



**CITY OF SYRACUSE, MAYOR BEN WALSH**  
**300 South State Street, Suite 700 Syracuse, NY 13202**

Department of Neighborhood and Business Development  
 Jake Dishaw, Zoning Administrator  
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<b><i>MaSPR-25-13</i></b>	<b><i>Staff Report – August 18, 2025</i></b>
<b><i>Application Type:</i></b>	Master Plan Review – SEQR Review
<b><i>Project Address:</i></b>	455 Lafayette Road (Tax Map ID: 063.-02-01.1)
<b><i>Summary of Proposed Action:</i></b>	<p>This Master Site Review follows the Major Site Plan Review procedure pursuant to ReZone, Art. 5, Sec. 5.4A, and acts as a vehicle to conduct the State Environmental Quality Review (SEQR) for the whole project. This Master Plan Review will not circumvent the required Major Site Plan and Resubdivision review for each phase of development; rather, it will act as a preliminary review for the overall development plan of the site. Therefore, the intention of this Master Plan Review is for the Planning Commission to deliberate on SEQR and discuss potential impacts on the surrounding neighborhood.</p> <p>This Master Plan Review application is to redevelop the former Lafayette country club located on the southern edge of the City of Syracuse municipal boundary. The Lafayette country club was opened in 1923 and had been operated until 2013. The property remained vacant since then.</p> <p>The subject property is approximately 80 acres, while the Master Plan Review is for a proposed project that will be conducted in two (2) phases that include the construction of 263 single residential units divided into detached or attached single-family houses. The development also includes resubdivision of multiple new lots for each single-family house, and establishment of seven (7) new public roads to accommodate the additional demand for transportation purposes.</p> <p>Specifically, Phase I will establish 103 units, consisting of 90 attached single-family houses and 13 detached single-family houses, two artificial wet ponds, and a clubhouse with sports courts on the site. Phase II will establish 160 units, consisting of 60 attached single-family houses and 100 detached single-family houses. Each single residential dwelling will contain an attached car garage. This project and site layout is consistent with the R1 Zone District.</p> <p>After deliberation on SEQR, resubdivision application, major site plan review applications for each construction phase, and street action for establishing new public roads will be introduced to the Planning Commission on future public hearing(s).</p>
<b><i>Owner/Applicant</i></b>	Estate At New York LLC (Owner) Kassie Smith (Applicant)
<b><i>Existing Zone District:</i></b>	Single Unit Residential, R1 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the west are within the Open Space (OS) Zone District and R1 Zone District, to the north are within the High Density Residential R5 Zone District, to the east and south are within the jurisdiction of the Town of Onondaga.
<b><i>Companion Application(s)</i></b>	No companion applications. However, the following applications are forthcoming: Resubdivision, Major Site Plan reviews for each phase development, a Major Site Plan Review for the street action (street dedication).
<b><i>SEQR Determination:</i></b>	Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type I Action
<b><i>Onondaga County</i></b>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County

<b>Planning Board Referral:</b>	<p>Planning Board with the following comments:</p> <ol style="list-style-type: none"><li>1. The Onondaga County Planning Board commends the applicant and City staff on the creation of this unique large-scale single-family housing project within the City of Syracuse. These new workforce-oriented housing units will provide a new opportunity for urban living in a well-designed environment.</li><li>2. The Board encourages continued attention and coordination regarding infrastructure coordination and permitting needs, for consideration in future phases of site design and project approvals of particular note:<ol style="list-style-type: none"><li>(a) The applicant and City must continue to coordinate with the Onondaga County Department of Water Environment Protection and the Town of Onondaga regarding conveyance capacity and approvals for full buildout, including any anticipated potential development to occur within the Town of Onondaga lands to the south.</li><li>(b) The applicant must coordinate with the Onondaga County Department of Transportation regarding road access and permitting requirements for the southernmost driveway, traffic data, and submission of Stormwater management plans for Department review.</li></ol></li><li>3. The City and applicant should work together to establish a clear legal mechanism for permanent ownership, funding and access and maintenance of all common area features on site, including the clubhouse, recreational facilities, open spaces, stormwater management areas, and any other private infrastructure to be established on site.</li></ol>
<b>Staff Analysis:</b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"><li>- All construction and site work will be divided into two phases and both will be completed within the boundary of City of Syracuse. The project was originally planned to have the third phase, which is located on the southern abutting parcel in the Town of Onondaga, to establish a 9-hole executive golf course, at least 25 units, a fitness center, and a large clubhouse with a restaurant, lounge, and event space for weddings and other gatherings. However, as confirmed by the applicant later, the third phase is speculative, and no plan has been developed for it yet. Therefore, this Master Plan Review and SEQR review will not include the third phase.</li><li>- There is a comprehensive SEQR reviewing mechanism for a multi-phase development project because developers are typically contracted one phase at a time. This is due to the cost of construction and materials being reliant on supply chains costs which vary from year to year. Therefore, to accomplish SEQR review as complete as possible, the submitted reviewing documents must include all phases of development whereas the developer only has planned for one phase. The documents provided with this Master Plan Review, plans for the highest population density and most intense land use scenario to account for all the potential impacts to the environment. Then, in the future, if financing or construction costs limit the number of dwelling units able to be built and is a less intensive land use and population density scenario; the SEQR review based on a higher level of development would effectively encompass the lesser level of development.</li><li>- The subject property encompasses approximately 80 acres, making it one of the largest parcels within the City's R1 Zoning District. While the site previously</li></ul>

operated as a country club, roughly 90% of the land remains undeveloped and has never been utilized for residential purposes. The proposed subdivision and development present an opportunity to make productive use of this underutilized land in a manner consistent with the intent of the R1 Zone District.

- The newly resubdivided parcels will be restricted to primarily single dwelling units use which ensures compatibility with the surrounding neighborhood and preservation of its established character. As such, there is no demonstrated need to amend the zoning to a district that would permit multi-unit residential development.
- According to the submitted Environmental Assessment Form, the proposed development will result in approximately 35 acres of impervious surface coverage—including roads, buildings, and other paved areas representing about 43.75% of the lot prior to subdivision. The remaining pervious area will be preserved for natural open space, including designated tree preservation zones and lawn areas, as well as four constructed ponds, two of which will function as stormwater management facilities.
- The project represents the largest residential subdivision in the City of Syracuse in recent decades. To support the necessary infrastructure improvements, New York State has awarded \$3 million in funding for public infrastructure improvements. These funds will facilitate the construction of new sewer lines extending from East Seneca Turnpike along Lafayette Road to serve the development site.
- The proposed large-scale residential development is positioned to help address the anticipated population growth in the Greater Syracuse Area, driven in part by the agglomeration effects stemming from Micron Technology’s semiconductor plant in the Town of Clay. According to Micron’s draft environmental impact statement, the company’s investment could catalyze residential and commercial expansion, potentially attracting up to 40,000 new households to the Central New York region.
- From an economic perspective, the creation of substantial new housing stock in Syracuse area will not only expand the region’s housing inventory but also strengthen its labor market capacity, as a key factor in sustaining the operations of high-tech firms. By situating housing in vehicle-accessible locations near major employment centers, the development can help reduce commuting costs, enhance labor mobility, and generate positive spillover effects, including heightened demand for local goods, services, and amenities. This housing expansion may act as a critical component in attracting and retaining the skilled workforce necessary to live in the City of Syracuse while maximizing the economic multiplier effects of Micron’s investment in the city.

