility will connect to municipal water (T. of Owego) and sanitary sewer (V. of Owego). Once operational, the facility will employ over thirty (30+) employees and is expecting approximately thirty (30) customer trucks (split between tracker trailers, box trucks, and pick-up trucks) a day.  Access to the site is from Corporate Drive, which intersections with State Route 38.			
Name of Applicant or Sponsor: TBD HD, LLC.		Telephone: (717) 271-9498	
		E-Mail:	
Address: 987 Buckeye Park Road			
City/PO: Columbus	State: OH	Zip Code: 43207	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Owego (T) Planning Board (Site Plan), Tioga Cnty Planning Board (239-M Review), Owego (T) (Water), NYSDEC (Air Permit) Tioga (T) Planning (239-M Review), NYSDEC (SPDES), ESD (CCAP Funds), Owego (V) (San. Sewer), Tioga IDA (Funding)			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		35.266 acres	
b. Total acreage to be physically disturbed?		~10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		35.266 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p><u>Stormwater basin as part of SWPPP</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Thomas Dobrydney, Planner for Applicant</u></p>		<p>Date: <u>11/19/2018</u></p>
<p>Signature: <u></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Brook Floater
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



# Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

October 17, 2018

Mr. Thomas Dobrydney  
113 E Chemung Place  
Elmira, NY 14904

Re: DEC  
TBD HD, LLC - Industrial Facility  
Corporate Drive, Owego, NY  
18PR06689

Dear Mr. Dobrydney:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation

Project: Site Plan @2-2018

Date: November 27, 2018

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input checked="" type="checkbox"/>


Project: Site Plan #2-2018Date: November 27, 2018

### *Short Environmental Assessment Form*

#### *Part 3 Determination of Significance*

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Owego Planning Board	November 27, 2018
Name of Lead Agency	Date
Robert Rieg	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Signature of Preparer (if different from Responsible Officer)
Signature of Responsible Officer in Lead Agency	

**PRINT FORM**

**Part 3 – Short Environmental Assessment Form  
Project Steel (TBD HD, LLC)**

**1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?**

*No impact will occur. This property is zoned Industrial "IN". Construction and operation of an enclosed manufacturing facility is a permitted use, after receiving site plan approval from the Town of Owego Planning Board and meets all zoning requirements for that use and district.*

**2. Will the proposed action result in a change in the use or intensity of use of land?**

*Small impact may occur. The proposed project is consistent in size with the surrounding development patterns, does not introduce a new land use to the area, create a need for new transportation, eliminate any important habitat types, and all storm water runoff is handled onsite. Water supply and sewer service will be provided through existing municipal infrastructure, which will be extended to this site.*

**3. Will the proposed action impair the character or quality of the existing community?**

*Small impact may occur. The proposed project will not affect visual character, intensity of land use, housing, or public services. It will be located adjacent to an established, existing industrial park, on property formerly utilized for gravel mining and most recently as Town of Owego for highway purposes – storage of sand, salt & gravel.*

**4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?**

*No impact will occur. There are no CEAs within the Town of Owego.*

**5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway?**

*Small impact may occur. The proposed action will not result in a substantial increase in traffic above present levels. The project will add traffic to the area but roads have the capacity to handle that level of traffic. There will be 30 employees working over two shifts with general hours of operation ranging from 7:00 AM to 12:00 AM. Shift switch will occur at 3:30 PM. Traffic generation other than employees is anticipated to be approximately 30 vehicles, including box trucks,*

tractor trailers, and pick-up trucks, per day, typically 2-3 per hour during daytime hours. The manufacturing facility will be accessed via Corporate Drive, which is located on NYS Route 38.

**6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?**

*Small impact may occur. Construction of the new structure must comply with the New York State Energy Conservation Construction Code. There is no public transportation, bicycle facilities, or residences with connecting pedestrian facilities in the area, requiring employees to use their personal vehicles to commute.*

**7. Will the proposed action impact existing:**

**a. public/private water supplies?**

*No impact will occur. The project will connect to an existing public water supply with adequate capacity.*

**b. public/private wastewater treatment facilities?**

*No impact will occur. The project will connect to an existing public sewer supply with adequate capacity.*

**8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?**

*No impact will occur. Although the site is located within an area identified as archeologically sensitive, the site has been previously disturbed through extraction of gravel and the Town of Owego's use for sand, salt & gravel storage. The applicant has received a no impact letter from NYS Parks, Recreation & Historic Preservation. The project is consistent with the predominant character of the existing landscape and is located adjacent to an existing industrial park.*

