

November 29, 2023

Griffiths Engineering  
Attn: John Mastronardi  
13 S. Washington St.  
Binghamton, NY 13903

Re: **The Hills of Windsor – 200 Garrett Road**  
**Comments dated November 14, 2023 – Griffiths Engineering**

Dear John:

This letter is regarding the comments we received from you dated November 14, 2023, for the above referenced project. The comments are in the order received and our responses are in bold italics.

**Stormwater Pollution Prevention Plan (SWPPP) – Dated 9/27/23.**

1. Final SWPPP cover page should be stamped and signed by professional engineer.  
*Response: See attached Final SWPPP signed and stamped by professional engineer.*
2. Page 10 of 261, this drawing should be titled "DRAINAGE MAPS PROPOSED", please correct.  
*Response: Drawing title has been revised.*
3. Page 90 of 261, it appears that the Bioretention area is approximately 40 ft. wide, however the Bioretention Worksheet indicates 80 ft wide, please clarify. Also, the filter area (Af) required is greater than the filter area provided.  
*Response: The bioretention worksheets have been updated.*
4. Page 178 of 261: A MS4 SWPPP Acceptance Form will not be required for this project as the Town of Windsor is not a regulated MS4.  
*Response: The MS4 SWPPP Acceptance form has been removed.*
5. Page 181 of 261: Please provide a completed NOI including required signatures for SWPPP Preparer Certification and Owner/Operator Certification.  
*Response: The NOI has been completed.*
6. Provide an Erosion & Sediment Control Plan.  
*Response: Erosion control measures have been added to the grading plans.*
7. Provide Plans and Details for Bioretention, Wet Pond, Filter Strip and other stormwater components.  
*Response: Details have been added to the Detail Sheets.*

8. It would be helpful to highlight/outline the project area on the maps located in Appendix B-E, & G.

***Response: The project area has been added to the referenced maps.***

9. Specify seed mix to be used within lawn areas.

***Response: The seed mix has been added.***

10. Prior to final stabilization will the Wet Pond be used as a temporary silt trap? If so, please provide calculations for sizing.

***Response: Silt Trap Calculations have been added to the Grading Plans.***

**Drawings – Dated 09/01/2023:**

11. C101: Cover Sheet Zoning Table indicates a disturbance area of 18.87 acres, however, the EAF Indicates 19.7 acres, please clarify. Also, ensure that the actual disturbance area matches that of the NOI (once completed).

***Response: The disturbance is 18.87 ac. The EAF has been updated to match.***

12. C201: Label 'Dunbar Road' on Plan.

***Response: Dunbar Road has been labeled.***

13. C202: is the depressed area northeast of the "fishing pond" being used as a pretreatment area prior to runoff entering the pond? If so, provide sizing calculations.

***Response: That depressed area is a bioretention area. Bioretention area calcs are included in the revised SWPPP.***

14. C403: The septic system note indicates 12 trenches at 100' however it appears there is 26 trenches at 100', please clarify.

***Response: The note has been updated.***

15. C404: Silt Fence should be routed around End Section DA-7.

***Response: Silt fence has been revised as requested.***

16. Show location and size of staging areas, equipment storage areas, borrow pits, waste areas and concrete washout areas.

***Response: The above mentioned items have been added to the Grading Plan.***

**Full Environmental Assessment Form (FEAF) – Dated 5/31/2023:**

17. Page 2 of 13, part B: The sewer and water systems will be under the review of NYSDEC, not Broome County.

***Response: The EAF has been updated.***

**Report of Geotechnical Investigation – Dated 8/4/2023**

18. Provide Final copy of Geotechnical Report.

***Response: Final Geotechnical Report will be forwarded once obtained.***

19. With regard to the septic system, ensure percolation test results are indicated within the final report.

***Response: Percolation test locations and perc rates are shown on the grading plan. The proposed septic field for the RV sites has been moved over to the soccer field where perc rates are better. We still need to do additional perc test in this area, but all perc test so far in that area are very consistent.***

Please contact me directly with questions. Thank you.

Sincerely,



David Cox, PE, MBA  
Senior Associate | Civil Department Manager

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: The Hills of Windsor		
Project Location (describe, and attach a general location map): 200 Garrett Rd		
Brief Description of Proposed Action (include purpose or need): Proposed Christian retreat center to hold church services and worship services.		
Name of Applicant/Sponsor: The Hills of Windsor, Inc.		Telephone: 315.622.2700
		E-Mail: dpdurst@nymn.org
Address: 8130 Oswego Road		
City/PO: Liverpool	State: NY	Zip Code: 13090
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Site Plan Approval	4/14/23
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board - Site Plan Recommendation.	4/14/23
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Sewer and Water	Spring 2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES Coverage SHPO - Archeo	Fall 2023 Spring 2023
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Major Basins: Upper Susquehanna	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Agriculture and Commercial.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	Windsor Central School District
b. What police or other public protection forces serve the project site?	NYS Police
c. Which fire protection and emergency medical services serve the project site?	West Windsor and Windsor Fire Departments
d. What parks serve the project site?	None

