

City of Plattsburgh Downtown Area Improvement Projects

City of Plattsburgh, Clinton County, New York Draft Generic Environmental Impact Statement (DGEIS)

Draft Scoping Document

Name of Project:	City of Plattsburgh Downtown Area Improvement Projects
Applicant:	City of Plattsburgh
Project Location:	City of Plattsburgh Clinton County, NY
SEQRA Classification:	Type I
Lead Agency:	City of Plattsburgh Common Council 41 City Hall Place Plattsburgh, NY 12901
Lead Agency Contact:	Matthew Miller Director of Community Development 41 City Hall Place Plattsburgh, NY 12901 (518) 536-7510
Date of Scoping Meeting:	August 22, 2019
Date of Scope Adoption:	TBD

**Downtown Area Improvement Projects
City of Plattsburgh, New York
Draft Generic Environmental Impact Statement (DGEIS)
DRAFT Scope**

This document identifies the issues to be addressed in the Draft Generic Environmental Impact Statement (“DGEIS”) for the City of Plattsburgh Downtown Area Improvement Projects (the “Project”) in the City of Plattsburgh, New York (the “City”), proposed by the City of Plattsburgh Common Council (the “Lead Agency”). This Scope document contains the items described in 6 NYCRR Part 617.8 (e) (1) through (7). For purposes of this Scope, the term “Project” or “Projects” means the Project and all related implementing actions, such as approvals and permits.

REQUIRED ELEMENTS OF THE DGEIS

The DGEIS shall conform to requirements for preparation and content of environmental impact statements as stipulated in 6 NYCRR 617.9, which include but are not limited to the following:

- A description of the proposed Project and its environmental setting;
- A statement of the environmental impacts of the proposed Project, including its short- and long- term effects, and typical associated environmental effects;
- An identification of any significant adverse environmental effects that cannot be avoided if the proposed Project is implemented;
- A discussion of alternatives to the proposed Project;
- An identification of any irreversible and irretrievable commitments of resources that would be involved with the proposed Project should it be implemented; and
- A description of mitigation measures proposed to minimize or avoid any significant adverse environmental impacts of the proposed Project.

All discussions of mitigation will consider at least the mitigation measures identified in this Scope. Where reasonable and necessary, such mitigation measures will be incorporated into the proposed Project if they are not already so included. If any mitigation measures listed in this Scope are not incorporated into the proposed Project, the rationale for not incorporating them will be discussed in the DGEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the rationale will be discussed in the DGEIS.

PROPOSED PROJECT

The City of Plattsburgh is undertaking revitalization efforts that will result in several downtown area improvement Projects, some of which have already been specifically proposed and some of which are in the conceptual stage (collectively, the “Projects”) as described below.

Four of these Projects (marked below with an asterisks (*)) are included in the City’s Downtown Revitalization Initiative (the “DRI”), an initiative funded by New York State (“NYS”) to improve the vitality of urban centers throughout the state. The City of Plattsburgh was selected as a Phase 1 DRI community, securing \$10 million in public funding for the DRI Projects identified above and others

outside the scope of the DGEIS, “because strong and sustainable job growth in the region has increased the demand for housing and retail opportunities in the downtown. Under the DRI, Plattsburgh will build on recent investments, including a new municipal marina, streetscape improvements, and renovation of historic buildings to create a vibrant downtown that serves the needs of local employees, residents, students and visitors. The focus will be on mixed-use infill development, a greater variety of retail and housing, expansion of the successful Farmers’ Market, and providing an enhanced connection to the waterfront.”¹ The intent of the DRI is to advance downtown revitalization through transformative housing, economic development, and transportation and community projects that will attract and retain residents, visitors and businesses - creating dynamic neighborhoods where tomorrow’s workforce will want to live, work, and raise a family.

Building upon on a long tradition of local planning, the City organized a Local Planning Committee (“LPC”) comprised of residents, civic leaders, and business owners to lead the DRI planning process and create a unified vision for the role that DRI investment should play in building Plattsburgh’s future. The LPC guided extensive community engagement, including several LPC meetings and four public engagement events.

At the end of the planning process, the LPC created and submitted a Strategic Investment Plan to NYS based on the results of all its meetings, public input received, and best practices. This plan proposed projects to advance downtown Plattsburgh revitalization and did serve as the basis for the DRI funding awarded funding from the State.

