

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

ENVIRONMENTAL ASSESSMENT FORM

IMPORTANT NOTICE: The answers to the questions contained in this environmental assessment form are necessary to aid Cortland County Industrial Development Agency in making the environment decisions required in the connection with your proposed project. Accordingly, all questions should be answered accurately and completely by an officer or employee of your firm who is thoroughly familiar with proposed project, the site of the proposed project and all information available locally concerning said project and said site. This environmental assessment form is subject to acceptance by the Agency.

To: CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
37 Church Street
Cortland, New York 13045
Attention: Chairman

This Environmental Assessment Form by applicant respectfully states:

APPLICANT: SKY Hospitality LLC, BHARATI DESAI

APPLICANT'S STREET ADDRESS: 26 W COURT ST

CITY: CORTLAND STATE/ZIP: NY 13045 PHONE NO.: 607 597-9375

NAME OF PERSON (S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS ENVIRONMENTAL ASSESSMENT FORM: BHARATI DESAI JOHN CLARY

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:
MATT SUTTON - C&S COMPANIES

NAME OF FIRM: _____

NAME OF ATTORNEY: RUSSELL ROTHING

ATTORNEY'S STREET ADDRESS: 36 MAIN ST

CITY: CORTLAND STATE/ZIP: NY 13045 PHONE NO. 607-753-3551

NOTE: PLEASE READ THE INSTRUCTION ON PAGE 2 BEFORE FILLING OUT THIS ENVIRONMENTAL ASSESSMENT FORM.

INSTRUCTIONS

1. The Agency will not consider an environmental assessment form complete unless, in the judgment of the Agency, said environmental assessment form contains sufficient information upon which to base a decision as to whether the action which is the subject of this environmental assessment form (the "Action") may or will not have a significant effect upon the environment.
2. Fill the all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project, which is the subject of this environmental assessment, form (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. The environmental assessment form is designed to assist in determining whether the proposed Action may have a significant effect on the environment. Please complete the entire environmental assessment form. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review.
6. It is expected that completion of this environmental assessment form 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.
7. When completed, return two (2) copies of this environmental assessment form to the Agency at the address indicated on the first page of this environmental assessment form.
8. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive positions, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.

- | |
|--|
| 1. Project Number _____ |
| 2. Date environmental assessment form ("EAF") _____, 20____
received by Agency. |
| 3. Date referred to Attorney for review. _____, 20____ |
| 4. Date copy of EAF mailed to members _____, 20____ |
| 5. Date notice of Agency meeting on EAF posted. _____, 20____ |
| 6. Date notice of Agency meeting on EAF mailed. _____, 20____ |
| 7. Date of Agency meeting to determine significance. _____, 20____ |
| 8. Date Notice Significance (or Non-Significance) mailed. _____, 20____ |

PART 1. PROJECT INFORMATION

A. Identity of the Project:

1. Name of Project: BEST WESTERN-FINGER LAKES EAST
2. Location of the Project:
 - a. Street address: NYS ROUTE 13
 - b. City of _____
 - c. Town of CORTLANDVILLE
 - d. Village of _____
 - e. County of CORTLAND
3. Identity of Owner (if different than the Applicant):
 - a. Name of Owner: BHARTI DESAI
 - b. Street Address of Owner _____
 - c. City: CORTLAND State/Zip NY Phone Number 607-597-9375
 - d. Name of Person authorized to speak for owner with respect to this environmental assessment form: MATT SUTTON, C+S COMPANIES (716) 847-1630

4. Description of the Project: (Please provide a brief narrative description of the Project or the Action). 3 STORY, 64 ROOM, 42,000± S.F. WOOD FRAME HOTEL WITH POOL AND ASSOCIATE SITE IMPROVEMENTS

B. Description of the Project: (Physical setting of overall project, both developed and undeveloped areas.)

1. Present land use (indicate each applicable use): Urban _____, Industrial _____, Commercial _____, Suburban _____, Rural _____, Forest _____, Agriculture X, Other _____.