**D. Project Details**

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	Commercial
b. a. Total acreage of the site of the proposed action?	436.72 acres
b. Total acreage to be physically disturbed?	18.87 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	436.72 acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No % 4% (15.9 ac/436.72 ac) Units: 60 Rooms & 24 RV sites
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Number of lots proposed?	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 24 months
ii. If Yes:	
• Total number of phases anticipated	_____
• Anticipated commencement date of phase 1 (including demolition)	_____ month _____ year
• Anticipated completion date of final phase	_____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	_____

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 38 height; 130 width; and 219 length

iii. Approximate extent of building space to be heated or cooled: 44,158 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: Stormwater and fire protection

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: 0.94 acres

v. Dimensions of the proposed dam or impounding structure: 4 height; 400 length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): earth fill

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
  
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 7,552 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
  
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

Private onsite wells

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ 150 gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 7,552 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No



Yes  No  
 Yes  No  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 Onsite septic system \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 None. \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 2.8 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 436.7 acres (parcel size)
- ii. Describe types of new point sources. Roof and pavement
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 Onsite stormwater management areas \_\_\_\_\_
  - If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- ii. In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes: Less than 100 trips generated within the peak hour. Substantial is 100 trips or more.

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of 8am to 8pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

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iii. Parking spaces: Existing 0 Proposed 105 Net increase/decrease 105

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No  
 Connection to walking trails.

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 132,000 kw

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
 Grid

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iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8am to 6pm</u></li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24 hours</u></li> <li>• Saturday: <u>24 hours</u></li> <li>• Sunday: <u>24 hours</u></li> <li>• Holidays: <u>24 hours</u></li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
 Typical construction noise: \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 Building mounted lights and parking lot lighting. All lighting will be dark sky compliant.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ 1 tons per \_\_\_\_\_ week (unit of time)
- Operation : \_\_\_\_\_ 1 tons per \_\_\_\_\_ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: typical construction recycling and reuse. \_\_\_\_\_
- Operation: typical residential recycling. \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Dumpster to Landfill \_\_\_\_\_
- Operation: Dumpster to Landfill \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

- i. Check all uses that occur on, adjoining and near the project site.
- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
- Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_
- ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	3.7	+3.7
• Forested	405.1	397.5	-7.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	29	24.8	-4.2
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.7	1.6	+0.9
• Wetlands (freshwater or tidal)	1.9	1.9	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn	0	7.2	+7.2

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 4' feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Silt loams	_____	100 %
_____	_____	_____ %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 4' feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	1.8 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	36.8 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	61.4 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	32 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	30 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	38 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 931-914 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Sole Source Aquifer Names: Clinton Street Ballpark SSA

<p><b>m. Identify the predominant wildlife species that occupy or use the project site:</b> _____</p> <p>Typical wildlife for the area _____</p> <p>Deer, Squirrels, etc. _____</p>	
<p><b>n. Does the project site contain a designated significant natural community?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. Describe the habitat/community (composition, function, and basis for designation):</i> _____</p> <p>_____</p> <p><i>ii. Source(s) of description or evaluation:</i> _____</p> <p><i>iii. Extent of community/habitat:</i></p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p><b>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. Species and listing (endangered or threatened):</i> _____</p> <p>_____</p>	
<p><b>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. Species and listing:</i> _____</p> <p>_____</p>	
<p><b>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p><b>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p><b>b. Are agricultural lands consisting of highly productive soils present?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p><i>i. If Yes: acreage(s) on project site?</i> _____</p> <p><i>ii. Source(s) of soil rating(s):</i> _____</p>	
<p><b>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. Nature of the natural landmark:</i> <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p><i>ii. Provide brief description of landmark, including values behind designation and approximate size/extent:</i> _____</p> <p>_____</p>	
<p><b>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. CEA name:</i> _____</p> <p><i>ii. Basis for designation:</i> _____</p> <p><i>iii. Designating agency and date:</i> _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

