

617.20
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared. ***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions.

Fulton Brownfield Opportunity Area

Name of Action

Fulton City Council

Name of Lead Agency

Ronald Woodward, Sr.

Print or Type Name of Responsible Officer in Lead Agency

Mayor

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

March 26, 2010

Date

PART 1 - PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action: Fulton Brownfield Opportunity Area

Location of Action (include Street Address, Municipality and County)

City of Fulton, Oswego County, New York

Name of Applicant/Sponsor City of Fulton

Address 141 South First Street

City/PO Fulton **State** New York **Zip Code** 13069

Business Telephone (315) 598-2111

Name of Owner (if different)

Address _____

City/PO _____ **State** _____ **Zip Code** _____

Business Telephone _____

Description of Action:

The City of Fulton, after consultation with the New York State Department of State, Division of Coastal Resources (NYS DOS) and New York State Department of Environmental Conservation (NYS DEC) has established portions of the City of Fulton as a Brownfield Opportunity Area (BOA), referred to as the Study Area.

In order for Fulton to understand the issues and opportunities associated with the potential brownfields, the City has chosen to participate in the BOA Program. The Program consists of three phases, including a Pre-Nomination Study, Nomination Study, and Implementation Strategy. The Pre-Nomination Study is a preliminary analysis of issues and opportunities to gain a basic understanding about existing conditions, brownfields and the area's potential for revitalization. The Nomination Study provides an in-depth and thorough description and analysis, including an economic and market trends analysis, of existing conditions, opportunities, and re-use potential for properties located in the proposed BOA with an emphasis on the identification and reuse potential of brownfield sites that are catalysts for revitalization. The Implementation Strategy provides a description of the techniques and actions to implement the area-wide plan and describes how the requirements of the SEQR have been met.

The Study Area is defined by Oswego River on the west, municipal boundaries to the south and southeast, 7th Street and Route 176 to the east, and bending back west towards the River running parallel to Van Buren Street to the north. The individual brownfield sites are characterized by vacancy, underutilization, environmental contamination or a perceived threat of contamination. The BOA Nomination Study identified and analyzed all the properties located within the BOA Study Area and will develop a strategy to revitalize key parcels through Step 3 of the BOA Program, the Implementation Strategy.

Please Complete Each Question - Indicate N.A. if not applicable.

A. Site Description

1. Present Land Use: Urban Industrial Commercial Residential Rural (non-farm)
 Forest Agricultural Other: Mixed-Use; Vacant; Recreation & Entertainment; Community Services; Public Services; Wild, Forested, Conservation Lands, & Public Parks

2. Total acreage of project area: Approximately 531 Acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>30</u> acres	<u>30</u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>10</u> acres	<u>10</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or Fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>461</u> acres	<u>461</u> acres
Other (Indicated type): <u>Wild, Forested, Conservation, & Public parks</u>	<u>30</u> acres	<u>30</u> acres

3. What is predominant soil type(s) on project site: Amboy Very Fine Sandy Loam (AvC3); Amboy-Williamson Complex (AwC3); Middlebury Loam (Mf); Ira-Sodus Gravelly Fine Sandy Loam (IsC)

a. Soil drainage:

Well-drained : 15 % of site Moderately well-drained : 45 % of site
 Poorly drained : _____ % of site Not Applicable : 40 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock? Varies throughout the BOA Study Area Feet.

5. Approximate percentage of proposed project site with slopes:

0-10% 80 % 10-15 15 % 15% or greater 5 %

6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places? Yes No (According to information obtained from the NYS Historic Preservation Office's website, <http://www.oprhp.state.ny.us/nr/main.asp>.)

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No (According to information obtained from the National Park Service's website: http://www.nature.nps.gov/nnl/Registry/USA_Map/States/NewYork/new_york.cfm)

8. What is the depth of the water table? Varies throughout the BOA Study Area inches.

9. Is site located over a primary, principal, or sole source aquifer? Yes No (According to the NYSDEC Division of Water Technical and Operational Guide Series (2.1.3) Primary and Principal Aquifer Determinations.)

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

The U.S. Department of Interior, Fish and Wildlife Services federally listed several endangered and threatened species located in Oswego County. Also, Oswego County is listed as a "critical habitat" for the Piping Plover.

Identify each species:

The Bald Eagle
Bog Turtle
Indiana Bat
Piping Plover (Critical Habitat)

12. Are there any unique or unusual landforms on the project site? (i.e. cliffs, dunes, or other geological formations)
 Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No

If yes, explain:

Portions of the Study Area are currently used for passive and active recreation.

14. Does the present site include scenic views known to be important to the community? Yes No

Oswego River/Canal.