**Application Submittals:** The application submitted the following in support of the proposed project:

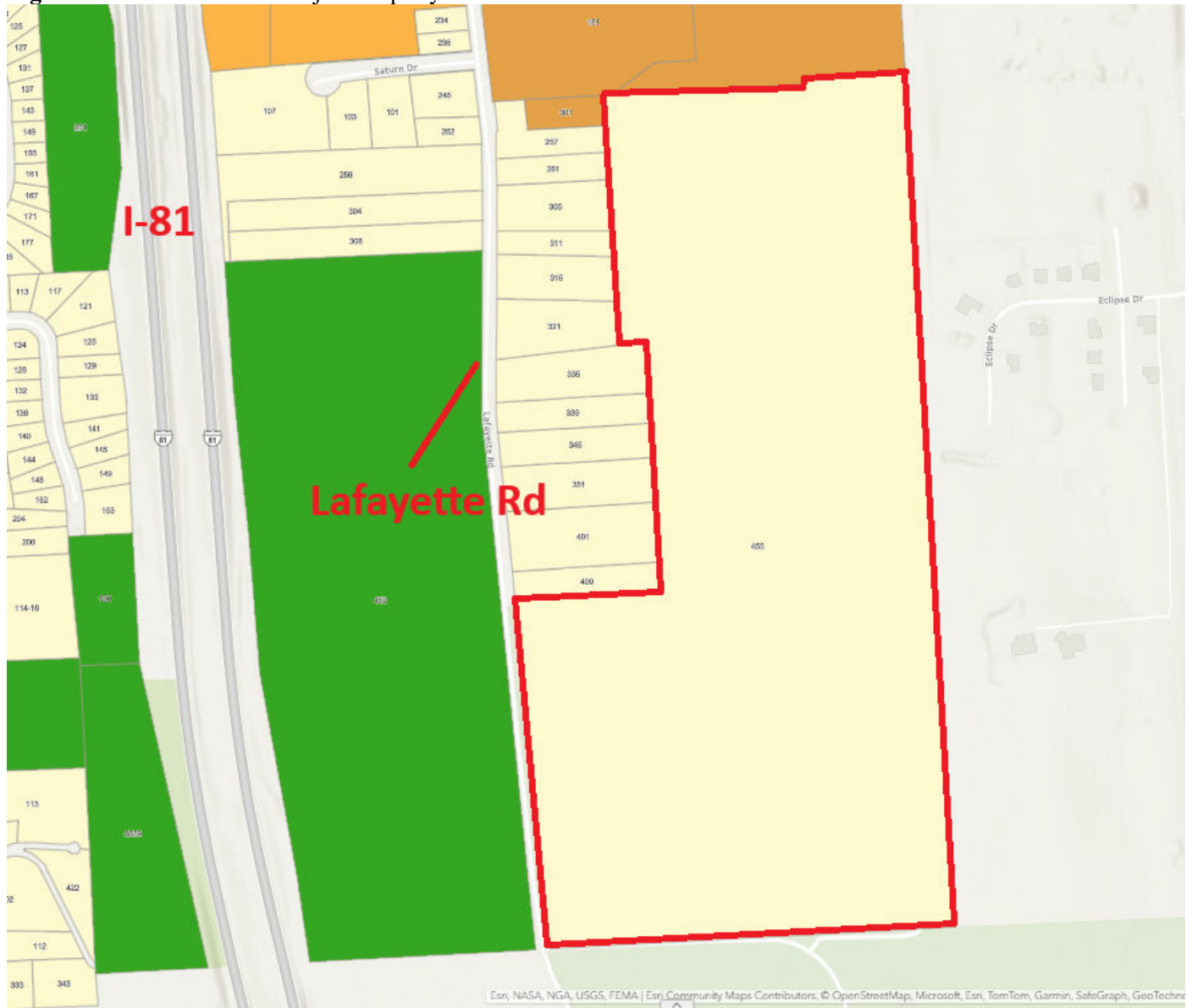
- Major Site Plan Review application
- Full Environmental Assessment Form Part 1

**Attachments:**

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 2 & Part 3
- IPS Comments from City Departments
- OCPB Comments