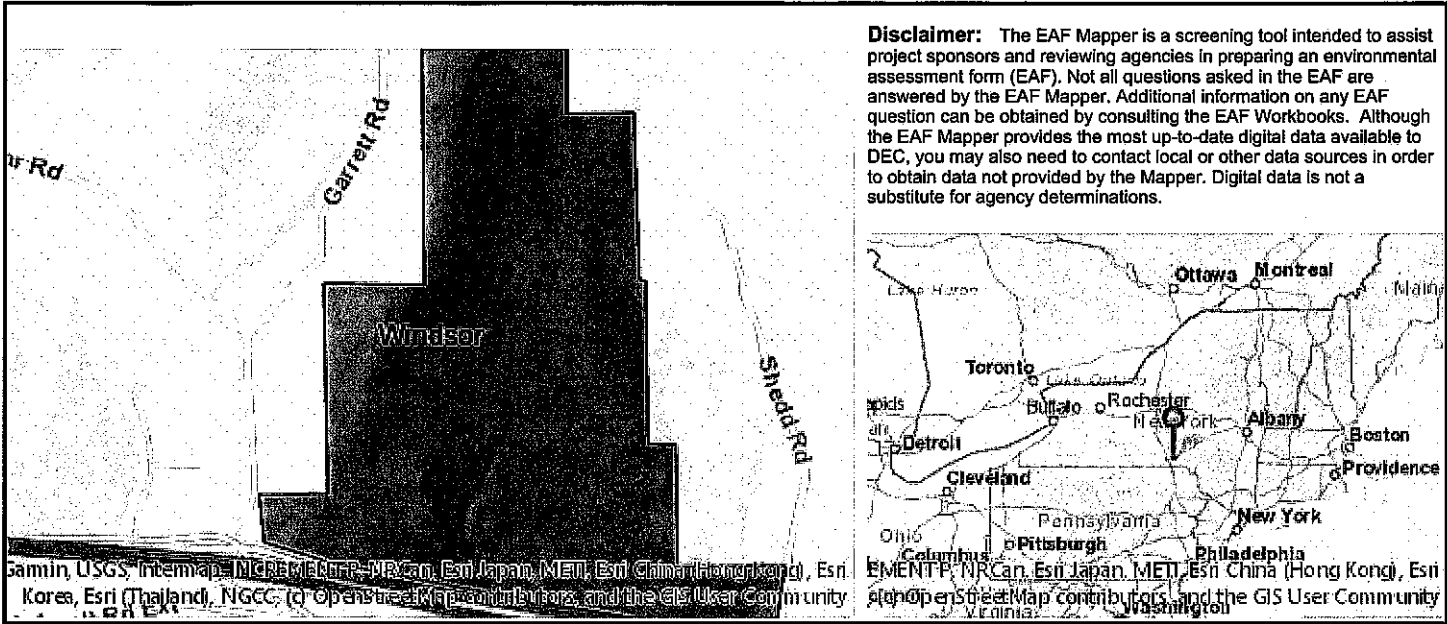
**G. Verification**

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

Applicant/Sponsor Name David Cox PE Date 5/31/23

Signature  Title Senior Associate|Civil dept Manager





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-914
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

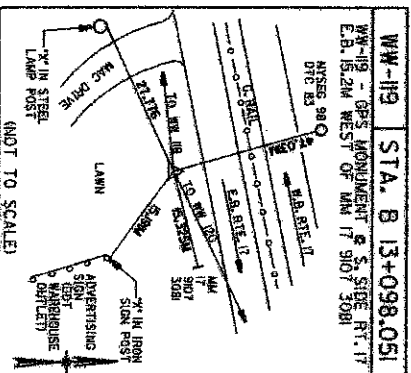
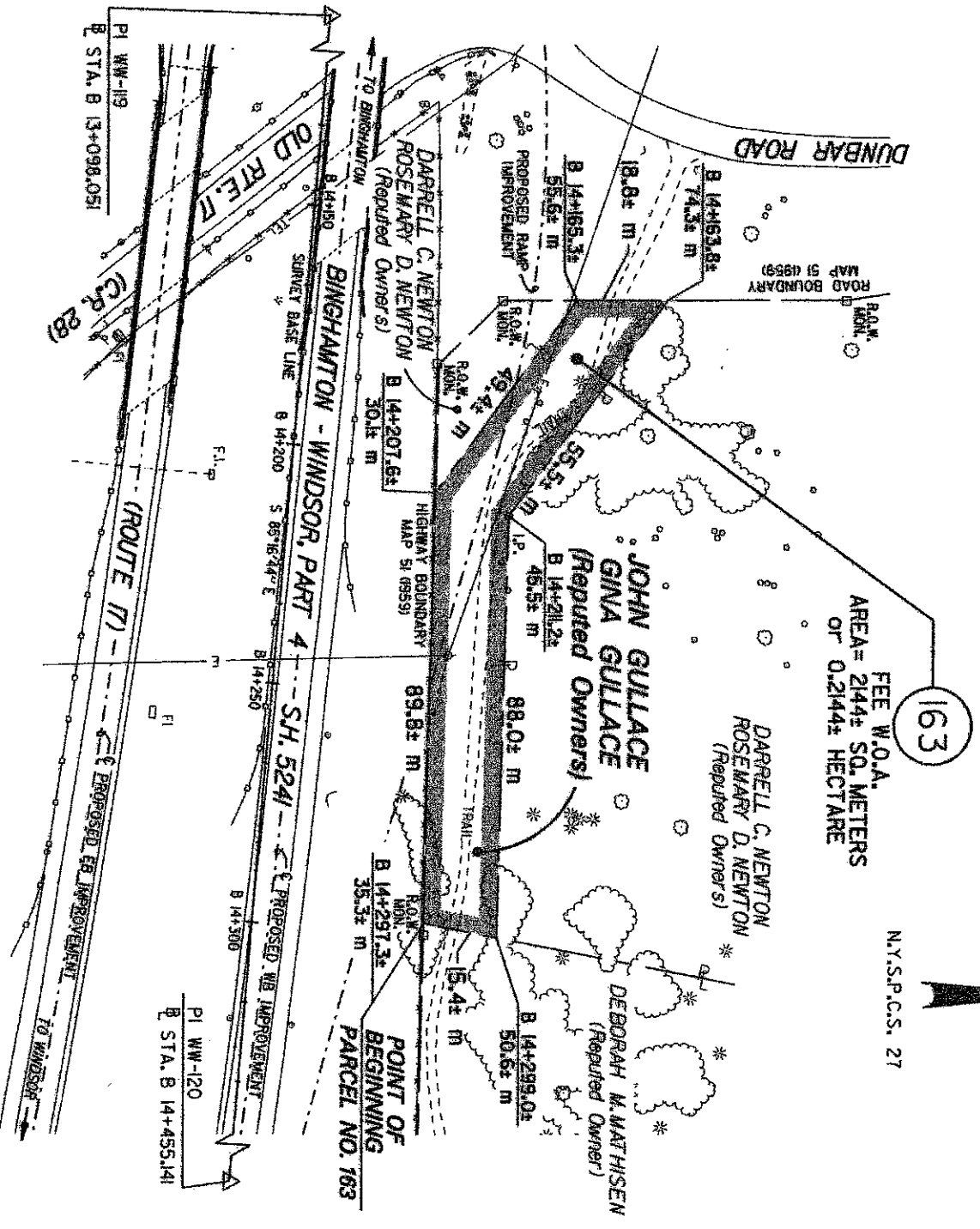
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Clinton Street Ballpark SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