A parking study of Plattsburgh’s downtown was commissioned by the Common Council and completed by Carl Walker, Inc. (a.k.a. WGI, Inc.). The Common Council accepted the completed study in February of 2018. It provided an analysis of current parking trends in the City and included recommendations for changes to the parking system based on the anticipated development of the Durkee Street parking lot.

Many of the Projects identified as receiving DRI funding are also anticipated to receive additional funding from other sources. Alternatively, some Projects were not proposed as part of the DRI and will be funded using alternative sources. The Projects are as follows:

- Durkee Lot mixed use development*
 - A multi-story mixed use development that will require a Special Use Permit from the City’s Zoning Board of Appeals. The development will also require City Planning Board approval for amendments to an existing Planned Unit Development and Site Plan approval. Termination of the pre-existing General Municipal Law (“GML”) Redevelopment Plan for the City’s downtown area and its related tax incentive will need to be completed by the Common Council. The proposed mixed-use development would contain approximately 114 apartments, 10,000 square feet of

¹ “Downtown Revitalization Initiative, North Country – Plattsburgh.” New York State Downtown Revitalization Initiative. *New York State*. <https://www.ny.gov/downtown-revitalization-initiative/north-country-plattsburgh>. Webpage accessed July 23, 2019.

commercial space, two surface parking lots, and a large, underground parking garage. Fifty public parking spaces would also be provided in the surface parking lots as part of the development. The Durkee Street Municipal Parking Lot (the “DSMPL”) is located at 22 Durkee Street. The proposed development encompasses approximately 3.3 acres and is located on a portion of tax parcel 207.20-7-15. A second tax parcel, 207.20-7-14, was recently merged with parcel 207.20-7-15 and the proposed development will occupy the former footprint of tax parcel 207.20-7-14. The entirety of this tax parcel currently contains 289 public parking spaces in the DSMPL, approximately 57 public parking spaces in the Broad Street Municipal Parking Lot (the “BSMPL”), the Gateway Office Building and its associated two-story parking structure, the Plattsburgh Farmers’ and Crafters’ Market (the “PFCM”), and a remediated former gas station (“Highway Oil”);

- Saranac Riverwalk*
 - Complementing the Durkee Street Redevelopment, the City is also undertaking design and construction of a Riverwalk along the Saranac River. The Riverwalk will be located on tax parcel 207.20-7-15 and be located at the top of the western bank of the Saranac River between Bridge and Broad Streets. It will be replacing an existing wooden boardwalk that sits on the western bank of the Saranac River along the eastern edge of the DSMPL. The Project will contain a walkway with an overlook and landscape plantings that will accommodate pedestrians and bicycles. It will connect to MacDonough Park to the north via a crosswalk over Bridge Street and path, and to the Saranac River Trail to the south via a path to be constructed between the Gateway Office Building and Broad Street that will connect to the existing sidewalk at the intersection of Broad and Durkee Streets;
- Durkee Street reconfiguration and streetscape improvements*
 - Reconfiguration of Durkee Street from two-way to one-way, northbound traffic with streetscape improvements (wider sidewalks, street tree plantings, pedestrian lighting, transformer art covers) and the establishment of 43 additional public parking spaces (angled and parallel on-street parking) on Durkee Street between Broad and Bridge Streets;
- Bridge Street parking improvements
 - Streetscape improvements (street tree plantings, pedestrian lighting) and approximately six new parallel, public, on-street parking spaces along the south side of Bridge Street between Durkee Street and the Veterans Memorial Bridge;
- Demolition of the former Glens Falls National Bank branch on Margaret Street and construction of the Arnie Pavone Memorial Parking Plaza (the “APMPP”) with the associated abandonment of Division Street
 - The City has committed to providing adequate replacement parking capacity prior to redevelopment of the DSMPL into a mixed-use development by Prime Plattsburgh, LLC (“Prime”). The former Glens Falls National Bank branch located at 25 Margaret Street is considered a suitable area for public parking improvements. The APMPP is to be located on tax parcel 207.19-3-15 that comprises a total area

of approximately 0.73 acres and was purchased by the City in 2018. The City is currently evaluating bids for the abatement and demolition of the existing on-site bank structure and the development of a 109-space municipal parking lot. This Project will necessitate the abandonment of an adjacent, little-used City street (Division Street) and the incorporation of that street's former footprint into the APMPP;