**Context Maps:**

**Figure 1: Zone District of Subject Property**

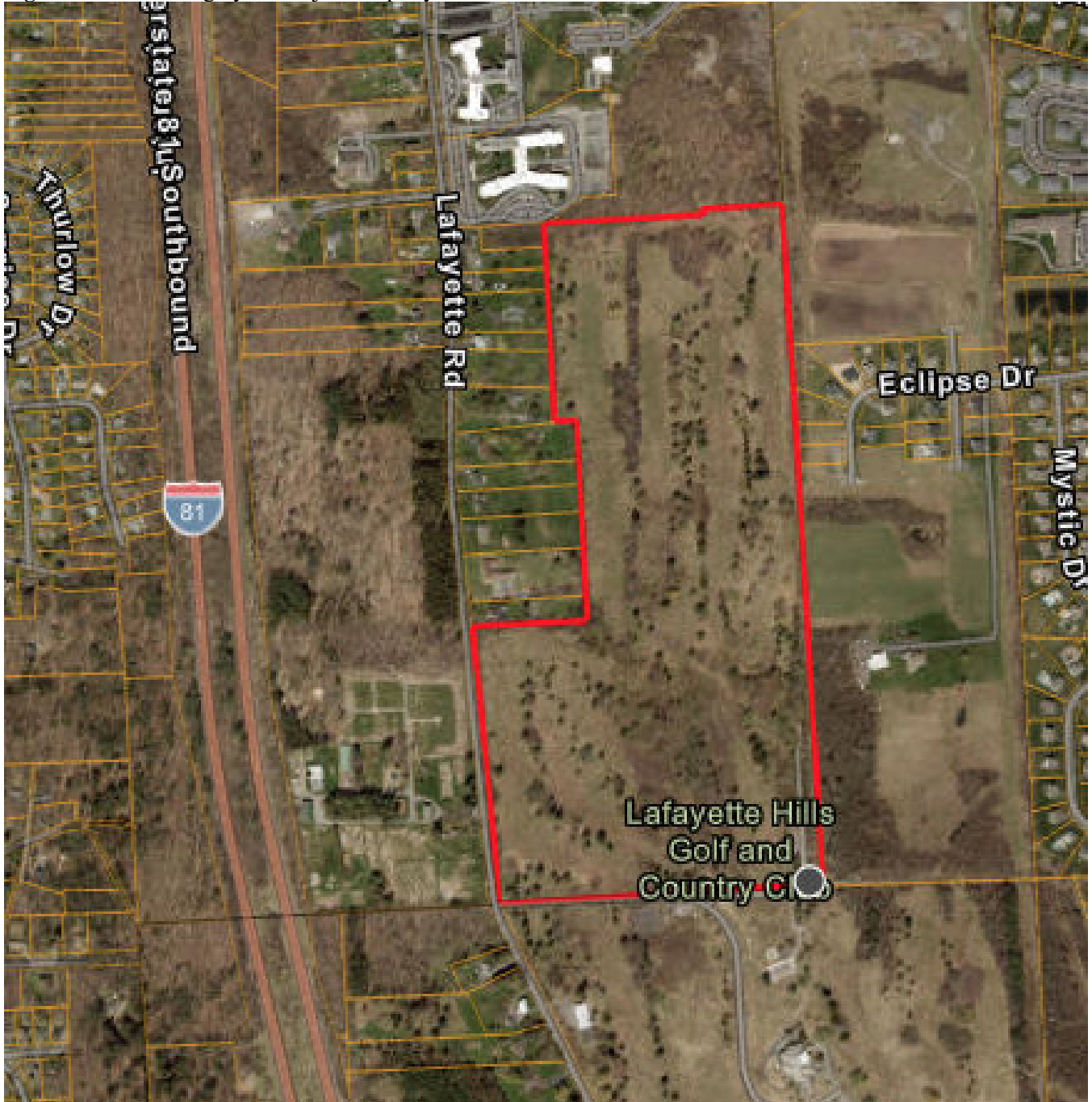


Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map



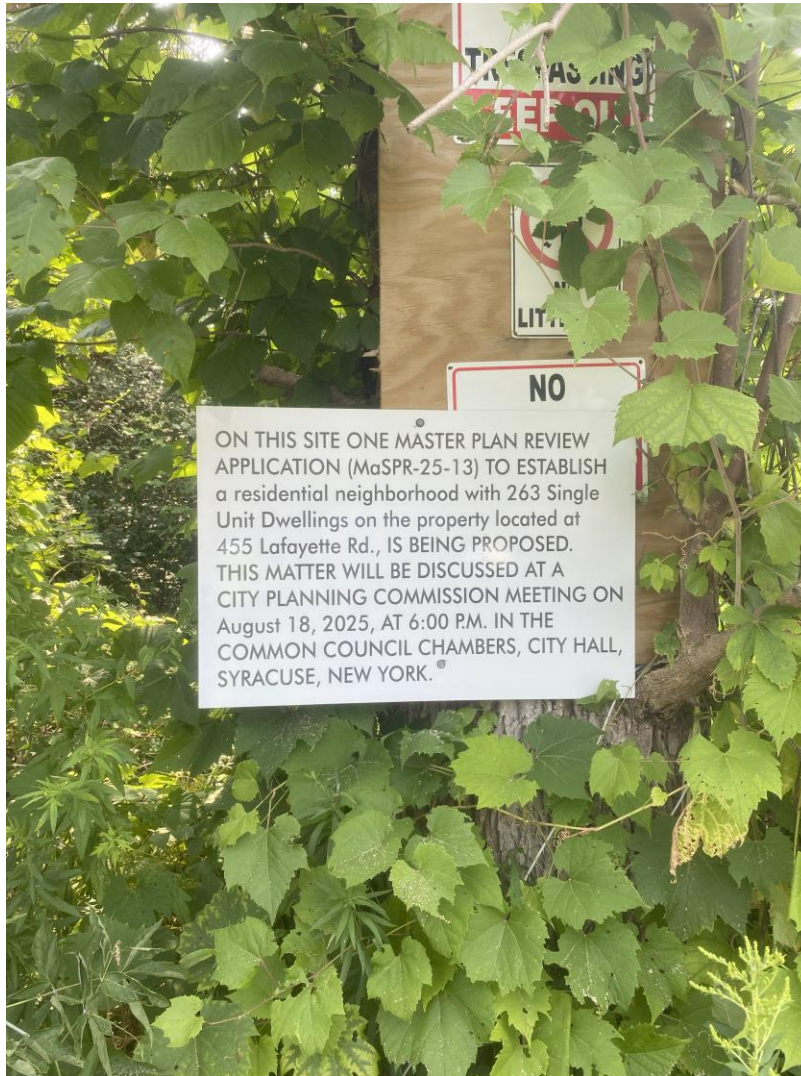
**Figure 2: Aerial Imagery of Subject Property**



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS, <https://spatial.vhb.com/onondaga/>

## Posted Notice





### For Office Use Only

Zone District: \_\_\_\_\_

Application Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Date: \_\_\_\_\_

Office of Zoning Administration

300 S State St, Suite 700

Syracuse, NY 13202

Phone: (315) 448-8640

Email: zoning@syr.gov.net

## Site Plan Review Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

### General Project Information

Business/project name:	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):	
Tax Map ID#:	Lot size (sq. ft.):
Current use of property:	Proposed:
Current number of dwelling units (if applicable):	Proposed:
Current number of affordable dwelling units (if applicable):	Proposed:
Current onsite parking (if applicable):	Proposed:
Zone District (base and any overlay) of property:	
Companion zoning applications (if applicable, list any related zoning applications):	
Type of Site Plan: <input type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
Detailed description of the project (required):	



## Site Plan Review Application

Office of Zoning Administration  
300 S State St, Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: [zoning@syr.gov](mailto:zoning@syr.gov)

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

- ☐ **FLOOR PLANS (when required for review)** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses
- ☐ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS (when required for review)** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- ☐ **EXTERIOR SIGNAGE DRAWINGS (when required for review)** showing all of the following:
  - Size
  - Type
  - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):

Size:	Type:	Location:
Size:	Type:	Location:



## Site Plan Review Application

Office of Zoning Administration  
300 S State St, Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syrgov.net

### Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.	
<b>Print owner's name:</b> Estates at New York LLC	
<small>DocuSigned by:</small>	
Signature:	Date: 6/20/2025
Mailing address: 1721 McMaster Ln Prosper TX 75078	
Phone: 913-481-2668	Email: raghu@b3rinvestments.com
<b>Print authorized agent's name:</b>	
Date:	
Signature:  No Agent	
Mailing address:	
Phone:	Email:
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. <b>If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.</b> Faxed or photocopied signatures will not be accepted.	

### Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- **APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- **PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- **PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- **APPLICATION FEE** – \$0

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, **separate site plan review applications must be submitted for each project site.** Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.

- **AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- **SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:



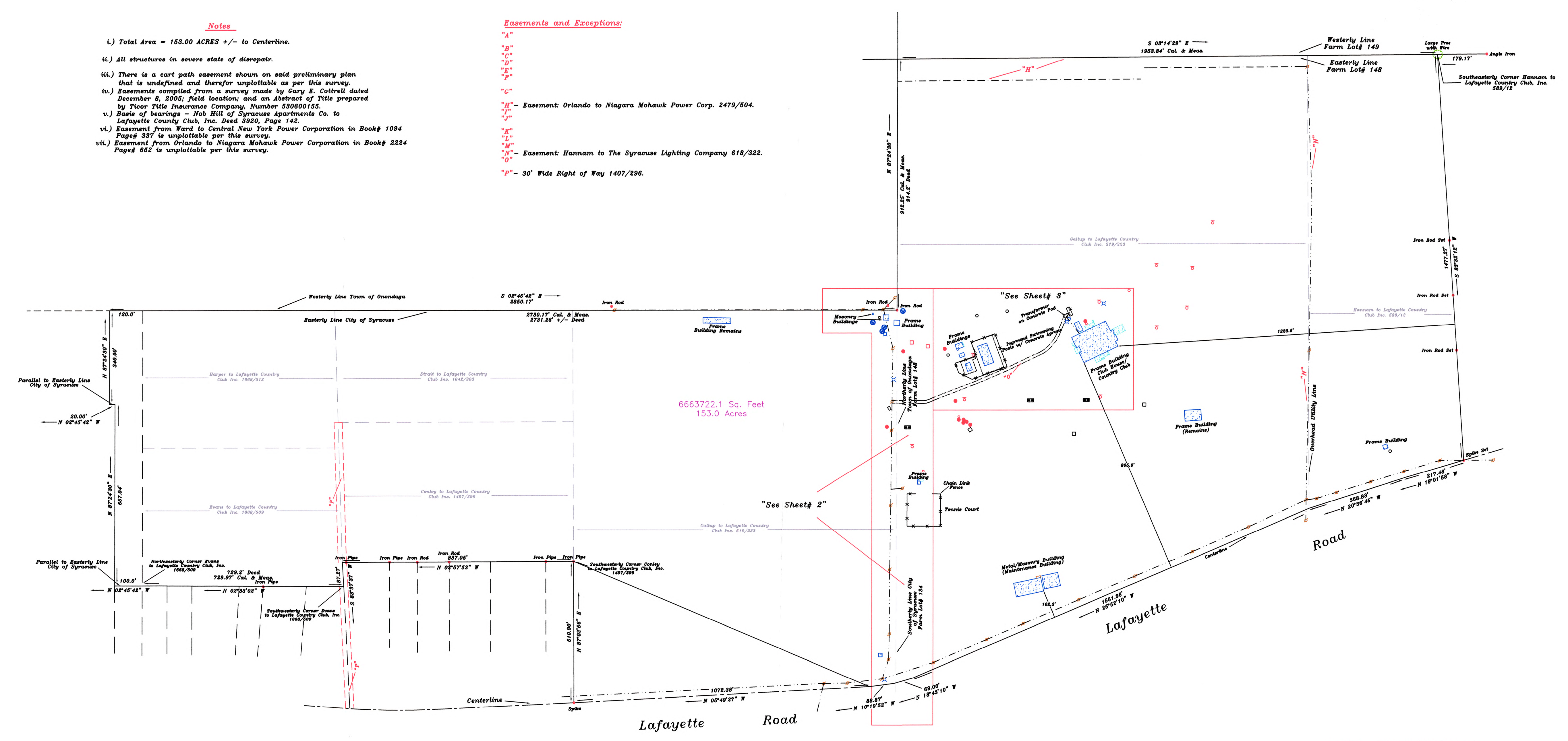


Notes

- i.) Total Area = 153.00 ACRES +/- to Centerline.
- ii.) All structures in severe state of disrepair.
- iii.) There is a cart path easement shown on said preliminary plan that is undefined and therefore unplotable as per this survey.
- iv.) Easements compiled from a survey made by Gary E. Cottrell dated December 8, 2006; field location; and an Abstract of Title prepared by Floor Title Insurance Company, Number 630600155.
- v.) Basis of bearings - Nob Hill of Syracuse Apartments Co. to Lafayette County Club, Inc. Deed 3920, Page 142.
- vi.) Easement from Ward to Central New York Power Corporation in Book# 1094 Page# 337 is unplotable per this survey.
- vii.) Easement from Orlando to Niagara Mohawk Power Corporation in Book# 2224 Page# 652 is unplotable per this survey.

Easements and Exceptions:

- "A" -  
"B" -  
"C" -  
"D" -  
"E" -  
"F" -  
"G" -  
"H" - Easement: Orlando to Niagara Mohawk Power Corp. 2479/504.  
"I" -  
"J" -  
"K" -  
"L" -  
"M" -  
"N" - Easement: Hannam to The Syracuse Lighting Company 618/322.  
"O" -  
"P" - 30' Wide Right of Way 1407/296.



LEGEND

These standard symbols may be found in the drawing. Symbols not drawn to scale.

- Septic Vent/Cleanout
- Utility Pole
- Chamber/Vault
- Chamber/Vault
- Fire Hydrant
- Water Valve
- Manhole
- Catch Basin
- Light Pole
- Underground Utility Boxes

Sheet# 1 - Lafayette Hills Golf and Country Club - Boundary Survey

0' 200' 400' 600'

To: Stewart Title Insurance Company; Estates at New York LLC; Bond, Schoenack & King PLLC; Rte. 12, Syracuse, New York 13205

Location Survey on Part of Farm Lot# 134 - City of Syracuse and Part of Farm Lot 148 Town of Onondaga, State of N.Y.

Known as No. Lafayette Road, City of Syracuse and County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 200' Date: 02-06-07

Revisions: Nov. 16, 2022

NYSLS 45373

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7200, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entity for whom the survey was prepared and are not transferable to subsequent persons or entities. Copyright 2016, R.L. Lighton Sr. Land Surveying, all rights reserved.



2025  
LAFAYETTE HILLS SUBDIVISION  
SYRACUSE, NY

LIST OF DRAWINGS

L-100	MASTER PLAN
L-200	OVERALL UTILITIES PLAN
L-201	SEPTIC OPTIONS PLAN
L-300	PRELIMINARY PLAT PLAN
L-301	PHOTOBOARD



LOCATION PLAN  
NOT TO SCALE



Client:  
KS GLOBAL CONSULTING

Contact:

LAFAYETTE HILLS HOUSING  
Lafayette Road, Syracuse NY

REVISIONS

Drawn By: A.L.S.  
Checked By: S.L.F.  
KFA Proj. No.: 45005  
Date: FEB10, 2024  
Scale: AS NOTED

Title:  
TITLESHEET

L-000





2 SINGLE FAMILY DETACHED UNIT  
L-100



1 SINGLE FAMILY ATTACHED - 4 PLEX UNIT  
L-100

#### DENSITY CALCULATIONS

PER R-1 RESIDENTIAL DISTRICT ALLOWABLE USES AND LOT DIMENSIONAL REQUIREMENTS:

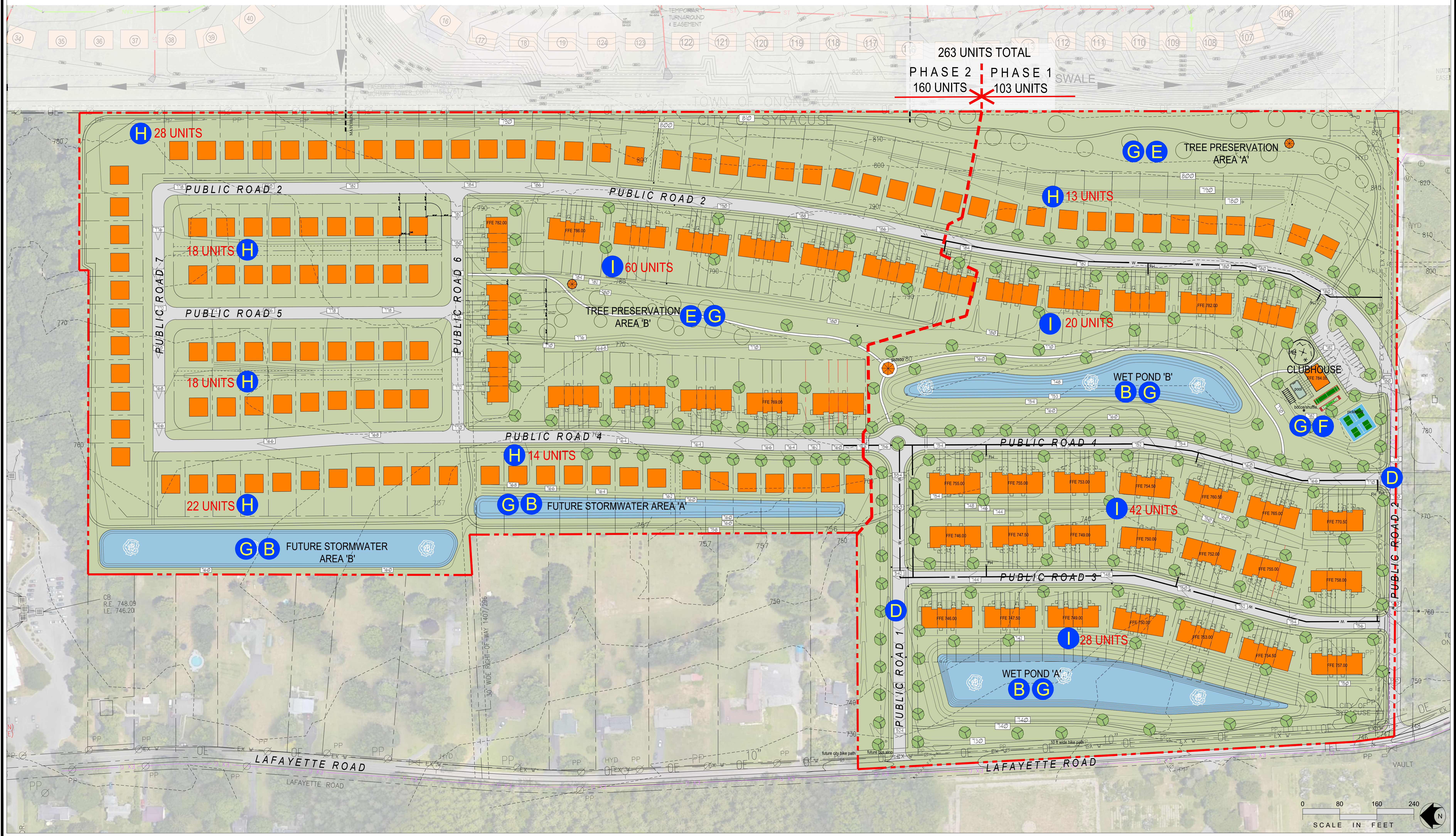
- SINGLE FAMILY ATTACHED DWELLINGS ARE ALLOWED IN THE DISTRICT AND REQUIRE A MINIMUM LOT AREA OF 3,600 SF.
- SINGLE FAMILY DETACHED DWELLINGS ARE ALLOWED IN THE DISTRICT AND REQUIRE A MINIMUM LOT AREA OF 4,600 SF.

KNOWING THIS INFORMATION, AND KNOWING THE ENTIRE SITE IS 8424 ACRES (3,669,930 SF) MAXIMUM DENSITY FOR THE SITE WOULD BE THE FOLLOWING WITH EACH HOUSING TYPE:

- IF THE SITE WAS 100% SINGLE FAMILY ATTACHED DWELLINGS, 3,669,930/3,600 SF WOULD YIELD 1,019 UNITS.
- IF THE SITE WAS 100% OCCUPIED WITH SINGLE FAMILY DETACHED DWELLINGS, 3,669,930/4,600 SF AND WOULD YIELD 797 UNITS.

#### MASTER PLAN SUMMARY

- A** WATER SYSTEM - COORDINATE WATER CONNECTION WITH OCWA AND FIRE HYDRANT WITH CITY OF SYRACUSE FIRE DEPARTMENT.
- B** STORMWATER SYSTEM - PRELIMINARY DESIGN PER REPORT.
- C** SANITARY SYSTEM - REFER TO SANITARY OPTIONS PLAN WHICH ARE CURRENTLY IN REVIEW.
- D** RIGHT OF WAY IMPROVEMENTS - PUBLIC ROAD 1 AND ROAD 2 (UP TO ROAD 4) ARE PROPOSED PRELIMINARY 80'-0" WIDE RIGHT OF WAYS. PER SECTIONS ON SHEET L-200, STREET TREES, CURBING AND SIDEWALKS TO BE DESIGNED IN COORDINATION WITH CITY DESIGN STANDARDS. PUBLIC ROADS 3-7 ARE PROPOSED 66'-0" WIDE RIGHT OF WAYS.
- E** TREE PRESERVATION AREAS - THERE ARE (2) TREE PRESERVATION AREAS WHERE EXISTING VEGETATION WILL BE PROTECTED THROUGHOUT CONSTRUCTION.
- F** CLUBHOUSE - THE CLUBHOUSE AREA INCLUDES A PARKING AREA, COMMUNITY POOL / PERGOLA, PLAYGROUND, PICKLEBALL COURTS, BOCCIE AND SHUFFLEBOARD COURTS.
- G** HOA MANAGED GREEN SPACE - TREE PRESERVATION AREA, CLUBHOUSE AREA, WET POND'S AND GREEN SPACE BEYOND THE PUBLIC RIGHT OF WAY IS TO BE MANAGED AND MAINTAINED BY THE HOA.
- H** SINGLE FAMILY DETACHED HOMES AND LOTS - WILL BE OWNED AND MAINTAINED BY INDIVIDUAL HOME OWNERS, 113 TOTAL UNITS.
- I** SINGLE FAMILY ATTACHED HOMES AND LOTS - WILL BE OWNED AND MAINTAINED BY INDIVIDUAL HOME OWNERS, TOTAL 4 PLEX UNITS - 108 AND TOTAL 3 PLEX UNITS - 42.





Client:  
KS GLOBAL CONSULTING

Contact:

# LAFAYETTE HILLS HOUSING

## Lafayette Road, Syracuse NY

REVISIONS	

Drawn By: A.L.S.  
Checked By: S.L.F.  
KFA Proj. No.: 45005  
Date: FEB10, 2024  
Scale: AS NOTED