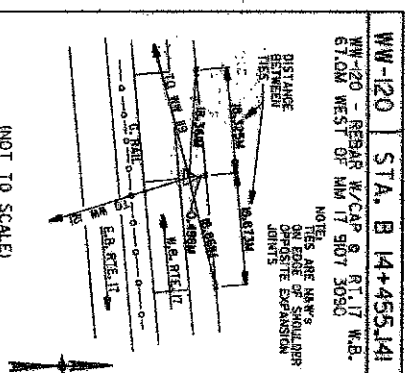
SCALE 1:4000  
1 meter = 3,280.8333333 U.S. survey feet  
1 hectare = 2,471.04 acres



N.Y.S.P.C.S. 27



FOR INFORMATION PURPOSES ONLY		
SI UNITS	ENGLISH UNITS	
15.4± m	51± ft.	
88.0± m	289± ft.	
55.5± m	182± ft.	
18.8± m	62± ft.	
49.4± m	162± ft.	
89.8± m	295± ft.	
2144± sq. m	23,078± sq. ft.	
0.2144± hectare	0.530± acre	



CONTINUED ON SHEET NO. 2

All that piece or parcel of property hereinafter designated as Parcel No. 163 situate in the Town of Windsor, County of Broome, State of New York, as shown on the accompanying map and described as follows:

PARCEL NO. 163 FEE W.O.A.

Beginning at a point on the northerly boundary of the existing Binghamton - Windsor, Part 4, State Highway No. 5241, at its intersection with the division line between the property of John Gullace and Gina Gullace (reputed owners) on the west and the property of Deborah M. Mathisen (reputed owner) on the east, said point being 35.3± meters distant northerly measured at right angles from station B 14+297.3± of the hereinafter described survey base line for the reconstruction of a portion of the Binghamton - Windsor, Part 4, State Highway No. 5241; thence northerly along said division line 15.4± meters to its intersection with the property of the property of John Gullace and Gina Gullace (reputed owners) on the north, said point being 50.6± meters distant northerly measured at right angles from station B 14+299.0± of said base line; thence westerly along said division line 88.0± meters to its intersection with the division line between the property of John Gullace and Gina Gullace (reputed owners) on the southwest and the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) on the northeast, said point being 45.5± meters distant northerly measured at right angles from station B 14+211.2± of said base line; thence northeasterly along said division line 55.5± meters to its intersection with the easterly boundary of the existing Dunbar Road, said point being 74.3± meters distant northerly measured at right angles from station B 14+163.8± of said base line; thence southerly along the road boundary 18.8± meters to its intersection with the division line between the property of John Gullace and Gina Gullace (reputed owners) on the northeast and the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) on the southwest, said point being 55.6± meters distant northerly measured at right angles from station B 14+165.3± of said base line; thence southeasterly along said division line 49.4± meters to its intersection with northerly boundary of the first mentioned highway, the last mentioned point being 30.1± meters distant northerly measured at right angles from station B 14+207.6± of said base line; thence easterly along the highway boundary 89.8± meters to the point of beginning being 2144± square meters or 0.2144 hectare more or less.

The above mentioned survey base line is a portion of the 1992 base line for the reconstruction of a portion of the Binghamton - Windsor, Part 4, State Highway No. 5241, County of Broome as shown on a map and plan on file in the office of the New York State Department of Transportation and described as follows:

Beginning at station B 13+098.051; thence South 85°16'44" East to station B 14+455.141.

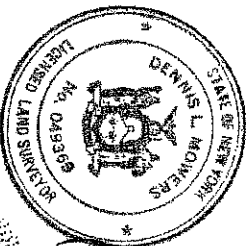
All bearings referred to the New York State Plane Coordinate System (NAD27).

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED AND MAPPED ABOVE IS NECESSARY FOR THIS PROJECT AND THE ACQUISITION THEREOF IS RECOMMENDED.

Date 9/30 1997

*[Signature]*  
F.T. MOGHREB, P.E. CIVIL ENGINEER IV FOR  
THE REGIONAL DIVISION OF TRANSPORTATION  
REGION NO. 9



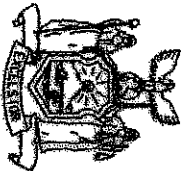
I HEREBY CERTIFY THAT THIS IS AN ACCURATE DESCRIPTION UNDER MY DIRECTION.