- Westelcom Park improvements*
 - Improvements to the existing Westelcom Park, now referred to as the Arts Park, located across the street from the DSMPL on tax parcels 207.82-1-12, 207.82-1-13, 207.82-1-14, and 207.82-1-15 totaling approximately 0.55 acres in size. The redesign will result in a multi-tiered Arts Park which will include sculpture areas, multiple water features, a plaza, bicycle infrastructure, and pedestrian walking areas with landscaping throughout;
- Expansion and reconfiguration of the Broad Street Municipal Parking Lot
 - The City has committed to providing adequate replacement parking capacity prior to redevelopment of the DSMPL into a mixed-use development by Prime. The BSMPL is considered a suitable area for public parking improvements. The 57-space BSMPL is located on a 0.72-acre part of tax parcel 207.20-7-15 to the south of Broad Street between Durkee Street and the Saranac River. The proposed improvements include minor expansion and restriping of the existing lot to accommodate 21 additional parking spaces;
- Relocation of the Plattsburgh Farmers' and Crafters' Market from DSMPL to the Harborside area
 - The City proposes to relocate the PFCM from the DSMPL to a site in the City's Harborside area near Dock Street. The site is anticipated to become part of a larger Master Plan considering future development along the harbor, which is being pursued through funding as part of a 2019 consolidated funding application by the City.

The proposed Project requires the approvals and permits identified in Table 1:

Table 1: Required Approvals and Permits

Agency	Project	Approval/Permit
1. City of Plattsburgh Common Council	All Projects Durkee Lot Mixed Use Development	<ul style="list-style-type: none"> • SEQRA Determination • Termination of the pre-existing GML Redevelopment Plan for the downtown area and its related tax incentive.
	Demolition of the former Glens Falls National Bank branch on Margaret Street and construction of the Arnie Pavone Memorial Parking Plaza with the associated abandonment of Division Street	<ul style="list-style-type: none"> • Abandonment of Division Street
2. City of Plattsburgh Planning Board	Durkee Lot Mixed Use Development	<ul style="list-style-type: none"> • Site Plan Approval (§360) • Planned Unit Development (PUD) (§ 360-21)
	Saranac Riverwalk; Durkee Street reconfiguration and streetscape improvements; Bridge Street parking improvements; Demolition of the former Glens Falls National Bank branch on Margaret Street and construction of the Arnie Pavone Memorial Parking Plaza with the associated abandonment of Division Street; Westelcom Park (Arts Park) improvements ; Expansion and reconfiguration of the Broad Street Municipal parking lot; Relocation of the Plattsburgh Farmers’ and Crafters’ Market from the Durkee lot to the Harborside area.	<ul style="list-style-type: none"> • Advisory Opinion for all Projects listed
3. City of Plattsburgh Zoning Board of Appeals	Durkee Lot Mixed Use Development	<ul style="list-style-type: none"> • Special Use Permit (§ 360-31)

Agency	Project	Approval/Permit
4. Clinton County Planning Board	Durkee Lot Mixed Use Development; Saranac Riverwalk; Durkee Street reconfiguration and streetscape improvements; Bridge Street parking improvements; Demolition of the former Glens Falls National Bank branch on Margaret Street and construction of the Arnie Pavone Memorial Parking Plaza with the associated abandonment of Division Street; Westelcom Park improvements; Expansion and reconfiguration of the Broad Street Municipal parking lot;	<ul style="list-style-type: none"> • General Municipal Law Referral (§12B-239)
5. Clinton County Industrial Development Agency	Durkee Lot Mixed Use Development	<ul style="list-style-type: none"> • Payment in Lieu of Taxes (PILOT) approval
6. Clinton County Highway Department	Durkee Lot Mixed Use Development; Saranac Riverwalk; Durkee Street reconfiguration and streetscape improvements; Bridge Street parking improvements	<ul style="list-style-type: none"> • Highway Work Permit for Non-Utility Work • Highway Work Permit for Utility Work
7. New York State Department of Environmental Conservation (“DEC”)	Durkee Lot Mixed Use Development	<ul style="list-style-type: none"> • SPDES General Permit GP-0-15-002 For Stormwater Discharges From Construction Activities
	Other projects (as may be required)	<ul style="list-style-type: none"> • SPDES General Permit GP-0-15-002 For Stormwater Discharges From Construction Activities
8. New York State Department of Transportation (NYSDOT)	Durkee Lot Mixed Use Development; Bridge Street parking improvements	<ul style="list-style-type: none"> • Highway Work Permit
9. New York State Historic Preservation Office	All Projects	<ul style="list-style-type: none"> • Consultation pursuant to Section 14.09

ORGANIZATION AND CONTENT OF THE DGEIS

The DGEIS will contain the following information and address the following issues as they relate to the proposed Project.