15. Streams within or contiguous to project area: Yes No

Oswego River; one tributary of the Oswego River; one tributary of Sharps Pond

a. Name of Stream and name of River to which it is a tributary:

Oswego River; one tributary of the Oswego River; one tributary of Sharps Pond

16. Lakes, ponds, wetland areas within or contiguous to project area: Yes No

NWI Wetlands

b. Size (in acres):

10 acres

17. Is the site served by existing public utilities? Yes No

a. If Yes, does sufficient capacity exist to allow connection? Yes No

- b. If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304?
 Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No (According to NYSDEC's website: <http://www.dec.state.ny.us/website/dcs/segr/cea>.)
20. Has the site ever been used for the disposal of solid or hazardous waste? Yes No (According to NYSDEC Site Remediation Database website: <http://www.dec.state.ny.us/cfm/extapps/derfoil/index.cfm?pageid=3>.)

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor: Not Applicable acres.
- b. Project acreage to be developed: Not Applicable acres initially Not Applicable acres ultimately
- c. Project acreage to remain undeveloped: Not Applicable acres.
- d. Length of project in miles: Not Applicable
- e. If the project is an expansion, indicate percent of expansion proposed: Not Applicable
- f. Number of off-street parking spaces: Not Applicable existing Not Applicable proposed
- g. Maximum vehicular trips generated per hour: Not Applicable (upon project completion).
- h. If residential, number and type of housing units: Not Applicable
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Initially | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| Ultimately | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
- i. Dimensions (in feet) of largest proposed structure: (N.A.) Height; (N.A.) Width; (N.A.) Length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is: Not Applicable feet.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? Not Applicable cubic yards.
3. Will disturbed areas be reclaimed? Yes No Not Applicable
- a. If Yes, for what intended purpose is site being reclaimed?
-
- b. Will topsoil be stockpiled for reclamation? Yes No Not Applicable
- c. Will upper subsoil be stockpiled for reclamation? Yes No Not Applicable
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? Not Applicable acres.

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site?

Yes No

6. If single-phase project, anticipated period of construction: Not Applicable months (including demolition).

7. If multi-phased: Not Applicable Months.

a. Total number of phases anticipated: (N.A.) (number).

b. Anticipated date of commencement of phase one: (N.A.) Month (N.A.) Year (including demolition).

c. Approximate completion date of final phase: (N.A.) Month (N.A.) Year.

d. Is phase one functionally dependent on subsequent phases? Yes No Not Applicable

8. Will blasting occur during construction? Yes No

9. Number of jobs generated - during construction: 0 after project is complete: 0

No jobs will be generated as part of the proposed action; however, the proposed action will allow the properties to be developed in the future for the purpose of economic development.

10. Number of jobs eliminated by this project: 0

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: _____

b. Name of water body into which effluent will be discharged: _____

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing body of water increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100-year floodplain? Yes No

16. Will project generate solid waste? Yes No

a. If Yes, what is the amount per month? _____ tons.

b. If Yes, will an existing solid waste facility be used? Yes No

c. If Yes, give name: _____ Location: _____

d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? Yes No

If yes, explain:

17. Will project involve the disposal of solid waste? Yes No
- a. If Yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If Yes, what is the anticipated site life? _____ Years
18. Will project use herbicides and pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce-operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No

If yes, indicate types:

22. If water supply is from wells, indicate pumping capacity: Not Applicable gallons/minute
23. Total anticipated water usage per day: Not Applicable gallons/minute
24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

NYS DOS has awarded funding to the City of Fulton to prepare the BOA Nomination Study. The result of the Study will be a plan that the City can use to move forward in the BOA process of remediation and revitalization of key vacant, underutilized, and brownfield sites.

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Council Approval	
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town, Village Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Oswego County Planning GML-239m review	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOS, NYSDEC NYS SHPO	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input checked="" type="checkbox"/> Other: <u>(BOA Study)</u> |

2. What is the zoning classification(s) of the site?

Varies throughout the Study Area, including the following: Residential (R-2), Mixed Residential (R-3), Intermediate Density Residential (R-1A), Neighborhood Commercial (C-1), Commercial (C-2), Central Business (C-2A), Manufacturing/Industrial (M-1), and Manufacturing/PUC (M-2).

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Not Applicable.

4. What is the proposed zoning of the site?

Not Applicable.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Not Applicable.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land uses and zoning classifications within one-quarter mile?

Zoning includes the following:
Residential (R-1, R-2), Mixed Residential (R-3), Intermediate Density Residential (R-1A), Neighborhood Commercial (C-1), Commercial (C-2), Central Business (C-2A), Manufacturing/Industrial (M-1), and Manufacturing/PUC (M-2).

Land Use includes the following:
One-Family Residential; Multi-Family Residential; Mixed-Use; Vacant; Recreation & Entertainment; Community Services; Public Services; Wild, Forested, Conservation Lands, & Public Parks

8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile? Yes No

9. If the proposed action is a subdivision of land, how many lots are proposed? _____

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If Yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will proposed action result in the generation of traffic significantly above present levels? Yes No

a. If Yes, is the existing road network adequate to handle the additional traffic? Yes No

D. INFORMATION DETAILS

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

E. VERIFICATION

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

Applicant/Sponsor Name: City of Fulton Date: March 26, 2010

Signature: _____

Title: _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.