**9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?**

*Moderate impact may occur. Although the majority of the site has been cleared through extraction of gravel and then Town of Owego use for salt, sand & gravel storage, some clearing will occur during construction. A portion of the parcel is located within the 100 year floodplain but development will avoid the floodplain. According to the EAF mapper, brook floater are contained on the project site, which are listed by New York State as threatened. A major threat to brook floater is siltation & sedimentation from surface run-off which will be mitigated through*

*preparation of a Stormwater Pollution Prevention Plan (SWPPP) as well keeping the project well away from floodplain boundaries. The project is subject to air emission permits issued by NYSDEC.*

**10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?**

*No impact will occur. A portion of the parcel is located within the 100 year floodplain but no development will occur within the floodplain. Stormwater discharges will be controlled through development of a SWPPP.*

**11. Will the proposed action create a hazard to environmental resources or human health?**

*Moderate impact may occur. The Owego Town Board issued a Well Head Protection Permit for this project on September 18, 2018. Process tanks will be located inside the building within secondary containment. There will be no process wastewater discharged. Air emissions will occur at a level which requires a state air emission permit. This property has not been the location of an active or closed solid waste management facility. The project is adjacent to an existing industrial park on property previously mined for gravel and more recently used by the Town of Owego Highway Department for storage of gravel, salt & sand.*

The Regular Meeting of the Town of Owego Planning Board was held at 7:00 PM on Tuesday, November 27, 2018, at the Owego Town Hall, 2354 State Route 434, Apalachin, New York.

Present: Chairman Robert Rieg, Lisa Baileys, Lynne Esquivel, Leah Hammond, James Tofte, and Craig Wademan.

Absent: David Marsh.

Others Present: Planning & Zoning Administrator Debra Standing, Town Attorney Irene Graven, Town Councilman Dean Morgan, and Town Supervisor Don Castellucci.

Chairman Rieg called the meeting to order at 7:00 PM. Chairman Rieg made a motion to approve the minutes of the meeting held October 23, 2018, as written. Mrs. Esquivel seconded the motion. Chairman Rieg, Mrs. Baileys, Mrs. Esquivel, Mrs. Hammond, Mr. Tofte and Mr. Wademan voted in favor of the motion.

Robert Messler, Vice President of TBD HD, LLC, was present. Rick and Rosemarie Jones, also with TBD, were present. Tom Dobrydney, Staff Planner with Fagan Engineers, spoke on behalf of the applicant, TBD HD, LLC. This is the applicant's second hearing before the Planning Board. The applicant has submitted new building plans, complete with drawings and photo metric analysis of the proposed industrial site, to address six issues raised by the Board at the October meeting. Mr. Dobrydney referred to the issues individually, pointing out the details on the drawings with regard to lighting, signage, fence gates and security, site grading and stormwater control, loading docks and truck traffic patterns, and location of fire hydrants.

Mr. Tofte asked if the applicant had considered some manner of protecting the exterior of the building from possible vehicle damage. Mr. Dobrydney described concrete posts which will be installed in areas needing protection.

Mr. Tofte asked what they plan as a separation between the storage area and the parking area. Mr. Dobrydney stated they will indicate such separation with striping, but the parking area Mr. Tofte is referring to is for overflow parking, and the applicant doubts it will even be used.

Mr. Tofte referred to a letter addressed to the Town Planning & Zoning Administrator dated November 6, 2018, from the NYS Department of Transportation (DOT) Regional Planning office. Mr. Dobrydney acknowledged the letter and stated that the DOT wishes to be notified if a change or an expansion in the business occurs.

Mr. Wademan questioned the applicant about rain water from the roof. Mr. Dobrydney answered that it will go in to the Town sewer system, adding that effluent from the building will be extremely minor.

Mrs. Esquivel asked about landscaping. Mr. Messler referred to pictures previously presented of their buildings and assured her it will be attractive.

Chairman Rieg advised that, for the purpose of the State Environmental Quality Review (SEQR), Part 2 of the Short Environmental Assessment Form (EAF) is accurate as completed in the October meeting. Mr. Tofte made a motion naming the Planning Board as lead agency, authorizing Chairman Rieg to sign the EAF, finding that the proposed action will not result in any significant adverse environmental impacts. Mrs. Baileys seconded the motion. Chairman Rieg, Mrs. Baileys, Mrs. Esquivel, Mrs. Hammond, Mr. Tofte and Mr. Wademan voted in favor of the motion.

Chairman Rieg made a motion to approve Site Plan #2-2018. Mr. Tofte seconded the motion. Chairman Rieg, Mrs. Baileys, Mrs. Esquivel, Mrs. Hammond, Mr. Tofte and Mr. Wademan voted in favor of the motion.

The next regular meeting is scheduled for December 25, 2018, however the actual date will be determined at a later time according to agenda submittals since that is Christmas Day.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Linda Bailey, Secretary  
Town of Owego Planning Board