COVER SHEET identifying:

- (1) The proposed Project and its location;
- (2) The name, address, email and telephone number of the Lead Agency and contact person;
- (3) The name, address, email and telephone number of the preparer and other organizations that contributed to the DGEIS; the date of DGEIS submission and acceptance;
- (4) The name, address, email and telephone number of the Applicant/Owner;
- (5) Public hearing date and DGEIS comment period; and
- (6) Website where the DGEIS and Final Generic Environmental Impact Statement (“FGEIS”) will be posted.

Following the cover sheet, a list (name, address, email and telephone numbers) of all of the Applicant’s consultants, and a list of all interested and involved agencies will be provided, with names, address, email and phone numbers for each agency provided.

TABLE OF CONTENTS, indicating the chapters of the DGEIS and page numbers, as well as lists of exhibits, tables and appendices.

The text of the DGEIS will include the following:

I. EXECUTIVE SUMMARY

- A. Introduction;
- B. Describe the proposed Project;
- C. Provide a list of all involved and interested agencies and identification of local, county, State and other approvals required;
- D. Provide a statement of Project purpose and need;
- E. Summarize significant adverse environmental impacts identified in each subject area;
- F. Summarize mitigation measure(s) proposed for significant adverse environmental impacts; and
- G. Describe alternatives analyzed and a table comparing the impacts of the proposed Project with the impacts of the various alternatives.

II. DESCRIPTION OF THE PROPOSED PROJECT

- A. Identify the location (including mapping and other descriptive graphics) of the proposed Projects
- B. Describe current uses and site conditions, including (as applicable):
 1. Year built and ownership
 2. Any easements or licenses
 3. Lighting and security conditions
 4. Annual maintenance costs and responsible party
 5. Historic contamination issues and remediation activities
 6. Existing and abutting street network, site frontage, and access
 7. Existing streetscape and parking
 8. On- and off-site utilities serving the Project Site
 9. On-site or abutting local, State and/or National Register Listed or eligible resources and archaeological sensitive resources
 10. Existing zoning
 11. Current operation/tenants, including years occupied, hours of operation, lease terms and/or licenses
- C. Description of the Project's history, including prior redevelopment considerations
- D. Description of each component of the proposed Project, including the following elements, as applicable:
 1. Proposed Uses:
 - i. Describe & provide illustrations of the residential component, including number and types of dwelling units (including total number of bedrooms), typical floor plan diagrams, residential amenities within building on-site, price point/target rents, (if any)
 - ii. Describe & provide illustrations of the commercial component, including permitted and proposed uses, proposed layout (e.g., approximately square feet and configuration), number of employees anticipated, hours of operation
 - iii. Describe & provide illustrations of the required and proposed parking and loading, including the number, location, hours of operation, and parking management program (if any) of the public parking component
 2. Massing:

- i. Describe & provide illustrations of the architectural design, including materials, colors, characteristic details and dimensions of proposed structures (elevations and perspectives)
- 3. Site Design & Landscaping:
 - i. Describe & provide illustrations of streetscape improvements and the conceptual landscaping plan, including plant lists and maintenance plan
 - ii. Describe lighting and security design
- 4. Access & Parking:
 - i. Describe road network changes
 - ii. Describe proposed pedestrian and bicycle facilities
 - iii. Describe emergency, refuse service, and maintenance access and circulation
 - iv. Describe & provide illustrations of parking changes
 - v. Describe parking management plan
- 5. Infrastructure & Utilities:
 - i. Describe any necessary infrastructure upgrades/changes
 - ii. Describe proposed Stormwater Pollution and Prevention Plan(s) (SWPPP) to manage stormwater quantity and quality
- 6. Phasing:
 - i. Describe Project phasing, if any, including how market conditions may affect phasing
- 7. Maintenance:
 - i. Describe anticipated annual maintenance costs and responsible party
 - ii. Summarize snow removal storage and maintenance plan
- E. Summarize DRI funding and any other funding mechanisms
- F. Describe required approvals, including advisory approvals and regulatory approvals
- G. Project Purpose and Need
 - 1. Discuss the purpose and need for the Projects identified above, including demographic trends, economic conditions analysis, other relevant information and data supporting the various downtown revitalization Project.
 - 2. Describe of objectives/goals being sought by the City through the development of these Projects.
 - 3. Summarize any benefits of the proposed Projects.