2. Total acreage of project area: 5.4 acres.

<u>Approximate Acreage</u>	<u>Presently</u>	<u>After Completion</u>
Meadow or Brush land (Non-Agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (includes orchards, cropland, pasture, etc.)	<u>5.4</u> acres	_____ acres
Wetland (freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface area	_____ acres	_____ acres
Unvegetated (rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>4.3</u> acres
Other (indicate type) <u>GRASS LANDSCAPING</u>	_____ acres	<u>1.1</u> acres

3. What is predominant soil type (s) on the Project site? NSGA
- a. Soil drainage: Well drained: 100 % of site
Moderately well drained: _____ % of site
Poorly drained: _____ % of site
- b. If any agriculture land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 5.4 acres (See 1 NYCRR 370).
4. a. Are there bedrock outcroppings on project site? Yes _____; No X
- b. What is depth to bedrock? GREATER THAN 6' (in feet).
5. Approximate percentage of proposed project site with slopes:
- a. 0-10%: 100 %
- b. 10-15%: _____ %
- c. 15% or greater _____ %
6. Is the Project contiguous to, or does it contain, a building, site or district listed on the National Register of National Natural Landmarks? Yes _____; No X.
7. Is the Project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes _____; No X.
8. What is the depth to the water table? 6' + (in feet).
9. Is the site of the Project located over a primary, principal or sole source aquifer? Yes _____; No X.
10. Do hunting, fishing or shell fishing opportunities presently exist in the area of the Project? Yes _____; No X.
11. Does the site of the Project contain any species of plant or animal life that is identified as threatened or endangered? Yes _____; No X. According to ENVIRONMENTAL RESOURCES MAPPER
- If yes, identify each species: _____
12. Are there any unique or unusual landforms on the site of the Project? (i.e. cliffs, dunes, other geological formations) Yes _____; No X. If yes, describe: _____

13. Is the site of the Project presently used by the community or neighborhood as an open space or recreation area? Yes _____; No X. If yes, describe: _____

14. Does the site of the Project offer or include scenic views or vistas known to be important to the community? Yes _____; No X. If yes, describe: _____

15. Are there any streams within or contiguous to the site of the Project? Yes _____; No X. If yes, please indicate the name of such stream and the name of the river to which such stream is tributary: _____

16. Are there any lakes, ponds, or wetlands areas within or contiguous to the site of the project? Yes _____; No X. If yes, please indicate:

a. Name _____

b. Size (in acres) _____

17. Is the site of the Project served by existing public utilities? Yes X; No _____

a. If yes, does sufficient capacity exist to allow connection? Yes X; No _____

b. If yes, will improvements be necessary to allow connection? Yes _____; No X

18. Is the site of the Project located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes _____; No _____. If yes, identify:
TO BE REMOVED FROM AG DISTRICT AS SUBDIVIDED

19. Is the site of the Project located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR Part 617? Yes _____; No X. If yes, describe: _____

20. Has the site of the Project ever been used for the disposal of solid or hazardous wastes? Yes _____; No X. If yes, describe: _____

C. Project Description:

1. Physical dimensions and scale of the Project (fill in dimensions as appropriate):
 - a. Total contiguous acreage owned by project sponsor: 5.4 acres.
 - b. Project acreage developed: 5.4 acres initially; 5.4 acres ultimately.
 - c. Project acreage to remain undeveloped: 0 acres.
 - d. Length of project, in miles: N/A (if appropriate).
 - e. If project is an expansion, indicate percent of expansion proposed: N/A %.
 - f. Number of off-street parking spaces existing: 0; proposed: _____ %.
 - g. Maximum vehicular trips generated per hour: 50 (upon completion of project).
 - h. If residential: Number and type of housing units: N/A

	<u>One Family</u>	<u>Two Family</u>	<u>Multiple Family</u>	<u>Condominium</u>
Initial	_____	_____	_____	_____
Ultimate	_____	_____	_____	_____

- i. Dimension (in feet) of largest proposed structure: 50'4" height; 114'5" width; 204'3" length.
- j. Linear feet of frontage along a public thoroughfare that the Project will occupy is? 460 feet. (~~1000~~ 460)

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site of the Project? 0 tons; 0 cubic yards.
3. Will disturbed areas be reclaimed? Yes X; No _____; _____ N/A
 - a. If yes, for what intended purpose is the site of the Project being reclaimed? BUILDING, PARKING AND LANDSCAPING
 - b. Will topsoil be stockpiled for reclamation? Yes X; No _____.
 - c. Will upper subsoil be stockpiled for reclamation? Yes X; No _____.
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from the site of the Project? 0 acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by the Project? Yes _____; No X.
6. If single-phase project: Anticipated period of construction: 8 months (including demolition).

