

DESIGNATION OF CERTIFYING OFFICER AND ENVIRONMENTAL RESPONSIBILITY CERTIFICATION

06/10/2022 (Date)

(Name of OCR Community/Economic Developer) Office of Community Renewal Hampton Plaza 38-40 State Street, 4th Floor Albany, New York 12207

RE: CDBG Project Number: 1142PF84-22

Dear \_\_\_\_\_:

I, Martha Sauerbrey, the authorized signatory for Tioga County do attest that:

- I understand that any projects that include CDBG funds must be assessed in accordance with the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed at 24 CFR Part 58.
I understand that, except for actions involving activities determined to be Exempt (per 24 CFR 58.34 and NYS Office of Community Renewal procedures), no physical alteration to individual sites can occur nor can funds for those activities be committed or expended until receipt of an environmental clearance letter from the Housing Trust Fund Corporation and, for any subsequently identified specific sites, site-specific reviews are completed for which the Certifying Officer determines that there are no unanticipated impacts nor impacts not adequately addressed in the program review related to the environmental clearance letter and said Officer certifies such determination.
I understand that should any part of a project site be physically altered, funds be committed, or funds be expended prior to receiving the appropriate environmental clearances, that the site will not be eligible for CDBG funding and the Tioga County may be responsible for any costs incurred except under the following circumstance: in the case of Exempt activities, concurrence from the NYS Office of Community Renewal that the particular action is Exempt prior to any physical alterations unless that action is taken to address an emergency situation in which case concurrence must be obtained no later than the first regular business day following such an event,
I also notify you that Martha Sauerbrey, Chair of Legislature, is designated as the Certifying Officer responsible for all activities associated with the environmental review process to be completed in conjunction with NYS CDBG project number 1142PF84-22 awarded to Tioga County.

Sincerely, Martha Sauerbrey Signature of Chief Elected Official

Martha Sauerbrey, Chair of Legislature Typed Name and Title

APPROVED AS TO FORM BY TIOGA COUNTY LAW DEPT

## FORM 1-3

### REQUEST FOR RELEASE OF FUNDS AND CERTIFICATION

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for the Community Development Block Grant Program, as identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and states. (Form 1-3 cannot be authorized or dated by the Certifying Officer until the end of the comment period)

**Part I. Program Description and Request for Release of Funds**

<b>1. Name of Recipient</b>  Tioga County	<b>2. Project Number</b>  1142PF84-22
<b>3. Recipient's Address</b>  56 Main Street, Owego, NY 13827	<b>4. Name and Address of Responsible Party (If different than Recipient)</b>
<b>5. For information about this request, contact (name &amp; phone number)</b>  Brittany Woodburn 607-687-8256	<b>6. OMB Catalog Number</b> 14.228
<b>7. Date of Request/Certification</b> Cannot be dated before the end of the comment period	<b>OFFICE USE ONLY</b> <b>8. Release of Funds Date</b>

**The Recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following:**

<b>9. Program Activity(ies)/Project Name(s)</b>  Neighborhood Depot Nonprofit Hub	<b>10. Location (street address, city, county, state)</b>  143 North Avenue, Owego, NY 13827
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<b>11. Program Activity/Project Description</b>	
<p>The Neighborhood Depot is a new construction project located at 143 North Ave. in the Village of Owego. \$3,000,000 is being requested from the CDBG-CV program to construct this 15,000 SF facility that will host several nonprofits, and allow them to share resources, create jobs, meet community needs and act as an emergency shelter facility. This community center will address an abundance of needs in Tioga County for the vulnerable and underserved. Partnering organizations provide services and programs for early childhood services, people with disabilities, poverty stricken families, immigrant services and various other community needs.</p>	

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**Part 2. Environmental Certification (to be completed by responsible party)**

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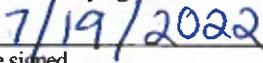
With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedure, permit requirements and statutory obligations of the laws cited in 25CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable state and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part I of this request, I have found that the proposal  did  did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a \*notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedures.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the Recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Responsible Federal Official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA related authorities insofar as the provisions of these laws apply to the State's responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the Recipient personality, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as Certifying Officer of the Responsible Entity.

  
Signature of Certifying Officer of the Responsible Entity  
56 Main Street, Owego NY 13827  
Address of Certifying Officer

**Tioga County Legislature Chair**  
Title of Certifying Officer  
  
Date signed  
Cannot be dated before the end of the comment period

**APPROVED  
AS TO FORM BY  
TIOGA COUNTY LAW DEPT**

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**Part 3. To be completed when the Recipient is not the Responsible Entity**

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The Recipient requests the release of funds for the programs and activities identified in Part I and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the Responsible Entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with CFR 58.71(b).

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Signature of Authorized Officer of the Recipient

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Title of Authorized Officer

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Date Signed

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

June 29, 2022

Tioga County

56 Main Street

Owego NY 13827

607-687-8240

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Tioga County for the Neighborhood Depot project.

**REQUEST FOR RELEASE OF FUNDS**

On or about July 18 Tioga County will submit a request to the Office of Community Renewal for the release of CDBG funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as The Neighborhood Depot Nonprofit Hub for the purpose of construction of a new office building to serve disadvantaged population.

**FINDING OF NO SIGNIFICANT IMPACT**

Tioga County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Tioga County Economic Development & Planning Office, 56 Main Street, Owego NY 13827 and may be examined or copied weekday's 9 A.M to 5 P.M.; or can be accessed using the following link: [https://www.tiogacountyny.gov/media/1r2irwvr/tioga-county-neighborhood-depot-nonprofit-hub-part-58-ea-format\\_attachments\\_appendices-draft.pdf](https://www.tiogacountyny.gov/media/1r2irwvr/tioga-county-neighborhood-depot-nonprofit-hub-part-58-ea-format_attachments_appendices-draft.pdf)

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the Tioga County Department of Economic Development & Planning. All comments received by July 18 will be considered by the Tioga County Department of Economic Development & Planning prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**ENVIRONMENTAL CERTIFICATION**

Tioga County certifies to the Office of Community Renewal that Martha C. Sauerbrey in her capacity as Tioga County Legislative Chair consents to accept

the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The Office of Community Renewal's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Tioga County to use Program funds.

#### **OBJECTIONS TO RELEASE OF FUNDS**

The Office of Community Renewal will accept objections to its release of fund and the Tioga County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Tioga County; (b) Tioga County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by the Office of Community Renewal; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Crystal Loffler, Acting President, at Office of Community Renewal, Hampton Plaza, 38-40 State Street, 4<sup>th</sup> Floor, Albany, NY 12207. Potential objectors should contact the Office of Community Renewal to verify the actual last day of the objection period.

Martha C. Sauerbrey, Tioga County Legislative Chair  
Certifying Officer

# MORNING TIMES



201 N. LEHIGH AVE., SAYRE, PA 18840

PHONE (570) 888-9643 FAX (570) 888-6463

### AFFIDAVIT OF PUBLICATION

Commonwealth of Pennsylvania, }  
County of Bradford, } SS.

MORNING TIMES

July 13, 2022

Personally appeared before the undersigned, a Notary Public, etc., which and for said County and State, Jennifer Garrison, the Classified Manager of the "Morning Times", a daily newspaper published at Sayre, County of Bradford, State of Pennsylvania, who being duly sworn, states on oath that the notice of which the annexed is a copy

was published in said newspaper for 1 times(s),  
in the issues bearing date(s) of 6/29/22

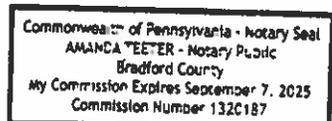
Affiant is not interested in the subject matter of the aforesaid notice or advertisement, and all allegations in the foregoing statement as to time, place and character of the publication are true.

J Garrison  
Classified Manager

Sworn to and subscribed before me this 13  
day of July 2022

Amanda Teeter  
Notary Public

My Commission Expires





# Tioga County Courier

59 Church Street, Owego, NY 13827

ph 607-687-0108 • fax 607-687-9065 • TiogaCourier@stny.rr.com

## Affidavit of Publication

Produced for the Notice finding no impact, and intent to request release of funds

State of New York

Town of Owego ss.:

County of Tioga

Anne O. Stout being duly sworn and deposed, says she is the designee of the publisher of the *Tioga County Courier*, a weekly newspaper published in the Town of Owego, New York and of general circulation in the County of Tioga, State of New York.

A notice, of which the annexed is a printed copy, was published in the *Tioga County Courier* on the following date(s):

6-29-2022

Anne O. Stout

Anne O. Stout, designee of the publisher

Sworn to before me this 12<sup>th</sup> day of July 2022

[Signature]

MARY E. JONES  
Notary Public, State of New York  
Reg. No. 01JO6180667  
Qualified in Tioga County  
Commission Expires Jan. 14, 2024

**Tioga County**

59 Church Street  
Owego, New York  
(607) 687-0108

**LEGAL NOTICE**

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

June 29, 2022  
Tioga County  
56 Main Street  
Owego NY 13827  
607-687-8240

Invoice

Date	Invoice #
6/30/2022	68957

Bill To  
Tioga County Legislative  
Cathy Haskell, Clerk  
56 Main Street  
Owego, New York 13827

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Martha C. Sauerbrey, Tioga County Legislative Chair Certifying Officer  
(TCC 6:29) 138L

P.O. Number	Terms
Quantity	Item Code
138	legall Municipal Aff...

Project	
Each	Amount
0.38	52.44
2.00	2.00

**Total**

**\$54.44**

FORM 2-3

CERTIFICATION OF NEPA CLASSIFICATION

CDBG Project Number: 1142PF84-22 Date 06/10/2022

Name and Title of Certifying Officer: Martha Sauerbrey Title Chair of Legislature

Name of Responsible Entity: Tioga County

Address (e.g., Street No. or P.O. Box): 56 Main Street

Co/C/T/V, State, Zip Code+4: Owego, NY 13827 NY

Telephone Number of Responsible Entity: (607) 687-8256

It is the finding of the Tioga County that the activity(ies) proposed in its 2022 NYS CDBG  
Name of CDBG Grant Recipient Funding Year  
project, Neighborhood Depot Nonprofit Hub are:  
Project Name

Check the applicable classification:

- Exempt as defined in 24 CFR 58.34 (a).
- Categorically Excluded as defined in 24 CFR 58.35(b).
- Categorically Excluded as defined in 24 CFR 58.35(a) and no activities are affected by federal environmental statutes and executive orders [i.e., exempt under 58.34(a)(12)].
- Categorically Excluded as defined in 24 CFR 58.35(a) and some activities are affected by federal environmental statutes and executive orders.

If neither exempt (24 CFR 58.34(a) nor categorically excluded (24 CFR 58.35(a) and (b) can be checked, **Form 2-6 Environmental Assessment will be required.**

- Part or all of the project is located in an area identified as a floodplain or wetland.  
For projects located in a floodplain or wetland, evidence of compliance with Executive Orders 11988 and/or 11990 is required.
  - Affidavit of publication for Early Notice and Public Review of Proposed Activity Located in the 100 Year Floodplain attached
  - Affidavit of publication for Final Notice and Public Explanation of Proposed Activity Located in the 100 Year Floodplain attached

  
Signature of Certifying Officer

**APPROVED  
AS TO FORM BY  
TIOGA COUNTY LAW DEPT**

FORM 2-3A  
CERTIFICATION OF SEQRA CLASSIFICATION

CDBG Project Number: 1142PF84-22 Date 06/10/2022

Name and Title of Certifying Officer: Martha Sauerbrey Title Chair of Legislature

Name of Responsible Entity: Tioga County

Address (e.g., Street No. or P.O. Box): 56 Main Street

Co/C/T/V, State, Zip Code+4: Owego, NY 13827 NY

Telephone Number of Responsible Entity: (607) 687-8256

It is the finding of the Tioga County that the activity(ies) proposed in its 2022 NYS CDBG  
Name of CDBG Grant Recipient Funding Year  
project, Neighborhood Depot Nonprofit Hub are:  
Project Name

Check the applicable classification:

- Type I Action (6NYCRR Section 617.4)
  - Identify the Lead Agency \_\_\_\_\_
  - Evidence of Lead Agency Declaration and Consent attached
  - Copy of Environmental Notices Bulletin attached
- Type II Action (6NYCRR Section 617.5)
- Unlisted Action (not Type I or Type II Action)
  - Identify the Lead Agency Village of Owego Planning Board
  - Evidence of Lead Agency Declaration and Consent attached

Check if applicable:

- Environmental Impact Statement (EIS) Prepared
  - Draft EIS
  - Final EIS

  
Signature of Certifying Officer

APPROVED  
AS TO FORM BY  
TIOGA COUNTY LAW DEPT



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov

espanol.hud.gov

## **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

**This is a suggested format that may be used by Responsible Entities to document completion of an  
Environmental Assessment.**

### **Project Information**

**Project Name:** Neighborhood Depot Nonprofit Hub

**Responsible Entity:** Tioga County

**Grant Recipient** (if different than Responsible Entity): Tioga County

**State/Local Identifier:** Tioga County 1142PF84-2

**Preparer:** Brittany Woodburn, Deputy Director, Tioga County Economic Development and Planning

**Certifying Officer Name and Title:** Martha Sauerbrey, Chair, Tioga County Legislature

**Grant Recipient** (if different than Responsible Entity): Tioga County

**Consultant** (if applicable): NA

**Direct Comments to:** Brittany Woodburn, Deputy Director of Ec. Development  
56 Main Street, Owego, NY 13827

**Project Location:** 143 North Avenue, Owego, NY 13827

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Neighborhood Depot is a new construction project located at 143 North Ave. in the Village of Owego. \$3,000,000 is being requested from the CDBG-CV program to construct this 15,000 SF facility that will host several nonprofits, and allow them to share resources, create jobs, meet community needs and act as an emergency shelter facility. This community center will address an abundance of needs in Tioga County for the vulnerable and under-served. Partnering organizations provide services and programs for early childhood services, people with disabilities, poverty stricken families, immigrant services and various other community needs.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]:

The Neighborhood Depot is a new construction project that will build a facility where nonprofits can share services to reduce overhead costs. Located safely above the 500-year flood zone, this project will act as a disaster recovery center, grow programs, services and staff in Tioga County. The 15,000 SF facility will host several nonprofits, including Tioga United Way, Tioga County Rural Ministry, Catholic Charities of Tompkins Tioga & Racker. This community center will address an abundance of needs in Tioga County for the vulnerable and under-served Partnering organizations provide services, supports and programs for early childhood services, people with disabilities, poverty-stricken families, veteran services and various other community needs. The central location of the project will address the lack of transportation in the county for the under-served who rely on the services of the partnering organization.

Participating nonprofits will share services and reduce the rental rate to roughly \$5 per sq. ft. This will allow the organization to invest more money into community supports, expand their programs and create new jobs.

As a disaster recovery center, the Neighborhood Depot will have an industrial generator, a large kitchen with commercial refrigerator (Tioga County Rural Ministry Food Pantry), showers, and a 1,500 sq. ft. conference room can hold emergency bedding with storage for needed supplies.

**Existing Conditions and Trends** [24 CFR 58.40(a)]:

The Property is located within the Village of Owego, New York. The surrounding properties have a mix of residential, commercial/retail and transportation (roadways and railroad) uses. The Property extends between North Avenue on the east and Central Avenue on the west. It is bounded by residences and a railroad corridor on the north and commercial/retail properties on the south. There are four buildings on the Property. Three are multi-unit residential structures and the fourth is used as a food pantry by Tioga County Rural Ministry. The three multi-story buildings are wood frame structures with laid stone foundations. These were built circa the 1800's. The fourth is a metal clad "pole style" building built slab on grade. This building was built circa 1978.

The existing site is approximately 1.59 acres. The demolition of the commercial and residential structures are included in the scope of this project.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
1142PF84-22	CDBG-CV	\$3,000,000
	<b>Other Funding Sources</b>	
	Empire State Development – DRI	\$1,000,000
	Empire State Development – Capital Grant	\$424,000
	Tioga County – ARPA	\$400,000
	Mother Cabrini Foundation	\$1,000,000

**Estimated Total HUD Funded Amount:** \$3,000,000

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$5,824,000

**Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project site is not located within 1 mile of a military airport or within 2,500 feet of a civil airport.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project area is not located within a coastal barrier resource area. No impacts would result.

<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within the 100-year floodplain, therefore flood insurance is not necessary.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Tioga County is in attainment status for all criteria pollutants. While construction activities may result in temporary increases in emissions from on-site equipment, construction-related vehicles and non-road engines, and fugitive dust, all activities resulting from the proposed project would comply with applicable federal, state and local laws and regulations regarding construction emissions. Air quality impacts resulting from construction will be short term and localized. Therefore the proposed project would be in compliance with the Clean Air Act and the State Implementation Plan (SIP). No significant impacts on air quality would result and further assessment is not required.</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within the boundaries of the New York State Coastal Zone. Therefore the proposed project would be in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The New York State Department of Environmental Conservation (NYSDEC) spill database does not identify any open chemical or petroleum spill incidents in areas where construction would take place. There are also no landfills or critical environmental areas. Therefore, no construction activity would occur in an area with known on-site or nearby toxic, hazardous, or radioactive substances or sensitivity that could affect health and safety.</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the USFWS 7-step process, website and IPaC indicates that the Monarch butterfly may lie within the vicinity of the project site. There are no known individuals or critical habitat within the vicinity of the project site. Documentation is included in Appendix A.</p>
<p><b>Explosive and Flammable Hazards</b></p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>We have reviewed the above ground propane tank sizes that are within one mile of the</p>

<p>24 CFR Part 51 Subpart C</p>		<p>HUD-assisted project and the largest tanks are 420 pounds. The regulations exempt all tanks that can hold up to 100 gallons of propane. A 420 pound tank typically holds 82 gallons of propane (a gallon of propane weighs 4.2 pounds and tanks can't be filled to more than 80% capacity to allow for expansion). There are two properties within one mile of the project that have more than one 420 pound tank. The Q&amp;A under 24 CFR 51C says that tanks are evaluated on an individual basis. Consequently, each propane tank within one mile of the HUD property meets the requirements for the exemption.</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The proposed project is not located in an area with NYS Agricultural District properties. The project area consists of existing roadways and developed mixed-use area and is not used or able to be used as farmland. Therefore, the proposed action would not cause disturbance of Prime, Unique, or Statewide Important Farmland and would not involve the conversion of farmland to non-agricultural use. Therefore, the proposed project would not violate the Farmland Protection Policy Act.</p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project site is not located within the 100-year floodplain, therefore flood insurance is not necessary.</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The New York State Historic Preservation Office (SHPO) was consulted by the engineering consultant. A response was received on March 31, 2022; the project was found to have no potential to affect archaeological or historic resources, including those listed on or eligible for the New York State and National Registers of Historic Places. Potentially affected tribal nations were also consulted. Only one tribal nation had input. (see Appendix B).</p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project does not require mitigation as the project does not involve physical improvements to a residential property.</p> <p>While construction of the proposed project would cause temporary increased in noise levels, all construction activities would comply with local noise ordinances. Therefore, no significant</p>

		noise impacts would occur as a result of the proposed project.
<b>Sole Source Aquifers</b>  Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The U.S. Environmental Protection Agency (USEPA) Region 2 was consulted and returned a determination of no impact on June 15, 2022, therefore the proposed project would not pose a significant threat to public health or groundwater resources and complies with Section 1424(e) of the Safe Drinking Water Act. (see Appendix C for consultation documentation).
<b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	There is no National Wetland identified in the project area (see attached map).  Therefore, the proposed project would not violate Executive Order 11990.
<b>Wild and Scenic Rivers</b>  Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project site is not located within the vicinity of any designated wild, scenic, or recreational rivers (see attached map). Therefore, the proposed project would not violate the Wild and Scenic Rivers Act.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within a potential environmental justice area as identified by the New York State Department of Environmental Conservation. Therefore the proposed project would not violate Executive Order 12898.

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	This project location is located within a mixed use area of the Village of Owego, containing multi-family residential, commercial and nearby industrial uses within an Industrial zoning district. The area is already urban in nature, and this new office building will have no impact on the environmental or other conditions of the neighborhood.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	A geotechnical survey conducted showed soils suitable for a building with a bearing of 2,500 psf. There is just a slight slope of 2% +/- between 817 and 819 amsl elevation. There is no evidence of erosion or sedimentation on this past-developed site. Furthermore, drainage and stormwater will be addressed by dry catchments basins on site and limited municipal catchments basins on the nearby street. The dry wells and detention basins will adequately address drainage and stormwater runoff onsite.
Hazards and Nuisances including Site Safety and Noise	2	<p>The project is located outside of the 100-year floodplain, and will not be impacted by natural hazards. Additionally, the project will not be impacted by man-made site hazards, air pollution generators or other nuisances. The project will also not be a noise-generating facility.</p> <p>The development of the proposed project would consist of standard construction practices associated with the new construction of this 15,000 SF building. Typical effects of construction may temporarily include fugitive dust and noise, which would be addressed under existing regulations governing construction activity in New York State, Tioga County, and the Village of Owego. Measures would be implemented to minimize the exposure of workers and the public to any hazardous items present on-site. No impacts are anticipated.</p>
Energy Consumption	2	The proposed project would not significantly increase energy generation or distribution and would meet New York State energy code requirements. No impacts are anticipated.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	The project will not significantly increase temporary and/or permanent employment opportunities. The organization anticipates the creation of 10-15 new jobs in the county.
Demographic Character Changes, Displacement	2	The project will displace 3 individuals with the demolition of 3 residential structures included in the scope of this project. However, replacement housing units available within the community/nearby neighborhood, and tenant relocation services are being provided to all displaced individuals and families.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The proposed project will not create an increase in student population. No impacts are anticipated.
Commercial Facilities	2	The local retail services will meet the needs of project occupants/users, are affordable and the range of services adequate as well. Retail and commercial services will not be adversely impacted or displaced by the proposed project.
Health Care and Social Services	2	The proposed project will not create and increase in residential population. No impacts are anticipated.
Solid Waste Disposal / Recycling	2	The proposed project will be served by Taylor Garbage located at 3104 Old Vestal Road, Vestal, NY 13850. Taylor Garbage has the capacity to adequately service the proposed development.
Waste Water / Sanitary Sewers	2	The proposed project will be served by the Village of Owego Wastewater Treatment Plant (WWTP) located at 75 Southside Drive, Owego, NY 13827. The existing sewer system has the capacity to adequately service the proposed development.
Water Supply	2	The proposed project will be served by SUEZ Water of Owego-Nichols, whose operations are located at 575 E Main St, Owego, NY 13827. The existing water system has the capacity to adequately service the proposed development.
Public Safety - Police, Fire and Emergency Medical	2	<p>The proposed project will be served by the following Village of Owego emergency service providers;</p> <ul style="list-style-type: none"> <li>• Police — Owego Police Department located at 90 Temple St, Owego, NY 13827</li> <li>• Fire — Village of Owego Fire Department located at 87 North Ave, Owego, NY 13827</li> <li>• EMS — Village of Owego Fire Department Emergency Squad located at 87 North Ave, Owego, NY 13827</li> </ul>
Parks, Open Space and Recreation	2	This project is located within an urban walkable mixed use area of the Village of Owego, containing multi-family residential and commercial zoning districts. Open space and recreational and cultural facilities are within reasonable walking distance to the project area. The proposed project is commercial in nature, and will not create and increase in residential population or overload existing open space, recreational or cultural facilities. No impacts are anticipated.
Transportation and Accessibility	2	This project is located within an urban walkable mixed use area of the Village of Owego, containing multi-family residential and commercial zoning districts. The project is safely accessible to vehicles and vehicle parking is adequate, the project facilitates pedestrian movement, will be accessible to the elderly and disabled. The existing and reasonably foreseeable transportation

	facilities and services will be adequate to meet the needs of the project. No impacts are anticipated.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The NYSDEC does not list any designated Critical Environmental Areas (CEA) within or adjacent to the proposed project site (see attached CEA maps). In addition, the proposed site does not contain any agricultural lands and is not suited for agricultural uses. Therefore, no impacts are anticipated.
Vegetation, Wildlife	2	The U.S. Fish and Wildlife Service New York Field Office (USFWS) and NYSDEC New York Natural Heritage Program were consulted regarding this project; The project will involve ground disturbance. The NYSDEC Environmental Resource Mapper was checked and the project is within an area of rare animals. A consultation letter dated May 10, 2022 from NYSNHP, indicates that the project is within the vicinity of a reported occurrence of the Spatterdock Darner Dragonfly. The project site is not located near any bogs, wetlands, or vegetated ponds or pools, which is the primary habitat in New York according to NYSNHP. The project site is also within a commercial/manufacturing area of Owego. In accordance with the USFWS website, an official species list for the project site solely indicated the Candidate Species Monarch Butterfly ( <i>Danaus plexippus</i> ), which is not protected under the Endangered Species Act. Due the location and scope of the project site, this undertaking will have “No Effect” on the Spatterdock Darner Dragonfly or any endangered species. No further action required. No impacts are anticipated (see Appendix D for screening documentation).
Other Factors		None identified.