III. EXISTING CONDITIONS, POTENTIAL IMPACTS AS A RESULT OF THE PROPOSED PROJECT AND PROPOSED MITIGATION

A. Land Use, Zoning and Public Policy

1. Land Use

a. Existing Conditions

- (1) Description and mapping of current land use and within a ½-mile radius for each Project Site, including public and private open space areas.
- (2) Description of any relevant licenses, easements or covenants affecting the proposed Projects.
- (3) Describe existing buildings and/or structures and their current conditions for each Project Site, as applicable.

b. Potential Impacts from the proposed Projects

- (1) Discuss compatibility of proposed Projects with existing land uses within a ½-mile radius of the Project Sites, including (as appropriate):
 - (a) Proposed residential uses, including proposed layout, affordability of proposed apartments, residential amenities, and associated parking, if any.
 - (b) Commercial uses that will be permitted within the commercial component, the proposed layout, anticipated hours of operation, and what the anticipated use is based on market analysis data.
 - (c) Proposed buildings, including detailed information about private and public parking areas.
 - (d) Potential impacts and/or compatibility with surrounding area from changes in uses
 - (e) Potential impacts from amendment to PUD, Special Use Permit and the termination of the GML Redevelopment Plan and associated tax incentive.
 - (f) Potential changes to lease terms or required parking for neighboring sites.
 - (g) Potential impacts related to the exclusion of neighboring sites from the Project Site.
 - (h) Potential conflicts with existing easements, licenses or covenants.

- (i) Potential new easements, licenses or covenants, including any easement retained by City for the Saranac Riverwalk and access(es) along and across the Durkee Lot.
- (j) Compatibility with future master plans
- c. Mitigation
 - (a) Discuss appropriate mitigation measures to reduce identified impacts.

2. Zoning

- a. Existing Conditions
 - (1) Map and describe zoning districts within a ½-mile radius of each Project Site. Include the current zoning requirements as well as: use, density, bulk and height, and lot and dimensional requirements per Chapter 360 of the City of Plattsburgh Code as applicable per Project Site.
 - (2) Describe the current compliance with zoning for parking areas as it pertains to existing public parking lots included within various the improvement Projects.
 - (3) Description of site plan review and approval process, and site plan design standards per Chapter 360 as it applies to each Project.
 - (4) Describe compliance with current zoning requirements.
 - (a) Describe the prior history of development efforts at the site and the current conditions of the zoning affecting the site.
 - (b) Describe recent changes to zoning requirements that affects the site.
 - (c) Describe neighboring sites' current compliance with zoning requirements.
- b. Potential Impacts as a result of the proposed Projects
 - (1) Describe proposed Project's compliance with zoning regulations applying to the site, including parking
 - (2) Assess the impact of the Project on neighboring sites' zoning compliance, including parking
 - (3) Describe any variances or waivers that may be required for the proposed Projects
 - (4) Describe required amendments to approved PUD and to-be sought Special Use Permit
 - (5) Discuss applicable recreation and/or open space fees, as applicable

- (6) Describe applicability of zoning and required advisory approvals
 - c. Mitigation
 - (1) Discuss appropriate mitigation measures to reduce identified impacts.
- B. Public Policy
- a. Existing Conditions
 - (1) Describe local, regional, and other applicable public planning and policy documents including, but not limited to the City of Plattsburgh 1999 Comprehensive Plan; Plattsburgh DRI Strategic Investment Plan 2017; Durkee Street Reimagined Study 2016; 58 Point Plan for Energy and Economic Resiliency; Clinton County Destination Master Plan 2017; and relevant City capital plans. Include recommendations relevant to the Project Area and/or Project Sites.
 - b. Potential Impacts as a result of the Proposed Projects
 - (1) Discuss compatibility of the proposed improvement Projects with relevant planning and public policy documents.
 - c. Proposed Mitigation
 - (1) Discuss appropriate mitigation measures to reduce identified impacts.
- C. Community Character/Visual Impacts
- 1. Existing Conditions
 - a. Document, with photographs and narrative the visual and community character of the various Project Sites and the immediately surrounding area.
 - 2. Potential Impacts as a result of the proposed Project
 - a. Describe the architectural and landscaping design, including materials, colors, characteristic details and dimensions of proposed structures (elevations and perspectives).
 - b. Assess potential Projects' compatibility with surrounding uses.
 - c. Discuss how exterior lighting program complies with City lighting standards
 - 3. Proposed Mitigation
 - a. Discuss appropriate mitigation measures for identified impacts.
- D. Aquatic and Natural Resources
- 1. Aquatic Resources