7. If multi-phased project:
- Total number of phases anticipated: 1.
 - Anticipated date of commencement of phase one: MARCH month 2012 year (including demolition).
 - Approximate completion date of final phase: FEBRUARY month 2013 year.
 - Is phase one financially dependent of subsequent phases? Yes _____; No _____ N/A
8. Will blasting occur during construction? Yes _____; No X.
9. Number of jobs generated: during construction: 15; after the Project is complete: 9 FTE
10. Number of jobs eliminated by the Project? 0.
11. Will the Project require relocation of any projects of facilities? Yes _____; No X. If yes, explain _____

12. Is surface liquid waste disposal involved? Yes _____; No X.
- If yes, indicate type of waste (sewage, industrial, etc.) and amount: _____

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

13. Will the Project involve the disposal of subsurface liquid waste? Yes _____; No X. If yes, indicate type of waste (sewage, industrial, etc.) and amount: _____

14. Will surface area of an existing lake, pond, stream, bay or other body of water be increased or decreased by the Project? Yes _____; No X. If yes, explain: _____

15. Is the Project or any portion of the Project located in the 100-year flood plain? Yes _____; No X. If yes, describe: _____

16. Will the Project generate solid waste? Yes X; No ____.
- If yes, what is the amount per month? _____ tons.
 - If yes, will an existing solid waste facility be used? Yes X; No ____.
If yes, give name _____
 - Will any wastes NOT go into a sewage disposal system or into a sanitary landfill?
Yes X; No _____. If yes, explain: RECYCLABLES
17. Will the Project involve the disposal of solid waste? Yes X; No ____.
- If yes, what is anticipated rate of disposal? 1.0 tons/month.
 - If yes, what is the anticipated life of the proposed disposal site identified in question above
20 years.
 - Will any wastes not go into a sewage disposal system or into a sanitary landfill?
Yes X; No _____. If yes, explain: RECYCLABLES
18. Will the Project use herbicides or pesticides? Yes X; No _____. If yes, explain:
OCCASIONAL LAWN CARE
19. Will the Project routinely produce odors (more than one hour per day)? Yes ____;
No X. If yes, explain: _____
20. Will the Project produce operating noise exceeding the local ambient noise levels?
Yes X; No _____. If yes,
explain: NOISE LEVEL WILL BE HIGHER THAN EXISTING
BUT WILL BE WITHIN A REASONABLE LEVEL.
21. Will the Project result in an increase in energy use? Yes X; No _____. If yes, indicate
type(s) POWER, GAS
22. If water supply for the Project is from wells, indicate pumping capacity: N/A
gallons/minutes.
23. Total anticipated water use of the Project per day: 7,750 gallons/day.

24. Does the Project involve local, state or federal funding? Yes _____; No X. If yes, explain: COUNTY FUNDING IS APPLIED

D. Zoning and Planning Information:

1. Does proposed action involve a planning or zoning decision? Yes X; No _____. If yes, indicate decision required: _____ zoning amendment; _____ zoning variance; _____ special use permit; _____ subdivision; X site plan: _____ new/revision of master plan; _____ resource management plan; other _____
2. What is the present zoning classification (s) of the site of the Project? I-1
3. What is the maximum potential development of the site of the Project if developed as permitted by the present zoning? AS PROPOSED
4. What is the proposed zoning of the site of the Project? I-1
5. What is the maximum potential development site of the Project if developed as permitted by the proposed zoning? AS PROPOSED
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes X; No _____. If no, explain: _____
7. What are the predominant land use (s) and zoning classification(s) within a ¼ mile radius of the proposed action? COMMERCIAL, AGRICULTURAL, NATURE PRESERVE
8. Is the proposed action compatible with adjoining/surrounding land uses within ¼ mile? Yes X; No _____. If no, explain: _____
9. If the proposed action is the subdivision of land, how many lots are proposed? N/A What is the maximum lot size proposed? N/A
10. Will the proposed action require any authorization(s) for the formation of sewer or water districts? Yes _____; No X. If yes, explain: _____

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes X; No _____. If yes, is existing capacity sufficient to handle projected demand? Yes X; No _____.
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes X; No _____. If yes, is the existing road network adequate to handle the additional traffic? Yes X; No _____.

PART 2. OTHER INVOLVED AGENCIES

GENERAL INFORMATION: Please indicate in the space below all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission, which would give, said approvals. Since only those agencies notified of an environmental determination are bound thereby, it is to the applicant's advantage to ascertain, exercising all due diligence, all other agencies involved with the Project.