**Additional Studies Performed:**

Phase 1 Environmental Site Assessment  
Soil Report

**Field Inspection** (Date and completed by):

A field inspection was completed on 2/21/2022 by Forrest Earl, P.G. of GeoLogic NY, P.C. for the Phase 1 Environmental Site Assessment.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:

- Federal Emergency Management Agency-Map Service Center
- National Wild and Scenic Rivers- New York

- New York State Department of Environmental Conservation- Chemical/Petrol Spills/Remediation Sites
- New York State Department of Environmental Conservation- Critical Environmental Areas
- New York State Department of Environmental Conservation-Environmental Justice
- New York State Department of Environmental Conservation- Environmental Resource Mapper
- New York State Department of Environmental Conservation- Natural Heritage Program
- New York State Department of State- NYS Coastal Zone Boundary
- New York State Historic Preservation Office
- New York State Parks, Recreation, and Historic Preservation- CRIS
- United States Environmental Protection Agency- Nonattainment Areas for Criteria
- United States Environmental Protection Agency-Sole Source
- United States Fish and Wildlife Service- New York Field Office
- United States Fish and Wildlife Service- Wetland Mapper
- United States Fish and Wildlife Service- Endangered Species
- Cayuga Nation
- Seneca-Cayuga Nation
- Onondaga Nation
- Village of Owego Fire Department

**List of Permits Obtained:**

- Building Permit
- Village of Owego Planning Board – Site Plan approval and area variance recommendation
- Village of Owego Zoning Board of Appeals – area variance for parking
- Tioga County Planning Board – Site Plan and area variance recommendation

**Public Outreach [24 CFR 50.23 & 58.43]:**

This project was well-supported throughout the Downtown Revitalization Initiative (DRI) process, both at multiple community-based public workshops and through an online public survey. Approximately 72% of survey respondents indicated they “strongly approve, approve or neutral” of the Neighborhood Depot project. Respondents from the survey stated, “The Neighborhood Depot project truly serves the entire community by providing space and shared services for four organizations that consistently invest in the community.” Another respondent spoke to the value of the organizations involved to the community: “I highly favor building the nonprofit shared space in the renovated depot. This will be a driver of necessary social and educational services and the agencies involved have served the community excellently for a long time and are dependable and caring human service agencies.”

Tioga County Legislature holds public meetings twice per month. The public is encouraged to attend these meetings to discuss any potential issues with new projects.

Both hard copies and digital copies of this report will be made available to the public by request. Public Notice of the Intent to Request Release of Funds (FONSI-RROF) will be published in the Morning Times and posted on the County webpage. Any individual, group, or agency will be allowed to submit written comments that will be considered prior to authorizing submission of a request for release of funds.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The Neighborhood Depot is a new construction project located at 143 North Ave. in the Village of Owego. \$3,000,000 is being requested from the CDBG-CV program to construct this 15,000 SF facility that will host several nonprofits, and allow them to share resources, create jobs, meet community needs and act as an emergency shelter facility. This community center will address an abundance of needs in Tioga County for the vulnerable and under-served. It will allow for partnering organizations to provide services and programs for early childhood services, people with disabilities, poverty stricken families, immigrant services and various other community needs in one place in a single visit. There was no finding of significant impacts associated with this construction project.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

The alternative actions considered were as follows: (1) No Action. There were no other practicable alternatives to evaluate. This property was already owned by the project recipient so no other sites were considered.

**No Action Alternative [24 CFR 58.40(e)]:**

Under the No Action alternative, conditions of the environment would remain unchanged and there were would continue to be piecemeal servicing of our County's most needy, poverty-stricken population. No action does not benefit our needy community.

**Summary of Findings and Conclusions:**

The proposed action involves construction of 15,000 square foot new building that will house our longest-standing non-profit organizations that service poverty-stricken, disables and otherwise needy citizens of our county. This is a logical and sustainable model that benefits the neediest in our community. The project does not pose a risk to any of the items included on this environmental assessment checklist.

As shown above in the Environmental Assessment Checklist, no significant land development, neighborhood, socioeconomic, natural resources, community facility, or other direct or indirect or cumulative impacts would result from the proposed project. As shown in the accompanying Statutory Checklists, the proposed project would comply with all relevant regulations listed in 24 CFR subparts 58.5 and 58.6.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
 The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
 The project may significantly affect the quality of the human environment.

Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title/Organization: Brittany Woodburn/Deputy Director/Tioga County Department of Economic Development & Planning

\_\_\_\_\_  
 Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: Martha C. Sauerbrey/ County Legislature Chair

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Law, Authority, or Factor	Mitigation Measure

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
 The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
 The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 6-23-22

Name/Title/Organization: Brittany Woodburn/Deputy Director/Tioga County Department of Economic Development & Planning

Certifying Officer Signature:  Date: 6-23-22

Name/Title: Martha C. Sauerbrey/ County Legislature Chair

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**APPROVED  
 AS TO FORM BY  
 TIOGA COUNTY LAW DEPT**

**ENVIRONMENTAL ASSESSMENT**  
**Determinations and Compliance Findings for**  
**HUD-assisted Projects**  
**24 CFR Part 58**

**The Neighborhood Depot Nonprofit Hub**

**ATTACHMENTS**

## Engineering Report



ARCHITECTURE + INTERIORS, PLLC

## Neighborhood Depot

143 North Avenue, Owego, NY 13827

## A New Non-Profit Facility



### Prepared for:

Neighborhood Depot, Inc.  
3226 Wilkins Road  
Ithaca, NY 14850

### Prepared by:

Ainslie Design, Architecture + Interiors, PLLC  
121 Nelson Road  
Ithaca, NY 14850

April 26, 2022

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## APPENDIX:

- Site Survey
- Site Plan
- Floor Plan and Elevation
- Flood Map
- Advanced Hydrologic Prediction Service - Inundation Prediction Map
- Phase I Environmental Assessment – Executive Summary
- Soils Report

## **Introduction:**

Ainslie Design, Architecture + Interiors, PLLC (ADAI) was engaged by the Neighborhood Depot, Inc. to work with the Franziska Racker Center in determining the feasibility of a new facility to house existing non-profit community service organizations serving the greater Owego, NY area. The new facility would be located on the 1.59 acre site of the existing Tioga County Rural Ministry at the west end of Depot Street in Owego, NY. This report will present the current site conditions, the proposed site improvements and the overall design of the building to be constructed.

### **Property Location:**

139-143 North Avenue and  
138 – 150 Central Avenue  
Owego, NY 13827

## **Existing Site Conditions:**

The Neighborhood Depot site consists of eight tax parcels forming an irregular rectangle encompassing 1.59 acres bordered on the north by residential properties along Depot Street and an existing railroad right-of-way, on the east by North Avenue and on the west by Central Avenue. The south boundary consists of existing commercial properties facing Fox Street. The property is located within the Village of Owego, one block from the Central Business District. The site is currently zoned “Industrial” reflecting the historical uses of the area. This zone does allow for commercial office building use.

The site is currently owned by the Neighborhood Depot Inc. for development of the Project. Three of the parcels bordering the existing commercial facilities on the south edge of the site include existing two-story wood structure single family homes with a basement on each of the lots. Each parcel is accessible from both North Avenue and Central Avenue by way of a gravel drive connecting all three properties. These three homes have been converted over time into multi-unit residential apartment buildings. The buildings are vacant or soon to be vacated and are not considered to be of any historic significance. The basements will be demolished and backfilled with structural fill and gravel to allow for the area to be redeveloped for parking and an access drive.

A fourth parcel bordering the east property line contains the current Tioga County Rural Ministry building. This building is a single-story slab-on-grade, metal clad pole style structure with a small portion of the building having a second story. An asphalt and gravel paved parking area is to the north of the Rural Ministry building accessible from Depot Street. This building will remain in service while the Neighborhood Depot building is being constructed and then it

will be demolished once the Rural Ministry relocates to the new building. Upon demolition of the existing Rural Ministry building the east portion of the site will be redeveloped for parking as shown on the site plan. The site is considered to be relatively “flat” with moderate slopes varying between 817 – 819 feet above sea level.

A public sidewalk borders the site on Central Avenue and North Avenue. The sidewalk along North Avenue is only accessible from the site in the Southeast corner due to the drop in street elevation allowing the roadway to pass under the existing railroad overpass. The East property line (North Ave.) includes a sharp slope and retaining wall where the State Route 96 (North Avenue) passes under the existing railroad overpass. Former business and residential structures were accessible from North Avenue via four existing concrete stairs that are now deteriorated, unsafe and closed to public access. Three of these stairways located on the property will be removed along with an existing driveway at the SE corner and infilled to match the existing retaining wall and slope. The third concrete stair is located off the property within the railroad right-of-way and is not included in the Project.

There are several large trees on the property that will be removed to allow for construction of the new facility.

### **Flood Hazard Review:**

Williams & Edsall Land Surveyors, PC, 24 NYS Rte. 96, Owego, NY provided a survey of the property that indicates that the site elevation varies between 817-819 feet which is above the Base Flood Elevation of 813 feet for the Village of Owego. The new building finish floor elevation is anticipated to be 820 feet (seven feet above the Base Flood Elevation). Please refer to the Flood Map indicating the property is outside the Special Flood Hazard Areas and the Advanced Hydrologic Prediction Service - Inundation Map showing the building site as being unaffected by a crest of 39.3 feet.

### **Soil Types:**

A geotechnical soils investigation has been completed. The geotechnical report is included as an Appendix to this report. Previous investigations indicate that the soil composition consists of mix of silt, sand, gravel and a mix of building materials from previous uses of the property.

## **Environmental Assessment:**

A Phase I Environmental Site Assessment was conducted by GeoLogic, 37 Copeland Ave., Homer, NY in February, 2022. A copy of the Executive Summary is attached as an Appendix for review.

### **Asbestos Survey:**

The existing structures will be tested for asbestos containing materials (ACM). Samples will be taken and tested in an approved laboratory of materials that historically contain asbestos such as pipe insulation, drywall, joint compound, window caulk, vinyl tile and mastic, building felt and roofing materials. All materials shown to include asbestos will be abated and legally disposed of prior to the structures being demolished.

## **Existing Site Utilities:**

Electric service is provided by NYSEG via pole mounted overhead electric power lines along the property lines on east side (North Avenue) and the west side (Central Avenue). Electric service to the existing residences will be removed and new service will be provided from either North Avenue or Central Avenue (to be determined by NYSEG and consulting engineers).

Municipal services include sanitary sewer via an 8 inch sewer line running north/south in Central Avenue and a sanitary sewer line in North Avenue. Water service will be provided via an existing 6 inch municipal water line running north/south in Central Avenue. Gas service is also provided to the existing properties from both North Avenue and Central Avenue.

The sewer system is a mixed system of storm and sanitary with a catch basin located on the east side of Central Avenue which discharges into the existing sanitary sewer in Central Avenue. The storm system in North Avenue is piped to a pumping station at the northeast corner of the property which is discharged into a separate line running north and south. The North Avenue storm system is controlled by the Department of Transportation to drain the railroad underpass and is not available to the property for storm discharge.

## **New Building Design:**

### **Architectural Design:**

The new Neighborhood Depot building is designed to reflect the railroad history of the Depot Street, Owego area. The building will be one story with a 5 in 12 sloped fiberglass shingle roof. The roof will overhang the structure 36 inches to allow for the inclusion of decorative

arched soffit hammer braces to mimic the old stye railroad depot design.

The building exterior walls and interior bearing walls will consist of 2 x 6 wood or structural metal studs (to be determined by market conditions) at 16 inches on center (maximum). The exterior walls will be sheathed with 27/32 inch OSB panels and insulated with 3 1/2 inches of closed cell polyurethane spray foam (R-25) which will provide the necessary insulation and a vapor/air barrier in a single system. Continuous 1 ½ inch mineral wool insulation batts (R-4.5 – 5) will be included on the exterior side of the OSB sheathing. Exterior lap siding (SmartSide or equal) will be attached with Knight Systems ThermaZee vertical rainscreen attachment rails at 16 inches on center. The base of the exterior wall will be clad with a panelized stone veneer system. The interior finish will consist of 5/8 inch gypsum board.

#### Interior Fit-out and Finishes:

Interior partition walls will be constructed with 2 x 4 wood or metal framing (to be determined by market conditions) at 16 inches on center. Sound Attenuation batt insulation will be provided in each wall to allow for privacy. One side of each interior office wall will be finished with 5/8 inch gypbd with one side finished with 5/8 inch “QuietRock” (gypbd with a sound and vibration absorbing gel) to improve privacy. All interior walls will receive primer and two coats of paint. Restroom walls will have a ceramic tile wainscot 4 feet high. Sound absorption panels will be included in the large Conference/Training room.

Ceilings throughout the office, conference and training areas will be 5/8 inch Type “X” Gypbd attached to the underside of the roof truss system with 5/8 inch metal furring. Bottom of roof trusses to be at 10 feet above finish floor (AFF). Insulation above the gypbd ceiling will be blown in fiberglass to achieve an R-38 rating throughout the structure. A lay-in ceiling board finished ceiling will be suspended below the 10 foot gypbd ceiling at 9 feet AFF. The ceiling in the Conference/Training space will be 14 feet high.

Floor finishes will include carpet tile throughout the offices and conference room areas. The main corridors and the break room will have vinyl composition tile floors. Vestibules will have washable, removable walk-off carpet mats. Restroom floors will be ceramic tile and the full-service kitchen will have a quarry tile floor and base. Utility room, receiving and dry goods storage will have sealed concrete floors.

#### Structural Design:

The floor and foundation system will be a reinforced concrete slab-on-grade on 2 inch insulation mat (R-5) on minimum 6 inch crushed stone base.

The roof structure will consist of engineered wood trusses at 2 feet on center with ¾ inch plywood deck, 30# felt, Ice/Water Shield at valleys and eaves up a minimum of 3 feet inside of the exterior wall line. Aluminum gutters will be provided at all roof edges.

### Mechanical Systems:

The basis of the design will be a modified Variable Refrigerant Flow (VRF) system with individual ceiling mounted heating and air conditioning cassettes units or ducted VRF blower coils located above the ceilings. Code-required mechanical ventilation will be provided by dedicated outside air blower coil units with energy recovery, located in attic spaces. Approximately twelve zones will provide temperature control for perimeter and interior spaces with outdoor condensing units providing either heating or cooling to each zone. The Conference/Training room will be provided with its own ventilation unit to vary outside air to the space depending on occupancy levels. The large kitchen will be provided with rooftop exhaust fans for the range hoods and a dedicated make-up air unit to balance the exhaust air. Condensate drainage will be combined, where possible, and piped in soffits to outside locations. Controls will be local using zone averaging thermostats to control the temperature.

### Estimated Energy Usage Review:

The Estimated Energy Usage Review includes an estimated ventilation load based on occupancy, square footage calculations based on building type, preliminary construction details and insulation requirements, estimated heating and cooling loads, Variable Refrigerant Flow systems and air handlers equipped with energy recovery capabilities. The proposed systems have been cross-checked against the Energy Star Portfolio.

Based on the last five years of heating and cooling design day weather figures, the annual energy use is estimated to be the following:

<u>LOAD</u>	<u>MMBTU (Million BTU per Year)</u>
Heating	1,025
<u>Cooling</u>	<u>433</u>
Total	1,458

Energy Use Intensity: 91 kBTU/SF

This Estimated Energy Usage (conservative estimate) is approximately 12% lower than the current median office building with similar square footage and occupancy.

### Electrical System:

The electric main service and distribution panels will be located in the Utility Room near the northwest corner of the building. Individual zone breaker panels will be distributed throughout the building. There will be an emergency generator to serve heat, AC, lighting, kitchen equipment, and internet service.

Interior lighting will consist of LED fixtures of various designs dependent on the type of space and use. Exterior lighting will consist of pole mounted low cutoff LED fixtures at the perimeter of the parking areas. The exterior building lighting will be provided by recessed soffit lights around the perimeter of the building for security while not spreading light into neighboring properties.

### Plumbing Systems:

There are municipal water and sewer services available in the adjoining streets on the east and west sides of the property. Domestic water service will include a two inch service, water meter and backflow preventer. There will be two ADA compliant public restrooms, one unisex restroom with an ADA Accessible shower, one ADA compliant staff restroom, miscellaneous hand sinks (coffee counters), a break room with sink and dishwasher and a full-service kitchen.

Sanitary sewer will discharge via gravity flow to the municipal sewer system. The full-service kitchen plumbing will connect to an in-ground grease interceptor before discharging into the municipal system.

Natural gas is available to the property in both Central Avenue and North Avenue. A general service gas-fired water heater will be located in the utility room next to the public restrooms and a separate water heater in the full-service kitchen. The miscellaneous hand sinks will be served by electric in-line heaters at each sink.

**Site Photos:**



Multi-Unit Resident – 138-140 Central Ave.  
Looking North from SW Corner of Site



South Property Line –  
Looking East from SW Corner of Site



Central Ave. Prop. Line – Looking North



View from Central Ave. – Looking NE



View from Central Ave. – Looking SE  
Multi-Unit Residential Bldgs. In Background



Multi-Unit Residence – 39 North Ave.  
Looking South Along North Ave.



Multi-Unit Residences – South PL Looking W.  
Back of Rural Ministry on Right



North Ave. Prop. Line – Looking North  
Note North Ave. Railroad Overpass



Rural Ministry Parking – Looking N to Depot St.



Depot St. Drive– Looking West from NE Corner



Drive & Parking – Rural Ministry in Background  
Looking South from Depot St.



View of Site from Parking – Looking SW



View from Parking – Looking West



View from Depot St. – Looking East  
Note Stair Down to North Ave.



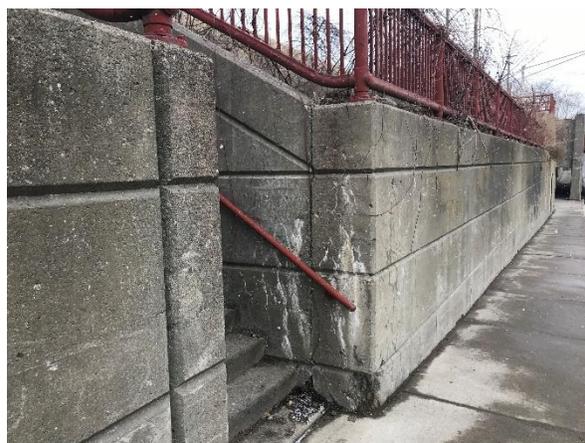
SE Corner of Site – North Ave. - Looking NW  
39 North Ave. on Left



NE Corner of Site – North Ave. - Looking South  
39 North Ave. on Right



Concrete Stair on North Ave.



Concrete Stair on North Ave.



Concrete Stair on North Ave.



Concrete Stair on North Ave.  
Rural Ministry Bldg. in Background

Dan Brown, Executive Director  
Jeffrey S. Lewis, M.D., D.M.D., Medical Director



**Administrative Offices**

3226 Wilkins Road, Ithaca, New York 14850-9568  
PH: (607) 272-5891, FAX (607) 272-0188

**Board**

**President**, Max Della Pia  
**Vice-President**, Jo Ellen Rose  
**Treasurer**, Dr. Vicki Bogan  
**Secretary**, Jennifer Turck

**Directors**

Allan Bishop  
John Collett  
Kyle Darlow  
Frank Fetsko  
Gigi Horvath  
Teresa McNamara  
Nancy Corwin Malina  
Amy Thomas  
L. Joseph Thomas  
Kelly Tobin

**Emeritus Executive Director**

Roger R. Sibley

**Emeritus Medical Director**

C. Philip Meyer, M.D.

**Emeriti Directors**

Bob Bantle  
John Crosby  
David Dunlop  
Phyllis Joyce  
Stephen Lipinski  
Tom Longin  
Dan McNeil  
Dave Palmer  
Chuck Tompkins  
Mark Weidman  
Fred A. (Ben) Williams

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Carolyn Bartell  
Tom Bohn  
David Campbell  
Daphne Cornell  
David McNeil  
Cal Organ  
Emily Papperman  
Kara Pass  
Sarah Rich, Ph.D.  
Eugene Yarussi

May 3, 2022

Housing Trust Fund Corporation  
Office of Community Renewal  
38-40 State Street, 4<sup>th</sup> Floor South  
Albany, NY 12207

To Whom It May Concern,

I am writing to you today in support of the nonprofit hub, The Neighborhood Depot, a proposed project in Tioga County. Racker is one of 4 participating nonprofits that will benefit from sharing services and reducing the administrative overhead to \$5 per square foot.

Racker supports 167 people with OPWDD eligibility in Tioga County, and on average we provide services to an additional 100 children, most of whom qualify as severely disabled and the large majority of which are presumed to LMI (low to moderate income). Our current rental space in Tioga County is only accessible for those families and individuals that have access to transportation. Additionally, the building's roof leaks into offices leaving behind mold and damage- as seen in the photographs.



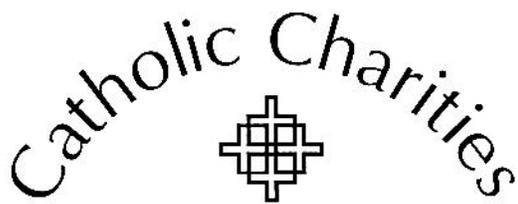
Racker will benefit from the central location of the new facility as many of the people who rely on our services do not have transportation, and Tioga County does not have a public transportation.

Racker fully supports this project and the collaboration with the other participating organizations. We anticipate the growth of our programs and the creation of new jobs in Tioga County as part of the administrative cost savings.

Sincerely,

Dan Brown

Executive Director



Tompkins/Tioga  
TIOGA OUTREACH CENTER

May 3, 2022

Housing Trust Fund Corporation  
Office of Community Renewal  
38-40 State Street, 4<sup>th</sup> Floor South  
Albany, NY 12207

To Whom It May Concern,

I am writing to you today in support of Racker and their proposed Neighborhood Depot project in Tioga County.

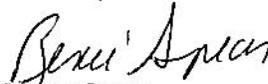
Racker's project will build a facility to host several charity organizations, including Catholic Charities of Tomkins and Tioga, and build a new civic infrastructure to advance their shared objectives. All non-profits struggle with overhead, so creating a space where printers, phones, utilities, and more can be shared will significantly reduce overhead costs for each organization in the facility. The intention of this project is to reduce the cost per square foot for each tenant to approximately \$5 and create a strong collective impact of resources in Tioga County.

This project aligns directly with the mission of Catholic Charities. As an agency that supports the vulnerable and underserved, we place enormous importance on partnerships and collaboration with other agencies. In Tompkins and Tioga Counties, our agency provides service to 2,500 individuals and families. Catholic Charities sees this project as large, and necessary step, for the greatest community impact in our region.

Our mission is to support and advocate for social justice, and this new hub of nonprofit organizations will allow us to collaborate and put our mission to work. Our programs, such as prevocational community-based services, Employment Training Program and Supportive Employment, will benefit 50 individuals with disabilities per year find employment locally and benefit greatly from shared services and working with other nonprofits at one central location.

As a partnering organization, I fully endorse the Neighborhood Depot and I am confident this project will greatly benefit Tioga County and allow Catholic Charities to have the greatest impact to the vulnerable and underserved of our region.

Sincerely,

  
Renee Spear  
Executive Director

PO Box 69  
139 Roki Blvd.  
Nichols, NY 13812  
Tel 607•414•1023  
Fax 607•414•1028

324 W. Buffalo Street  
Ithaca, NY 14850  
CatholicCharitiesTT.org

Help that works.  
None that lasts.





Tioga United Way, Inc.  
24 State Route 96  
Owego, New York 13827  
(607) 687-4028  
FAX 607-223-4612

PROVIDING HOPE & OPPORTUNITY  
FOR OUR COMMUNITY

tiogaunitedway@stny.rr.com  
www.tiogaunitedway.com

May 3, 2022

Housing Trust Fund Corporation  
Office of Community Renewal  
38-40 State Street, 4<sup>th</sup> Floor South  
Albany, NY 12207

To Whom It May Concern,

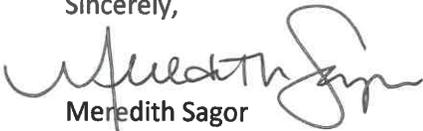
I am writing to you today in support of the nonprofit hub, The Neighborhood Depot, a proposed project in Tioga County. Tioga United Way (TUW) is one of 4 nonprofits that would benefit from overhead savings and collaboration of this project.

Tioga United Way supports 34 agencies throughout Tioga County. Those agencies address issues such as food insecurity, domestic violence, dispute resolution, environmental education and offer programs for our elderly, our disabled, our youth, our isolated and others. Each dollar raised for our organization is important to support our mission and benefits the residents of Tioga County. The majority of these recipients are presumed to be categorized as LMI (low to moderate income). We will benefit from shared services and collaboration with other local nonprofits. Valuable resources such as phone systems, copiers, technology, shared conference, and training space will allow our organization to save valuation dollars. Those dollars will be passed along to our programs that support our community. The new construction will allow us to create a space that meets all our needs and the needs of the other participating nonprofits.

The Neighborhood Depot project will be a great benefit to TUW and the entire Tioga County community. This project has my support.

I appreciate your time and consideration.

Sincerely,

  
Meredith Sagor  
Executive Director



May 3, 2022

Housing Trust Fund Corporation  
Office of Community Renewal  
38-40 State Street, 4<sup>th</sup> Floor South  
Albany, NY 12207

To Whom It May Concern,

I am writing to you today in support of Racker and their proposed Neighborhood Depot project in Tioga County.

Racker's project will build a facility to host several charity organizations, including Tioga County Rural Ministry, and build a new civic infrastructure to advance their shared objectives. The intention of this project is to reduce the cost per square foot for each tenant to approximately \$5 and create a strong collective impact of resources in Tioga County.

This project aligns directly with the mission of Tioga County Rural Ministry. As an agency that supports the vulnerable and underserved, we place enormous importance on partnerships and collaboration with other agencies. In Tioga County, our agency provides service to 364 individuals and families who are presumed to be LMI (low to moderate income). Tioga County Rural Ministry sees this project as a large and necessary step, for the greatest community impact in our region. Our organization provides a food pantry and financial assistance for vulnerable and underserved people in our community.