Date Sept 26 1997

*[Signature]*  
DENNIS L. HOWERS, LAND SURVEYOR  
P.L.S. LICENSE NO. 049369  
HANZA NORTHEAST

NEW YORK STATE DEPARTMENT OF TRANSPORTATION  
DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY

BINGHAMTON - WINDSOR, PART 4  
STATE HIGHWAY NO. 5241  
BROOME COUNTY



Map No. 91  
Parcel No. 163

JOHN GULLACE  
GINA GULLACE  
(Reputed Owners)

Total Area = 2144± Sq. Meters  
= 0.2144± Hectare

Description and map of property which the Commissioner of Transportation deems necessary to be acquired by appropriation in the name of the People of the State of New York in fee without right of access to and from abutting property, for purposes connected with the highway system of the State of New York pursuant to Section 30 of the Highway Law and the Eminent Domain Procedure Law.

There is excepted from this appropriation all the right, title and interest, if any, of the United States of America in or to said property.

Pursuant to statutes set forth above and the authority delegated to me by Official Order of the Commissioner of Transportation, the above description and map are hereby officially approved; and said description and the original tracing of this map are hereby officially filed in the Office of the Department of Transportation.

Date March 11, 1998

*[Signature]*  
Richard J. Morris, Director, Real Estate Division

I have compared the foregoing copy of description and map with the original thereof, as filed in the Office of the Department of Transportation and I do hereby certify the same to be a true and correct copy of said original and of the whole thereof.

Real Estate Division

SURVEY NOTES ON FILE AT NEW YORK STATE DEPARTMENT OF TRANSPORTATION, REGION NO. 9, LOCATED AT BINGHAMTON, NEW YORK  
TRN 409  
CC L1167 P.484  
L1299 P.898

ROBERT WILLIAMS  
LUCILLE WILLIAMS  
(Reputed Owners)

DARRELL C. NEWTON  
ROSEMARY D. NEWTON  
(Reputed Owners)

POINT OF BEGINNING  
PARCEL NO. 165  
25.81 m

B 14+18.81  
234.83 m  
S 02°29'26" E  
5.02 m  
B 14+125.190  
230.624 m  
S 14°30'05" E  
18.12 m  
B 14+124.62  
235.65 m  
B 14+141.116  
213.62 m

FEE W.O.A.  
AREA= 106± SQ. METERS  
OF 0.0106± HECTARE

DARRELL C. NEWTON  
ROSEMARY D. NEWTON  
(Reputed Owners)

161

FEE W.O.A.  
AREA= 475± SQ. METERS  
OF 0.0475± HECTARE

162

FEE W.O.A.  
AREA= 1949± SQ. METERS  
OF 0.1949± HECTARE

B 14+299.52  
54.52 m

POINT OF BEGINNING  
PARCEL NO. 162  
74.32 m

B 14+163.82  
4.52 m  
B 14+163.42  
78.82 m

DARRELL C. NEWTON  
ROSEMARY D. NEWTON  
(Reputed Owners)

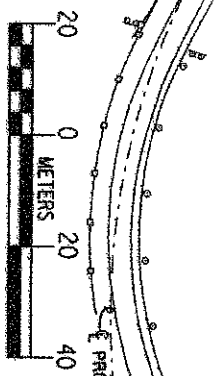
JOHN GULLACE  
GINA GULLACE  
(Reputed Owners)

POINT OF BEGINNING  
PARCEL NO. 161  
55.62 m  
B 14+165.32  
33.82 m

DARRELL C. NEWTON  
ROSEMARY D. NEWTON  
(Reputed Owners)

164

FEE W.O.A.  
AREA= 313± SQ. METERS  
OF 0.0313± HECTARE



CONTINUED ON SHEET NO. 2

CONTINUED ON SHEET NO. 2

POINT OF BEGINNING  
PARCEL NO. 164  
83.02 m  
B 14+275.62  
83.02 m  
PAUL T. SUHADOLNIK  
CHERYL L. SUHADOLNIK  
(Reputed Owners)

DEBORAH M. MATHISEN  
(Reputed Owner)

B 14+267.62  
85.12 m

PI WW-120  
B STA. B 14+455.141

B 14+207.62  
30.12 m

B 14+211.22  
45.52 m

B 14+293.04  
50.62 m

139.22 m

B 14+211.22  
45.52 m

B 14+180.92  
28.52 m

B 14+200

B 14+230

B 14+300

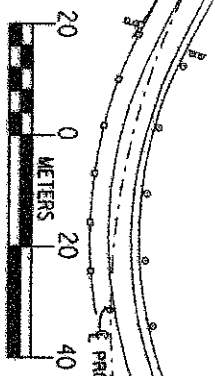
SH. 524

(ROUTE 7)

(ROUTE 7)

164

FEE W.O.A.  
AREA= 313± SQ. METERS  
OF 0.0313± HECTARE



CONTINUED ON SHEET NO. 2

CONTINUED ON SHEET NO. 2

POINT OF BEGINNING  
PARCEL NO. 164  
83.02 m  
B 14+275.62  
83.02 m  
PAUL T. SUHADOLNIK  
CHERYL L. SUHADOLNIK  
(Reputed Owners)

DEBORAH M. MATHISEN  
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B 14+267.62  
85.12 m