1. Federal Action Required:

- a. Is any federal permit required in connection with the Project? Yes _____; No X.
- b. Does the Project involve any federal funding? Yes _____; No 1.
- c. Does the Project involve any district action by any federal agency? Yes _____; No X.
- d. If the answer to any of the foregoing is yes, please describe briefly:

2. State or local action required:

- a. Is any state or local permit required in connection with the Project? Yes X;
No _____.
- b. Does the Project involve any state or local funding? Yes X; No _____.
- c. Does the Project involve any district action by any state or local agency? Yes _____;
No X.
- d. If the answer to any of the foregoing is yes, please describe briefly:

COUNTY INDUSTRIAL DEVELOPMENT FUNDING.
STATE SPDES PERMIT.

3. List of governmental action required:

	Action Required		Submittal	Approval
	(Yes/No)	If yes, Type	Date	Date
City, Town, Village Board				
City, Town, Village Planning Board				
City, Town, Zoning Board	<u>NO</u>			
City, County Health Department	<u>NO</u>			
Other local agencies				
Other regional agencies				
State Agencies	<u>YES</u>	<u>YES</u>	<u>12/2011</u>	<u>1/2012</u>
Federal Agencies	<u>NO</u>			

PART 3. TYPE ONE CHECKLIST

GENERAL INFORMATION: The following items describe various actions, which may be involved with a project. Please indicate which items describe action, which may be undertaken with respect to the Project for which you are seeking assistance from the Agency by writing the word "YES" in the blank provided preceding each item, which describes action, which may be taken with respect to the Project. Note that most capital projects consist of a set activities or steps (i.e. planning, design, contracting, construction and operation). For purposes of answering this part, answer YES if the listed activity will probably occur with respect to the Project, even if some else other than the Agency will undertake such activity. **ANSWER ALL QUESTIONS.**

A. Will the Project involve action which takes place wholly or partially within or substantially contiguous to any of the following:

- NO (1) Publicly owned or operated parkland, recreation area or designated open space, including any site on the Register of National Natural Landmarks (see 36CFR part 62, 1986).
- NO (2) Any critical environmental area designated by any local or state agency pursuant to 6NYCRR 617.4 (h).
- NO (3) Any building, structure, facility, site or district listed on the National Register of Historic Places (see 36CFR part 62, 1986) or that has been proposed by the New York State Board of Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion and said National Register, or that is listed on the State Register of Historic Places.
- YES (4) An agricultural district certified pursuant to Article 25 of the Agricultural and Markets Law of the State of New York.

B. Does the Project include any of the following types of actions?

- NO (1) Adoption by a municipality of a land use plan or the initial adoption of comprehensive zoning regulations.
- NO (2) Adoption of any agency of a comprehensive resource management plan.

- No (3) Adoption of changes in the allowable uses within any zoning district.
- No (4) The granting of a zoning change.
- No (5) Acquisition, sale, lease, annexation or other transfer of one hundred (100) or more contiguous acres of land by a state or local government or agency thereof.
- No (6) Any structure exceeding one hundred (100) feet above original ground level.

C. Does the Project of Action meet or exceed any of the following thresholds:

- No (1) A project or action which involves the physical alteration of ten (10) acres.
- No (2) A project or action which would use ground or surface water in excess of two million (2,000,000) gallons per day.
- No (3) Parking for one thousand (1,000) vehicles.
- No (4) A facility with more than one hundred thousand (100,000) square feet of gross floor area.

D. Does the Project involve the expansion of existing non-residential facilities by more than fifty (50) percent of any of the following thresholds:

- No (1) A project or action which involves the physical alteration of ten (10) acres.
- No (2) A project or action which would use ground or surface water in excess of two million (2,000,000) gallons per day.
- No (3) Parking for one thousand (1,000) vehicles.
- No (4) A facility with more than one hundred thousand (100,000) square feet of gross floor area.

E. Does the Project involve the construction of new residential facilities which meet or exceed any of the following thresholds:

- No (1) Ten (10) units in a municipality which has not adopted zoning or subdivision regulations.
- No (2) Fifty (50) units not to be connected (at commencement of habitation) to existing community or public water and sewerage systems, including sewage treatment works.
- No (3) Two hundred fifty (250) units to be connected (at commencement of habitation) to existing community or public water and sewerage systems, including sewage treatment works.