This new hub of nonprofit organizations will allow us to collaborate and put our mission to work. Our programs will benefit greatly from shared services and working with other nonprofits at one central location.

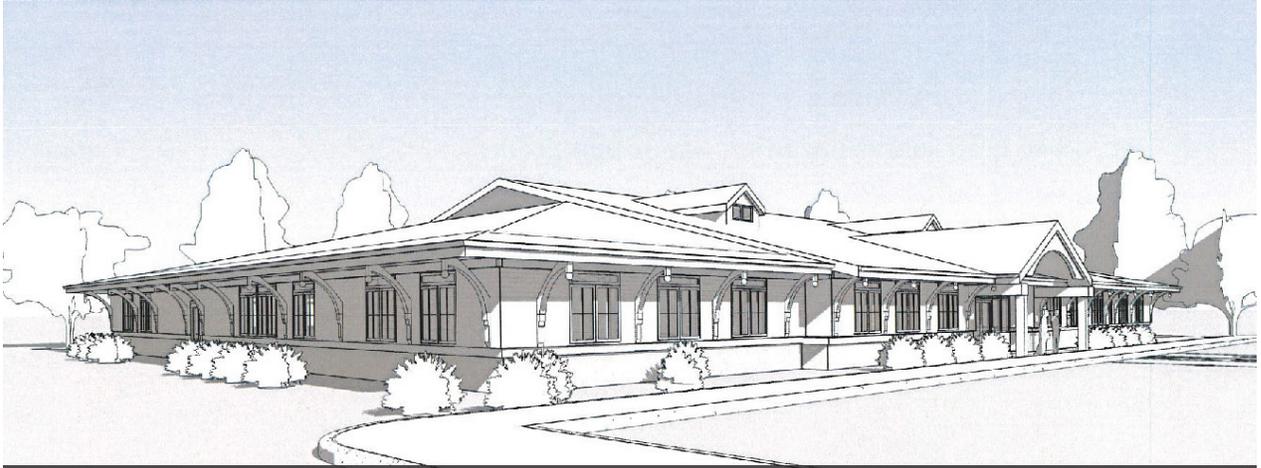
As a partnering organization, I fully endorse the Neighborhood Depot and I am confident this project will greatly benefit Tioga County and allow Tioga County Rural Ministry to have the greatest impact to the vulnerable and underserved of our region.

Sincerely,

A handwritten signature in black ink that reads 'Sr. Mary O'Brien, CSJ'.

Sr. Mary O'Brien, CSJ  
Executive Director

## 6B: CREATE THE NEIGHBORHOOD DEPOT NON-PROFIT HUB



Proposed Rendering of the Neighborhood Depot

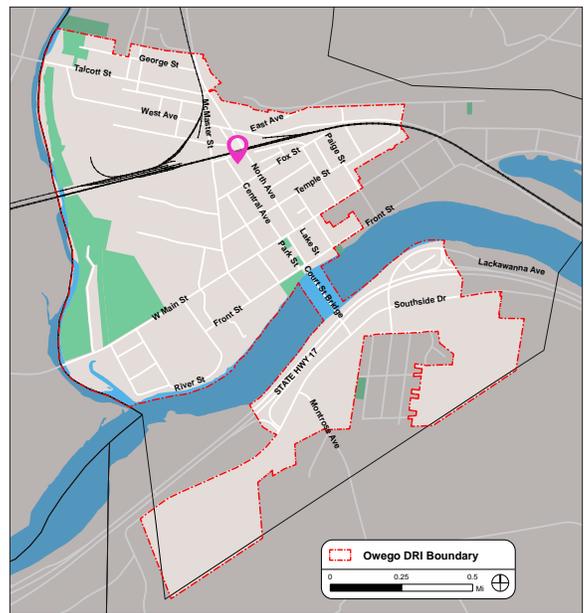
Source: McNeil Development

### DRI Funding Request and Total Project Cost

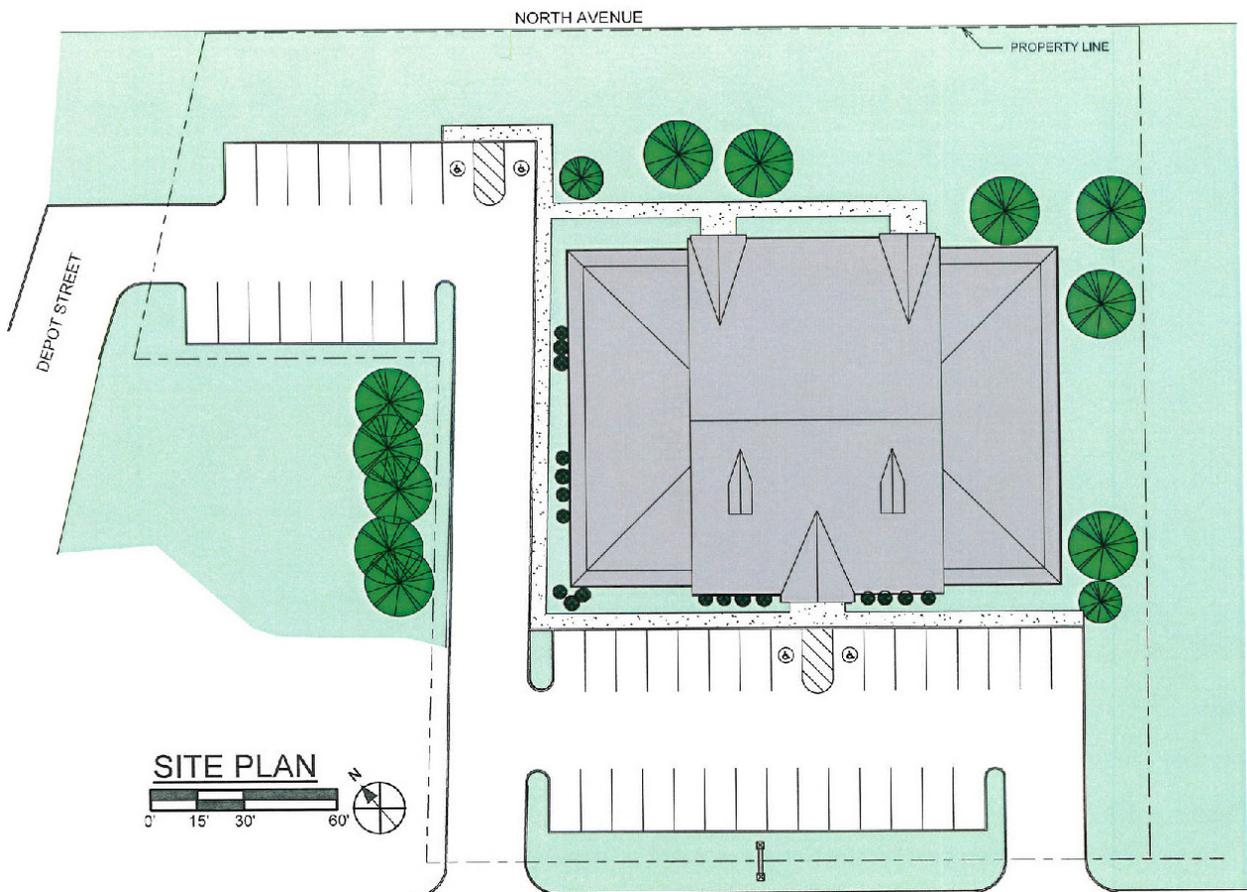
Total DRI Funds	\$1,000,000
Other Funding	\$3,422,000
<b>Total Project Cost</b>	<b>\$4,422,000</b>

### Project Description:

This project includes construction of a facility to house several charitable organizations at a shared facility on a 1.6 acre parcel along North Depot Street between Central Avenue and North Street that is outside of the floodplain. The project aims to create a “non-profit hub” to assist organizations with overhead costs by sharing items such as printers, telephones, office space and utilities. In addition, the facility would feature conference rooms and a 100 to 200 person training room available for use by any organization, whether a tenant or not, for staff training, events, and conferences. Upon completion, this building will also serve the community as an emergency shelter, a need that is currently unmet. In March 2019, the village and Tioga County designated this site an important location for an emergency and disaster response center with anticipated space for 150 displaced residents. The Neighborhood Depot building will also include showers and a kitchen to meet the needs of those who have been displaced. Funding for an emergency generator will be sought outside of the DRI process. As a separate part of this project, the sponsor is also pursuing the possibility of adding residential use at this site at a later date.



Location: 146 Central Avenue



Site Plan

Source: McNeil Development

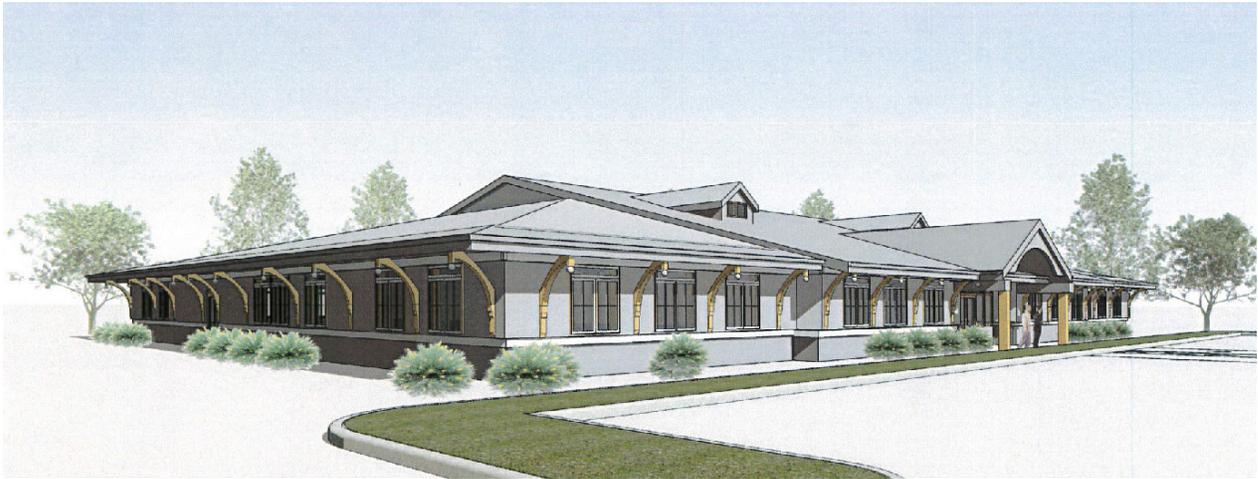
The project also involves the razing of two rental houses to facilitate the new construction. The current nine tenants at these properties will be provided with start-up funding for new living arrangements.

### Property Owner/Sponsor

Racker, a non-profit organization governed by a board of directors, with a mission of serving people with disabilities.

### Capacity

The Neighborhood Depot is a collaboration of Tioga United Way, Tioga County Rural Ministry, Catholic Charities of Tompkins Tioga, and Racker. Racker, the project lead, is developing construction plans with McNeil Development, owner of the proposed parcel of land and general contractor for the proposed project. Racker will own the land and the building while acting as landlord. The organization operates with a budget of \$40 million, employs just under 1,000 employees, serves more than 3,500 people, and owns 25 houses (individualized residential alternative). In Tioga County, Racker employs 270 people and owns six houses. Racker has the capacity and staff to take on the management of the building.



Proposed Rendering of the Neighborhood Depot

Source: McNeil Development

### Project Partners

- Tioga United Way
- Tioga County Rural Ministry
- Catholic Charities of Tompkins and Tioga

### DRI Strategies

The proposed project will advance the following DRI Strategies:

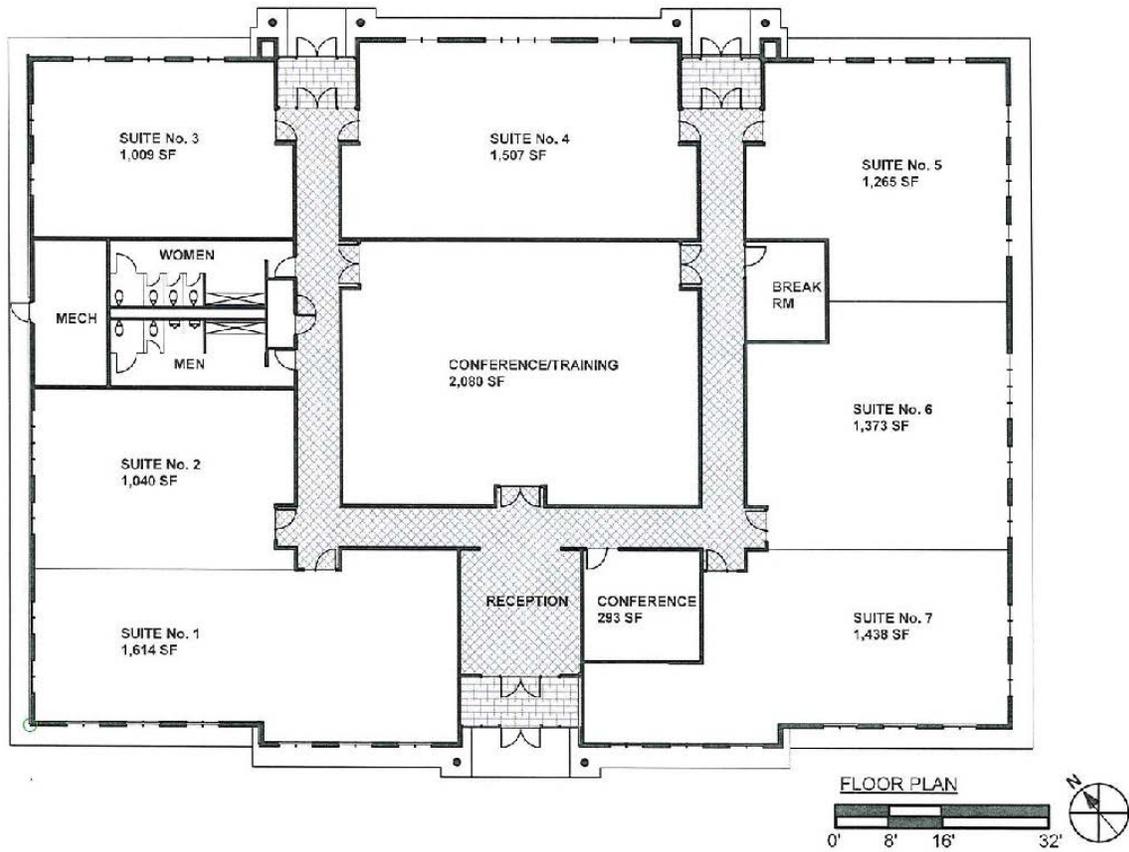
- Advance urban design principles that will make for a more attractive downtown.
- Address flood risk by encouraging sustainable improvements to village infrastructure, adding mitigation measures in existing buildings, and flood-proofing new construction in the downtown.
  - Stimulate job growth by reactivating vacant or underutilized downtown properties.
  - Provide high-quality housing at varying levels of affordability and type.

***“The Neighborhood Depot project truly serves the entire community by providing space and shared services for four organizations that consistently invest in the community.”***

*(Public survey comment)*

### Anticipated Revitalization Benefits

The project will provide a centralized location out of the flood zone that will service the diverse needs of the community. The facility will serve many community needs under one roof, easing difficulty that many regional residents have in finding transportation to seek services. The money saved by sharing services will increase funds spent on services and programs in Tioga County, increasing the number of staff at the non-profit organizations. The project will also revitalize an area of the village that has suffered from a lack of investment, with buildings in blighted condition – including the two structures that would be removed to create the non-profit hub. With visibility from North Avenue, the aesthetic improvement to the site will have positive impacts to adjacent properties along this key downtown corridor.



Building Plan

Source: McNeil Development



FRONT ELEVATION

Elevation

Source: McNeil Development

**Public Support**

This project has been well-supported throughout the DRI process, both at public workshops and through the online public survey. Approximately 44% of survey respondents indicated they “strongly approve” or “approve” of the Neighborhood Depot project, 28% were “neutral”, and 28% chose the “disapprove” or “strongly disapprove” option. “The Neighborhood Depot project truly serves the entire community by providing space and shared services for four organizations that consistently invest in the community.” Another respondent spoke to the value of the organizations involved to the community: “I highly favor building the nonprofit shared space in the renovated depot. This will be a driver of necessary social and educational services and the agencies involved have served the community excellently for a long time and are dependable and caring human service agencies.”

**Jobs Created**

This project will relocate a number of non-profit organizations currently located outside of the village into downtown Owego, bringing approximately 15-18 new jobs to the DRI area.

**Acquisition of Real Property**

Racker will acquire land from McNeil Development, the current property owner. McNeil Development is also serving as general contractor of the project.

**Feasibility and Cost Justification**

Project costs were provided by the project sponsor, based on estimates by a professional architect that has prepared plans for the proposed construction.

**Regulatory Requirements**

SEQRA; Site plan approval; Building permits.

**Project Reporting**

- Usage: Number of organizations located or using resources at the facility.
- Jobs: Number of jobs created or relocated to the site.
- Impact: Number of people served by non-profit organizations located at the facility.
- Property values: Change in assessed value of adjacent properties.

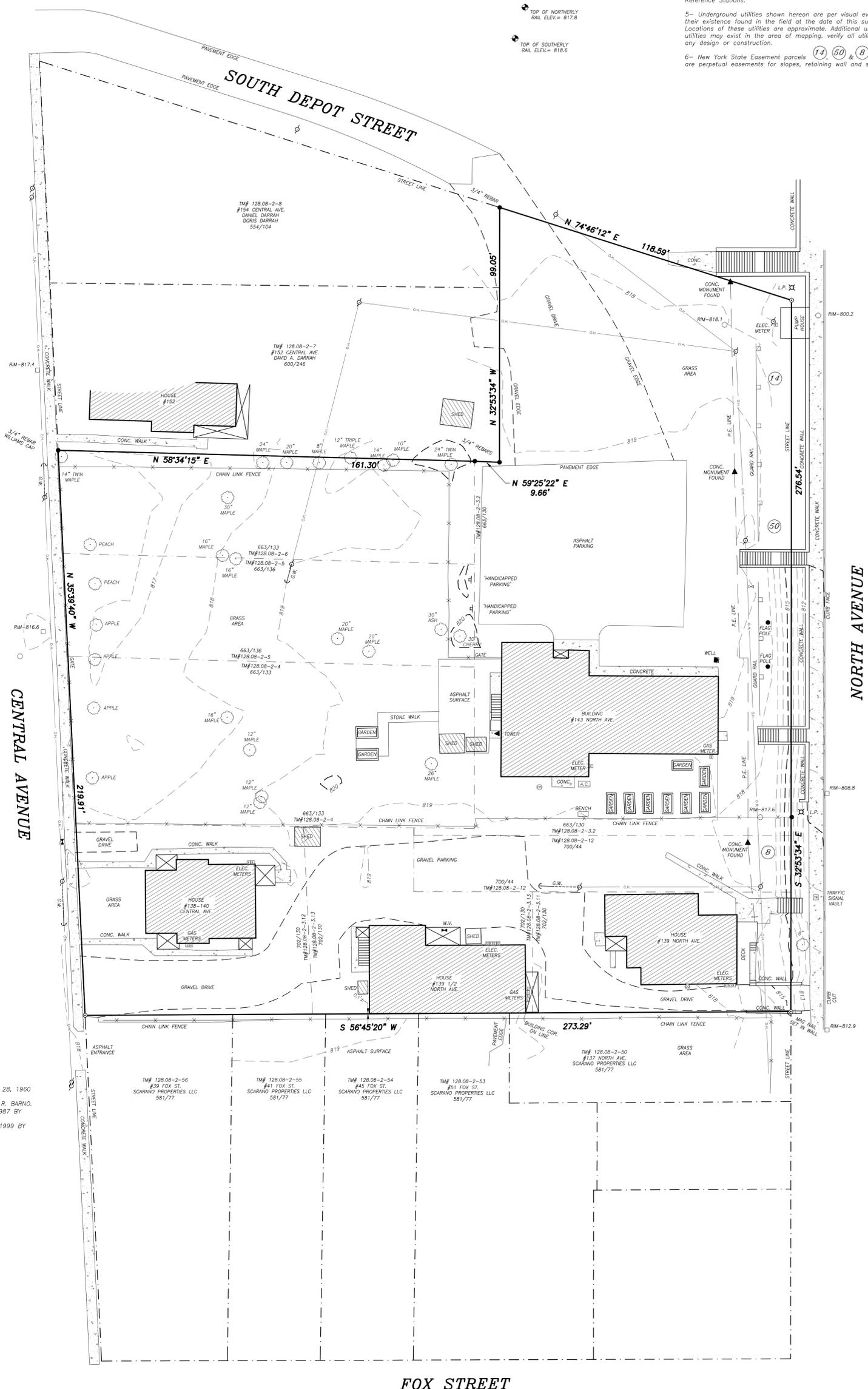
## **Appendix:**

NOTES

- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.
- 4- Vertical datum is NAVD88 per the NYSnet Continuous Operating Reference Stations.
- 5- Underground utilities shown hereon are per visual evidence of their existence found in the field at the date of this survey. Locations of these utilities are approximate. Additional underground utilities may exist in the area of mapping; verify all utilities prior to any design or construction.
- 6- New York State Easement parcels (14), (50) & (8) are perpetual easements for slopes, retaining wall and sewer.



TOP OF NORTHERLY RAIL ELEV.= 817.8  
TOP OF SOUTHERLY RAIL ELEV.= 818.6



- LEGEND**
- - COMPUTED POINT
  - - EXISTING IRON, LABELED
  - ⊙ - 3/4" REBAR SET WITH CAP
  - ⊕ - ELECTRIC METER
  - ⊖ - UTILITY POLE
  - ⊙ - LIGHT POLE
  - ⊕ - GAS METER
  - ⊖ - GAS VALVE
  - ⊙ - HYDRANT
  - ⊖ - WATER VALVE
  - ⊕ - AIR CONDITIONING UNIT
  - ⊖ - CLEANOUT
  - ⊙ - CATCHBASIN
  - ⊖ - MANHOLE
  - ⊙ - STREET SIGN
  - - DECIDUOUS TREE
  - - CONIFEROUS TREE

- MAP REFERENCES:**
- 1) "PROPERTY OF MARQUART EST..." DATED DECEMBER 28, 1960 BY J.R. BARNO.
  - 2) "139 FOX STREET" DATED NOV. 30, 1964 BY JOON R. BARNO.
  - 3) "SURVEY FOR McNEIL COMPANY..." DATED DEC. 7, 1987 BY WILLIAMS & EDSALL LAND SURVEYORS P.C.
  - 4) "SURVEY FOR McNEIL COMPANY..." DATED JULY 16, 1999 BY WILLIAMS & EDSALL LAND SURVEYORS P.C.