PI WW-120  
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B 14+207.62  
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B 14+211.22  
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50.62 m

139.22 m

B 14+211.22  
45.52 m

B 14+180.92  
28.52 m

B 14+200

B 14+230

B 14+300

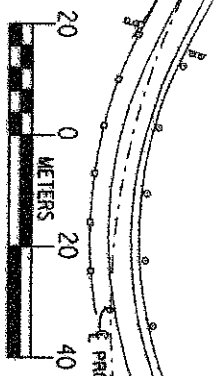
SH. 524

(ROUTE 7)

(ROUTE 7)

164

FEE W.O.A.  
AREA= 313± SQ. METERS  
OF 0.0313± HECTARE



CONTINUED ON SHEET NO. 2

CONTINUED ON SHEET NO. 2

POINT OF BEGINNING  
PARCEL NO. 164  
83.02 m  
B 14+275.62  
83.02 m  
PAUL T. SUHADOLNIK  
CHERYL L. SUHADOLNIK  
(Reputed Owners)

DEBORAH M. MATHISEN  
(Reputed Owner)

B 14+267.62  
85.12 m

PI WW-120  
B STA. B 14+455.141

B 14+207.62  
30.12 m

B 14+211.22  
45.52 m

B 14+293.04  
50.62 m

139.22 m

B 14+211.22  
45.52 m

B 14+180.92  
28.52 m

B 14+200

B 14+230

B 14+300

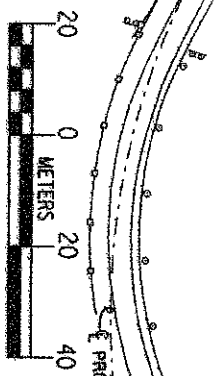
SH. 524

(ROUTE 7)

(ROUTE 7)

164

FEE W.O.A.  
AREA= 313± SQ. METERS  
OF 0.0313± HECTARE



CONTINUED ON SHEET NO. 2

CONTINUED ON SHEET NO. 2

POINT OF BEGINNING  
PARCEL NO. 164  
83.02 m  
B 14+275.62  
83.02 m  
PAUL T. SUHADOLNIK  
CHERYL L. SUHADOLNIK  
(Reputed Owners)

DEBORAH M. MATHISEN  
(Reputed Owner)

B 14+267.62  
85.12 m

PI WW-120  
B STA. B 14+455.141

B 14+207.62  
30.12 m

B 14+211.22  
45.52 m

B 14+293.04  
50.62 m

139.22 m

B 14+211.22  
45.52 m

B 14+180.92  
28.52 m

B 14+200

B 14+230

B 14+300

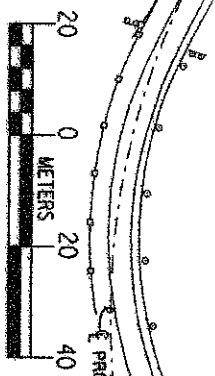
SH. 524

(ROUTE 7)

(ROUTE 7)

164

FEE W.O.A.  
AREA= 313± SQ. METERS  
OF 0.0313± HECTARE



CONTINUED ON SHEET NO. 2

CONTINUED ON SHEET NO. 2

POINT OF BEGINNING  
PARCEL NO. 164  
83.02 m  
B 14+275.62  
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PAUL T. SUHADOLNIK  
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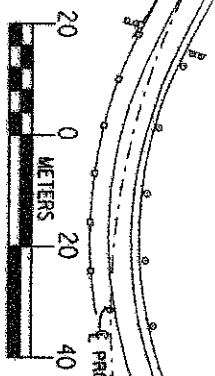
SH. 524

(ROUTE 7)

(ROUTE 7)

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FEE W.O.A.  
AREA= 313± SQ. METERS  
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B 14+200

B 14+230

B 14+300

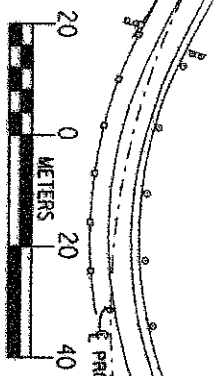
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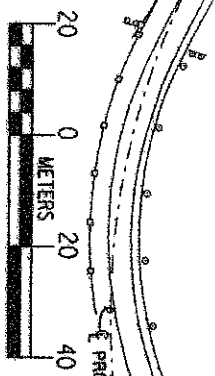
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B 14+180.92  
28.52 m

B 14+200

B 14+230

B 14+300

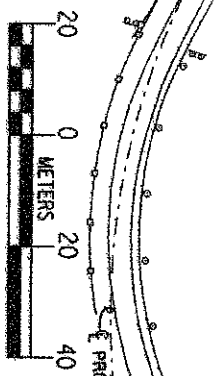
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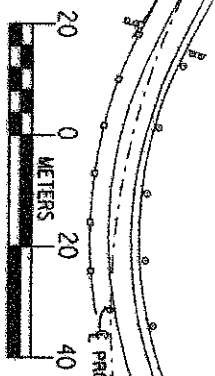
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(ROUTE 7)

(ROUTE 7)