PART 4. ACTION CHECKLIST

GENERAL INFORMATION: Please indicate whether any of the following impacts may be reasonably expected to result from the Project. Please indicate which items describe action which may be undertaken with respect to the Project for which you are seeking assistance from the Agency by writing the word "Yes" in the blank provided preceding each item which describes action which may be taken with respect to the project and by writing the word "No" in the blank provided preceding each item which does not describe action which may be taken with respect to the Project.

1. Will the Project result in a significant adverse change in the existing:

NO

(a) air quality.

NO

(b) ground or surface water quality or quantity.

YES

(c) traffic or noise levels.

If so, please explain very briefly: STORMWATER WILL BE MITIGATED

TRAFFIC WILL INCREASE

2. Will the Project create a substantial increase in:

YES

(a) solid waste production.

NO

(b) potential for drainage problems.

NO

(c) potential for erosion problems.

NO

(d) potential for flooding problems.

NO

(e) potential for leaching problems.

If so, please explain very briefly: SOLID WASTE PRODUCTION WILL

INCREASE AND WILL BE DISPOSED OF PROPERLY

3. _____ Will the Project result in:

NO

(a) the removal or destruction of large quantities of vegetation or fauna.

NO

(b) substantial interference with the movement of any resident or migratory fish or wildlife species.

NO

(c) impacts on significant habitat area.

NO

(d) substantial adverse effects on a threatened or endangered species of animal or plant or the habitat of such species.

NO

(e) other significant adverse effects to natural resources.

If so, please explain very briefly: _____

4. YES

Will the Project encourage or attract a large number of people to a place or places for more than a few days compared to the number of people who would come to such place if the Project was not in existence?

If so, please explain very briefly: THE HOTEL WILL HAVE A CONTINUOUS FLOW OF GUESTS

5. NO

Will the Project create a material conflict with a community's existing plans or goals as officially approved or adopted?

If so, please explain very briefly: _____

6. NO

Will the Project impair the character or quality of important historical, archaeological, architectural or aesthetic resources?

If so, please explain very briefly: _____

7. YES

Will the Project result in a major change in either the quantity or type of energy currently used? If so, please explain very briefly: ELECTRIC AND GAS ARE CURRENTLY NOT USED BUT WILL B.E.

8. NO Will the Project create or produce anything which is or can be a hazard to human health or safety?

If so, please explain very briefly: _____

9. YES Will the Project result in a change in the use, or intensity of use, or land (including agricultural, open space or recreational resources), or in their capacity to support existing uses?

If so, please explain very briefly: SITE WILL NO LONGER BE USED FOR AGRICULTURE

10. NO Will the Project create a material demand for other governmental actions or projects, which will result in one of the above consequences?

If so, please explain very briefly: _____

11. NO Will the Project result in changes in two or more elements of the environment, such as those listed above, no one of which has a significant effect on the environment, but when considered together result in a substantial adverse impact on the environment?

If so, please explain very briefly: _____

PART 5. PROJECT IMPACTS AND THEIR MAGNITUDE

GENERAL INFORMATION: In completing this part, the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.

1. Identifying that an effect will be potentially large (column 2) does not mean that it is also necessarily significant. Any large effect must be evaluated in PART 6 to determine significance. By identifying an effect in column 2 simply asks that it be looked at further.
2. The Examples provided are to assist the reviewer by showing types of effects and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be more appropriate for a Potential Large Impact rating.
3. The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
4. The number of examples per question does not indicate the importance of each question.
5. In identifying impacts, consider long-term, short-term and cumulative effects.
6. Answer each of the 19 questions in this part. Answer Yes if there will be any effect.
7. Maybe answers should be considered as Yes answers.
8. If answering Yes to a question, the check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
9. If reviewer has doubt about the size of the impact, consider the impact as potentially large and proceed to PART 6.
10. If a potentially large impact or effect can be reduced by change (s) in the project to a small to moderate magnitude, place a Yes in column 3. A No response indicates that such a reduction is not possible. This must be explained in PART 6.