**NOTE:**  
THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

**TITLE INFORMATION**

McNEIL DEVELOPMENT COMPANY LLC  
DEED BK. 663 PG. 130  
BK. 663 PG. 133  
BK. 663 PG. 136  
BK. 700 PG. 44  
BK. 702 PG. 130  
TAX MAP Nos. 128.08-2-3.11, 3.12, 3.2, 4, 5, 6 & 12  
AREA= 1.590 ACRES

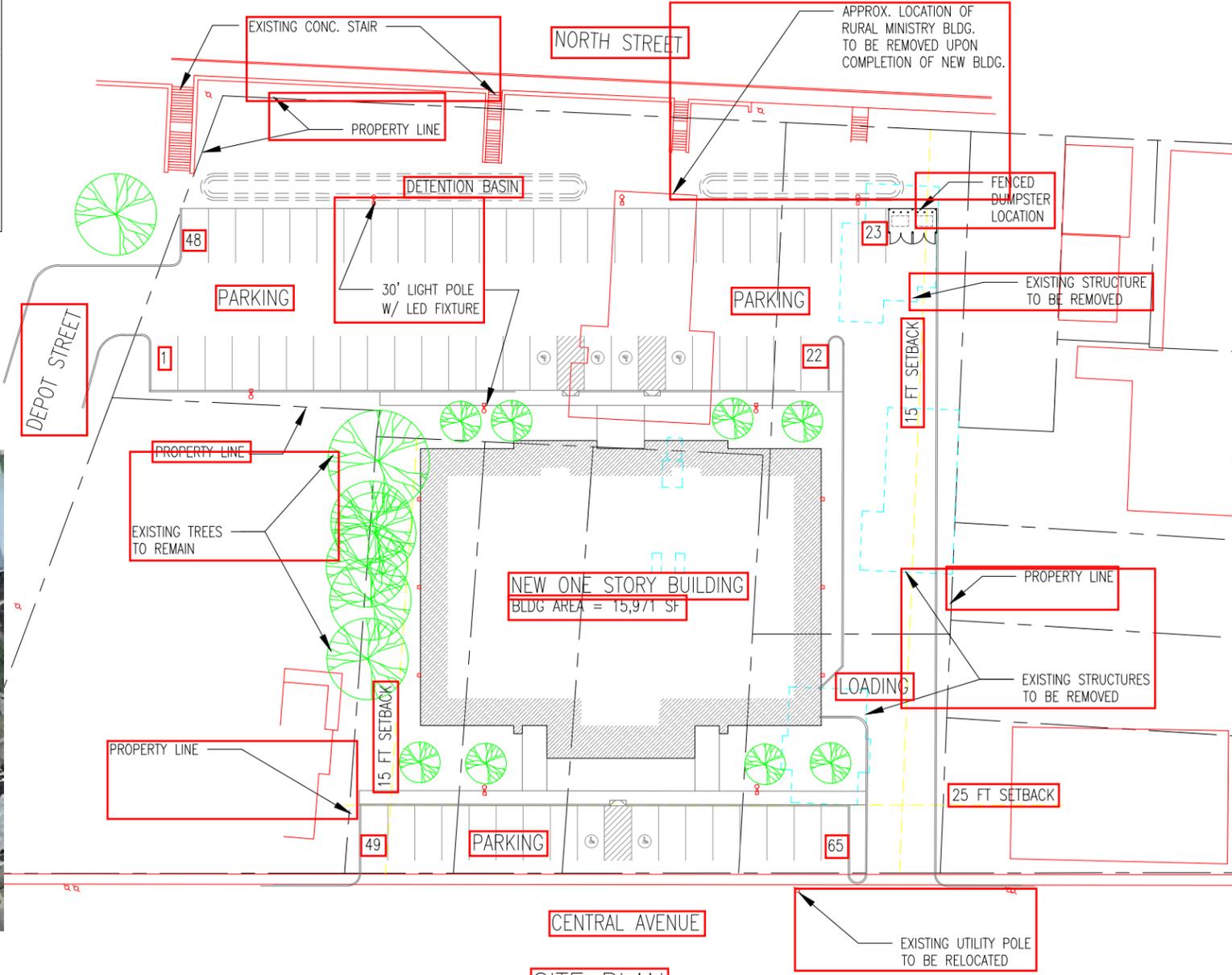
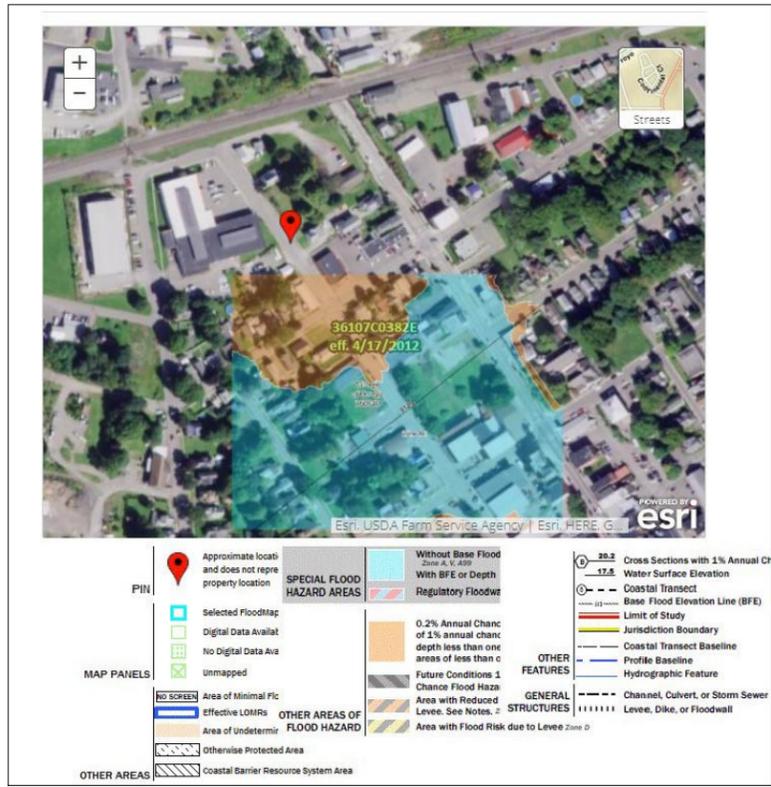


I hereby certify to: McNEIL DEVELOPMENT COMPANY LLC that I am a licensed land surveyor, New York State License No. 050823, and that this map delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current Code of Practice adopted by the New York State Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: EDWARD RIPIC, JR. DATE: 8/13/2021



Boundary & Topographic Survey for  
**McNEIL DEVELOPMENT COMPANY LLC**  
LOCATED AT 139-143 NORTH AVE.  
& 138-140 CENTRAL AVE.  
VILLAGE OF OWEGO  
TIOGA COUNTY NEW YORK  
DATE: 8/13/2021 JOB NO: 2021-319 SCALE: 1"=20'  
© COPYRIGHT 2021



TOTAL PARKING = 65 SPACES  
ALL SPACES MEASURE 10' X 20'

McNeil Development Co., LLC  
17 - 29 Main Street  
Cortland, New York 13045

NEIGHBORHOOD DEPOT  
Central Avenue  
Owego, New York

PROJECT NO.	218102
DATE	10/15/2024
DESIGNER	Archie Design, Architecture + Interiors, PLLC
DRAWN BY	
CHECKED BY	
DATE	

SITE PLAN & SITE AREA PHOTO

L-01R4





**PIN**  Approximate location based on user input and does not represent an authoritative property location

-  Selected FloodMap Boundary
-  Digital Data Available
-  No Digital Data Available
-  Unmapped

**SPECIAL FLOOD HAZARD AREAS**

-  Without Base Flood Elevation (BFE) Zone A, V, A99
-  With BFE or Depth
-  Regulatory Floodway Zone AE, AO, AH, VE

 0.2% Annual Chance Flood Hazard, A of 1% annual chance flood with average depth less than one foot or with drain areas of less than one square mile to future conditions 4% Annual

- OTHER FEATURES**
-  **20.2** Cross Sections with 1% Annual Chance Water Surface Elevation
  -  **17.5** Coastal Transect
  -  --- Coastal Transect Base Flood Elevation Line (BFE)
  -  --- Limit of Study
  -  --- Jurisdiction Boundary
  -  --- Coastal Transect Baseline
  -  --- Profile Baseline
  -  --- Hydrographic Feature



# Advanced Hydrologic Prediction Service

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## Susquehanna River at Owego, NY (OWGN6)

[National Observations](#)[Inundation Locations](#)[View Inundation Site](#)

Weather Forecast Office Binghamton, NY

Middle Atlantic River Forecast Center

### Data Type

- Inundation Levels
- Flood Categories
- Current/Forecast

**Inundation Levels**  
NAVD88 Stage

**Record Crest: 39.62 ft**

815.4	39.3
812.2	36.1
811.1	35.0
810.1	34.0

**Major Flooding Begins**

809.1	33.0
-------	------

**Moderate Flooding Begins**

808.1	32.0
807.1	31.0

**Minor Flooding Begins**

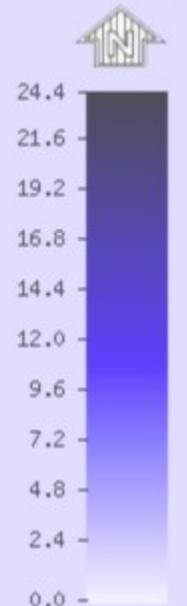
806.1	30.0
-------	------

**Near Flooding Begins**

805.1	29.0
-------	------

**Below Flooding Begins**

\* = Extended rating

[Inundation Feedback](#)[Hydrograph](#)[River at a Glance](#)[Download](#)[Inundation Mapping](#)[Probability Information](#) [Print this map](#)[Switch Basemap](#)[Reset View](#)

Depth in feet



Gauge Location

[About Inundation](#)[Download Dataset\(s\)](#)[FAQ](#)[User Guide](#)

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Eight Tax Parcels  
139 – 143 North Avenue and 138-150 Central Avenue  
Owego, New York



Prepared For:

McNeil Development Co., LLC

And

The Neighborhood Depot, Inc.

Prepared By:

GeoLogic NY, P.C.

Project No. 222020  
February 2022

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9.7	Other Environmental Reports or Historical Records .....	<b>Error! Bookmark not defined.</b>
9.8	Liens and Activity/Use Limitations .....	<b>Error! Bookmark not defined.</b>
<b>10.0</b>	<b>INTERVIEWS</b> .....	Error! Bookmark not defined.
<b>11.0</b>	<b>FINDINGS</b> .....	Error! Bookmark not defined.
<b>12.0</b>	<b>OPINIONS AND CONCLUSIONS</b> .....	Error! Bookmark not defined.
<b>13.0</b>	<b>ENVIRONMENTAL PROFESSIONAL STATEMENT</b> .....	Error! Bookmark not defined.

## **APPENDICES**

Appendix A	Proposal and Agreement for Consulting Services
Appendix B	Drawings
Appendix C	User Provided Information & Tioga County Information
Appendix D	Photographs
Appendix E	Database Records
Appendix F	Statement of Qualifications

1.0. **GENERAL INFORMATION**

***Client Information:***

McNeil Development Co., LLC  
PO Box 824  
17-29 Main Street  
Cortland, NY 13045

***Consultant Information:***

GeoLogic NY, P.C.  
PO Box 350  
37 Copeland Avenue  
Homer, NY 13077

***Project Information:***

Phase I Environmental  
Site Assessment

***Phone:*** 607-749-5000

***Fax:*** 607-749-5063

***E-mail:*** geologicny@geologic.net

***Property Information:***

8 Tax Parcels (McNeil Properties)  
139-143 North Avenue and  
138 – 150 Central Avenue  
Owego, NY

***Inspection Date:*** February 21, 2022

***Report Date:*** February 2022

***Site Assessor:*** Forrest Earl, P.G.

***Senior Reviewer:*** Sarah McCulloch, P.G.

***Project No:*** 222020

## **2.0. EXECUTIVE SUMMARY**

### **2.1. Findings**

The Property is located within the Village of Owego, New York. The surrounding properties have a mix of residential, commercial/retail and transportation (roadways and railroad) uses. The Property extends between North Avenue on the east and Central Avenue on the west. It is bounded by residences and a railroad corridor on the north and commercial/retail properties on the south.

There are four buildings on the Property. Three are multi-unit residential structures and the fourth is used as a food pantry by Tioga County Rural Ministry. The three multi-story buildings are wood frame structures with laid stone foundations. These were built circa the 1800's. The fourth is a metal clad "pole style" building built slab on grade (no basement). This building was built circa 1978.

The buildings are served by municipal water and sewer and have nature gas service.

North Avenue forms the eastern Property boundary and Central Avenue forms the western boundary. North Avenue is below grade adjacent to the Property; thus, there is no vehicle access from North Avenue to the Property. Vehicle access is from Central Avenue on the west side and North Depot Street on the north side.

The Property was originally developed in the 1800's. 138-140 Central Avenue, 139 North Avenue and 139 1/2 North Avenue have been residential since at least 1888. There formerly was a residence on 141 North Avenue.

The Property at 143 North Avenue has been used for residences, feed and grain storage, and hotels. The currently building was built circa 1978 for the American Legion Ambulance squad. It was then used by the Racker Center for special children care and is now used as a food pantry operated by Tioga County Rural Ministry.

The vacant lots at 142-150 Central Avenue were originally developed as residences. A junkyard occupied these parcels from roughly 1928 until at least 1950. The structures appear to have been demolished in the 1960's or 1970's.

The railroad and residences on the north side were established prior to 1888. The area to the south was originally developed as residences in the 1800's. These were converted to commercial/retail uses after 1950. The properties on the east side of North Avenue have been used for hotels and grocery stores since the early 1900's. In the 1880's there was a carriage manufacturing company where the car wash is now located. The property on the west side of Central Avenue was used for ball fields in the 1800's and remained undeveloped until the early 1900's when coal sheds were constructed. A junk yard then occupied the area where the hardware/building materials store is now located. Endicott Johnson (EJ) erected a plant on that property in the 1920's and operated there until the 1980's - 1990's. There was a petroleum bulk storage south of the EJ facility from 1920's until the 1980's.

The subject Property is not listed in the environmental databases searched.

The environmental data base search indicates that Root Oil was formerly located at 139 Central Avenue. A review of the Sanborn maps indicates this facility was likely located on the west side of Central Avenue and not on the subject Property. A petroleum storage facility is depicted on the 1915, 1928 and 1950 Sanborn maps and was identified as Tioga Oil, then Pure Oil and finally Gulf Oil. The above ground tanks associated with Root Oil were removed in 1988. This site is now part of the hardware/building materials store on the west side of Central Ave. No evidence suggesting the Property was the site of a petroleum bulk storage facility was observed.

None of the sites listed in the database are likely to impact the Property due to the nature, status or location of the listing.

The EDR Vapor Encroachment Screening tool was used to assess the potential for subsurface vapors to enter structures at the Property (Appendix E). The direction of groundwater flow was assumed to be to the southwest, towards the confluence of Owego Creek and the Susquehanna River. The only potential sources for subsurface vapors identified are two historic automotive repair shops located north of the railroad tracks on North Avenue. No spills or releases have been reported at those sites; thus, the likelihood for subsurface vapors to enter structures at the Property is considered very low.

GeoLogic previously completed a Transaction Screen of the Property. As part of the Transaction Screen, a limited subsurface evaluation of the vacant properties at 142-150 Central Avenue (former junkyard) was conducted. The findings from the limited subsurface evaluation were:

On December 12, 2019, four test pits were advanced on the vacant parcel where the junk yard was formerly located. The test pits were advanced to depths of 4 feet below the ground surface. Approximately 6 inches of topsoil was encountered at each location. In TP-2 and TP-4 miscellaneous fill consisting of silt, sand, gravel, metal, glass, brick, porcelain and ash was encountered. The soil below the topsoil (TP-1 and TP-3, and below the fill (TP-2 and TP-4)) consisted of fine to coarse sand and gravel with some silt.

A composite soil sample was obtained of the material excavated from each test pit. The samples were collected by obtaining equal volumes of soil from four sides of the spoil piles and then mixing the soil to create a composite sample. The samples were analyzed for volatile and semi-volatile organic compounds by EPA Methods 8260 and 8270, PCB's by EPA Method 8082 and for the eight RCRA metals (arsenic, barium, cadmium, chromium, lead, selenium, silver and mercury).

No PCB's or volatile organic compounds were reported present in the samples.

Semi-volatile compounds were detected in all four samples; however, only one compound, Benzo(a)pyrene was detected in two of the samples, TP-1 and TP-2, at a concentration above the NYSDEC recommend Soil Clean-up Objective (SCO) for Restricted Residential use. Semi-volatile compounds are associated with many types of material including coal and wood ash. Given the presence of ash in the some of the samples, it is our professional opinion that the semi-volatile compounds detected, including Benzo(a)pyrene which was detected in all of the samples, likely originated from the ash present on the Property.

Four or more of the eight RCRA metals were detected in each sample; however, with the exception of mercury, all of the concentrations are below the respective NYSDEC SCO. Mercury was detected in the samples from TP-1 and TP-2 at concentrations above the

NYSDEC SCO for Restricted Residential use. Metals, including mercury, are naturally occurring and are also associated with ash, particularly coal ash. Given the relatively low levels detected, it is our professional opinion that the metals detected likely originated in the native soil and/or the ash present on the Property.

## **2.2 Conclusions**

GeoLogic has completed a Phase I ESA of the Property located at 139-143 North Avenue and 138-150 Central Avenue, Village of Owego, Tioga County, New York. GeoLogic has endeavored to complete this Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E 1527-13.

It is our professional opinion that this assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property.

While the limited subsurface evaluation of the 142-150 Central Avenue parcels did reveal the presence of low levels of semi-volatile compounds and RCRA metals. It is our opinion that given the setting of the site (urban), long development history (100+ years primarily as residences) and the nearly universal use of coal and wood as heating fuel sources prior to the 1950's, that this represents a de minimis condition. A de minimis condition is defined as a condition that generally does not present a threat to the human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

## Subsurface Investigation Report

for

### Proposed Neighborhood Depot 143 North Avenue Owego, NY

Prepared for:  
Robert Brazill and Dan Brown  
Neighborhood Depot Inc.  
3226 Wilkins Road  
Ithaca, NY 14850  
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April 2022

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## Subsurface Investigation Report

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143 North Avenue  
Owego, NY

Prepared for:  
Robert Brazill and Dan Brown  
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Ithaca, NY 14850

[Bob@racker.org](mailto:Bob@racker.org), [Dan@racker.org](mailto:Dan@racker.org)

Mr. Alton Ainslie  
Ainslie Design  
[alton.ainslie@gmail.com](mailto:alton.ainslie@gmail.com)

### A. INTRODUCTION

As requested, we have completed a subsurface investigation for the proposed new Neighborhood Depot to be located at 143 North Avenue in Owego. The work was done in accordance with our proposal of March 14, 2022 that was authorized on April 6, 2022. This report will summarize the findings of the subsurface investigation that was performed at the site during the period of April 8-12, 2022. This report includes a description of the work performed, a discussion of the findings, and our recommendations for design.

### B. SCOPE OF WORK

The scope of work included subsurface investigation at the location of the proposed new Neighborhood Depot at 143 North Avenue and adjoining properties. The scope of work was as follows:

1. Three soils borings to a depth of 20 ft and one to a depth of 50 ft. These boring locations and depths were determined by us.
2. Three infiltration tests. Offset borings were advanced at each location to a depth of 8 ft. Tests were conducted at a depth of 3 ft. These test locations and parameters were provided by The LA Group.

Logs for the borings, infiltration test results, and a boring location plan are included in the Appendix.

### C. PROJECT DESCRIPTION

We understand the project consists of construction of a new Neighborhood Depot. The new building will be a single story wood-framed building and will be approximately 16,000 SF and will not have a basement. We understand that no significant grade changes are planned for the site.

The project will include parking west and south of the new building. As part of the project four nearby buildings will be demolished. A plan showing the location of the new building and the is included in the Appendix

### D. SUBSURFACE INVESTIGATION

Boring locations were determined by us based on project plans we received from you. The locations were located in the field by Elwyn & Palmer.

Soil borings were advanced using 3 ¼ inch inside diameter hollow stem augers. Standard Penetration Tests were performed and split-spoon soil samples were taken using a 2 inch outside diameter split spoon sampler in accordance with ASTM D1586. In all borings, samples were taken continuously (2 ft intervals) to 10 ft or the bottom of boring. Below 10 ft samples were taken at 5 foot or “standard” intervals. All boring holes were backfilled with cuttings from the borings and on-site soils. Boreholes in the pavement were filled with cutting and cold patch asphalt or concrete.

Samples were classified in the field by the driller with select samples being classified by the engineer in the field. Logs for each of the borings are attached. The attached boring logs contain soil classifications and standard penetration test results.

### E. SUBSURFACE FINDINGS

This section provides a description of the subsurface conditions encountered at the site. It is important to note that each boring is just a snapshot of the subsurface conditions at that location and that subsurface conditions will vary across the site. The findings from the infiltration tests are addressed in a subsequent section.

Borings B1-B4 were advanced from near the proposed four corners of the site. Borings B1, B2, and B4 were advanced to 20 ft while B3 was advanced to 50 ft. All four borings encountered fill. The following table shows the depth of fill at each boring location:

Boring	Approx. Location	Fill Depth (ft)	Fill Description
B1	NW corner	0.7	Loose sand and gravel
B2	NE corner	3	Loose sand, trace silt, trace coal
B3	SW corner	4	Loose sand, trace coal, trace roots, trace silt
B4	SE quadrant	1	Soft silt, some sand, trace steel

In borings B1, B2, and B4 the material underlying the fill was similar. It consisted of primarily loose to medium dense sand and gravel with occasional cobbles. In B3 the material encountered beneath the fill was soft to medium stiff silt to a depth of 11.5 ft. Below the silt

the material encountered was similar to the sand and cobble mix that was found in the other borings.

Standing groundwater was not encountered at levels that should affect construction. It was encountered during drilling in B3 and B4 at depths of 20.1 ft and 19.7 ft, respectively.

## F. INFILTRATION TEST RESULTS

Infiltration tests were conducted at locations and depths selected by The LA Group. An offset boring was advanced to a depth of 8 ft adjacent to test locations.

The LA group directed that the tests be conducted at a depth of 3 ft. Test holes were pre-soaked for 24 hours prior to the test per NYSDEC guidelines.

The onsite soils exhibited mixed infiltration properties. A summary table is provided below. Detailed test results are included in the Appendix.

Test Location	Test Depth (ft)	Infiltration Rate (ft/min)
I1	3.0	0
I2	3.0	2.0
I3	3.0	2.0

The offset boring for test I1 encountered 2.5 ft of fill underlain by sand and silt. The high silt content at the test level is the likely cause for no filtration during the test. The offset boring for test I2 encountered 1 ft of fill underlain by loose sand and gravel. The boring for I3 encountered 5 ft of fill that consisted of loose sand and gravel with trace amounts of brick and coal.

Standing groundwater was not encountered in any of the offset borings. Soil samples were noted as “wet” in borings I1, I2, and I3 at depths of 7 ft, 6 ft, and 4 ft, respectively.

## G. GEOTECHNICAL ENGINEERING ANALYSIS

We have completed an analysis of the soils at the sites for the proposed new building. Based on our review we believe the proposed structure can be supported on conventional shallow foundations and the proposed concrete floor slab may be constructed as a concrete slab-on-grade provided they are constructed in accordance with the recommendations detailed below.

Foundations for the new building shall bear on sound natural subgrade that is approved by the Engineer or a qualified representative. The material at foundation bearing level is primarily loose sand and gravel. This material can be compacted and forms can be placed after approval by the Engineer. However, in boring B3 the material at bearing level is soft silt. This material may not be suitable to support the new foundations. If the material at foundation level is found to be unsuitable by the Engineer or a qualified representative, it will need to be undercut and replaced with 1-2 ft of compacted structural fill that is placed in accordance with the recommendations included in this report. The silt is moisture sensitive and will become soft if worked during periods of high moisture content. We recommend excavation during periods of dry weather. If the excavation will be open for an extended time

the contractor should consider placing a mudmat to protect the subgrade while awaiting foundation placement. Foundations for the proposed new building can be sized using an allowable bearing pressure of 2500 psf.

The slab on grade will be supported on subbase that will be placed on the existing fill. The fill should be prepared in accordance with the recommendations on proofrolling and replacement included later in this report. Based on the soft silt encountered in B3 at the anticipated level of the new slab, some undercutting of these soils should be anticipated.

Based on the measured groundwater levels and the fact that the exploration took place during a time when groundwater levels were high, we do not anticipate groundwater being a large scale problem during construction of the new building. However, water infiltration into the excavations during periods of wet weather may be problematic during construction and will need to be directed away from and out of the excavation. Dewatering of the excavation may be required to maintain a dry working area during construction of the foundations.

#### **H. PAVEMENT DESIGN**

We understand that the project will include construction of new pavements. Based on our review of the subsurface conditions encountered in the borings and anticipated traffic loading for this type of facility we are providing two pavement sections; one standard duty and one heavy duty.

The heavy duty section should be used in areas subjected to repeated truck traffic. The standard duty section can be used in areas designated for car parking or for areas that are subjected to only occasional heavy traffic.

We have provided recommendations for preparation of the subgrade that are important. The subgrade should be sloped at a pitch at least equal to the pavement surface slope to promote drainage to low points to prevent water accumulation on the subgrade. We recommend that underdrains be installed at all low points to convey this water to appropriate drainage.

We recommend the following pavement sections:

##### Standard Section

Top 1.5 inches  
Binder 2 inches  
Subbase 8 inches  
Mirafi 600X geotextile

##### Heavy Duty Section

Top 1.5 inches  
Binder 3 inches  
Subbase 12 inches  
Mirafi 600X geotextile

The top and binder courses should conform to NYSDOT specifications for Type 6 top and Type 3 binder, respectively. The subbase material should conform to NYSDOT specification 304.14 and 733.0404 Subbase Course, Type 4. Subbase material should be placed in lifts and compacted to 95% of the Modified Proctor maximum dry density as determined in accordance with ASTM D1557.

Prior to placement of the subbase layer the subgrade should be proofrolled in the presence of a qualified observer using a self-propelled roller weighing at least 30,000 lbs. Soft or uncompactable areas should be over-excavated and replaced with approved select fill material.

Underdrains shall be located to convey water away from pavements and into drainage structures or ditches. We recommend 4 inch diameter perforated drains be placed in 2 ft square trenches that are filled with drainage stone and wrapped in filter fabric and located to pick up any water that is moving along the interface between the subgrade and subbase layers. Underdrains should be located at all valleys, low or flat points, and along any curbed edge. These are all areas where water could collect and both soften the subgrade and contribute to frost action.

## **I. SEISMIC DESIGN**

Based on the soils encountered in the borings, the sites can be classified as Seismic Site Class D according to the current edition of the Building Code of New York State. The subsurface exploration did not reveal soils vulnerable to liquefaction or collapse under seismic loading. Based on the locations of the sites and the site class, we determined a value for the maximum considered earthquake spectral response acceleration for short periods, ( $S_{MS}$ ) of 0.178g, and at 1-second period ( $S_{M1}$ ) of 0.106g. A seismic design report showing site specific seismic data is included in the Appendix

## **J. RECOMMENDATIONS**

Based on the results of the subsurface investigation and engineering analyses, we have the following recommendations:

### Site Preparation and Excavation

1. Clear, grub, and strip topsoil and remove significant root structures within new construction areas. Remove any remnants of any existing structures encountered from within the new footprint.
2. In areas where fill is required, compact subgrade before placing fill by making at least 4 overlapping passes in perpendicular directions with a self-propelled roller weighing at least 30,000 lbs. Soft or uncompactable areas should be excavated and replaced with granular structural fill approved by the Engineer. The structural fill should be placed to at least 95% of the maximum dry density as determined in accordance with ASTM D1557.
3. All excavation should be performed in accordance with all OSHA and other applicable safety standards.