- a. Existing Conditions
 - i. Map existing streams, waterbodies, wetlands and aquatic resource on or within close proximity to the Project Sites. Describe such resources in close proximity to each Project Site.
 - ii. Describe and map any floodplains on the Project Site.
 - b. Potential Impacts as a result of the Proposed Project
 - i. Describe potential impacts to regulated aquatic resources and measures to avoid and/or minimize potential impacts.
 - ii. Discuss compliance with Federal, State and City permitting standards for any activities affecting regulated resources.
 - iii. Describe any impacts to floodplains and compliance with Federal, State and City permitting standards for any activities within floodplain areas.
 - c. Proposed Mitigation
 - i. Discuss appropriate mitigation measures to reduce identified impacts.
2. Natural Resources
- a. Existing Conditions
 - i. Obtain data from the New York Natural Heritage Program (NYNHP) and the USFWS regarding potential Rare, Threatened and Endangered species on and in the vicinity of the site and assess the potential for the each site to support these species.
 - ii. Discuss the sites habitat and wildlife values.
 - b. Potential Impacts as a result of the Proposed Project
 - i. Discuss impacts to site habitat and wildlife values.
 - ii. Discuss the impact of construction activities and ongoing use on vegetation on adjoining properties including trees and their root systems, shrubs, and plant materials, and on wildlife and terrestrial and aquatic ecosystems.
 - c. Proposed Mitigation
 - i. Describe proposed landscape plan, including use of native species. Identify any City ordinance or requirements to be met.
 - ii. Discuss the landscape maintenance plan, including responsibilities and proposed use of fertilizers, pesticides and herbicides.

E. Municipal Utilities

1. Stormwater Management

1. Existing Conditions

- a. Discuss existing drainage patterns (including regional watershed and on-site drainage) and their relationship to the Project Sites.
- b. Compute pre-development stormwater volumes and peak rates for the 1, 10, and 100-year storms to each design point/point of interest throughout the site where ground disturbance is anticipated to exceed one acre.
- c. Discuss existing stormwater and drainage infrastructure on the Project sites.
- d. Discuss relevant City, County and State Stormwater Management and Erosion and Sediment Control regulations.

2. Potential Impacts as a result of the proposed Project

- a. Describe any changes to stormwater infrastructure for the various Project Sites.
- b. For Project Sites where the proposed ground disturbance is greater than one acre, describe the components and function of the proposed drainage system.
- c. Describe potential impacts to the local drainage system and downstream discharge points from construction and operation of the proposed drainage system. Discuss the need for improvements to any downstream components of the drainage system.
- d. Describe pre and post development stormwater volumes and peak rates for the 1, 10, and 100-year storms to each design point/point of interest throughout the site based on proposed area of disturbance.
- e. Discuss impacts to the Saranac River and Lake Champlain, including the potential to exacerbate flooding.
- f. Discuss the proposed erosion and sediment control plan and material components of the SWPPP.
- g. Discuss the proposed stormwater management (quantity and quality) plan and SWPPP, including practices necessary to address all relevant State and City design criteria including “green infrastructure” practices.
- h. Describe the potential for sedimentation and induced turbidity in on-site and downstream water courses and bodies.
- i. Discuss ownership and maintenance of stormwater management facilities for each Project Site.

