

Full Environmental Assessment Form
Part 3 – Evaluation of the Magnitude and Importance of Project Impacts
and Determination of Significance
Proposed Distribution Facility Project
7211 and 7219 Morgan Road
Town of Clay, Onondaga County, New York

The below statements are in response to questions from Part 2 that may have a moderate to large impact.

Question 1.e

Question 1.e of the Full Environmental Assessment Form (FEAF) Part 2 - Identification of Potential Project Impacts asks if the proposed action may involve construction that continues for more than one year or in multiple phases. Project construction will likely last approximately 18 months, due to the size of the project and potential unavoidable factors such as adverse weather conditions.

Several measures will be taken throughout the construction period that will result in the project not having a potential significant adverse environmental impact. These measures are indicated below, and are also discussed in Exhibit F, Stormwater Pollution Prevention Assessment:

1. Construction Management Techniques: Good housekeeping practices would be implemented to maintain a clean and orderly work environment and would be maintained throughout the construction process by those parties involved with the direct care and development of the project site. Among the measures that would be implemented to control the possible exposure of harmful substances and materials to stormwater runoff are the following:
 - a. Material resulting from the clearing and grubbing operation shall be stockpiled away from storm drainage, water bodies or watercourses and surrounded with adequate erosion and sediment control measures. Soil stockpile locations shall be exposed no longer than 14 days before seeding.
 - b. Equipment maintenance areas shall be protected from stormwater flows and shall be supplied with appropriate waste receptacles for spent chemicals, solvents, oils, greases, gasoline, and any pollutants that might contaminate the surrounding habitat or water supply. Equipment wash-down zones shall be within areas draining to sediment control devices
 - c. The use of detergents for large-scale (e.g., vehicles, buildings, pavement surfaces) washing is prohibited.
 - d. Material storage locations and facilities (e.g., covered storage areas, storage sheds) shall be on-site and shall be stored according to the manufacturer's standards in a dedicated staging area. Chemicals, paints, solvents, fertilizers, and other toxic material shall be stored in waterproof containers. Runoff containing such materials shall be collected, removed from the site, treated and disposed of at an approved solid waste or chemical disposal facility.

- e. Hazardous spills shall be immediately contained to prevent pollutants from entering the surrounding habitat or water supply. Spill kits shall be provided on Site and shall be displayed in a prominent location for ease of access and use. Spills greater than five gallons shall be reported to the NYSDEC Response Unit at 1-800-457-7362. In addition, a record of the incidents or notifications shall be documented and attached to the SWPPP.
 - f. Portable sanitary waste facilities shall be provided on site for workers and shall be properly maintained.
 - g. Dumpsters or debris containers shall be on Site and shall be of adequate size to manage respective materials. Regular collection and disposal of wastes must occur as required.
2. Earthwork: The overall limit of disturbance is approximately 70 acres. However, to minimize the need to import or export material, the excess cut material can be placed in a phase requiring fill as long as the total disturbance between the phases does not exceed 20 acres. Due to the disturbance of earth during construction, best management practices (BMPs) would be employed to minimize potential impacts to air quality and storm water quality. To minimize dust impacts, selective clearing and grubbing would be performed as needed. As soon as grading operations for an area are completed, the area would be temporarily stabilized until it can be paved, landscaped or otherwise completed. Dust would also be controlled with the use of an on-site water truck and misting stations. Other measures during earthwork would include wetting the soil surfaces, covering trucks and stored materials with a tarp, and proper maintenance of equipment. Soils would be stabilized with tackifiers, geotechnical fabrics, natural ground covering, and the establishment of seed beds. Haul roads within the site would be stabilized with tackifiers, geotechnical fabrics and stone ballast as required to also minimize dust. Stabilized construction entrances would be used at all construction entrances to the Site to minimize trucks tracking soil onto public roads.
3. Noise: During earthwork operations heavy equipment would be used for site excavations and material processing. Whenever possible, equipment would be located away from occupied neighboring property. Although noise from construction equipment would be generated, all equipment would be rubber-tired and properly maintained and muffled in compliance with the EPA's noise emission standards. Construction of the project has been designed to minimize potential short-term construction-related impacts to the extent possible.
4. Blasting: Blasting is not anticipated to occur at the project site. If blasting is required, the work would be subcontracted to a licensed contractor and would be supervised by the Construction Manager's Superintendent and a geotechnical engineer. To promote safer blasting, explosive would not be stored on-site overnight and would be delivered to the site as needed on a daily basis, delivering only the amount of material