4. Dewatering operations should be configured to route surface runoff and groundwater away from site and out of the excavation. Operations shall conform to applicable environmental regulations.
5. When structural fill is required beneath foundations it shall consist of an engineered mix of crushed ledge rock conforming to the following gradation:

Sieve Size	Percent Passing
2"	100
1"	80-95
1/2"	45-75
#4	30-60
#40	10-40
#200	0-7

#### Foundation Design and Construction

1. The foundations for the proposed new building should bear on stable natural subgrade or compacted select fill that is approved by the Engineer.
2. Foundation subgrade to be free of loose or disturbed material.
3. Foundations for the proposed new building may be sized using an allowable bearing pressure of 2500 psf.
4. Foundations shall be set below grade in accordance with local code requirements to provide protection against frost.
5. The slab on grade shall be placed on 8 inches of compacted select material. The subgrade below the select material shall be proofrolled in accordance with the above recommendations on Site Preparation. The slab should be reinforced against cracking in accordance with ACI design standards. Concrete slab-on-grade shall be designed using a modulus of subgrade reaction of 150 pci.
6. Minimum width of column footings to be 30 inches, minimum width of wall footings to be 24 inches.
7. We anticipate total and differential settlements of less than 1 and 1/2 inch, respectively for these foundations.
8. Select granular fill for beneath the slab shall be clean bank run gravel conforming to the following gradation:

Sieve Size	Percent Passing
2"	100
1/4"	35-65
#200	0-10

#### K. CLOSING

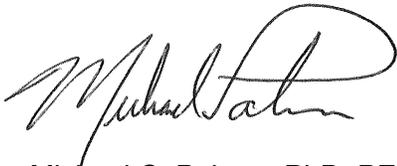
Elwyn & Palmer has prepared this report based on our interpretation of the subsurface conditions at the project sites and our understanding of the proposed project. Changes in scope, location, structure type, or loads should be brought to our attention for review to allow us to make changes as necessary to the recommendations provided.

Elwyn & Palmer has performed these services in a manner consistent with the standard methods and level of care exercised by members of the geotechnical engineering profession. No warranty, expressed or implied, is made in connection with the providing of geotechnical engineering services.

We appreciate the opportunity to be of service on this project. Please call if you have any questions or require additional information.

Sincerely,

**ELWYN & PALMER CONSULTING ENGINEERS PLLC**

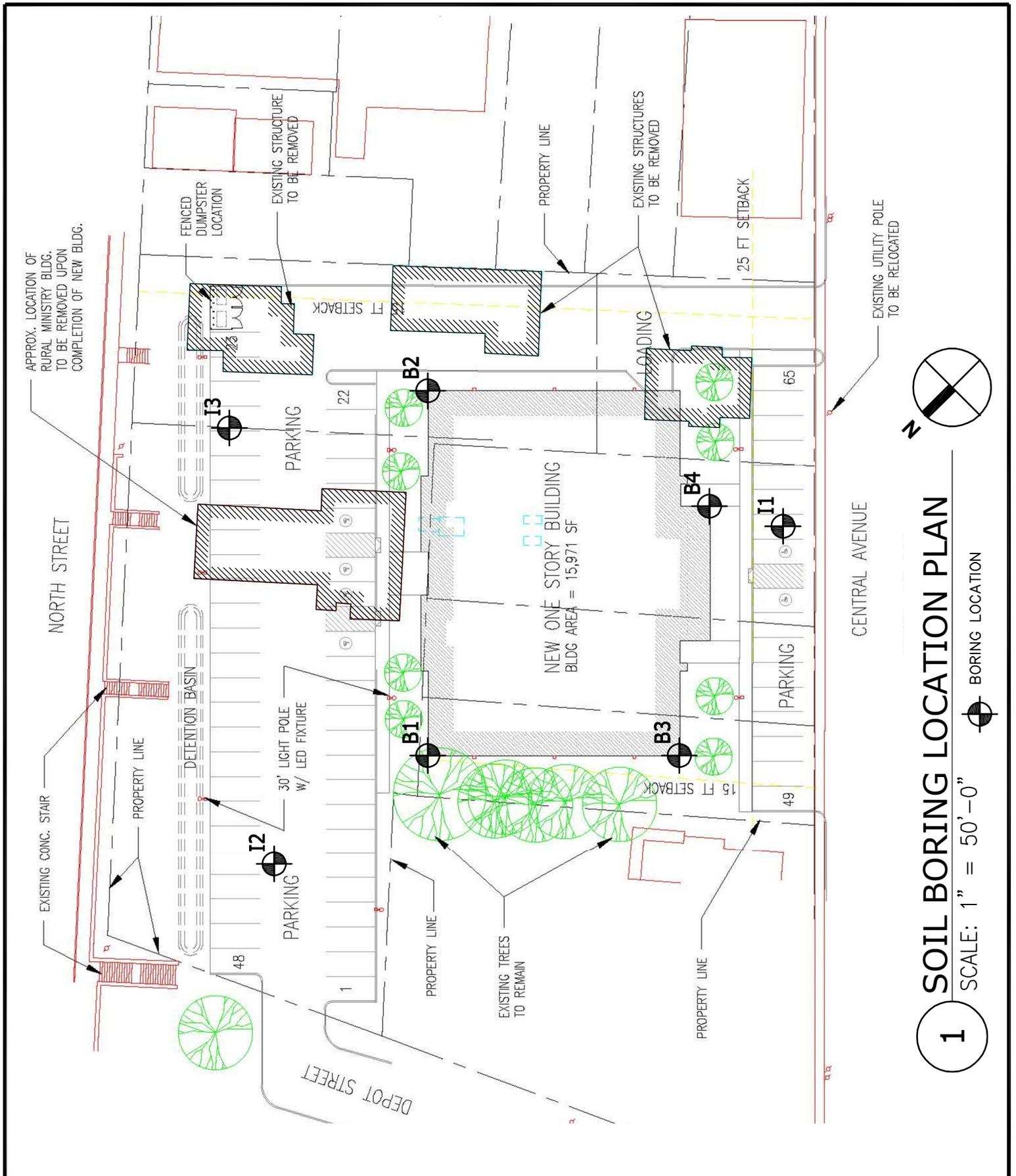
A handwritten signature in black ink, appearing to read 'Michael Palmer', written in a cursive style.

Michael C. Palmer, PhD, PE  
Partner

Attachments

**APPENDIX**

**BORING LOCATION PLAN**



# SOIL BORING LOCATION PLAN

SCALE: 1" = 50'-0"

BORING LOCATION

1

**Elwyn & Palmer**

CONSULTING ENGINEERS, PLLC

Ithaca, New York

607.272.5060

www.ElwynPalmer.com

## SOIL BORING LOCATION PLAN

NEIGHBORHOOD DEPOT

Central Avenue

Owego, New York

ISSUE DATE.: 04/07/22

PROJECT No.: 20220407

DWG. NO.

**S1**

**BORING LOGS**

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## General Information and Key to Subsurface Logs

The subsurface logs attached to this report present the observations and mechanical data collected by the driller at the site, supplemented by classification of the material removed from the boring as determined through visual identification by technicians in the laboratory. It is cautioned that the materials removed from the borings represent only a fraction of the total volume of the deposits at the site and may not necessarily be representative of the subsurface conditions between adjacent borings or between sampled intervals. The data presented on the subsurface logs together with the recovered samples will provide basis for evaluating the character of the subsurface conditions relative to the project. The evaluation must consider all the recorded details and their significance relative to each other. Often analyses of standard boring data indicate the need for additional testing or sampling procedures to more accurately evaluate the subsurface conditions. Any evaluation of the contents of this report and the recovered samples must be performed by Professionals. The information presented in the following list defines some of the procedures and terms used on the subsurface logs to describe the conditions encountered.

1. The figures in the depth column define the scale of the subsurface log.
2. The sample column shows the depth range from which the sample was recovered. The sample type column will show an "S" for split spoon sample, a "T" for a tube sample and a "C" for a rock core sample.
3. The sample number is used for identification on sample containers and in laboratory reports.
4. The Blows on Sampler column shows results of the Standard Penetration Tests and indicates the number of blows required to drive a split spoon sampler into the soil. The number of blows required for each six inches of penetration is recorded. The first six inches of penetration is considered the seating drive. The number of blows required for the second and third six inches of penetration is termed the penetration resistance, N. The sampler diameter, hammer weight, and length of drop are noted on the log.
5. All recovered soil samples are reviewed in the laboratory by an engineering technician, geologist, or geotechnical engineer unless noted otherwise. The visual descriptions are made on the basis of a combination of the driller's field descriptions and observations and the sample as viewed in the laboratory. The method of visual classification is based primarily on the Unified Soil Classification System (ASTM D2487) with regard to particle size and plasticity. The relative portion by weight by weight of two or more soil types is described for granular soils in accordance with "Suggested Methods of Test for Identification of Soils" by D.M. Burmister (ASTM Special Technical Publication No. 479, June 1970). The description of relative soil density or consistency is based on Penetration Test results. The description of soil moisture is based upon relative wetness of the soil as recovered and is described as dry, damp, moist, wet, and saturated. The presence of boulders and large gravel is sometimes, but not necessarily, detected by an evaluation of sampler blows or the behavior of the drill rig.
6. The description of rock is based on the recovered rock core and the driller's observations.
7. The stratification lines present the approximate boundary between soil types. Actual boundaries may vary between sampling intervals and the transition may be gradual. Solid stratification lines are based on the driller's field observations.
8. Miscellaneous observations and procedures noted by the driller are shown on the logs, including water level observations. It is important to realize the reliability of the water level observations depends upon the soil type (water does not readily stabilize in a hole through fine grained soils) and that drill water used to advance the boring may influence the observations. The groundwater level typically will fluctuate seasonally. One or more perched or trapped water levels may exist in the ground seasonally. All the available readings should be evaluated. If definite conclusion cannot be made, it may be necessary to examine the conditions more thoroughly through test pit excavations or observation wells.
9. The length of rock core run is defined as the length of penetration of the core barrel. Core recovery is the length of core recovered divided by the core run. The RQD (Rock Quality Designation) is the total pieces of NX core exceeding 4 inches in length divided by the core run. Fresh, irregular or drilling induced breaks are ignored and the pieces counted as intact lengths. RQD values are valid only for NX size cores (2.125" diameter). The barrel size is noted in the logs.

## Definition of Descriptors used in Boring Logs

### Soil Type and Particle Size

<u>Type</u>	<u>Size</u>
Boulder	>12"
Cobble	12"-3"
Gravel	
Coarse	3"- ¾"
Fine	¾"-#4
Sand	
Coarse	#4-#10
Medium	#10-#40
Fine	#40-#200
Silt	<#200
Clay	<#200

### Soil Type Proportions

<u>Term</u>	<u>Percent of Sample</u>
"and"	35-50
"some"	20-35
"little"	10-20
"trace"	1-10

### Relative Compactness or Consistency

#### Granular Soils

<u>Descriptor</u>	<u>Blows/ft (N)</u>
Loose	<11
Med-Dense	11-30
Dense	31-50
Very Dense	>51

#### Fine Grained Soils

<u>Descriptor</u>	<u>Blows/ft (N)</u>
Very Soft	0-2
Soft	2-4
Medium	4-8
Stiff	8-15
Very Stiff	15-30
Hard	>30

### Stratification Description

Varved – Horizontal uniform layers or seams

Layer – Soil deposit more than 6" thick

Seam – Soil deposit less than 6" thick

Parting – Soil deposit less than 1/8" thick

### Rock Classification Terms

<u>Quality</u>	<u>Terms</u>	<u>Definition</u>
Hardness	Soft	Scratched by fingernail
	Medium hard	Scratched easily by penknife
	Hard	Scratched with difficulty by penknife
	Very hard	Cannot be scratched with penknife
Weathering	Very weathered	Judged by the relative amounts of disintegration, iron staining, core recovery, clay seams, etc.
	Weathered	
	Sound	
Bedding	Laminated/Fissile	Less than 0.08"
	Thinly bedded	½" to 2"
	Medium bedded	2" to 2ft
	Thickly bedded	2 ft to 4 ft
	Massive	More than 6 ft

Client ELWYN PALMER  
 CONSULTING ENGINEERS  
 Project NEIGHBORHOOD DEPOT  
 Location CENTRAL AVE  
OWEGO, NY



**LYON DRILLING CO.**  
**BORING LOG**

Boring No. B1  
 Project No. \_\_\_\_\_  
 Sheet 1 of 1  
 Date Started 04/12/22  
 Date Completed 04/12/22  
 Driller HARRY LYON

Drill Rig CME 45  
 Casing 3 1/4" I.D. HOLLOW STEM AUGERS  
 Casing Hammer: Wt. \_\_\_\_\_ lb. Fall \_\_\_\_\_ in.  
 Soil Sampler 2" SPLIT SPOON  
 Sample Hammer: Wt. 140 lb. Fall 30 in.  
 Rock Sampler: \_\_\_\_\_  
 Other: \_\_\_\_\_  
 Weather Conditions: 55 PARTLY SUNNY

Boring Location \_\_\_\_\_  
 Surface Elevation \_\_\_\_\_

Ground Water Observations				
Date	Time	Casing at	Hole at	Water at
<u>04/12/22</u>	<u>11:50 AM</u>	<u>17.5</u>	<u>20.0</u>	<u>DRY</u>
<u>04/12/22</u>	<u>12:05 PM</u>	<u>OUT</u>	<u>16.1</u>	<u>DRY</u>

Depth	Sample Number	Sample Depth		Sample Type	SOIL				RQD	Sample Recovery	MATERIAL DESCRIPTION	Depth of Change	REMARKS
		From (Ft)	To (Ft)		Blows on Sampler								
		0/0.5'	0.5/1.0'		1.0/1.5'	1.5/2.0'	N						
1	0.0	2.0	S	1	1	WOH	1		1.0	TOPSOIL	0.3	AUGERS HARDER WITH COBBLES AT 10.5	
2	2.0	4.0	S	3	3	5	4	8	1.1	SOME FINE GRAVEL (FILL)	0.7		
5	3	4.0	6.0	S	3	6	5	3	11	0.5	TRACE FINE GRAVEL		3.3
										0.5	MOIST BROWN LOOSE COARSE TO FINE SAND AND FINE GRAVEL		5.0
10	4	6.0	8.0	S	3	3	9	5	12	0.6	GRADES TO MOIST BROWN LOOSE FINE TO COARSE GRAVEL. SOME COARSE TO FINE SAND WITH OCCASIONAL COBBLES		10.5
										1.1	GRADES TO MOIST BROWN FIRM FINE GRAVEL AND COARSE TO FINE SAND. TRACE SILT WITH COBBLES		12.0
15	6	10.0	12.0	S	6	9	11	11	20	1.1	SIMILAR COMPACT		
20	8	18.0	20.0	S	22	16	20	20	36	1.0	BORING TERMINATED AT 20.0		
25													
30													
35													
40													
45													
50													



Client ELWYN PALMER  
 CONSULTING ENGINEERS  
 Project NEIGHBORHOOD DEPOT  
 Location CENTRAL AVE  
OWEGO, NY



**LYON DRILLING CO.**  
**BORING LOG**

Boring No. B3  
 Project No. \_\_\_\_\_  
 Sheet 1 of 1  
 Date Started 04/11/22  
 Date Completed 04/11/22  
 Driller HARRY LYON

Drill Rig CME 45  
 Casing 3 1/4" I.D. HOLLOW STEM AUGERS  
 Casing Hammer: Wt. \_\_\_\_\_ lb. Fall \_\_\_\_\_ in.  
 Soil Sampler 2" SPLIT SPOON  
 Sample Hammer: Wt. 140 lb. Fall 30 in.  
 Rock Sampler: \_\_\_\_\_  
 Other: \_\_\_\_\_  
 Weather Conditions: 58 SUNNY

Boring Location \_\_\_\_\_  
 Surface Elevation \_\_\_\_\_

Ground Water Observations				
Date	Time	Casing at	Hole at	Water at
04/11/22	2:20 PM	22.5	25.0	20.1
04/11/22	4:40 PM	47.5	48.9	19.8
04/11/22	5:05 PM	OUT	12.4	DRY

Depth	Sample Number	Sample Depth		Sample Type	SOIL				RQD	Sample Recovery	MATERIAL DESCRIPTION	Depth of Change	REMARKS
		From (Ft)	To (Ft)		Blows on Sampler								
					0/0.5'	0.5/1.0'	1.0/1.5'	1.5/2.0'					
	1	0.0	2.0	S	1	1	2	1	3	1.4 TOPSOIL	0.5		
	2	2.0	4.0	S	1	4	5	3	9	1.0 MOIST BROWN AND BLACK FINE SAND. SOME FINE GRAVEL. LITTLE SILT. TRACE COAL. TRACE ROOTS (LOOSE) (FILL)	4.0		
5	3	4.0	6.0	S	1	1	2	4	3	1.5 MOIST BROWN SOFT SILT AND FINE SAND		TRACE ROOT FIBERS AT 4.5	
	4	6.0	8.0	S	4	4	4	4	8	1.4 SIMILAR. WET	7.0	TRACE ROOT FIBERS AT 7.4	
10	5	8.0	10.0	S	4	2	3	2	5	0.5			
	6	10.0	12.0	S	1	1	2	6	3	0.5 WET BROWN LOOSE COARSE TO FINE SAND	11.5		
	7	13.0	15.0	S	6	6	5	5	11	0.7 AND FINE GRAVEL WITH OCCASIONAL COBBLES			
15													
	8	18.0	20.0	S	9	11	9	14	20	1.0 SIMILAR SATURATED	19.5		
20													
	9	23.0	25.0	S	7	14	16	12	30	22.5 SATURATED BROWN LOOSE FINE SAND			
										0.7 TRACE SILT	23.5		
25													
	10	28.0	30.0	S	8	11	8	9	19	1.2 SATURATED BROWN FIRM COARSE TO FINE SAND AND FINE GRAVEL WITH COBBLES			
30													
	11	33.0	35.0	S	10	10	11	11	21	1.0			
35													
	12	38.0	40.0	S	10	12	14	22	26	1.1			
40													
	13	44.0	45.7	S	16	19	50/3			1.0		UNABLE TO SAMPLE AT 43.0' DUE TO COBBLES	
45													
	14	48.0	48.9	S	12	50/4				0.5		ADVANCED AUGERS TO 50.0	
50													

Client ELWYN PALMER  
 CONSULTING ENGINEERS  
 Project NEIGHBORHOOD DEPOT  
 Location CENTRAL AVE  
OWEGO, NY



**LYON DRILLING CO.**  
**BORING LOG**

Boring No. B4  
 Project No. \_\_\_\_\_  
 Sheet 1 of 1  
 Date Started 04/11/22  
 Date Completed 04/11/22  
 Driller HARRY LYON

Drill Rig CME 45  
 Casing 3 1/4" I.D. HOLLOW STEM AUGERS  
 Casing Hammer: Wt. \_\_\_\_\_ lb. Fall \_\_\_\_\_ in.  
 Soil Sampler 2" SPLIT SPOON  
 Sample Hammer: Wt. 140 lb. Fall 30 in.  
 Rock Sampler: \_\_\_\_\_  
 Other: \_\_\_\_\_  
 Weather Conditions: 50 SUNNY

Boring Location \_\_\_\_\_  
 Surface Elevation \_\_\_\_\_

Ground Water Observations				
Date	Time	Casing at	Hole at	Water at
04/11/22	12:10 PM	17.5	20.0	19.7
04/11/22	12:20 PM	OUT	12.5	DRY

Depth	Sample Number	Sample Depth		Sample Type	SOIL				RQD	Sample Recovery	MATERIAL DESCRIPTION	Depth of Change	REMARKS	
		From (Ft)	To (Ft)		Blows on Sampler									
					0/0.5'	0.5/1.0'	1.0/1.5'	1.5/2.0'						N
					Rock Recovery									
		Ft.	%											
1	0.0	2.0	S	1	1	4	5	5	1.0	TOPSOIL	0.1	5.5 BECOMES COBBLY		
2	2.0	4.0	S	5	3	3	5	6	0.9	LITTLE COARSE SAND. TRACE STEEL (FILL)	1.0			
5	3	4.0	6.0	S	2	3	2	4	5	0.3	MOIST BROWN LOOSE FINE SAND. SOME SILT LITTLE MEDIUM TO COARSE SAND. TRACE FINE GRAVEL		2.3	
4	6.0	8.0	S	5	8	12	15	20	1.0	MOIST BROWN LOOSE FINE GRAVEL. SOME COARSE TO FINE SAND. TRACE SILT	5.5			
10	5	8.0	10.0	S	12	16	16	25	32	1.0	MOIST BROWN FIRM COARSE TO FINE SAND AND FINE TO MEDIUM GRAVEL WITH COBBLES			
6	10.0	12.0	S	36	25	26	16	51	1.3					
7	13.0	15.0	S	22	18	9	10	27	0.8					
15	8	15.0	17.0	S	9	12	11	12	23	0.9				
9	18.0	20.0	S	10	10	11	8	21	1.4	GRADES TO MOIST BROWN FIRM COARSE TO FINE SAND AND FINE GRAVEL WITH OCCASIONAL COBBLES SIMILAR WET	19.0			
20										BORING TERMINATED AT 20.0				
25														
30														
35														
40														
45														
50														

**INFILTRATION TEST OFFSET BORINGS AND RESULTS**

Infiltration Test Results- April 2022

Proposed Neighborhood Depot

143 North Avenue

Owego, NY

All tests pre-soaked 24 hours prior to test

Test I1

Pipe bottom at 3 ft

<u>Minutes</u>	<u>Depth</u>
Initial	1.0 ft
1	1.0
3	1.0
5	1.0
10	1.0
15	1.0
30	1.0
45	1.0
<u>60</u>	<u>1.0</u>
Rate:	0.0 ft/min

Test I2

Pipe bottom at 3 ft

<u>Minutes</u>	<u>Depth</u>
Initial	1.0 ft
<u>1</u>	<u>Dry</u>
Rate:	2.0 ft/min
All test water drained in 1 minute	

Test I3

Pipe bottom at 3 ft

<u>Minutes</u>	<u>Depth</u>
Initial	1.0 ft
<u>1</u>	<u>Dry</u>
Rate:	2.0 ft/min
All test water drained in 1 minute	

Client <u>ELWYN PALMER</u>	 <b>LYON DRILLING CO.</b> <b>BORING LOG</b>	Boring No. <u>11</u>
CONSULTING ENGINEERS		Project No. _____
Project <u>NEIGHBORHOOD DEPOT</u>		Sheet <u>1</u> of <u>1</u>
Location <u>CENTRAL AVE</u> <u>OWEGO, NY</u>		Date Started <u>04/08/22</u> Date Completed <u>04/08/22</u> Driller <u>HARRY LYON</u>

Drill Rig <u>CME 45</u>	Boring Location <u>AS STAKED, BY CLIENT</u>
Casing <u>3 1/4" I.D. HOLLOW STEM AUGERS</u>	Surface Elevation _____
Casing Hammer: Wt. _____ lb. Fall _____ in.	Ground Water Observations
Soil Sampler <u>2" SPLIT SPOON</u>	Date                      Time                      Casing at                      Hole at                      Water at
Sample Hammer: Wt. <u>140</u> lb. Fall <u>30</u> in.	<u>04/08/22</u> <u>1:00 PM</u> <u>5.5</u> <u>8.0</u> <u>DRY</u>
Rock Sampler: _____	<u>04/08/22</u> <u>1:10 PM</u> <u>OUT</u> <u>5.0</u> <u>DRY</u>
Other: <u>4" I.D. PVC PIPE</u>	_____
Weather Conditions: <u>60 PARTLY SUNNY</u>	_____

Depth	Sample Number	Sample Depth		Sample Type	SOIL				RQD	Sample Recovery	MATERIAL DESCRIPTION	Depth of Change	REMARKS
		From (Ft)	To (Ft)		Blows on Sampler								
					0/0.5'	0.5/1.0'	1.0/1.5'	1.5/2.0'					
	1	0.0	2.0	S	1	1	2	2	3	1.5	MOIST BROWN SOFT SILT AND FINE SAND. TRACE ROOTS (TOPSOIL)	0.5	BORING RELOCATED INFILTRATION TEST PIPE SET AT 3.0
	2	2.0	4.0	S	2	2	2	2	4	1.1	MOIST BROWN LOOSE FINE SAND. SOME SILT TRACE COAL (FILL)	2.5	
5	3	4.0	6.0	S	2	2	1	2	3	1.4	MOIST BROWN LOOSE FINE SAND. SOME SILT GRADES TO MOIST BROWN LOOSE FINE SAND	4.5	
	4	6.0	8.0	S	2	2	2	4	4	1.4	AND SILT SIMILAR SATURATED	7.0	
10										BORING TERMINATED AT 8.0			
15													
20													
25													
30													
35													
40													
45													
50													

INFILTRATION TEST RESULTS  
BEGINNING WATER LEVEL 1.0'

TIME	WATER
MINUTES	LEVEL
1	1.0
2	1.0
3	1.0
5	1.0
15	1.0
30	1.0
45	1.0
60	1.0





**SEISMIC DESIGN REPORT**



# Proposed Neighborhood Depot

146 Central Ave, Owego, NY 13827, USA

Latitude, Longitude: 42.106686, -76.265953



<b>Date</b>	4/16/2022, 12:32:30 PM
<b>Design Code Reference Document</b>	ASCE7-16
<b>Risk Category</b>	II
<b>Site Class</b>	D - Default (See Section 11.4.3)

