



Plattsburgh, New York

Kevin R. Farrington, P.E.
City Engineer

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November 4, 2016

City of Plattsburgh Zoning Board
ATTN: Mr. Ronald Nolland
41 City Hall Place
Plattsburgh, NY 12901

RE: Request for Consent to act as Lead Agency for the EZ Properties Residential Development, Parcel ID: 221.16-1-17.41

Dear Mr. Nolland:

Pursuant to the State Environmental Quality Review Act ("SEQRA") and 6 NYCRR 617.6(b)(3)(i), please be advised that the City of Plattsburgh Planning Board intends to establish itself as Lead Agency for the purposes of fulfilling the SEQRA requirements relative to the above referenced project in the City of Plattsburgh, Clinton County, New York.

The project consists of the construction of two (2) multi-family low rise residential structures, three (3) townhouse residential structures for a total of forty-eight dwelling units (varying from one (1) to three (3) bedrooms), two (2) garage structures and the associated driveways, parking, storm water infrastructure and utilities. Enclosed for your review, as required pursuant to 6 NYCRR 617.6(b)(3)(i), is Part 1 of a completed Full Environmental Assessment Form (EAF) which describes the proposed actions.

In accordance with 6 NYCRR 617.6(b)(3)(i), all involved agencies must agree upon Lead Agency designation within thirty (30) calendar days of this letter. In the event that you disagree with the proposed designation of the City of Plattsburgh Planning Board as Lead Agency for this proposed project, you must send written notice of said disagreement to the following address within thirty (30) calendar days of the date of this letter: Kevin Farrington, City Engineer, 41 City Hall Place, Plattsburgh, New York, 12091.

If your Board has no exception to the City Planning Board acting as Lead Agency for this project, please indicate consent by signing below and returning as soon as possible, but no later than thirty (30) calendar days. If possible, please also provide any comments or requirements you may have for this project to be considered acceptable by your review board. Thank you for your cooperation on this project.

(Signature)

(Title)

(Agency)

I hereby consent to the City of Plattsburgh Planning Board acting as lead agency for SEQRA review the above-referenced project.

Very Truly Yours,

Kevin Farrington, P.E.
City Engineer



**Parks, Recreation
and Historic Preservation**

RHC 10/28/2016

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

ARCHAEOLOGY COMMENTS

**Phase I Archaeological Survey Recommendation
16PR07336 - Zukowski Project - West Side of U.S. Avenue**

Based on available information, your project is located in an archaeologically sensitive area. Therefore, the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase I archaeological survey is warranted for all portions of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented. If you consider the entire project area to be disturbed, documentation of the disturbance will need to be reviewed by OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance.

Please note that in areas with alluvial soils or fill archaeological deposits may exist below the depth of superficial disturbances such as pavement or even deeper disturbances, depending on the thickness of the alluvium or fill. Evaluation of the possible impact of prior disturbance on archaeological sites must consider the depth of potentially culture-bearing deposits and the depth of planned disturbance by the proposed project.

A Phase I survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's area of potential effect. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase I survey. Many archaeological consulting firms advertise their availability in the yellow pages. The services of qualified archaeologists can also be obtained by contacting local, regional, or statewide professional archaeological organizations. Phase I surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before archaeological fieldwork is conducted on State-owned land. If any portion of the project includes the lands of New York State you should contact the SED before initiating survey activities. The SED contact is Christina B. Rieth and she can be reached at (518) 402-5975. Section 233 permits are not required for projects on private land.

If you have any questions concerning archaeology, please contact Daniel Bagrow at 518-268-2160 or dan.bagrow@parks.ny.gov