- that would be used each day. Blasting operations would be limited to the maximum allowed by local authorities.
5. Stormwater Management and Best Management Practices: A Stormwater Pollution Prevention Plan would be prepared. The SWPPP would details the requirements for the stability and effectiveness of the protective measures and practices during and after construction. Erosion control, sediment control, and pollution prevention measures would be implemented during construction. The stormwater management practices to be implemented have been designed to detain, treat, and release stormwater runoff at a rate equal to or less than what existed prior to construction of the project. The stormwater management practices include bioretention areas and astormwater pond. Construction and post-construction inspection and maintenance procedures have been developed to the various site components.

Project construction has been designed to minimize potential construction-related impacts to the extent possible with the measures outlined above. Based on the measures outlined above that would be taken during the 18 month construction period, the project will not have a potential significant adverse environmental impact.

Question 13.b

Question 13.b of the Full Environmental Assessment Form (FEAF) Part 2 - Identification of Potential Project Impacts asks if the proposed action may result in the construction of paved parking area for 500 or more vehicles. There is proposed approximately 1,804 car parking spaces, 208 trailer parking spaces, 62 loading docks, and 16 motorcycle parking spaces.

The car parking spaces will be oriented toward Morgan Road facing the industrial and commercial development on the eastern side of Morgan Road. The trailer parking spaces are located behind security gates at the south side of the building and to the rear of the project site. Cars and trailers multiple entry and exit points at the project site, with four points of ingress/egress at Morgan Road and one ingress/egress driveway at Liverpool Bypass. The parking lot and accessory driveways are designed for efficient circulation for cars and trailers.

The proposed spaces offer enough space to address employee peak shift and peak trailer parking demand, and the turnover involved when employee shifts change throughout the work day.

For the I-1 Industrial District, the zoning designation change requested by the applicant to the Town Board, the maximum impervious coverage is 80 percent. The proposed maximum impervious coverage, inclusive of buildings and paved surfaces, is 42 percent.

For the reasons noted above, in terms of providing an efficient circulation plan, sufficient number of car and trailer parking spaces, multiple access points to surrounding roadways and the proposed parking area would contribute to an impervious coverage number just over half the maximum 80 percent permitted in the I-1 District, the parking lot exceeding 500 spaces will not have a potential significant adverse environmental impact.

Question 14.c

Question 14.c of the Full Environmental Assessment Form (FEAF) Part 2 - Identification of Potential Project Impacts asks if the proposed action may utilize more than 2,500 MWhrs per year of electricity. The proposed building is anticipated to use 3,350 MWhrs of electricity per year.

The building is designed with four 3,000A electrical services at 480V-3ph. All of the mechanical equipment within the building is being designed to energy code standards, with high-efficiency motors, transformers, etc. All of the light fixtures within the building are LED type. The lowest level utilizes conveyor-type material handling equipment and the upper four levels are used for storage with battery powered drive units. There is no anticipation of any more of a per-square-foot power demand than is typical for other warehouse-type facilities.

For the reasons noted above, the proposed development will not have a potential significant adverse environmental impact.

Question 14.d

Question 14.d of the Full Environmental Assessment Form (FEAF) Part 2 - Identification of Potential Project Impacts asks if the proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. The proposed area of the building space to be heated or cooled is approximately 3,783,000 square feet.

The proposed mechanical system for the project will consist of a combination of VRF and gas fired roof top units. The roof top units are scheduled to be high efficiency units, with variable speed compressors. The VRF systems will have fully modulating inverter compressors. The proposed mechanical system for a building this size is not expected to cause any significant demand on the power grid.

Additionally, the temperature inside the building will be controlled based on use and occupancy. In the office areas, the temperature will be maintained at 70 degrees Fahrenheit in the winter months and 75 degrees Fahrenheit in the summer months. The temperature in the warehouse areas will be maintained at 60 degrees in the winter months and 85 degrees in the summer months.

For the reasons noted above, the proposed development will not have a potential significant adverse environmental impact.

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and
Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>