Type	Value	Description
$S_S$	0.112	$MCE_R$ ground motion. (for 0.2 second period)
$S_1$	0.044	$MCE_R$ ground motion. (for 1.0s period)
$S_{MS}$	0.178	Site-modified spectral acceleration value
$S_{M1}$	0.106	Site-modified spectral acceleration value
$S_{DS}$	0.119	Numeric seismic design value at 0.2 second SA
$S_{D1}$	0.071	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	B	Seismic design category
$F_a$	1.6	Site amplification factor at 0.2 second
$F_v$	2.4	Site amplification factor at 1.0 second
PGA	0.054	$MCE_G$ peak ground acceleration
$F_{PGA}$	1.6	Site amplification factor at PGA
$PGA_M$	0.086	Site modified peak ground acceleration
$T_L$	6	Long-period transition period in seconds
$S_{sRT}$	0.112	Probabilistic risk-targeted ground motion. (0.2 second)
$S_{sUH}$	0.119	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
$S_{sD}$	1.5	Factored deterministic acceleration value. (0.2 second)
$S_{1RT}$	0.044	Probabilistic risk-targeted ground motion. (1.0 second)
$S_{1UH}$	0.048	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
$S_{1D}$	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
$C_{RS}$	0.935	Mapped value of the risk coefficient at short periods
$C_{R1}$	0.916	Mapped value of the risk coefficient at a period of 1 s

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# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?  b. 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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	



Agency Use Only [If applicable]

Project: The Neighborhood  
 Date: 4/26/2022 Re Port

**Short Environmental Assessment Form  
 Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Village of Oswego Planning Board  
Name of Lead Agency

4/26/2022  
Date

Linda J. Coe  
Print or Type Name of Responsible Officer in Lead Agency

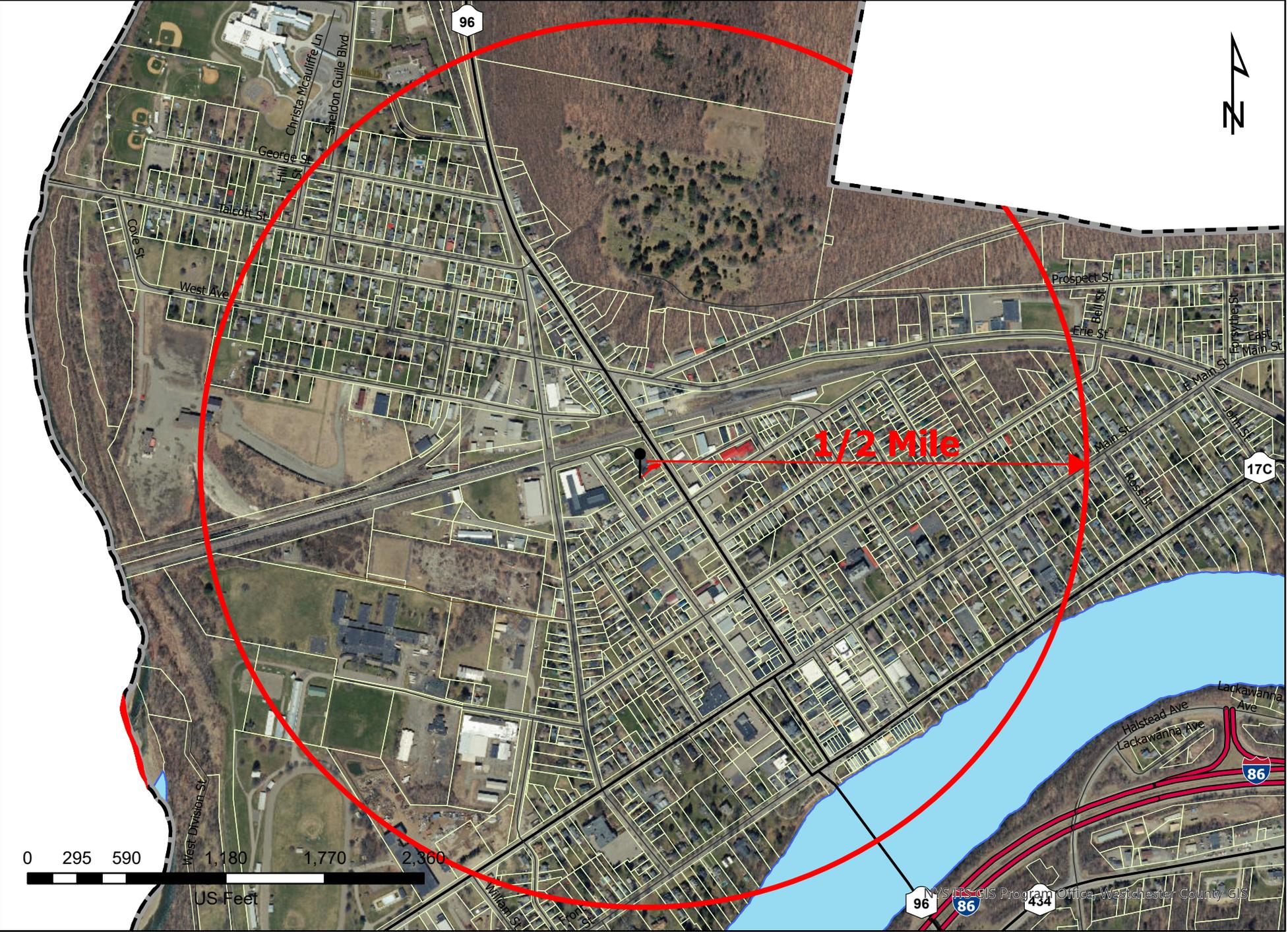
Planning Board Chairman  
Title of Responsible Officer

Linda J. Coe  
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

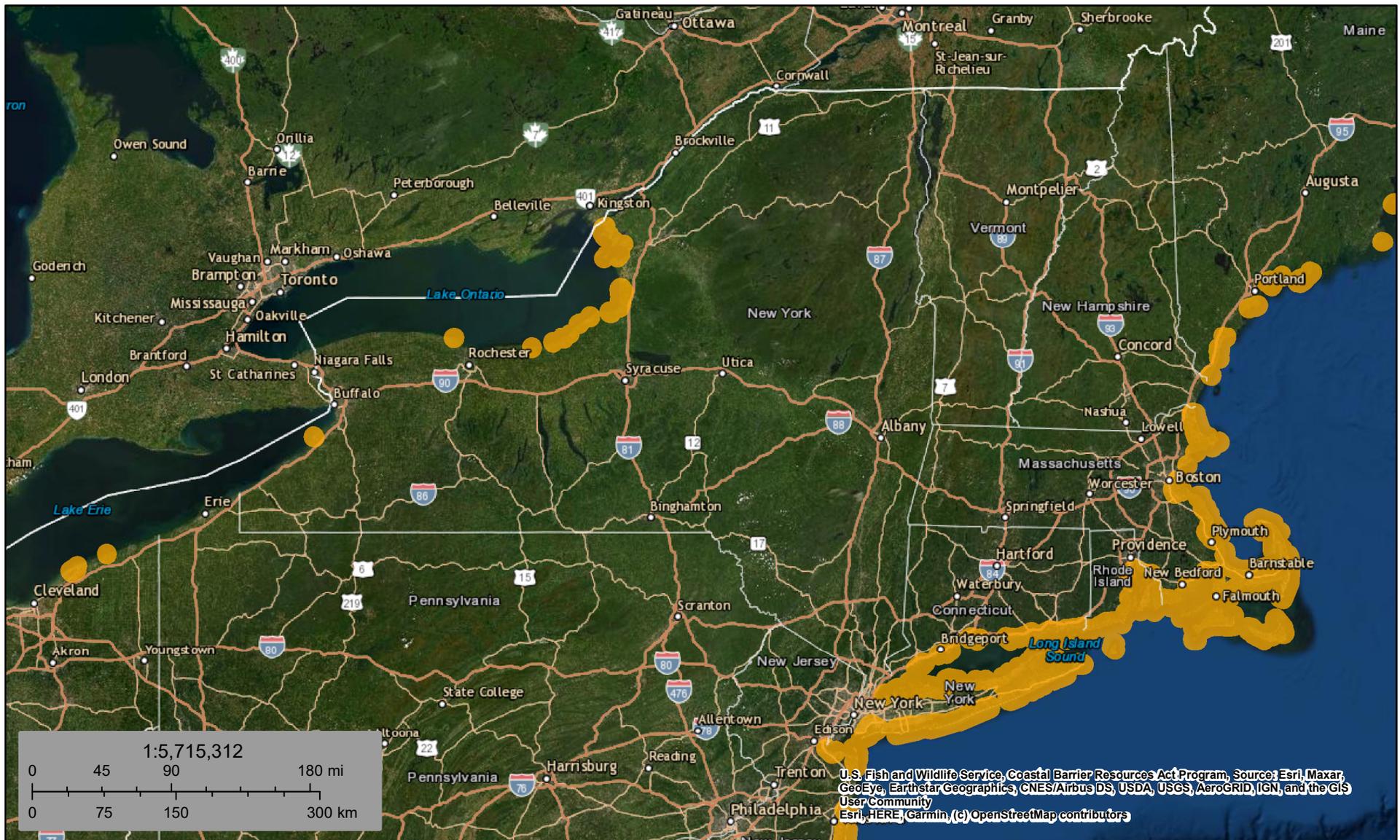
# 143 North Ave, Owego NY Airport Hazards Map





# U.S. Fish and Wildlife Service Coastal Barrier Resources System

## Coastal Barrier Systems Resource



April 20, 2022

 CBRS Units

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

# National Flood Hazard Layer FIRMMette



76°16'14"W 42°6'38"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p><b>SPECIAL FLOOD HAZARD AREAS</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e0ffff; border: 1px solid black; margin-right: 5px;"></span> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e0ffff; border: 1px solid black; margin-right: 5px;"></span> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ff0000 2px, #ff0000 4px); border: 1px solid black; margin-right: 5px;"></span> Regulatory Floodway</li> </ul>
<p><b>OTHER AREAS OF FLOOD HAZARD</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #cccccc 2px, #cccccc 4px); border: 1px solid black; margin-right: 5px;"></span> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #cccccc 2px, #cccccc 4px); border: 1px solid black; margin-right: 5px;"></span> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #cccccc 2px, #cccccc 4px); border: 1px solid black; margin-right: 5px;"></span> Area with Flood Risk due to Levee <i>Zone D</i></li> </ul>
<p><b>OTHER AREAS</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffffff; border: 1px solid black; margin-right: 5px;"></span> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffffff; border: 2px solid blue; margin-right: 5px;"></span> Effective LOMRs</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> Area of Undetermined Flood Hazard <i>Zone D</i></li> </ul>
<p><b>GENERAL STRUCTURES</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Channel, Culvert, or Storm Sewer</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed gray; margin-right: 5px;"></span> Levee, Dike, or Floodwall</li> </ul>
<p><b>OTHER FEATURES</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-left: 2px solid black; margin-right: 5px;"></span> <b>B</b> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li><span style="display: inline-block; width: 20px; border-left: 2px dashed black; margin-right: 5px;"></span> 17.5 Coastal Transect</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed gray; margin-right: 5px;"></span> Base Flood Elevation Line (BFE)</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid red; margin-right: 5px;"></span> Limit of Study</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid yellow; margin-right: 5px;"></span> Jurisdiction Boundary</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Coastal Transect Baseline</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Profile Baseline</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Hydrographic Feature</li> </ul>
<p><b>MAP PANELS</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Digital Data Available</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> No Digital Data Available</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Unmapped</li> </ul>



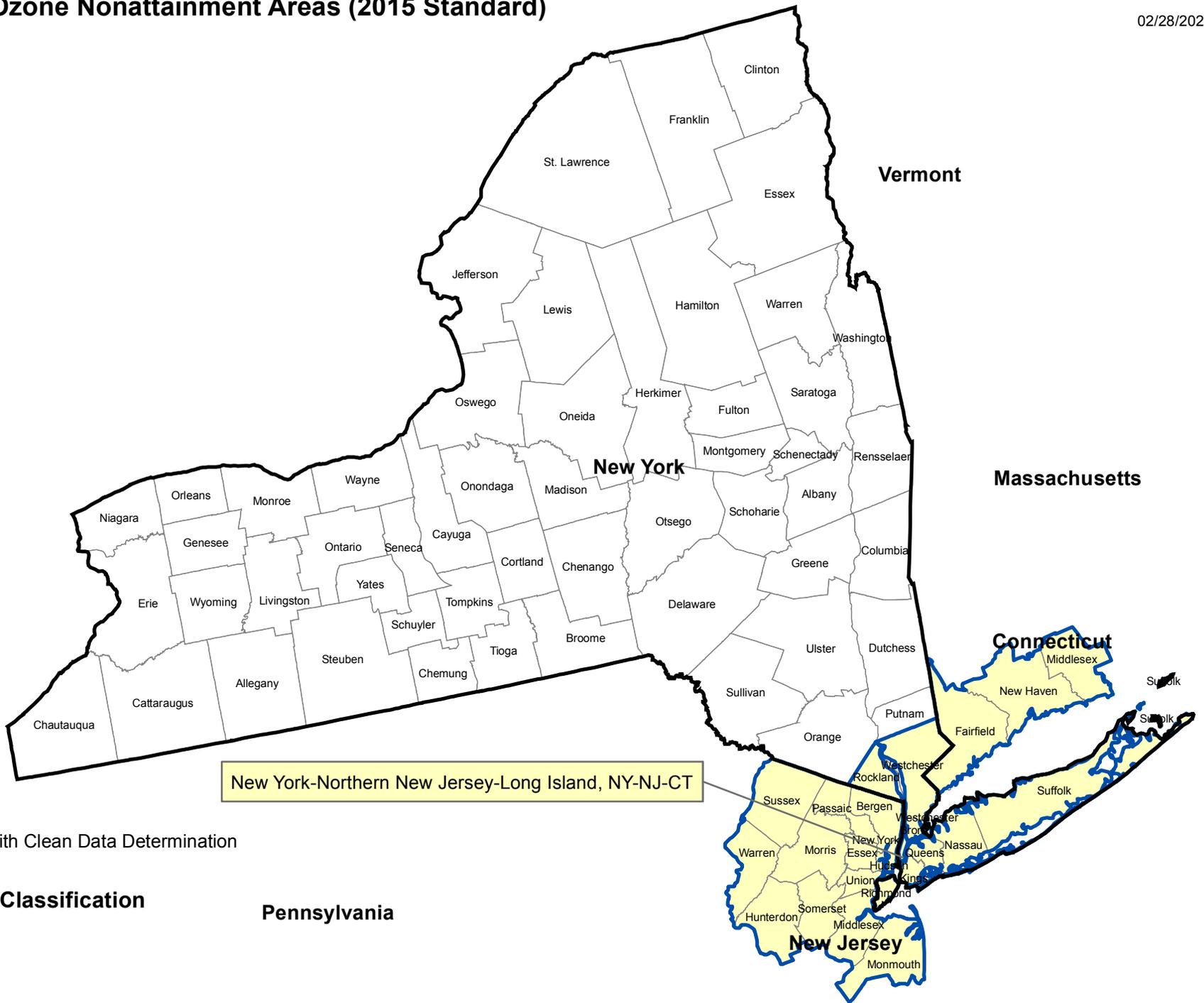
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/21/2022 at 4:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# New York 8-hour Ozone Nonattainment Areas (2015 Standard)



New York-Northern New Jersey-Long Island, NY-NJ-CT

 Nonattainment Areas with Clean Data Determination

 Nonattainment Areas

### Ozone Nonattainment Classification

-  Extreme
-  Severe-17
-  Severe-15
-  Serious
-  Moderate
-  Marginal
-  Marginal (Rural Transport)

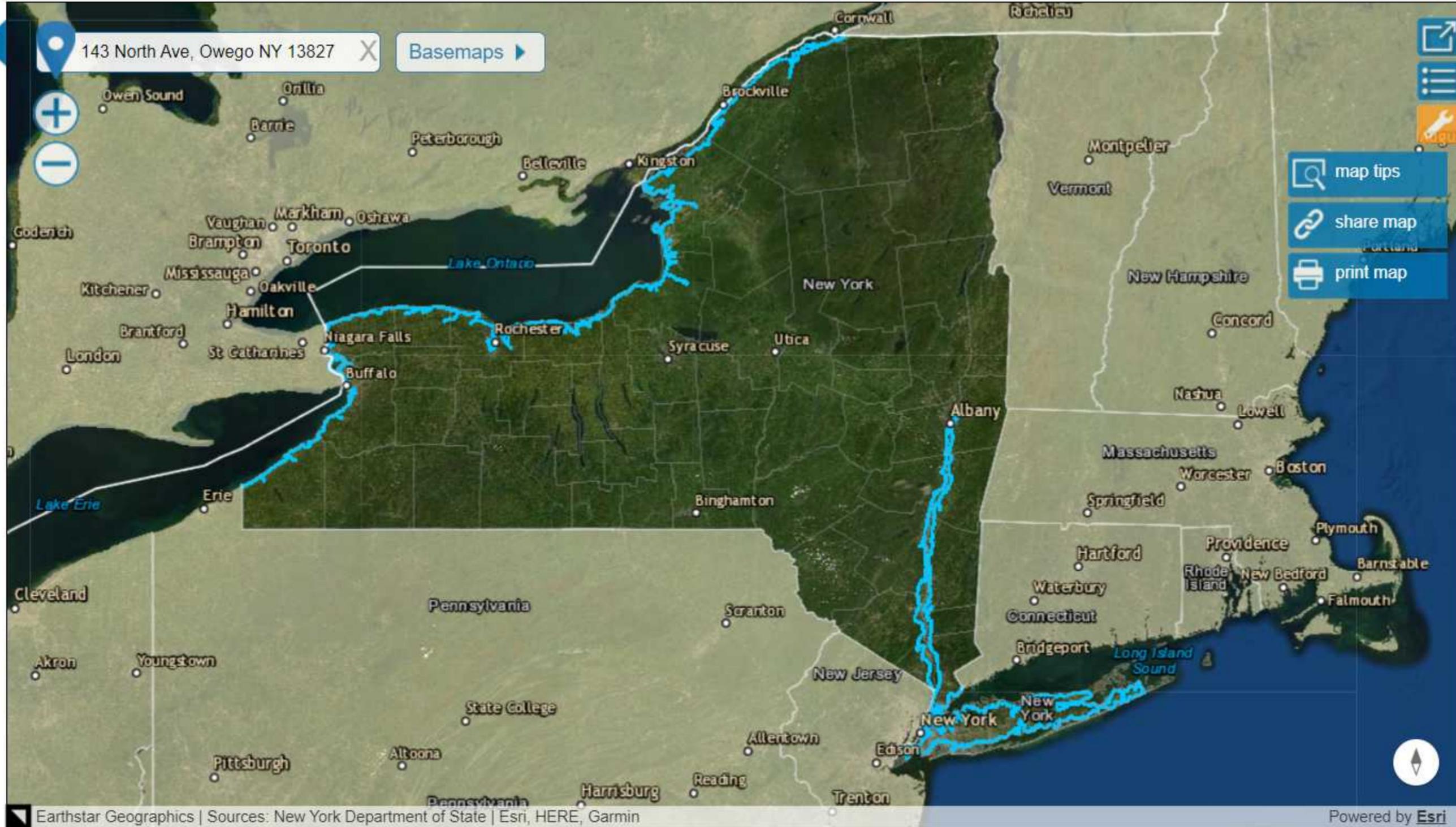
Pennsylvania



find & add DATA

search browse

- ▶ Biological
- ▶ Boundaries
- ▶ Citizen Science
- ▶ Commercial Fishing
- ▶ Cultural & Demographic
- ▶ Energy, Utilities & Disposal
- ▶ Physical Environment
- ▶ Recreation
- ▶ Transportation



Earthstar Geographics | Sources: New York Department of State | Esri, HERE, Garmin

Powered by Esri

<b>Spill Number</b>	<b>Date Spill Reported</b>	<b>Spill Name</b>	<b>County</b>	<b>City/Town</b>	<b>Address</b>
1	2100911	4/29/2021 UPSTATE SHREDDING	Tioga	OWEGO	1 RECYCLE DRIVE INTERSECTION OF JOHN STREET AND MAIN
2	2101118	5/6/2021 TRAIN VS CAR MVA	Tioga	OWEGO	STREET
3	2102356	6/11/2021 FUELOIL_OCONNELLRESIDENCE	Tioga	OWEGO	599 WEST CREEK ROAD NY-17 EASTBOUND-EAST OF EXIT 66 WEST
4	2102808	6/24/2021 DIESEL_SHOULDER17	Tioga	OWEGO	OF 67
5	2103413	7/11/2021 NYSEG-381 WHITMORE HILL RD	Tioga	OWEGO	381 WHITMORE HILL ROAD
6	2104130	7/30/2021 ORGANIC_LOGLANDING BLACK WATER IN LITTLE	Tioga	OWEGO	END OF SHADY HILL ROAD
7	2104917	8/23/2021 NANTICOKE CREEK	Tioga	OWEGO	359 HICKORIES PARK RD,
8	2105101	8/28/2021 RESIDENCE	Tioga	OWEGO	655 ESSEX RD STATE ROUTE 17 EAST BOUND - MILE
9	2105834	9/19/2021 GASOLINE_CAMPER	Tioga	OWEGO	MARKER 226
10	2107158	11/2/2021 DIESEL_TAYLORGARBAGE MIRABITO SEMI TANKER SADDLE	Tioga	OWEGO	NY-434 & OLD OWEGO ROAD
11	2108823	1/4/2022 TANK PUNCTURED ALMAND'S TOWING AND	Tioga	OWEGO	NORTH AVE & EAST AVE VALLEY VIEW DRIVE INTERSECTION WITH
12	2109342	1/28/2022 RECOVERY SEMI ROLLOVER	Tioga	OWEGO	ROUTE 17C

# 143 North Ave, Owego NY Farmlands Protection Map



# National Flood Hazard Layer FIRMMette



76°16'14"W 42°6'38"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                                    |  | Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    |  | Effective LOMRs  |
|                                    |  | Area of Undetermined Flood Hazard <i>Zone D</i>  |
| <b>GENERAL STRUCTURES</b>          |  | Channel, Culvert, or Storm Sewer   |
|                                    |  | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | Coastal Transect   |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
|                                    |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
|                                    |  | Hydrographic Feature   |
| <b>MAP PANELS</b>                  |  | Digital Data Available   |
|                                    |  | No Digital Data Available  |
|                                    |  | Unmapped   |
|                                    |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                                     |

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0 250 500 1,000 1,500 2,000 Feet 1:6,000

76°15'37"W 42°6'11"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

# National Wetlands Inventory

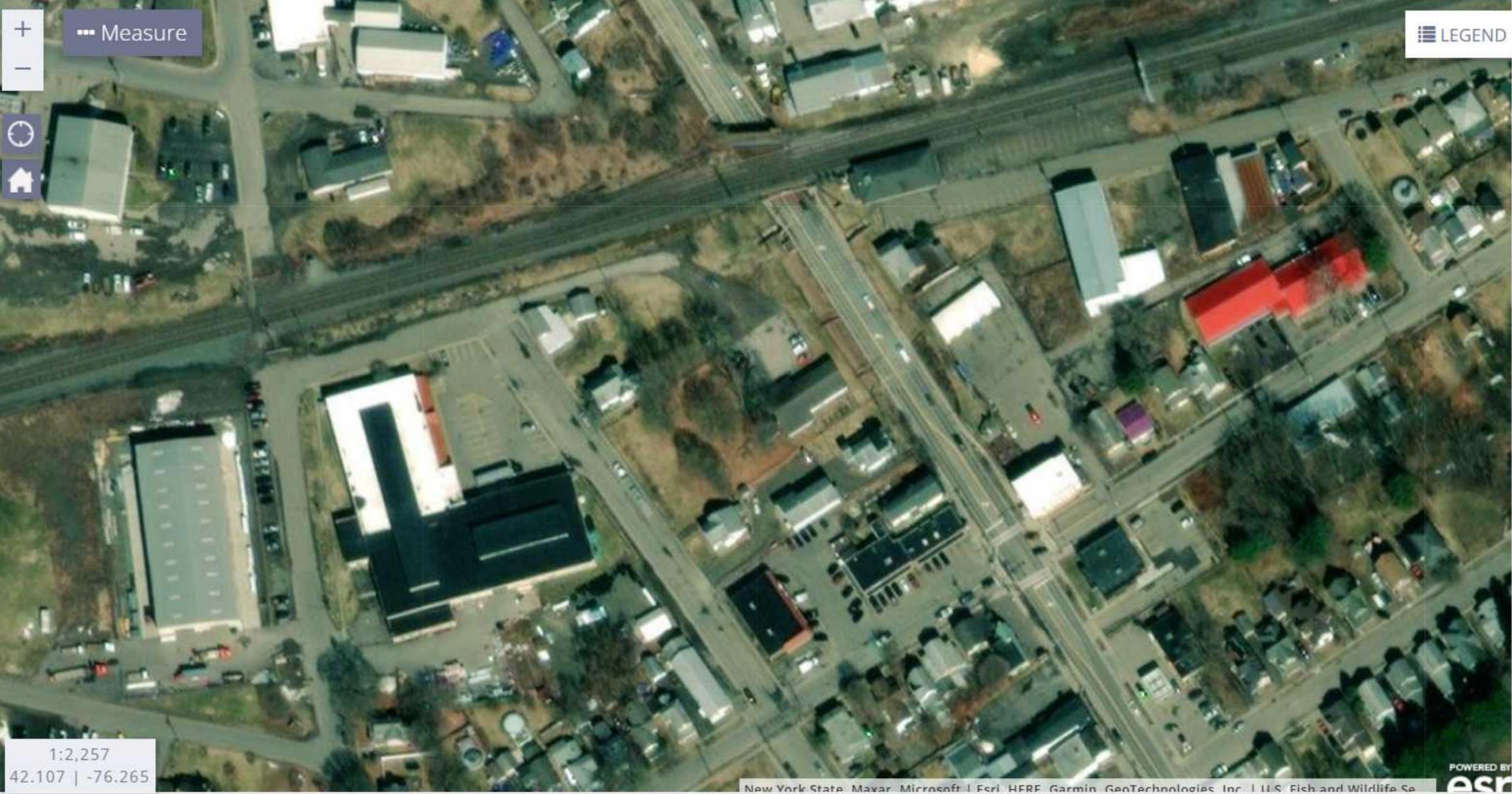
surface waters and wetlands

ABOUT GET DATA PRINT FIND LOCATION

BASEMAPS >

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
  - Source Type
  - Image Scale
  - Image Year
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data