- a. Discuss estimated Project-generated demand by use component at full buildout. Assess the ability of the system to convey and treat wastewater from the Project as well as from other known or planned Projects as identified by City planning staff.
 - b. Discuss any proposed upgrades or changes for the system.
 - 3. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.
 - 4. Solid Waste
 - 1. Existing Conditions
 - a. Discuss existing solid waste generation from the Project Sites.
 - b. Discuss current solid waste collection and disposal for the Project Sites.
 - 2. Potential Impacts as a result of the proposed Project
 - a. Discuss anticipated Project generated solid waste, by use component, at full build out for Project Sites, where applicable.
 - b. Discuss on-site storage, removal, etc. (including discussion of recycling) for Project Sites, where applicable.
 - c. Describe whether solid waste removal will be handled by a private company or through the City's services for Project Sites, where applicable..
 - d. Discuss disposal location and ability of this off-site location to accommodate Project generated solid waste and related construction and demolition debris for Project Sites, where applicable.
 - e. Discuss maintenance plans related to ensuring all Project Sites remain clear of litter.
 - 3. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.
- F. Traffic, Transportation, Pedestrians and Transit
 - 1. Existing Conditions
 - a. Complete a Traffic Impact Study (TIS) using the standards and guidelines in common use and as developed by the New York State Department of Transportation (DOT), the Institute of Transportation Engineers (ITE), City of Plattsburgh, and any other applicable sources.
 - b. Describe the roadway network and local intersections serving the sites. Descriptions are to include number of lanes and lane widths, pavement condition, speed limits, sidewalks and crosswalks, intersection geometry,

signal timing, turn restrictions, and traffic control. Vehicle mix, pedestrian volumes, and bicycle volumes are to be described as well.

- c. The study will evaluate the following intersections during both AM and PM weekday peak traffic periods, which will span 6:00 to 9:00 a.m. for the AM Peak period, 3:00 to 6:00 p.m. for the PM Peak period, and 11:30 AM – 1:30 PM for the Midday Peak period:
 - Durkee Street at Bridge Street
 - Durkee Street at Broad Street
 - Margaret Street at Bridge Street
 - Margaret Street at Brinkerhoff Street
 - Margaret Street at Broad Street
 - Peru Street at Broad Street
 - Peru Street at Bridge Street
 - d. The count data will include vehicle mix, pedestrian volumes, and bicycle volumes.
 - e. A field review of the intersections will be conducted to gather information as to intersection geometry, traffic control, signal timings, turn restrictions, etc.
 - f. The latest three-year crash history will be collected and analyzed for the intersections.
 - g. The TIS will be coordinated with all other transportation studies and Projects recently completed and those that are currently on-going (i.e., other traffic studies, connector road study, etc.)
 - h. This section will also include a discussion of existing public transportation network facilities in the overall Project area.
2. Potential Impacts of the proposed Project
- a. Trip Generation. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition, provide estimates of traffic generated by the proposed Projects for the Build Year. Trip generation estimates should be developed for the residential and commercial components of the Project which are proposed on the Project Sites, as applicable.
 - b. Trip distribution percentages to/from the Project Sites will be estimated for employees and trucks and will be based on current volume data and re-routing of traffic for converting Durkee Street from two-way to one-way traffic flow between Bridge Street and Broad Street. Closure of Division Street as a public road will be accounted for in assigning trips to the network.

- c. The TIS will factor in other developments that are before various boards and will use a standard background growth factor. Traffic forecasts will be made for year of full build-out.
 - d. Capacity analyses will be conducted using the latest procedures of the Highway Capacity Manual for the study intersections for the weekday AM and PM peak hours. Capacity analyses will be conducted for existing, no-build, and build conditions for full build-out. A discussion will be provided of traffic impacts. Performance measures to define operating conditions and impacts will include level of service and vehicle delay, and volume-to-capacity ratios.
 - e. Internal Site Traffic Circulation. Discuss access to the Sites and planned circulation within the Sites.
 - f. Parking Facilities On-Site. Identify the residential and commercial parking requirements based on the City Code and compare with estimated parking demand and the proposed to be included on the Sites, as applicable.
 - g. Describe provision of public parking and parking management program, if any.
 - h. Loading, Trash & Delivery Areas On-Site. Discuss truck traffic impacts, including local truck deliveries and by-pass truck traffic on Durkee Street.
 - i. Discuss provisions for emergency access and evacuation.
 - j. Discuss impacts to parking used by neighboring sites.
 - k. Describe available transit services for future residents of the Projects, including distances to transit stops and accommodations to access transit.
 - l. Evaluate pedestrian and bicycle infrastructure on and/or near to the Project Sites.
 - m. Discuss pedestrian and bicycle connections to nearby trails and parks for various Project Sites.
 - n. Discuss parking management program for parking lot Project Sites.
 - o. Discuss the potential for impacts associated with construction truck traffic for Project Sites.
3. Proposed Mitigation.
- a. Measures to mitigate traffic impacts will be discussed and analyzed. Mitigation measures will be presented conceptually noting any right-of-way impacts and any other restrictions.