IMPACT ON LAND

1. Will the Project result in a physical change to the site of the Project? Yes X; No _____

Examples that would apply to column 2

- * Any construction on slopes of 15% or greater (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated By Project Change
☒	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
* Construction on land where the depth to the water table is less than 3 feet.	☒	☐	☐ Yes ☐ No
* Construction of paved parking area for 1,000 or more vehicles.	☒	☐	☐ Yes ☐ No
* Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☒	☐	☐ Yes ☐ No
* Construction that will continue for more than 1 year or involve more than one phase or stage.	☒	☐	☐ Yes ☐ No
* Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year	☒	☐	☐ Yes ☐ No
* Construction or expansion of a sanitary landfill.	☒	☐	☐ Yes ☐ No
* Construction in a designated floodway.	☒	☐	☐ Yes ☐ No
* Other impacts _____	☒	☐	☐ Yes ☐ No
_____	☐	☐	☐ Yes ☐ No
2. Will there be an effect to any unique or unusual landforms found on the site? (i.e. cliffs, dunes, geologic formations, etc.) Yes _____; No ☒ .			
* Specific landforms: _____	☐	☐	☐ Yes ☐ No

IMPACT ON WATER			
3. Will the Project affect any water body designated as protected (Under Articles 15, 24, 25 or the Environmental Conservation Law, ECL)? Yes _____; No ☒ .			
Examples that would apply to column 2			
* Developable area of site contains a protected water body.	☐	☐	☐ Yes ☐ No
* Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐ Yes ☐ No

* Extension of utility distribution facilities through a protected water body.

* Construction in a designated freshwater or tidal wetland.

* Other impacts: _____

4. Will the Project affect any non-protected existing or new body of water? Yes _____; No X.

Examples that would apply to column 2

* A 10% increase or decrease in the surface area of any body of water or more than a 10-acre increase or decrease.

* Construction of a body of water that exceeds 10 acres of surface area.

* Other impacts: _____

5. Will the Project affect surface or groundwater quality or quantity? Yes X; No _____.

Examples that would apply to column 2

* Project will require a discharge permit.

* Project requires use of a source of water that does not have approval to serve the Project.

* Project requires water supply from wells with greater than 45 gallons per minute pumping capacity.

* Construction or operation causing any contamination of a public water supply system.

* Project will adversely affect groundwater.

* Liquid effluent will be conveyed off the site to facilities, which presently do not exist or have inadequate capacity.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No

- * Project would use water in excess of 20,000 gallons per day.
- * Project will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- * Project will require the storage of petroleum or chemical products greater than 1,000 gallons.
- * Project will allow residential uses in areas without water and/or sewer services.
- * Project locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- * Other impacts:

6. Will Project alter drainage flow, patterns or surface water runoff? Yes X; No _____

Examples that would apply to column 2

- * Project would change floodwater flows
- * Project may cause substantial erosion.
- * Project is incompatible with existing drainage patterns.
- * Project will allow development in a designated floodway.
- * Other impacts:

IMPACT ON AIR

7. Will Project affect air quality? Yes X; No _____

Examples that would apply to column 2

- * Project will induce 1,000 or more vehicle trips in any given hours.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
	☒	☐	☐ Yes ☐ No
	☒	☐	☐ Yes ☐ No
	☒	☐	☐ Yes ☐ No
	☒	☐	☐ Yes ☐ No
	☒	☐	☐ Yes ☐ No
	☐	☐	☐ Yes ☐ No
	☒	☐	☐ Yes ☐ No
	☒	☐	☐ Yes ☐ No
	☒	☐	☐ Yes ☐ No
	☐	☐	☐ Yes ☐ No
	☒	☐	☐ Yes ☐ No

- * Project will result in the incineration of more than 1 ton of refuse per hour.
- * Emission rate of total contaminants will exceed 5 lbs. Per hour or a heat source producing more than 10 million BTU's per hour.
- * Project will allow an increase in the amount of land committed to industrial use.
- * Project will allow an increase in the density of industrial development within existing industrial areas.
- * Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. Will the Project affect any threatened or endangered species? Yes _____; No X

Examples that would apply to column 2

- * Reduction in one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- * Removal of any portion of a critical or significant wildlife habitat.
- * Application of pesticide or herbicide more than twice a year other than for agricultural purposes.
- * Other impacts: _____

9. Will the project substantially affect non-threatened or non-endangered species? Yes _____; No X

Examples that would apply to column 2

- * Project would substantially interfere with any resident or migratory fish, shellfish or wildlife species.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No

- * Project requires the removal of more than 10 acres of mature forest (over 100 years in age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Project affect agricultural land resources?
Yes X; No _____.