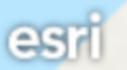
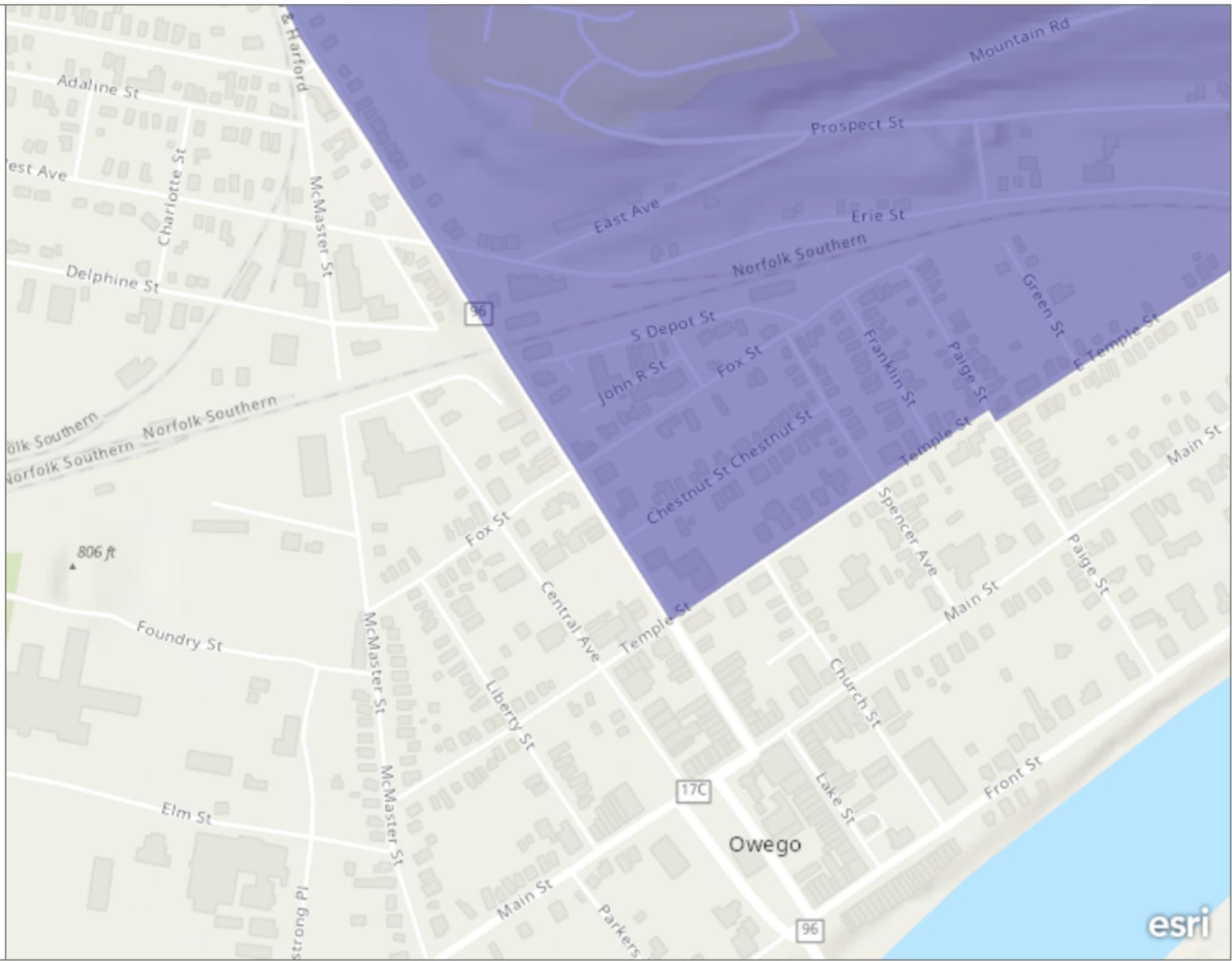
1:2,257  
42.107 | -76.265

# NYS Wild and Scenic Rivers Map



# My Map

Potential Environmental Justice Area (PEJA) Communities  
- Potential Environmental Justice Area (PEJA) Communities



600ft

**APPENDIX A**  
**USFWS ENDANGERED SPECIES ACT**  
**DETERMINATION**

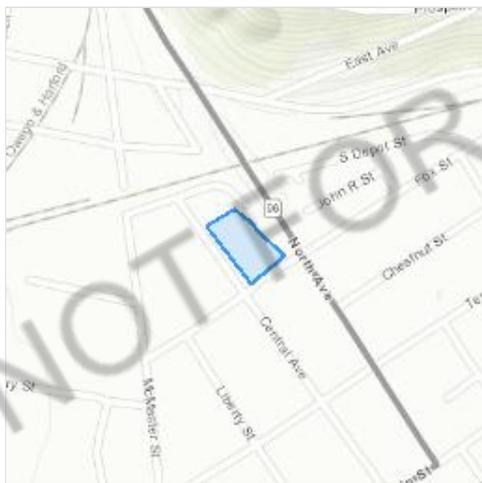
# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Tioga County, New York



## Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📠 (607) 753-9699

3817 Luker Road

Cortland, NY 13045-9385

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird

species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

**Bald Eagle** *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Sep 1 to Aug 31

**Black-billed Cuckoo** *Coccyzus erythrophthalmus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9399>

Breeds May 15 to Oct 10

**Black-capped Chickadee** *Poecile atricapillus praticus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 10 to Jul 31

**Bobolink** *Dolichonyx oryzivorus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 20 to Jul 31

**Golden Eagle** *Aquila chrysaetos*

Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

**Prairie Warbler** *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

**Rusty Blackbird** *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

**Wood Thrush** *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

**Breeding Season (■)**

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

**Survey Effort (|)**

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

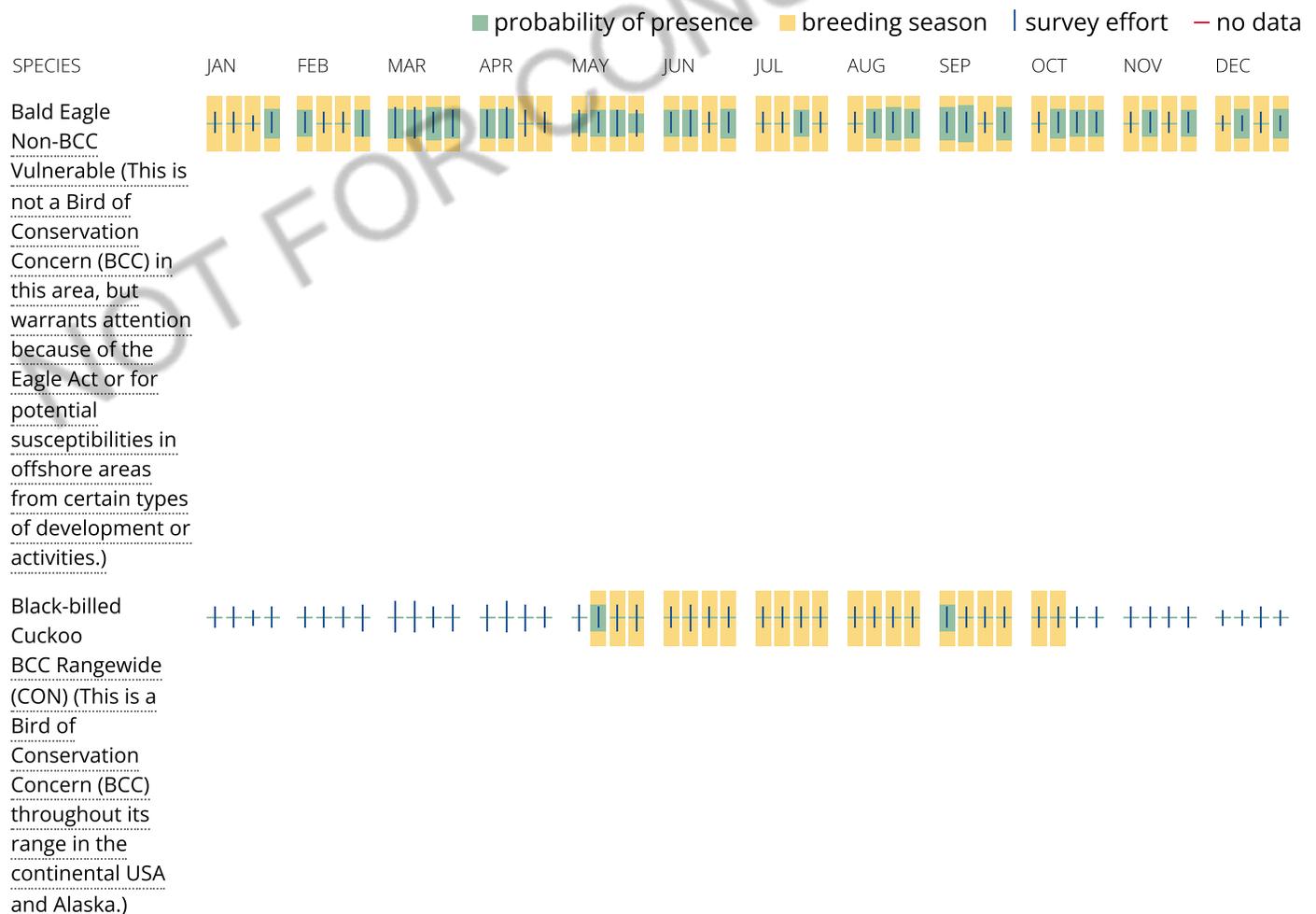
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

**No Data (-)**

A week is marked as having no data if there were no survey events for that week.

**Survey Timeframe**

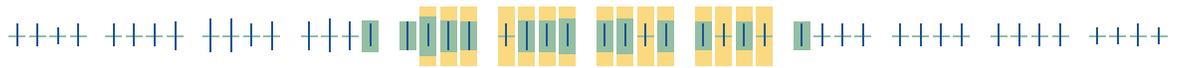
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



<p>Black-capped Chickadee        BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)</p>	
<p>Bobolink        BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)</p>	
<p>Golden Eagle        Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)</p>	
<p>Prairie Warbler        BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)</p>	
<p>Rusty Blackbird        BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)</p>	

NOT FOR CONSULTATION

Wood Thrush  
BCC Rangewide  
(CON) (This is a  
Bird of  
Conservation  
Concern (BCC)  
throughout its  
range in the  
continental USA  
and Alaska.)



**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds](#)

[guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or

minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

### Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

### Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

#### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

### **Data exclusions**

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

### **Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New York Ecological Services Field Office  
3817 Luker Road  
Cortland, NY 13045-9385

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

In Reply Refer To:  
Project Code: 2022-0023977  
Project Name: Neighborhood Depot Nonprofit Hub

March 25, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

### To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

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Attachment(s):

- Official Species List

## **Official Species List**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**New York Ecological Services Field Office**

3817 Luker Road

Cortland, NY 13045-9385

(607) 753-9334

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## Project Summary

Project Code: 2022-0023977

Event Code: None

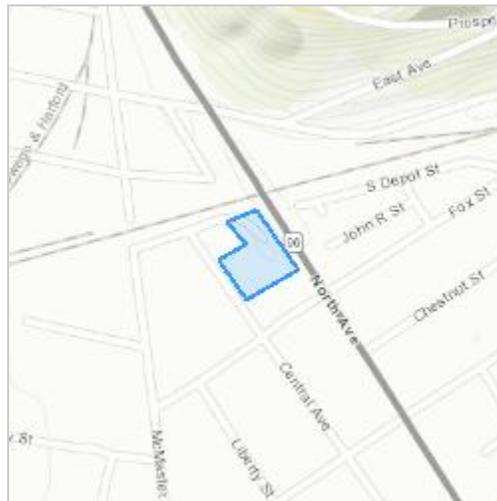
Project Name: Neighborhood Depot Nonprofit Hub

Project Type: Commercial Development

Project Description: A 15,000 SF new construction office/commercial building is proposed for the 1.56 acre parcel located at 143 North Avenue, Owego, NY 13827. There are four existing commercial/residential structures on site that will be demolished, in order for the new construction project to occur. The development will occupy 1 acre; the remaining .50 acres will be left undisturbed.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.10677765,-76.26571344995435,14z>



Counties: Tioga County, New York

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## Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

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## **IPaC User Contact Information**

Agency: Tioga County  
Name: Brittany Woodburn  
Address: 56 Main Street  
City: Owego  
State: NY  
Zip: 13827  
Email: woodburnb@co.tioga.ny.us  
Phone: 6073213160

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**APPENDIX B**  
**HISTORIC/CULTURAL DETERMINATION**

## Schnabl, Megan

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**From:** New York State Parks CRIS Application <cris.web@parks.ny.gov>  
**Sent:** Wednesday, March 23, 2022 12:21 PM  
**To:** Schnabl, Megan  
**Subject:** [EXTERNAL] NY SHPO: Initial Consultation Submission BIESMDF54YJD Received

### Initial Submission Received

The New York State Historic Preservation Office (SHPO) has received the following initial submission.

**Initial Submission Token:** BIESMDF54YJD

**Project Type:** Consultation

**Project Name:** The Neighborhood Depot

#### New York State Historic Preservation Office

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189

518-237-8643 | <https://parks.ny.gov/shpo>

CRIS: <https://cris.parks.ny.gov>

**Are you registered to vote?** [Register to vote online today](#). Moved recently? Update your information with the NYS Board of Elections. Not sure if you're registered to vote? [Search your voter registration status](#).

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#### Who sent this email?

This email is a notification from the [New York State Cultural Resource Information System \(CRIS\)](#). CRIS is an online service administered by the [New York State Division for Historic Preservation](#), also known as the New York State Historic Preservation Office (SHPO), which is a division of [New York State Parks, Recreation & Historic Preservation](#).

This message pertains to a submission for a consultation project. Please see SHPO's [Environmental Review](#) web page for more information about the consultation process.

#### Why did I receive this email?

The submission's contact list includes your email address.

#### What do I need to do?

You do not need to take any action at this time. The submission is now in SHPO's processing queue.

#### What will happen next?

If SHPO accepts your submission, you will receive an "Initial Submission Accepted" email notification and SHPO will begin reviewing the project. That email will include the new Project Number.

If SHPO needs more information to process your submission, you will receive an “Initial Submission Found Insufficient” email with the reviewer’s comments. You may then revise the submission and resend it to SHPO.

### **What else can I do?**

Please see the following help topics for more information about managing initial submissions in CRIS:

- [How do I check the status of my initial submission?](#)
- [View an Initial Submission](#)
- [Continue or Edit an Existing Initial Submission](#)

### **Where can I get help?**

Please visit the CRIS Online Help System: <https://cris.parks.ny.gov/CRISHelp>

If you still have questions about CRIS, please contact CRIS Help at [CRISHelp@parks.ny.gov](mailto:CRISHelp@parks.ny.gov).

For any other questions, please call SHPO at 518-237-8643.

## Schnabl, Megan

---

**From:** New York State Parks CRIS Application <cris.web@parks.ny.gov>  
**Sent:** Thursday, March 31, 2022 9:41 AM  
**To:** Schnabl, Megan  
**Subject:** [EXTERNAL] NY SHPO: Effect Finding Rendered for Consultation Project 22PR02145

### Effect Finding Rendered

The New York State Historic Preservation Office (SHPO) has rendered an effect finding for the following consultation project.

**Effect Finding Link:** <https://cris.parks.ny.gov/?type=PR&id=T5YVYGUJK1YY>

**Project Number:** 22PR02145

**Project Name:** The Neighborhood Depot

**Effect Finding Token:** T5YVYGUJK1YY

#### New York State Historic Preservation Office

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189

518-237-8643 | <https://parks.ny.gov/shpo>

CRIS: <https://cris.parks.ny.gov>

**Are you registered to vote?** [Register to vote online today](#). Moved recently? Update your information with the NYS Board of Elections. Not sure if you're registered to vote? [Search your voter registration status](#).

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#### Who sent this email?

This email is a notification from the [New York State Cultural Resource Information System \(CRIS\)](#). CRIS is an online service administered by the [New York State Division for Historic Preservation](#), also known as the New York State Historic Preservation Office (SHPO), which is a division of [New York State Parks, Recreation & Historic Preservation](#).

This message pertains to a submission for a consultation project. Please see SHPO's [Environmental Review](#) web page for more information about the consultation process.

#### Why did I receive this email?

The contact list for the project includes your email address.

#### What do I need to do?

1. Go to the effect finding page: <https://cris.parks.ny.gov/?type=PR&id=T5YVYGUJK1YY>
2. Sign into CRIS or proceed as a guest.

3. View or download the effect finding letter.

### **What will happen next?**

If you submit additional information for this project, you will receive an “Unrequested Submission Received” email notification. SHPO will process the new information.

### **What else can I do?**

Please see the following help topics for more information about managing submissions and projects in CRIS:

- [View and Download Effect Finding Letters](#)
- [Submit New Information for an Existing Project](#)
- [Authenticated User Home Page](#)

### **Where can I get help?**

Please visit the CRIS Online Help System: <https://cris.parks.ny.gov/CRISHelp>

If you still have questions about CRIS, please contact CRIS Help at [CRISHelp@parks.ny.gov](mailto:CRISHelp@parks.ny.gov).

For any other questions, please call SHPO at 518-237-8643.



**Parks, Recreation,  
and Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

March 31, 2022

Megan Schnabl  
56 Main St  
Owego, NY 13827

Re: CDBG-DR  
The Neighborhood Depot  
143 North Ave, Owego, NY 13827  
22PR02145

Dear Megan Schnabl:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy State Historic Preservation Officer  
Division for Historic Preservation

# Office of the Legislative Chair

Ronald E. Dougherty County Office Building 56 Main Street Owego, NY 13827



Martha Sauerbrey Legislative Chair

March 31, 2022

Sidney Hill, Chief  
Onondoga Nation  
4040 Route 11  
Nedrow, NY 13120

Re: The Neighborhood Depot Building Construction, 143 North Avenue Owego, Tioga County, New York

HUD CDBG CARES Program

Dear Chief Hill,

Tioga County, NY is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, Tioga County, NY has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

Tioga County, NY will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

A review for this project was conducted by the New York State Historic Preservation Office (SHPO), which found that no historic properties, including archaeological and/or historic resources would be affected by this undertaking.

To meet project timeframes, please let us know if you would like to be a consulting party on this project within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed is a map that shows the project area. The project consists of construction a new 15,000 square foot building at 143 North Ave and surrounding areas in Owego, NY. The project includes taking down the existing building at the site in order to construct the new one. This new building

will house several nonprofit organizations in our community, and serve as a community disaster recovery center.

More information on the Section 106 review process is available at <http://www.onecpd.info/environmental-review/historic-preservation/>.

HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

Please inform us if you do not wish to consult on this project. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. We appreciate your assistance with this project. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

Martha Sauerbrey  
Chair, Tioga County Legislature  
607-687-8240  
sauerbrey@tiogacountyny.gov  
Fax: 607-687-8232

Enclosure: Aerial Map of Project Site

cc: Anthony Gonyea, THPO  
4040 Route 11  
Nedrow, NY 13120

# Office of the Legislative Chair

Ronald E. Dougherty County Office Building 56 Main Street Owego, NY 13827



Martha Sauerbrey Legislative Chair

March 31, 2022

William Fisher, Chief  
Seneca-Cayuga Nation  
PO Box 453220  
Grove, OK 74345-3220

Re: The Neighborhood Depot Building Construction, 143 North Avenue Owego, Tioga County, New York

HUD CDBG CARES Program

Dear Chief Hill,

Tioga County, NY is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, Tioga County, NY has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Sincerely,

Martha Sauerbrey  
Chair, Tioga County Legislature  
607-687-8240  
sauerbrey@tiogacountyny.gov  
Fax: 607-687-8232

Enclosure: Aerial Map of Project Site

cc: William Tarrant, THPO  
PO Box 453220  
Grove, OK 74345

# Office of the Legislative Chair



Martha Sauerbrey Legislative Chair

March 31, 2022

Clint Halftown, Federal Representative  
Caygua Nation  
PO Box 803  
Seneca Falls, NY 13148

Re: The Neighborhood Depot Building Construction, 143 North Avenue Owego, Tioga County, New York

HUD CDBG CARES Program

Dear Mr. Halftown,

Tioga County, NY is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, Tioga County, NY has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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More information on the Section 106 review process is available at <http://www.onecpd.info/environmental-review/historic-preservation/>.

HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

Please inform us if you do not wish to consult on this project. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. We appreciate your assistance with this project. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

Martha Sauerbrey  
Chair, Tioga County Legislature  
607-687-8240  
sauerbrey@tiogacountyny.gov  
Fax: 607-687-8232

Enclosure: Aerial Map of Project Site

## Schnabl, Megan

---

**From:** Anthony Gonyea <tony61gonyea@gmail.com>  
**Sent:** Thursday, May 26, 2022 9:40 AM  
**To:** Schnabl, Megan  
**Subject:** [EXTERNAL] Re: The Neighborhood Depot Project - Letter  
**Attachments:** image001.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

It's not the way that I would have written it, but the fact is that I have no problem with this project continuing as I mentioned before if anything is inadvertently discovered such as cultural items or remains your to stop and call me. Thank you. Always stay safe and careful as you travel around.

On Mon, May 23, 2022, 12:10 PM Schnabl, Megan <[SchnablM@tiogacountyny.gov](mailto:SchnablM@tiogacountyny.gov)> wrote:

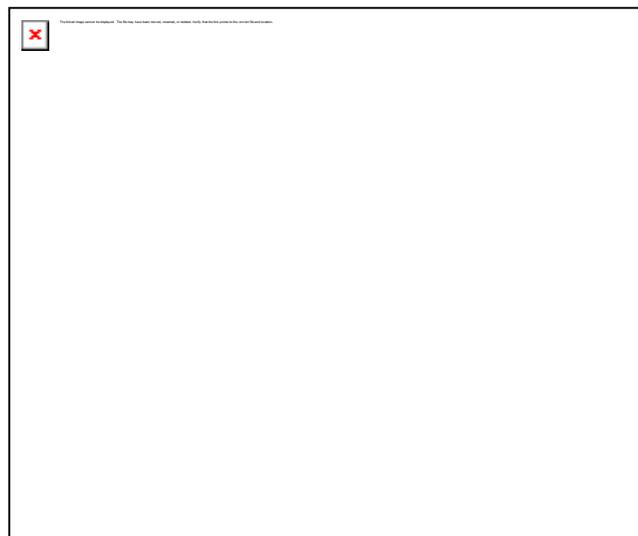
Hi Anthony,

Thanks again for taking the time to meet with us on Friday. I have drafted up a letter based on our conversation for your review. Upon your approval, I will print it and send it to you in the mail for you to sign.

If you could please provide me with your phone number so that I can include it in the letter, and also your mailing address to send the letter to, that would be great!

Thanks!

-Megan



**APPENDIX C**  
**USEPA SOLE SOURCE AQUIFER REVIEW**

## Jardine, Elaine

---

**From:** Woodburn, Brittany  
**Sent:** Wednesday, April 13, 2022 2:41 PM  
**To:** 'austin.mark@epa.gov'  
**Cc:** 'poetzsch.michael@epa.gov'  
**Subject:** SSA review  
**Attachments:** NonHousing Project Activity Initial Screening Criteria SSA Review Tioga County NY.pdf

Mark and Mike,

Please find attached a request for an SSA review for a project involving the new construction of 15,000 SF commercial building located at 143 North Avenue in the Village of Owego.

Please reach out if you have any questions or need any clarification.

Thank you in advance for your time!

Brittany

Brittany Woodburn

DEPUTY DIRECTOR  
TIOGA COUNTY DEPARTMENT OF EC DEV & PLANNING  
66 MAIN STREET, OWEGO NY 13927  
P (807) 687-8256  
F (807) 687-1435  
WWW.EOP.TIOGACOUNTYNY.COM



# TEAM TIOGA

we work for you

ECONOMIC DEVELOPMENT & PLANNING

INDUSTRIAL DEVELOPMENT AGENCY

LOCAL DEVELOPMENT CORPORATION

April 13, 2022

Mark Austin  
Environmental Review Team Lead  
U. S. Environmental Protection Agency  
Region 2 Main Regional Office  
290 Broadway  
New York, NY 1007-1866

**RE: Sole Source Aquifer Analysis – CDBG CARES 2020 Program – The Neighborhood Depot,  
Village of Owego, Tioga County, NY**

Dear Mr. Austin:

Tioga County has received funding from the NYS CDBG CARES Program for the proposed Neighborhood Depot project located in the Village of Owego, Tioga County, NY (see enclosed map). The proposed project consists of the construction of a 15,000 SF office facility that will house several non-profit organizations that serve the most needy and poverty-stricken families in our community. These organizations also service people with disabilities, immigrants and various other community needs for the vulnerable and under-served populations. The new building will also have adequate facilities and equipment to serve as an emergency shelter during events such as floods.