G. Fiscal and Economic Conditions

1. Existing Conditions

- a. Identify current taxes provided to each taxing jurisdiction (City, County, school district, special assessment district for parking, etc.) under current ownership.
 - b. Summarize the current operating budgets for the City School District, Fire Department, Police, Public Works, Water Works Water District, and other service providers.
 2. Potential Impacts as a result of the proposed Project
 - a. Estimate annual tax revenues to be generated to each taxing jurisdiction upon Project completion using current tax rates.
 - b. Generally discuss potential impacts to community facilities and services, including the City departments, and other taxing jurisdictions by estimating variable revenues and expenses associated with the Projects. Standard metrics (new residents, new school aged children, as appropriate and applicable) will be used to determine new costs using a “marginal costing” technique. An annual net fiscal impact (revenues less expenditures) will be generated for each jurisdiction.
 - c. Describe employment generation resulting from construction, and operation of the Projects.
 - d. Identify any anticipated Payment in Lieu of Taxes (PILOT), tax certiorari, or other tax relief/abatement programs that may be applied for, before or after construction, and the impacts that those programs may have on the anticipated taxes paid to each taxing jurisdiction, including the City of Plattsburgh School District.
 3. Proposed Mitigation
 - a. Discuss appropriate mitigation measures to reduce identified impacts.
- H. Historic and Cultural Resources
 1. Existing Conditions
 - a. Prepare and submit Notice of Project to New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) Cultural Resources Information System (CRIS) for the various Projects.
 - b. Upon receipt of comment from NYOPRHP, if required, prepare and submit Phase IA cultural resources report as identified per Project Site.
 - c. If recommended by the 1A study, prepare a Phase 1B cultural resources report.
 2. Potential Impacts of the proposed Project
 - a. Describe potential direct and indirect impacts to historic and cultural resources from the various Projects.
 3. Proposed Mitigation

- a. Discuss appropriate mitigation measures to mitigate any identified impacts.
- I. Environmental Contamination
 - 1. Existing Conditions
 - a. Discuss environmental site conditions for the various Projects Sites, as applicable.
 - b. Discuss the fate of existing buildings with respect to the potential for lead and asbestos contamination.
 - 2. Potential Impacts of the proposed Project
 - a. Discuss potential impacts based on identified environmental site conditions.
 - 3. Proposed Mitigation
 - a. Discuss appropriate mitigation measures.

ALTERNATIVES

The analysis of reasonable alternatives to the proposed Project will be based on schematic concept plans, with impacts addressed qualitatively and quantitatively. Alternatives will be compared to one another and to the Proposed Action in a summary table. The alternatives will include:

- A. The “No Action” Alternative.
- B. Multi-story parking garage featuring 250 spaces

SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

Identification of significant long term and short-term construction impacts (including construction impacts: traffic, air quality, noise, etc.) that cannot be avoided.

GROWTH INDUCING ASPECTS

A description and analysis of potential growth-inducing aspects, including short and long term, and primary, secondary and indirect impacts, will be provided and mitigation measures discussed if necessary. This section would provide a qualitative discussion of the potential impact of the proposed Projects on local business, population characteristics, community character, and community services.

EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

A description of the effect of the proposed Projects on the short and long term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long term operation.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed Projects.

SUPPLEMENTAL SITE-SPECIFIC ENVIRONMENTAL REVIEW

This section will describe the review process for projects and/or actions examined in the GEIS and their subsequent compliance with the thresholds and conditions established. This will include thresholds that could trigger the need for supplemental determinations or site-specific environmental impact statements and the environmental issues that would need to be addressed.

APPENDICES

- A. SEQRA Notices and Filings
- B. Scoping Document
- C. Letters of Record
- D. Traffic Impact Analysis
- E. Stormwater Pollution Prevention Plan(s)
- F. Cultural Resources Report(s)
- G. Phase I Environmental Site Assessment(s)
- H. Construction Management Plan
- I. Others as required