164

FEE W.O.A.  
AREA= 313± SQ. METERS  
OF 0.0313± HECTARE



CONTINUED ON SHEET NO. 2

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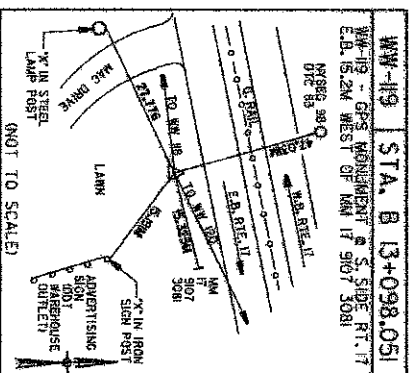
POINT OF BEGINNING  
PARCEL NO. 164  
83.02 m  
B 14+275.62  
83.02 m  
PAUL T. SUHADOLNIK  
CHERYL L. SUHADOLNIK  
(Reputed Owners)

DEBORAH M. MATHISEN  
(Reputed Owner)

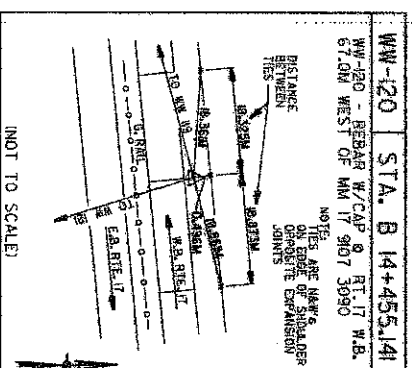
B 14+267.62  
85.12 m

PI WW-120  
B STA. B 14+455.141

B 14+20



FOR INFORMATION PURPOSES ONLY		ENGLISH UNITS	
SI UNITS			
33.8± m		111± ft	
26.8± m		88± ft.	
49.4± m		162± ft	
475± sq. m		5,113± sq. ft.	
0.04175± hectare		0.117± acres	



FOR INFORMATION PURPOSES ONLY		ENGLISH UNITS	
SI UNITS			
55.5± m		182± ft	
88.0± m		289± ft.	
3.9± m		13± ft	
138.2± m		453± ft.	
4.5± m		15± ft	
1949± sq. m		20,979± sq. ft.	
0.1949± hectare		0.482± acres	

FOR INFORMATION PURPOSES ONLY		ENGLISH UNITS	
SI UNITS			
18.1± m		59± ft	
25.4± m		83± ft.	
38.4± m		126± ft	
33± sq. m		3,369± sq. ft.	
0.0313± hectare		0.077± acres	

FOR INFORMATION PURPOSES ONLY		ENGLISH UNITS	
SI UNITS			
5.8± m		19± ft	
5.0± m		16± ft.	
18.1± m		59± ft	
25.8± m		85± ft.	
106± sq. m		1,441± sq. ft.	
0.0106± hectare		0.026± acres	

All those pieces or parcels of property hereinafter designated as Parcel Nos. 161, 162, 164 and 165 situate in the Town of Windsor, County of Broome, State of New York, as shown on the accompanying map and described as follows:

**PARCEL NO. 161 FEE W. O. A.**

Beginning at a point on the easterly boundary of the existing Dunbar Road, at its intersection with the division line between the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) on the southwest and the property of John Guillace and Gina Guillace (reputed owners) on the northeast, said point being 55.6± meters distant northerly measured at right angles from station B 14+165.3± of the hereinafter described survey base line for the reconstruction of a portion of the Binghamton - Windsor, Part 4, State Highway No. 5241; thence southeasterly along said division line 49.4± meters to its intersection with the northerly boundary of the existing Binghamton - Windsor, Part 4, State Highway No. 5241, said point being 30.1± meters distant northerly measured at right angles from station B 14+207.6± of said base line; thence westerly along the highway boundary 26.8± meters to its intersection with the northeasterly boundary of the above mentioned road, said point being 28.5± meters distant northerly measured at right angles from station B 14+180.9± of said base line; thence northwesterly and northerly along the road boundary 33.8± meters to the point of beginning; being 475± square meters or 0.0475 hectare more or less.

**PARCEL NO. 162 FEE W. O. A.**

Beginning at a point on the easterly boundary of the existing Dunbar Road, at its intersection with the division line between the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) on the northeast and the property of John Guillace and Gina Guillace (reputed owners) on the southwest, said point being 74.3± meters distant northerly measured at right angles from station B 14+163.8± of the hereinafter described survey base line for the reconstruction of a portion of the Binghamton - Windsor, Part 4, State Highway No. 5241; thence southeasterly along said division line 55.5± meters to its intersection with the division line between the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) on the north and the property of John Guillace and Gina Guillace (reputed owners) on the south, said point being 45.5± meters distant northerly measured at right angles from station B 14+211.2± of said base line; thence easterly along said division line 88.0± meters to its intersection with the division line between the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) on the west and the property of Deborah M. Mathisen (reputed owner) on the east, said point being 50.6± meters distant northerly measured at right angles from station B 14+299.0± of said base line; thence northerly along said division line 3.9± meters to a point 54.5± meters distant northerly measured at right angles from station B 14+299.5± of said base line; thence through the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) North 75° 08' 59" West, 138.2± meters to a point on the easterly boundary of the above mentioned road, said point being 78.8± meters distant northerly measured at right angles from station B 14+163.4± of said base line; thence southerly along the road boundary 4.5± meters to the point of beginning; being 1949± square meters or 0.1949 hectare more or less.