- * Project would sever, cross or limit access to agricultural land (includes cropland, hayfields, pastures, vineyard, orchard, etc.)
- * Construction activity would excavate or compact the soil profile of agriculture land.
- * Project would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, ore than 2.5 acres of agricultural land.
- * Project would disrupt or prevent installation of agricultural land management systems (e.g. subsurface drain lines, outlet ditches, strip cropping); or create a need for such measure (e.g. cause a farm field to drain poorly due to increased runoff).
- * Other impacts: _____

IMPACT ON AESTHETIC RESOURCES

11. Will the Project Affect aesthetic resources?
Yes X; No _____.

Examples that would apply to column 2

- Proposed land uses, or project components, obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☒	☐ Yes ☒ No

* Proposed land uses, or project components, visible to users of aesthetic resources, which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.

* Project components that will result in the elimination or significant screening of scenic views or vistas known to be important to the area.

* Other impacts:

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will the Project impact any site or structure of historic, pre-historic or paleontological importance? No

Examples that would apply to column 2

* Project occurring wholly or partially within or contiguous to any facility or site listed on the State or National register of historic places.

* Any impact to an archaeological site of fossil bed located within the Project site.

* Project will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.

* Other Impacts:

IMPACT ON OPEN SPACE AND RECREATION

13. Will the Project affect the quantity or quality of existing or future open spaces or recreational opportunities? Yes _____; No X

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
		☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
		☐ Yes ☐ No
☒	☐	☐ Yes ☐ No

* A major reduction of an open space important to the community.

* Other Impacts: _____

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems? Yes X; No _____

Examples that would apply to column 2

* Alteration of present patterns of movement of people and/or goods.

* Project will result in major traffic problems.

* Other Impacts: _____

IMPACT ON ENERGY

15. Will the Project affect the community's source of fuel or energy supply? Yes X; No _____

Examples that would apply to column 2

* Project will cause a greater than 5% increase in the use of any form of energy in the municipality.

* Project will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.

* Other impacts: _____

NOISE AND ORDOR IMPACTS

16. Will there be objectionable odors, noise or vibration as a result of the Project?

Yes X; No _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☒	☐ Yes ☒ No
☐	☒	☐ Yes ☒ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No

- * Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- * Odors will occur routinely (more than one hours per day)
- * Project will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- * Project will remove natural barriers that would act as a noise screen.
- * Other impacts: _____

IMPACT ON PUBLIC HEALTH

17. Will the Project affect public health and safety?
Yes ☒; No _____

Examples that would apply to column 2

- * Project may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low-level discharge or emission.
- * Project may result in the burial of "hazardous wastes" (i.e. toxic, poisonous, highly reactive radioactive, irritating, infectious, etc.)
- * Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- * Project may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- * Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☒	☐ Yes ☒ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No

**IMPACT ON GROWTH AND CHARACTER
OF COMMUNITY OR NEIGHBORHOOD**

18. Will the Project affect the character of the existing community? Yes ☒; No ☐.

Examples that would apply to column 2.

- * The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. ☒
- * The municipal budgets for capital expenditures or operating services will increase by more than 5% per year as a result of this project. ☒
- * Project will conflict with officially adopted plans or goals. ☒
- * Project will cause a change in the density of land use. ☒
- * Project will replace or eliminate existing facilities, structures or areas of historic importance to the community. ☒
- * Development will create a demand for additional community services (e.g. schools, police, fire, etc.) ☒
- * Project will set an important precedent for future projects. ☒
- * Project will create or eliminate employment. ☒
- * Other impacts: ☐ _____

19. Is there, or is there likely to be, public controversy concerning the Project? Yes _____; No ☒.

Examples that would apply to column 2

- * Either government or citizens of adjacent communities have expressed opposition or rejected the Project or have not been contacted. ☒
- * Objections to Project from within the community. ☒

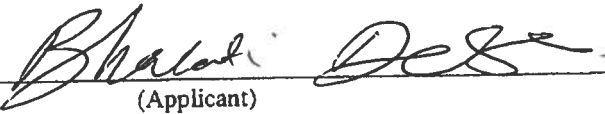
1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No

PART 6. DISCUSSION OF ENVIRONMENTAL IMPACTS

GENERAL INFORMATION: If there are or may be any environmental impacts associated with this proposed Project, please discuss such impacts and the measures, which may be taken to mitigate or avoid any adverse impacts associated with this Project. ALL IMPACTS OR EFFECTS IDENTIFIED AS POTENTIALLY LARGE IN COLUMN 2 OR PART 5 OF THIS ENVIRONMENTAL ASSESSMENT FORM MUST BE DESCRIBED IN THIS PART, EVEN IF THE IMPACT (S) MAY BE MITIGATED. Please answer the following questions briefly but fully. Use additional paper if needed.

