

Pony Farms Industrial Park  
Discussion of SEQR Impacts and Mitigations  
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.

The SEQR review for this project revealed the following impacts and mitigation measures:

- Impacts to Land – The development of the Park will involve disturbance of the ground which has the potential to cause stormwater runoff during construction and after facilities are built. This impact has been identified and the mitigation measure that has also been identified is the implementation of sediment and erosion controls during construction as well as the construction of stormwater control devices as required by the New York State Stormwater Design Manual and/or a SPDES General Permit that may be issued by the Department of Environmental Conservation. In this way, impacts to land will be mitigated.
- Impacts to Cultural Resources – Conduct of Phase 1A, 1B and 2 cultural resource studies identified potential impacts to cultural resources. Mitigation measures will be identified by SHPO and implemented as appropriate.

- Impacts to Transportation Systems – Depending on the nature of the land uses in the Park and background traffic conditions at the time of development of facilities in the Park, the potential for impacts to the local transportation system has been identified. In order to determine the nature of the impacts and appropriate mitigation measures, as a condition the site plan approval, future detailed site plans 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.

DRAFT