PARCEL NO. 164 FEE W. O. A.

Beginning at a point on the southerly boundary of the existing Binghamton - Windsor, Part 4, State Highway No. 5241, at its intersection with the southeasterly boundary of said highway, also being the division line between the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) on the north and the property of Paul T. Sunadolnik and Cheryl L. Sunadolnik (reputed owners) on the south, said point being 85.1± meters distant southerly measured at right angles from station B 14+257.6± of the hereinafter described survey base line for the reconstruction of a portion of the Binghamton - Windsor, Part 4, State Highway No. 5241; thence easterly along said division line 18.1± meters to its intersection with the division line between the property of Deborah M. Mathisen (reputed owner) on the east, said point being 83.0± meters distant southerly measured at right angles from station B 14+275.6± of said base line; thence northerly along said division line 25.4± meters to its intersection with the southerly boundary of the above mentioned highway, the last mentioned point being 58.1± meters distant southerly measured at right angles from station B 14+280.7± of said base line; thence westerly and southwesterly along the highway boundary 38.4± meters to the point of beginning; being 313± square meters or 0.0313 hectare more or less.

PARCEL NO. 165 FEE

Beginning at a point on the easterly boundary of the existing Dunbar Road, at its intersection with the division line between the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) on the south and the property of Robert Williams and Lucille Williams (reputed owners) on the north, said point being 234.8± meters distant northerly measured at right angles from station B 14+118.8± of the hereinafter described survey base line for the reconstruction of a portion of the Binghamton - Windsor, Part 4, State Highway No. 5241; thence easterly along said division line 5.8± meters to a point 255.6± meters distant northerly measured at right angles from station B 14+124.6± of said base line; thence through the property of Darrell C. Newton and Rosemary D. Newton (reputed owners) the following two courses and distances: (1) South 2°29'26" East, 5.0± meters to a point 230.6± meters distant northerly measured at right angles from station B 14+125.190 of said base line; thence (2) South 14°30'05" East, 18.1± meters to a point on the northeasterly boundary of the above mentioned road, said point being 213.6± meters distant northerly measured at right angles from station B 14+131.1± of said base line; thence northwesterly and northerly along the road boundary 25.8± meters to the point of beginning; being 106± square meters or 0.0106 hectare more or less.

The above mentioned survey base line is a portion of the 1992 base line for the reconstruction of a portion of the Binghamton - Windsor, Part 4, State Highway No. 5241, County of Broome, as shown on a map and plan on file in the Office of the New York State Department of Transportation and described as follows:

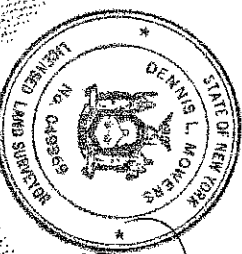
Beginning at station B 13+098.051; thence South 85°16'44" East to station B 14+455.141.

All bearings referred to the New York State Plane Coordinate System (NAD27).

\*Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED AND MAPPED ABOVE IS NECESSARY FOR THIS PROJECT AND THE ACQUISITION THEREOF IS RECOMMENDED.

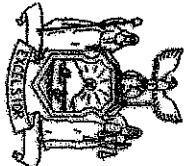
Date July 15 1998  
F. J. MCGEEHAN, JR., CIVIL ENGINEER IV FOR THE REGIONAL DIRECTOR OF TRANSPORTATION  
REGION NO. 9



I HEREBY CERTIFY THAT THIS IS AN ACCURATE DESCRIPTION AND MAP MADE FROM AN ACCURATE SURVEY, PREPARED UNDER MY DIRECTION.  
Date July 15 1998  
DENNIS L. MOWERS, LAND SURVEYOR  
P. L. S. LICENSE NO. 643559  
HARZA, NORTHEAST

NEW YORK STATE DEPARTMENT OF TRANSPORTATION  
DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY

BINGHAMTON - WINDSOR, PART 4  
STATE HIGHWAY NO. 5241  
BROOME COUNTY



Map No. 93  
Parcel Nos. 161, 162,  
164 & 165

DARRELL C. NEWTON  
ROSEMARY D. NEWTON  
(Reputed Owners)

Total Area = 2843± Sq. Meters  
= 0.2843± Hectare

Descriptions and map of property showing (1) Parcel Nos. 161, 162 and 164 to be acquired in fee without right of access to and from abutting property; and (2) Parcel No. 165 to be acquired in fee each of which the Commissioner of Transportation deems necessary to be acquired by appropriation in the name of The People of the State of New York for purposes connected with the highway system of the State of New York pursuant to Section 30 of the Highway Law and the Eminent Domain Procedure Law.

There is excepted from this appropriation all the right, title and interest, if any, of the United States of America in or to said property.

Pursuant to statutes set forth above and the authority of the Commissioner of Transportation, the above description and said description and the original tracing of this Office of the Department of Transportation.



Date July 15 1998

Richard J. Morris, Director, Real Estate Division

I have compared the foregoing copy of description and map with the original thereof, as filed in the Office of the Department of Transportation and I do hereby certify the same to be a true and correct copy of said original and of the whole thereof.

Real Estate Division