1. Describe the Project and its environmental setting:
3-STORY, 64 ROOM, 42,000 S.F. WOOD FRAME HOTEL
WITH POOL AND ASSOCIATED SITE IMPROVEMENTS.
2. Describe the environmental impact of the Project, including short term and long term effects:
CONVERTING THE FARMLAND TO DEVELOPED AREAS
WITH PARTIAL IMPERVIOUS COVERAGE WILL
INCREASE NOISE AND TRAFFIC LEVELS ALONG
WITH STORMWATER RUNOFF. NOISE AND TRAFFIC
WILL BE MITIGATED BY LANDSCAPING AND
FENCES. STORMWATER WILL USE VOLUME REDUCTION BASINS.
3. Describe any adverse environmental effects which cannot be avoided should the project be implemented:
REDUCED AGRICULTURAL LAND, INCREASED NOISE
TRAFFIC POLLUTION AND STORMWATER RUNOFF.
4. With respect to any potentially large impacts identified in Column 2 of Part 5, please indicate whether it is reasonable to conclude that these impacts are important, taking into consideration the following, (a) the probability of the impact occurring; (b) the duration of the impact; (c) the irreversibility of the impact, including permanently lost resources of value; (d) whether the impact can or will be controlled; (e) the regional consequences of the impact; (f) the potential divergence of the impact from local needs and goals; and (g) whether known objections to the Project apply to this impact:
POTENTIALLY LARGE IMPACTS ARE NOT SIGNIFICANT
AFTER THE MITIGATION MEASURES ARE
IMPLEMENTED. NO KNOWN OBJECTIONS APPLY
TO THIS PROJECT.

5. Describe alternatives, if any, to the Project:
ALTERNATE SITE SELECTION WAS CONSIDERED
BUT THE BUSINESS IS DEPENDANT ON THE
PARTICULAR SITE
6. Describe any irreversible and irretrievable commitments of resources which would be included should the Project be implemented:
SOME BUILDING MATERIALS, CONCRETE AND
ASPHALT PRODUCTION.
7. Describe the mitigation measures, if any, proposed to minimize the potential environmental impact of the Project:
LANDSCAPING AND FENCE BOUNDARIES.
STORMWATER RUNOFF REDUCTION TECHNIQUES.
8. Describe the growth inducing aspects of the Project:
INCREASED LANDSCAPING, EMPLOYMENT
AND REVENUE FOR THE TOWN.
9. Describe the effects of the Project on the use and conservation of energy resources:
PROJECT WILL INCREASE ENERGY USAGE.
NATURAL GAS AND ELECTRICITY ARE USED.
10. List any studies, reports or other information upon which the answers to the above questions are based:
NONE


(Applicant)

OWNER By: _____

NOTE: APPLICANT MUST COMPLETE THE APPROPRIATE VERIFICATION
APPEARING ON PAGES 30 THROUGH 32 HEREOF BEFORE A NOTARY PUBLIC

VERIFICATION

(if applicant is ^{corporation} ~~sole proprietor~~)

STATE OF New York)
COUNTY OF Cortland SS.:)

Bharati Desai
(Name of Individual), deposes and says that

he/she has read the following environmental assessment form and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said environmental assessment form which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this environmental assessment form.

Bharati Desai

Sworn to before me this

3rd day of October, 2011.

Kellyann O'Mara
Notary Public

KELLYANN O'MARA
No. 4980087
Notary Public, State of New York
Qualified in Cortland County
My Commission Expires Jan. 2, 2014

VERIFICATION

(if Applicant is a corporation)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____ deposes and says
that he is the
(Name of officer of applicant)

_____ of _____
(Title) (Company Name)

the corporation named in the attached environmental assessment form; that he/she has read the foregoing environmental assessment form and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said company is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said environmental assessment form which are not stated upon his own personal knowledge are investigations which deponent has cause to be made concerning the subject matter of this environmental assessment form as well as information acquire by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

(Officer of applicant)

Sworn to be fore me this
_____ day of _____, 20____.

Notary Public

VERIFICATION

(If applicant is partnership)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says that he is one of the members
(Name of Individual)

of the firm of

(partnership name)

the partnership named in the attached environmental assessment form; that he has read the foregoing environmental assessment form and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said environmental assessment form which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this environmental assessment form as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said partnership.

Sworn to before me this _____
_____ day of _____, 20____.

Notary Public