

Pony Farms Industrial Park  
Discussion of Conditions for Site Plan Approval  
January 2, 2015

The site plan for the potential build-out of the remaining vacant land owned by Industrial Development Agency of Ostego County has been the subject of review by the Town of Oneonta Planning Board. The review was based on a conceptual master plan for the Park that depicts the currently-expected nature of the structures and infrastructure.

To facilitate cohesive development of the Park, a lot line adjustment that was previously reviewed and approved by the Planning Board but not filed with the County Clerk's office has also been reviewed.

The project was determined to be subject to review under the State Environmental Quality Review Act (SEQR or SEQRA) and a Long Environmental Assessment Form (EAF) together with supporting materials were prepared and circulated to involved agencies. The Planning Board was determined to be the Lead Agency.

The SEQR process identified several potential environmental impacts and corresponding mitigation measures. Potential impacts to cultural resources and the local transportation system were identified. With respect to cultural resources, Phase 1A, 1B and 2 studies were conducted and mitigation measures as identified by the State Historic Preservation Office (SHPO) will be implemented as appropriate and required. Potential impacts to the local transportation system are difficult to characterize at this time due to a lack of knowledge as to the exact nature of the land uses that may occupy the Park. However, the SEQR review acknowledges that impacts may occur and mitigation measures could include a range of enhancements from traffic control devices to intersection and approach improvements.

Given that a number of details typical of site plan review are not available at this time due to the conceptual nature of the master plan, the Planning Board will approve the Site Plan with conditions after having made a SEQR Determination of Significance.

Based on the Planning Board's review to date, site plan approval conditions may include the following:

- After identification of a specific land use or land uses, a detailed site plan for the specified land use or uses will be provided to the Town of Oneonta Code Enforcement Officer (CEO). The CEO shall review the detailed site plan and identify any significant variations from the conceptual master plan and refer the detailed site plan for review by the Planning Board.
- Detailed site plans shall include all information required by the Town Code relative to site plan review, including specific details for lighting, pedestrian access, number of parking spaces, stormwater control facilities, etc.
- In addition, the detailed site plan shall be accompanied by a narrative description of the nature and scale of the land use as well as a calculation of trip generation based on

current guidance from the Institute of Traffic Engineers (ITE) or other appropriate methodology.

- Based on expected trip generation and taking into account background traffic levels as well as any known additional traffic demands at the time, the Planning Board may require preparation of a Traffic Impact Study (TIS), the objective of which will be to identify specific impacts and appropriate mitigation measures that will be required to obtain a certificate of occupancy.
- Implementation of mitigation measures identified by SHPO to alleviate impacts to cultural resources will be incorporated into the construction sequencing as appropriate.
- Implementation of stormwater control measures required by current regulations will be incorporated into the construction sequencing as appropriate.
- Permits and approvals from other agencies shall be secured prior to application for a building permit; mitigation measures or conditions of other permits shall be implemented as appropriate during construction and operation of the facility(ies).