Pursuant to the Housing and Community Development Act (42 U.S.C. §5301 et seq.), Tioga County is acting as a recipient of Community Development Block (CDBG) Grant Funds from the United States Department of Housing and Urban Development (HUD) and is the entity responsible for compliance with the HUD NEPA environmental review procedures set forth in 24 C.F.R Part 58. This requires Tioga County to review projects for conformance with the Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) et seq., and 21 U.S.C 349) as amended, and Environmental Protection Agency (EPA) regulations pertaining to Sole Source Aquifers found at 40 C.F.R Part 149.

Responses can be sent to me via email at [woodburnb@tiogacountyny.gov](mailto:woodburnb@tiogacountyny.gov) or via mail at 56 Main Street, Owego NY 13827. If you have questions, please feel free to contact me at (607) 687-8256. Thank you for your time and consideration.

Sincerely,



Brittany Woodburn  
Deputy Director

## Non-Housing/Project Activity Initial Screening Criteria – Sole Source Aquifer Checklist

The following list of criteria questions are to be used as an initial screen to determine which non-housing projects/activities should be forwarded to the Environmental Protection Agency (EPA) for Preliminary Sole Source Aquifer (SSA) Review. If any of these questions are answered affirmatively, Attachment 3, SSA Preliminary Review Requirements must also be completed. The application/final statement, this Attachment, Attachment 3, and any other pertinent information should then be forwarded to EPA at the address below. Any project/activity not meeting the criteria in this Attachment, but suspected of having a potential adverse effect on the Sole Source Aquifer should also be forwarded.

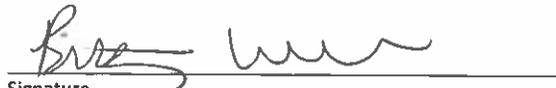
Chief, Environmental Impacts Branch  
 USEPA Region II  
 290 Broadway, 24<sup>th</sup> Floor  
 New York, New York 10007  
 (212) 637-3738

Criteria Questions	Response		
	YES	NO	MAYBE
Is the project/activity located within a currently designated or proposed groundwater sensitive area such as a special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area, etc.? [This information can be obtained from the County or Regional Planning Board, the local health department or the State environmental agency.] (See Figure 2)	X		
Is the project/activity located within ½-mile radius (2,640 feet) of a current or proposed public water supply well or wellfield? [This information can be obtained from the local health department, the State health department or the State environmental agency.] (See Figure 4)			X
Will the project/activity include or directly cause: (check appropriate items)			
-construction or expansion of solid waste disposal, recycling or conversion facilities			X
-construction or expansion or closure of landfills			X
-construction or expansion of water supply facilities (define)			X
-construction or expansion of on-site wastewater treatment plants or sewage trunk lines (define)			X
-construction or expansion of gas or petroleum trunk lines greater than 1,320 feet			X
-construction of railroad spurs or similar extensions			X
-construction or expansion of municipal sewage treatment plants			X
Will the project/activity include storage or handling of any hazardous constituents as listed in Attachment 4, Hazardous Constituents?			X
Will the project/activity include bulk storage of petroleum in underground or above ground tanks in excess of 1,110 gallons? (Please give assurance they are done in a proper manner.)			X
Will the project/activity require a federal or state discharge elimination permit or modification of an existing permit			X

This attachment was completed by:

Name: Brittany Woodburn  
 Title: Deputy Director, Tioga County Department of Economic Development & Planning  
 Address: 56 Main Street, Owego NY 13827  
 Telephone: (607) 687-8256

Date: April 13, 2022  
 Project Name: The Neighborhood Depot

  
 Signature



**TIOGA COUNTY DEPT OF ECONOMIC DEVELOPMENT & PLANNING**

**I. PROJECT/ACTIVITY LOCATION**

**1. Provide the geographic location and total acreage of the project/activity site. Include a site location map which identifies the site in relation to the surrounding area. [Examples of maps which can be used include: 1:24,000 or 1:25,000 U.S. Geological Survey quadrangle sheet, Hagstrom Street Map.]**

This project is located at 143 North Avenue in the Village of Owego, NY, Tioga County. The property is approximately 1 acre in size, and the ground disturbance will be about 1 acre in size. An aerial local map is provided in **Figure 1**.

**2. If applicable, identify which groundwater sensitive area (Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area, etc.) the project/activity is located within or adjacent to . [This information may be obtained from the County or Regional Planning Board, the local health department, the state health department, of the State environmental agency.]**

The project site is located within the Clinton Street Ballpark Sole Source Aquifer, see **Figure 2**. The project is not located within or adjacent to any special ground water protection area, any critical supply area, or any wellhead protection area.

**II. NATURE OF PROJECT/ACTIVITY**

**3. Provide a general narrative describing the project/activity including but not limited to: type of facility; type of activities to be conducted; number and type of units; number of residents, etc.. Provide the general layout of the project/activity site and a site-plan if available.**

The Neighborhood Depot is a new construction project located at 143 North Avenue in the Village of Owego. This new 15,000 SF facility will host several nonprofits, and allow them to share resources, create jobs, meet community needs and act as an emergency shelter facility. This community center will address an abundance of needs in Tioga County for the vulnerable and under-served. Partnering organizations provide services and programs for early childhood services, people with disabilities, poverty stricken families, immigrant services and various other community needs. The site plan is attached as **Figure 3**.

**III. PUBLIC WATER SUPPLY**

**4. Provide a description of plans to provide water supply.**

This new building will be hooked to the private water supplier that provides the existing community water supply to the Village of Owego.

**5. Provide the location of nearby existing or proposed public water supply wells or wellfields within one half mile radius (2,640 feet) of the project/activity. Provide the name of the supplier(s) of those wells or wellfields. This information should be available from the local health department, State health department or the State environmental agency.**

There are no public water supply wells located on the project, or within ½ mile radius of the project site. See Figure 4.

#### **IV. WASTEWATER AND SEWAGE DISPOSAL**

**6. Provide a description of plans to handle wastewater and sewage disposal. If the project/activity is to be served by the existing public sanitary sewers provide the name of the sewer district.**

This project will be served by the Village of Owego municipal sewer system, which serves the entire Village of Owego. There is no name to the sewer district.

**7. Provide a description of plans to handle storm water runoff.**

There will be 6 (+/-) underground catchment basins in the parking lot area of the project site.

**8. Identify the location, design, size of any on-site recharge basins, dry wells, leaching fields, retention ponds, etc.**

The 6 (+/-) underground catchments basins are technically dry wells as they will not be connected to storm sewer collection pipes. There will be no recharge basins, leach fields or retention ponds on site.

#### **V. USE, STORAGE, TRANSPORT OF HAZARDOUS OR TOXIC MATERIALS (APPLIES ONLY TO NON-HOUSING PROJECTS/ACTIVITIES)**

**9. Identify products listed in Attachment 4, Hazardous Constituents, of the Housing and Urban Development-Environmental Protection Agency Memorandum of Understanding which may be used, stored, transported or released as a result of the project not related to construction.**

There are no identified products that will be used, stored, transported or released as a result of this project.

**10. Identify the number and capacity of underground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site.**

There are no existing underground storage tanks located on the project site. No underground storage tanks are planned as part of this proposed project/activity.

**11. Identify the number and capacity of above ground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site.**

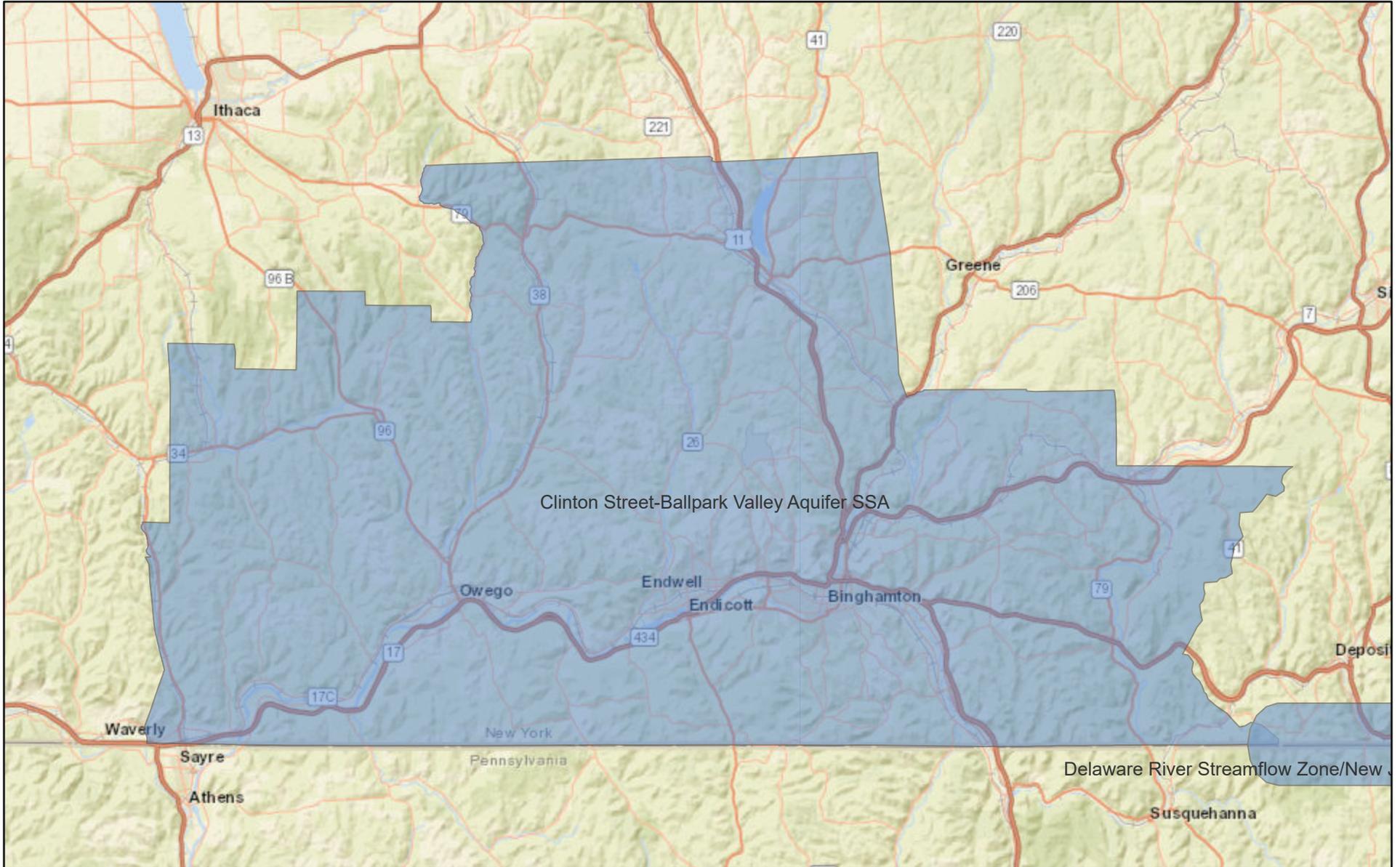
There are no existing above ground storage tanks located at the project site. No above ground storage tanks are planned as part of this proposed project/activity.

# Figure 1 The Neighborhood Depot Site North Ave Owego





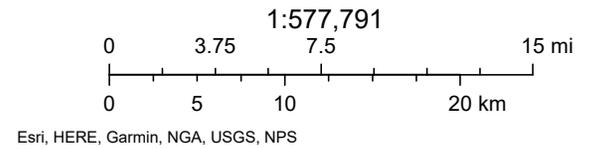
# ArcGIS Web AppBuilder



3/22/2022, 11:27:52 AM

 Sole\_Source\_Aquifers

**Figure 3** Sole Source Aquifer Map



**Figure 4.** Public Water Supply Map



## Jardine, Elaine

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**From:** Woodburn, Brittany  
**Sent:** Thursday, April 28, 2022 8:32 AM  
**To:** Alton Ainslie; DanB@racker.org; Bob Brazill; David McNeil  
**Cc:** Jardine, Elaine  
**Subject:** Fwd: [EXTERNAL] RE: SSA review

Begin forwarded message:

**From:** "Stanfield, Harper" <Stanfield.Harper@epa.gov>  
**Date:** April 27, 2022 at 4:29:08 PM EDT  
**To:** "Woodburn, Brittany" <WoodburnB@tiogacountyny.gov>  
**Cc:** "Austin, Mark" <Austin.Mark@epa.gov>, "Poetzsch, Michael" <Poetzsch.Michael@epa.gov>  
**Subject:** [EXTERNAL] RE: SSA review

Brittany,

Thank you for notifying EPA Region 2 of the 143 North Avenue Project. Please provide the following information for the SSA preliminary review:

- Construction waste management plans (e.g., construction/drilling fluids, excavation dewatering fluids, demolition debris, soil or groundwater remediation waste)
- Estimated seasonally-high depth to groundwater at project site
- Max excavation depth during construction
- Proposed drywell depths
- Stormwater controls to be implemented during construction

Thanks,

Harper

Harper Stanfield

Drinking Water and Ground Water Protection Section

EPA Region 2

290 Broadway, New York, NY 10007

[stanfield.harper@epa.gov](mailto:stanfield.harper@epa.gov)

(212) 637-3728

---

**From:** Woodburn, Brittany <[woodburnb@tiogacountyny.gov](mailto:woodburnb@tiogacountyny.gov)>  
**Sent:** Wednesday, April 13, 2022 2:41 PM  
**To:** Austin, Mark <[Austin.Mark@epa.gov](mailto:Austin.Mark@epa.gov)>  
**Cc:** Poetzsch, Michael <[Poetzsch.Michael@epa.gov](mailto:Poetzsch.Michael@epa.gov)>  
**Subject:** SSA review

Mark and Mike,

Please find attached a request for an SSA review for a project involving the new construction of 15,000 SF commercial building located at 143 North Avenue in the Village of Owego.

Please reach out if you have any questions or need any clarification.

Thank you in advance for your time!

Brittany

## Schnabl, Megan

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**From:** Schnabl, Megan  
**Sent:** Wednesday, June 15, 2022 2:02 PM  
**To:** Schnabl, Megan  
**Subject:** FW: Sole Source Aquifer (SSA) Preliminary Assessment

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**From:** Austin, Mark <[Austin.Mark@epa.gov](mailto:Austin.Mark@epa.gov)>  
**Sent:** Wednesday, June 15, 2022 9:58 AM  
**To:** Woodburn, Brittany <[woodburnb@tiogacountyny.gov](mailto:woodburnb@tiogacountyny.gov)>  
**Cc:** Jardine, Elaine <[JardineE@tiogacountyny.gov](mailto:JardineE@tiogacountyny.gov)>; Stanfield, Harper <[Stanfield.Harper@epa.gov](mailto:Stanfield.Harper@epa.gov)>; Poetzsch, Michael <[Poetzsch.Michael@epa.gov](mailto:Poetzsch.Michael@epa.gov)>  
**Subject:** Sole Source Aquifer (SSA) Preliminary Assessment

June 15, 2022

Brittany Woodburn  
Deputy Director  
56 Main St.  
Owego, NY 13827

Dear Ms. Woodburn:

The U.S. Environmental Protection Agency (EPA) Region 2 has reviewed the information sent regarding the 143 North Avenue project. The applicant is proposing to construct a 15,000 square foot facility to house non-profit organizations serving the most needy and poverty stricken families in the Village of Owego, Tioga county, NY. As a result of our review, the project as described does not pose a substantial threat to the Clinton Street-Ballpark Valley Aquifer SSA – a Sole Source Aquifer designated under the authority of the Safe Drinking Water Act, Section 1424(e). Adequate design and monitoring plans should be followed to ensure the protection of the aquifer. Unless future developments change the status of the proposal, no formal modifications or further review under the SSA Program should be necessary.

As always, we suggest that during construction and operation, appropriate safeguards and best management practices for stormwater are in place to ensure that groundwater is not endangered. Such precautions would include notifying general contractors that the site is sensitive, using “green infrastructure” and Low Impact Development practices where possible, and developing contingency plans to handle the release of any hazardous materials. We also recommend that you set up a decontamination area, which would collect wastewater from activities such as washing of concreting plant and tools, and implement spill containment measures for construction equipment, refueling activities, and fuel sources stored onsite (petrol, diesel, kerosene, and motor oils).

Best management practices must be implemented to avoid discharges of contaminants to the stormwater drywells from activities at the facility. Potential contaminating activities include but are not limited to gasoline spills, vehicle wash wastewater, power washing in vicinity of storm drains, improper handling, storage, and disposal of wastes, salts, and chemicals, deicing chemical applications, fertilizer, pesticide, and herbicide applications, chemical roof treatment, and asphaltting and sealcoating operations. You may not conduct any

activity in the drainage area in a way that introduces contamination into these stormwater drywells. Areas of the parking lot drained by wells must be kept clean of petroleum products and other organic or chemical wastes as much as practicable. All stormwater drywells must be protected from contaminated discharges should there be any building demolition or redevelopment activities. A means of temporarily plugging or blocking the drywells in the event of an accident or spill must be available. All employees and contractors shall be made aware of these requirements.

Please note that you will need to notify the EPA Region 2 Underground Injection Control (UIC) program of the stormwater drywells if you have not done so already, as these are regulated Class V injection wells. Please visit Region 2's UIC webpage to learn more about injection well registration:

<https://www.epa.gov/uic/underground-injection-control-epa-region-2-nj-ny-pr-and-vi>.

Thank you for your cooperation. If you have any questions, please contact Harper Stanfield at (212) 637-3728 or [stanfield.harper@epa.gov](mailto:stanfield.harper@epa.gov).

Sincerely,

*Mark Austin*

Strategic Programs, Environmental Review Team Lead  
Office of the Regional Administrator

cc: Elaine Jardine  
Harper Stanfield, EPA SSA Coordinator

**APPENDIX D**  
**Rare Plants-Animals and**  
**Significant Natural Communities**  
**Determination**

## Jardine, Elaine

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**From:** Woodburn, Brittany  
**Sent:** Thursday, April 21, 2022 3:50 PM  
**To:** Jardine, Elaine  
**Subject:** FW: [EXTERNAL] Confirmation of your submitted request to New York Natural Heritage

-----Original Message-----

From: naturalheritage@nynhp.org <naturalheritage@nynhp.org>  
Sent: Thursday, March 24, 2022 10:15 PM  
To: Woodburn, Brittany <woodburnb@tiogacountyny.gov>  
Subject: [EXTERNAL] Confirmation of your submitted request to New York Natural Heritage

Submission ID: 6788

Submitted on Thursday, March 24, 2022 - 22:14 Submitted values are:

Company, Organization, or Agency: Tioga County Requestor Name: Brittany Woodburn Requestor Address (Street/PO Box): 56 Main Street Requestor City: Owego Requestor State: New York Requestor Zip Code: 13827 Requestor Telephone #: 16073213160 Requestor Email: woodburnb@tiogacountyny.gov Project Type: commercial development Project Name: Neighborhood Depot Nonprofit Hub Project Applicant: Racker Inc. Project County: Tioga

Town (Tioga County): Owego

Project Summary:

A 15,000 SF new construction office/commercial building is proposed for the 1.56 acre parcel. There are four existing commercial/residential structures on site that will be demolished, in order for the new construction project to occur. The development will occupy 1 acre; the remaining .50 acres will be left undisturbed. We need to review the environmental impacts of the project and prepare the Environmental Assessment Form under SEQR, to be reviewed by Tioga County acting as Lead Agency. In order to complete the EAF, we will need to know whether the proposed project would likely impact any ecologically significant areas or rare species of plants or animals.”

Current Land Use: The site is currently developed for commercial and residential purposes, and is located in a highly developed downtown area in the Village of Owego. The four existing structures will be demolished as a part of the project, and the site will be redeveloped into the 15,000 SF office/commercial building.

Tax parcel number: 128.08-2-3.2If you are submitting a map, this field is optional.

Latitude:

Longitude:

Street Address of Project: 143 North Avenue, Owego, NY 13827If you are submitting a map, this field is optional.

Project Notes:



# The New York Natural Heritage Program

Home

Home > Project Screening Request Form

## Project Screening Request Form

 • *Notice: Trying to access array offset on value of type int in DrupalRequestSanitizer::stripDangerousValues() (line 102 of /home4/blicksky/public\_html/legacy.nynhp.org/includes/request-sanitizer.inc).*

• *Notice: Trying to access array offset on value of type int in DrupalRequestSanitizer::stripDangerousValues() (line 102 of /home4/blicksky/public\_html/legacy.nynhp.org/includes/request-sanitizer.inc).*

• *Notice: Trying to access array offset on value of type int in DrupalRequestSanitizer::stripDangerousValues() (line 102 of /home4/blicksky/public\_html/legacy.nynhp.org/includes/request-sanitizer.inc).*

• *Notice: Trying to access array offset on value of type int in DrupalRequestSanitizer::stripDangerousValues() (line 102 of /home4/blicksky/public\_html/legacy.nynhp.org/includes/request-sanitizer.inc).*

New York Natural Heritage has received your request. Please expect a response within 4 to 6 weeks.

[Go back to the form](#)



# Environmental Resource Mapper

Base Map: Topographical [Using this map](#)

Search

Tools

**Layers and Legend**

- Significant Natural Communities
- Natural Communities Near This Location
- Rare Plants or Animals
- Base Flood Elevation Plus 72/75 Inches Sea-level

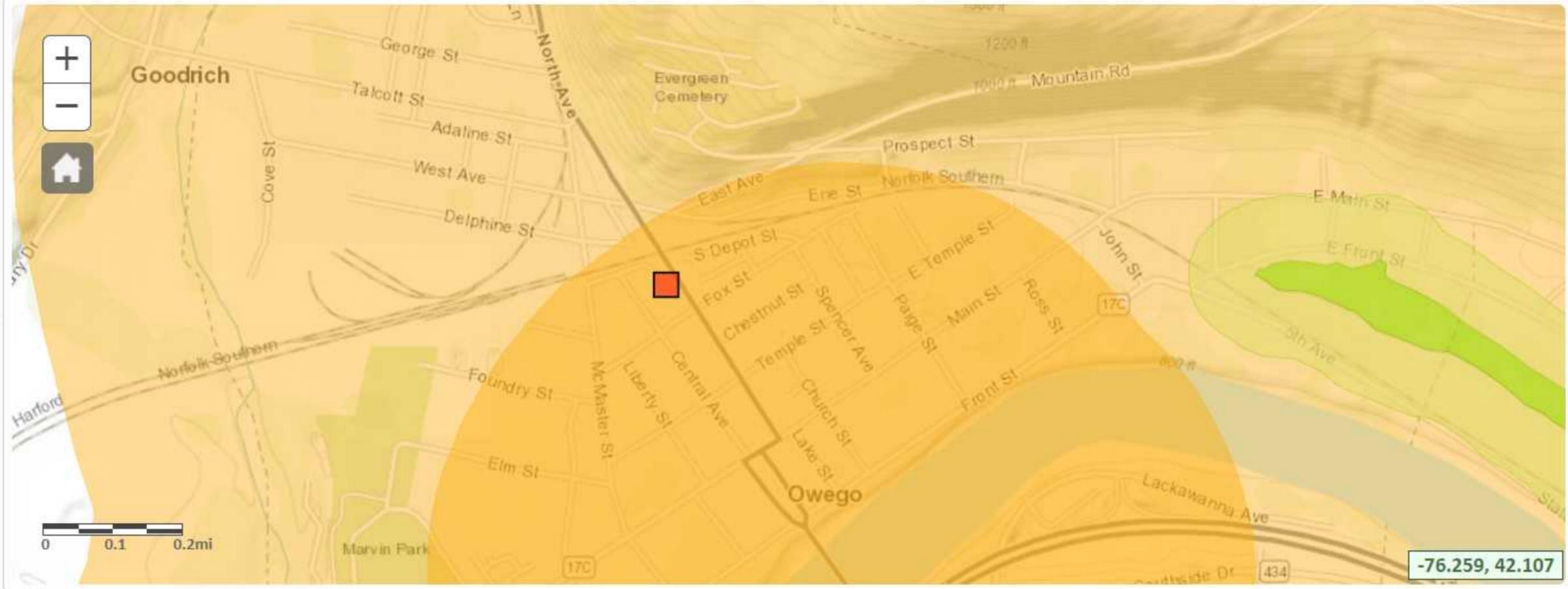
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program  
625 Broadway, Fifth Floor, Albany, NY 12233-4757  
P: (518) 402-8935 | F: (518) 402-8925  
www.dec.ny.gov

May 10, 2022

Brittany Woodburn  
Tioga County  
56 Main Street  
Owego, NY 13827

Re: Neighborhood Depot Nonprofit Hub  
County: Tioga Town/City: Owego

Dear Brittany Woodburn:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities that our database indicates occur in the vicinity of the project site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 7 Office, Division of Environmental Permits, at [dep.r7@dec.ny.gov](mailto:dep.r7@dec.ny.gov).

Sincerely,



Heidi Krahling  
Environmental Review Specialist  
New York Natural Heritage Program



**The following rare plants, rare animals, and significant natural communities have been documented at the project site, or in its vicinity.**

We recommend that potential impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine whether a species currently occurs at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

**The following animal, while not listed by New York State as Endangered or Threatened, is rare in New York and is of conservation concern.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Dragonflies and Damselies</b>			
<b>Spatterdock Darner</b>	<i>Rhionaeschna mutata</i>	Unlisted	Imperiled in NYS
Owego, no date.			

4362

This report only includes records from the NY Natural Heritage database. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage’s Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), from NatureServe Explorer at [www.natureserve.org/explorer](http://www.natureserve.org/explorer), and from USDA’s Plants Database at <http://plants.usda.gov/index.html> (for plants).