OVERALL  
UTILITIES PLAN

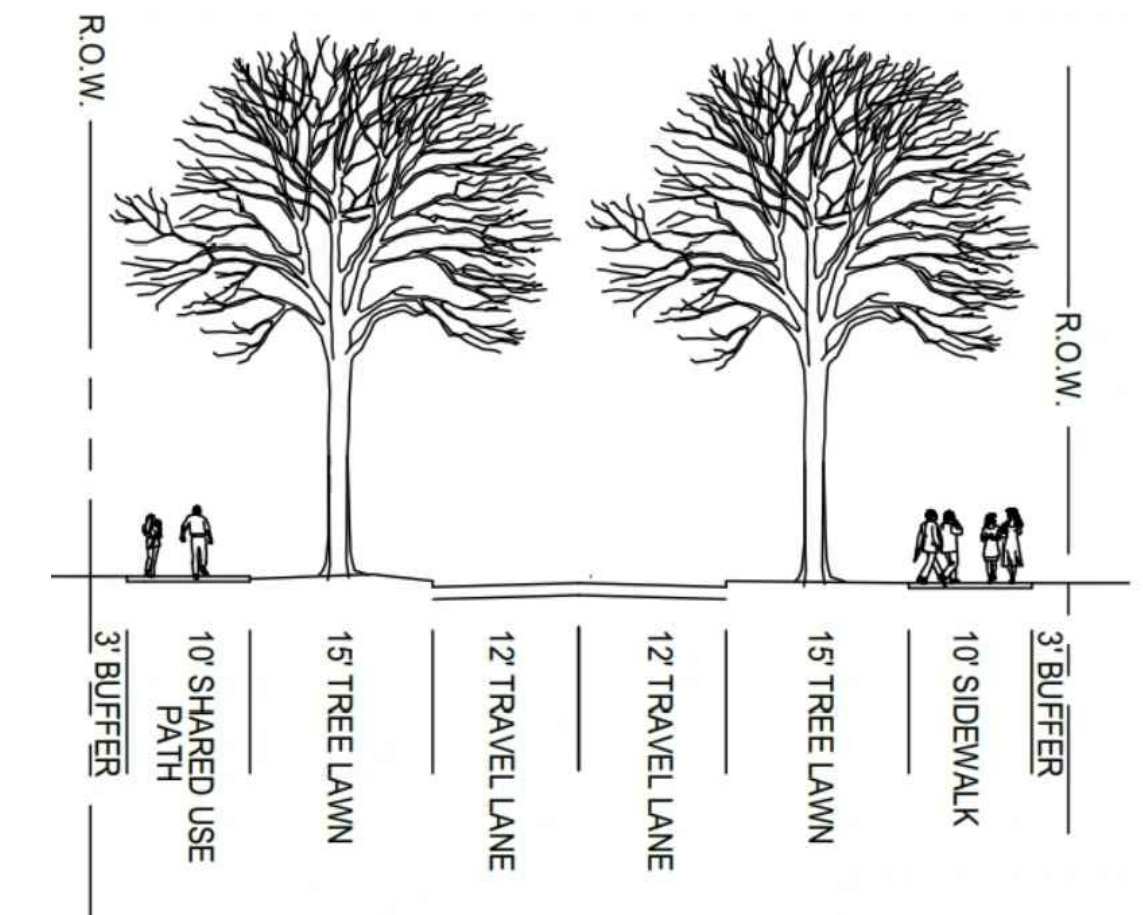
L-200



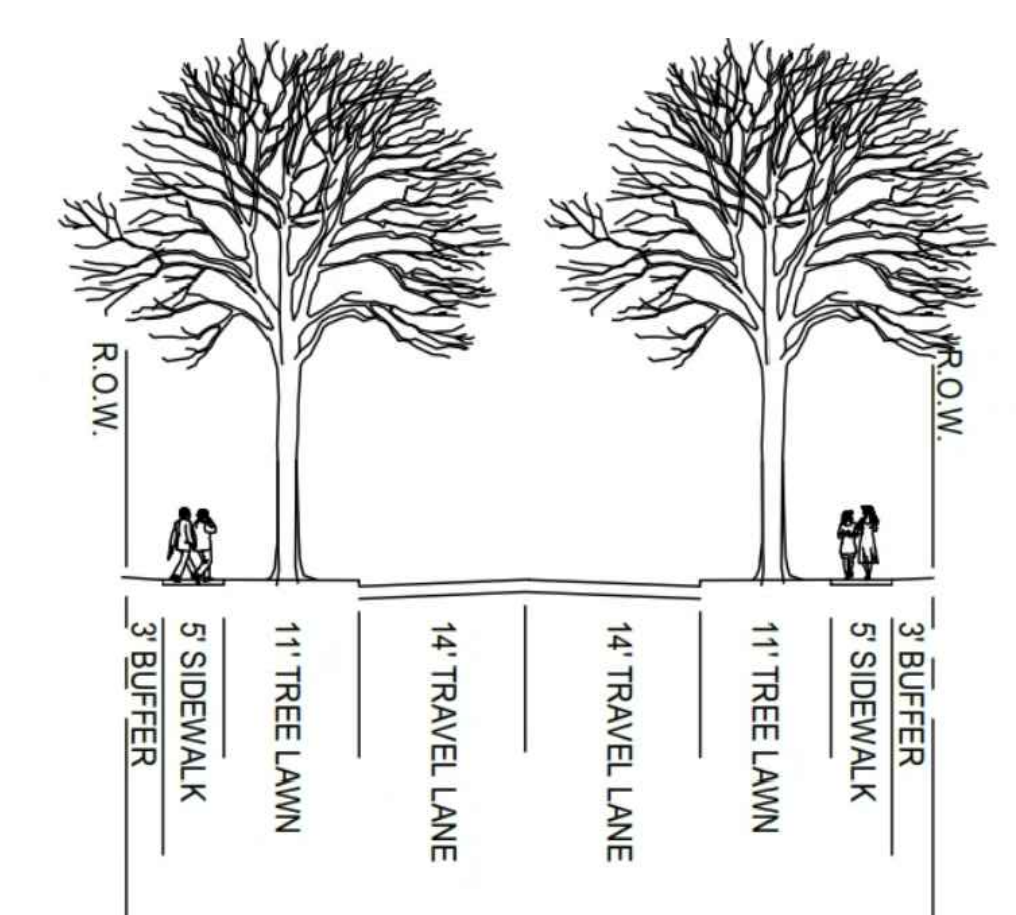
4 POND AERATOR  
L-200



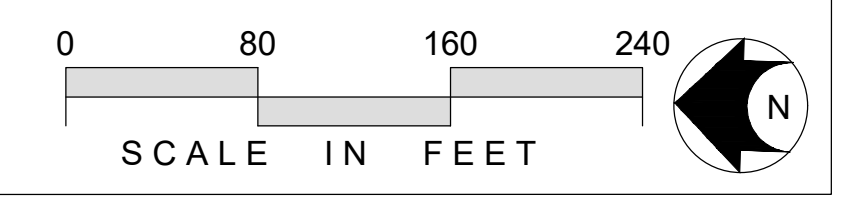
3 TRAFFIC CIRCLE  
L-200



2 PRIMARY ROADWAY - 80'-0" R.O.W.  
L-200



1 RESIDENTIAL ROADWAY - 66'-0" R.O.W.  
L-200





Client:  
KS GLOBAL CONSULTING

Contact:

# LAFAYETTE HILLS HOUSING

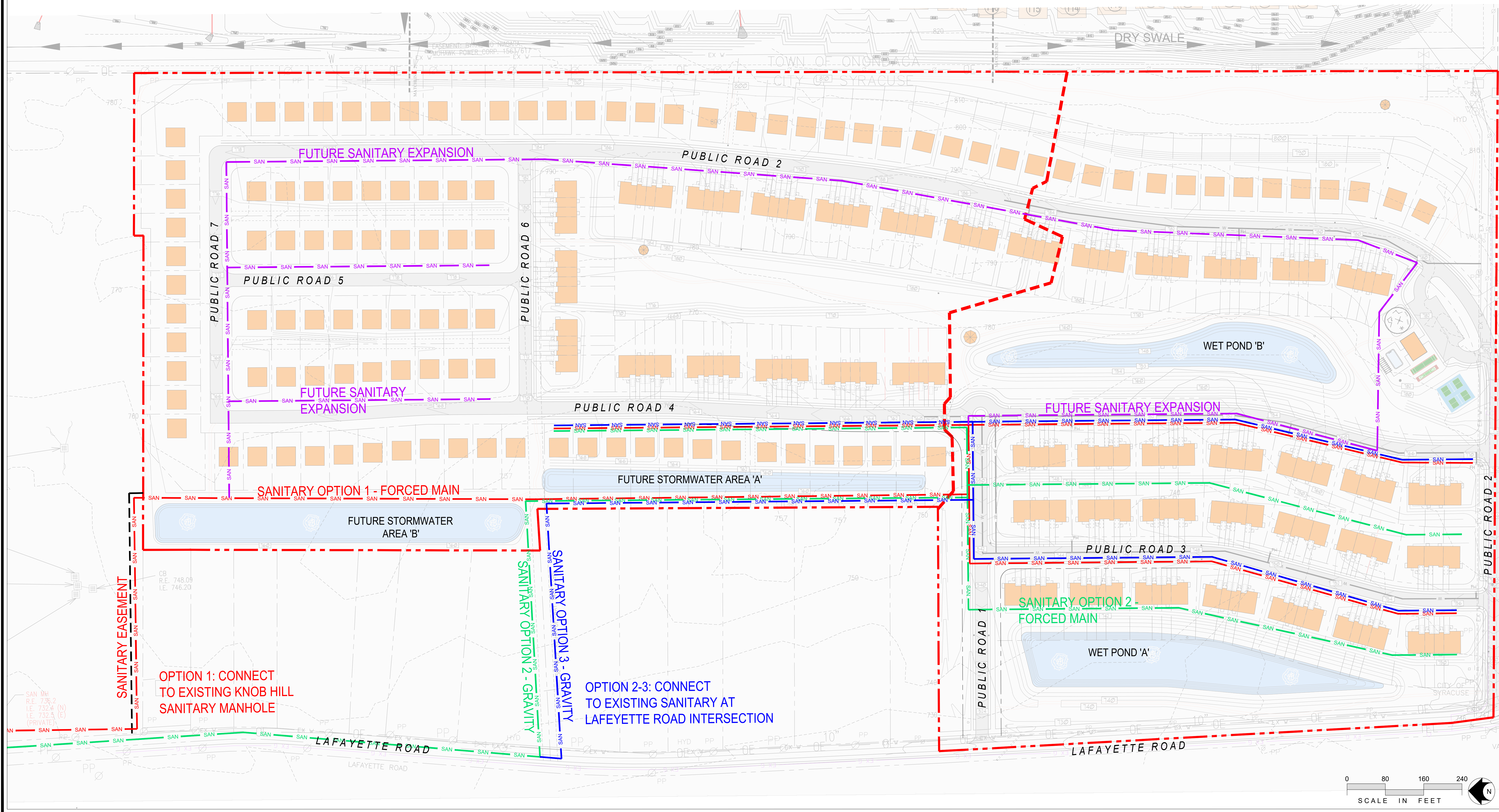
## Lafayette Road, Syracuse NY

### REVISIONS

Drawn By: A.L.S.  
Checked By: S.L.F.  
KFA Proj. No.: 45005  
Date: FEB10, 2024  
Scale: AS NOTED

Title:  
SANITARY  
OPTIONS PLAN

L-201





ZONING DATA - RESIDENTIAL (R1)			LID-ZONING
MUNICIPALITY, CITY OF SYRACUSE			
	DETACHED DUELLING	ATTACHED DUELLING	
MIN LOT AREA:	4,000 SF	3,000 SF	
LOT COVERAGE PAVING:	30%	30%	
LOT COVERAGE BLDG:	30%	30%	
FRONT YARD SETBACK:	30 FT	30 FT	
SIDE YARD SETBACK:	4 FT	0 FT (COMMON WALL)	
REAR YARD SETBACK:	20 FT	20 FT	

Client:  
KS GLOBAL CONSULTING

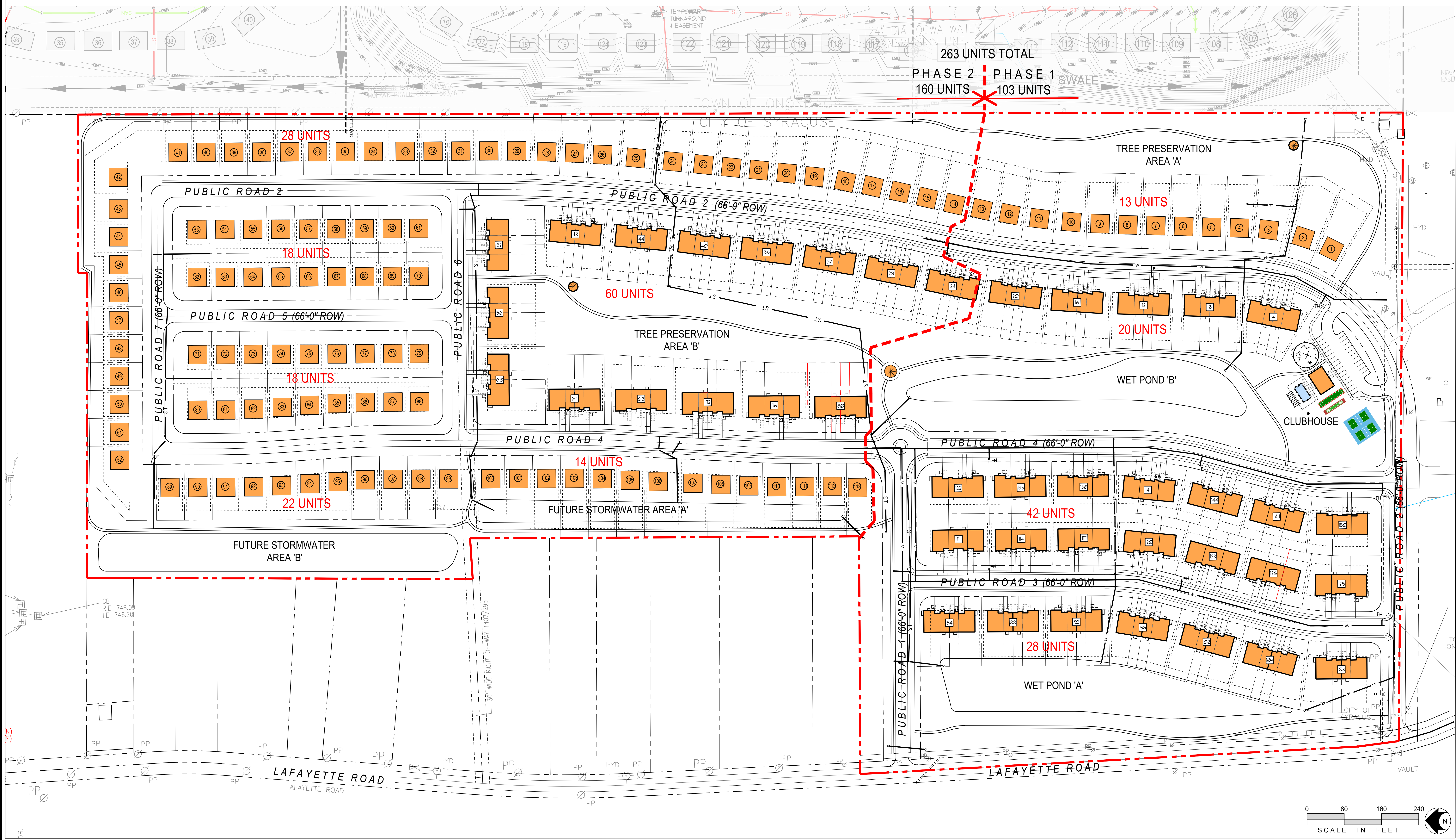
Contact:

LAFAYETTE HILLS HOUSING  
Lafayette Road, Syracuse NY

REVISIONS	
Drawn By:	A.L.S.
Checked By:	S.L.F.
KFA Proj. No.:	45005
Date:	FEB10, 2024
Scale:	AS NOTED

Title:  
PRELIMINARY  
PLAT PLAN

L-300







9  
L-300



8  
L-300



7  
L-300



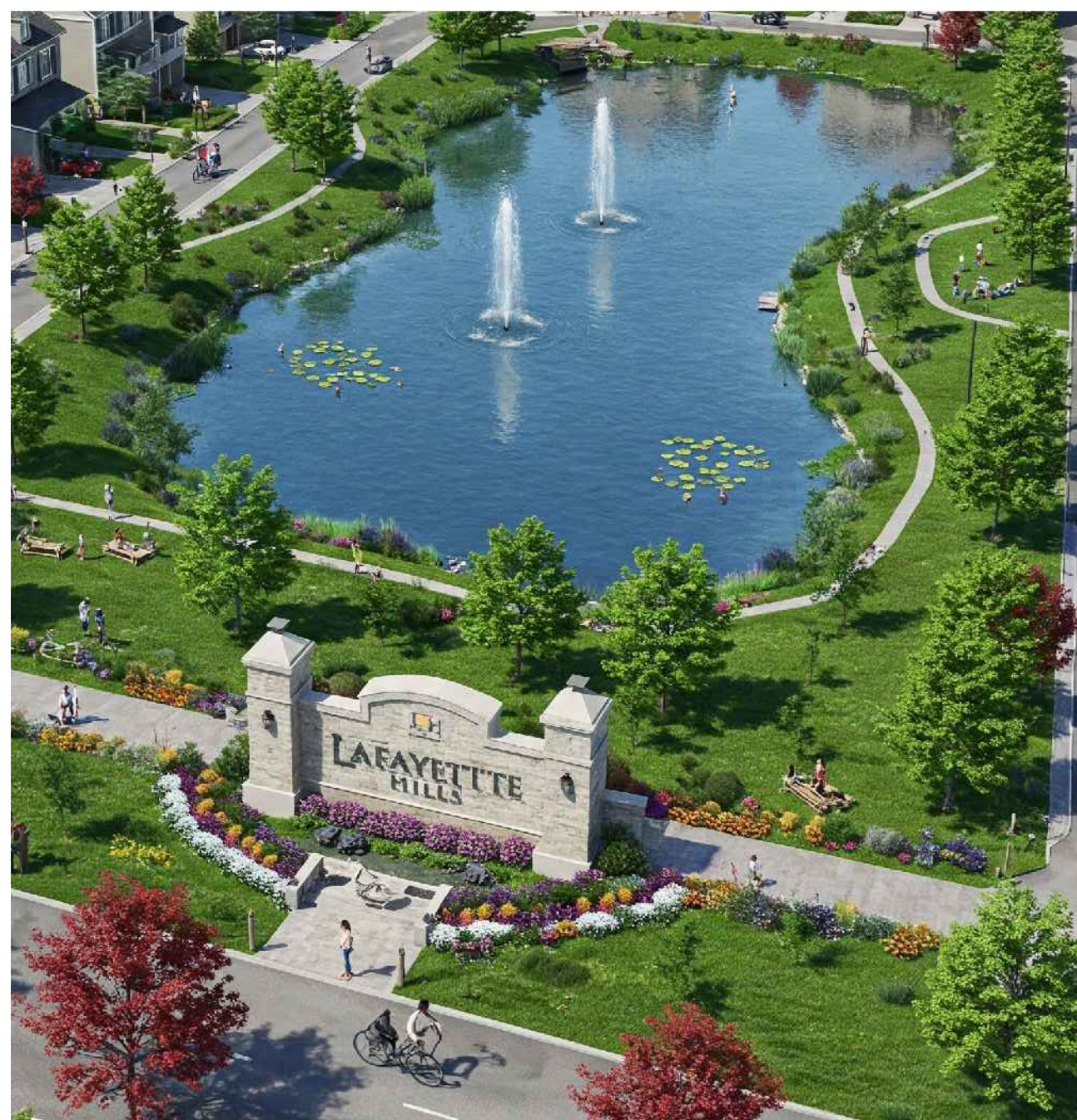
6  
L-300



5  
L-300



4  
L-300



3  
L-300



2  
L-300



1  
L-300

Client:  
KS GLOBAL CONSULTING

Contact:

# LAFAYETTE HILLS HOUSING

## Lafayette Road, Syracuse NY

### REVISIONS

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WFA Proj. No.: 45005  
Date: FEB10, 2024  
Scale: AS NOTED

PHOTOBOARD

L-300











GREAT RM  
13-6 X 14

DINING  
10X14

KITCHEN  
9-6 X 14

MUD  
9-6 X 4-6

PANTRY  
6 X 4-6

LIVING RM  
13-6 X 11-2

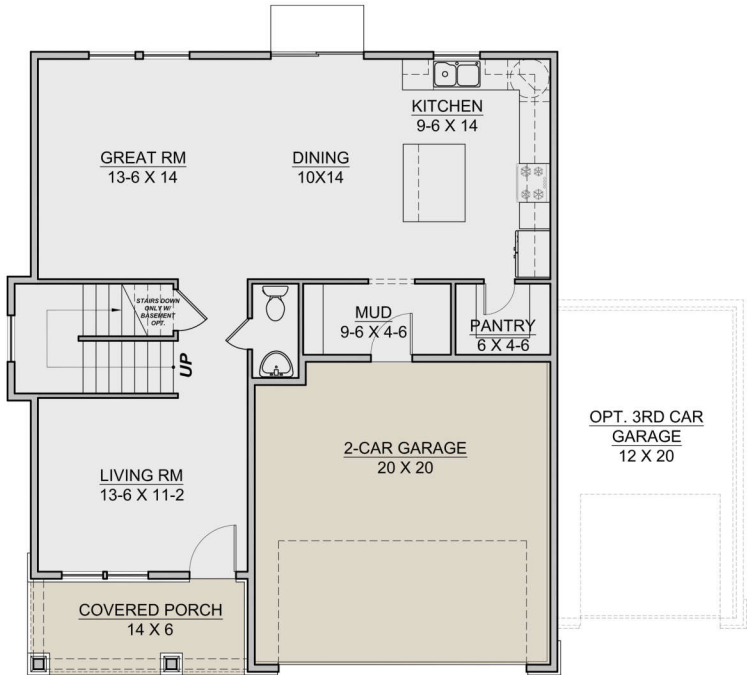
2-CAR GARAGE  
20 X 20

OPT. 3RD CAR  
GARAGE  
12 X 20

COVERED PORCH  
14 X 6

STAIRS DOWN  
ONLY W/  
BASEMENT  
OPT.

UP





BEDROOM 2

12 X 10

BATH 2

5 X 10

MSTR SUITE

15 X 14

W.I.C.

6-6 X 4

DESK

FOYER

LOFT

8-6 X 14-6

DOWN

LAUNDRY

5-4 X 6

M. BATH

9-6 X 10

LOFT /

OPT BED 4 & LINEN

13-6 X 11

W.I.C.

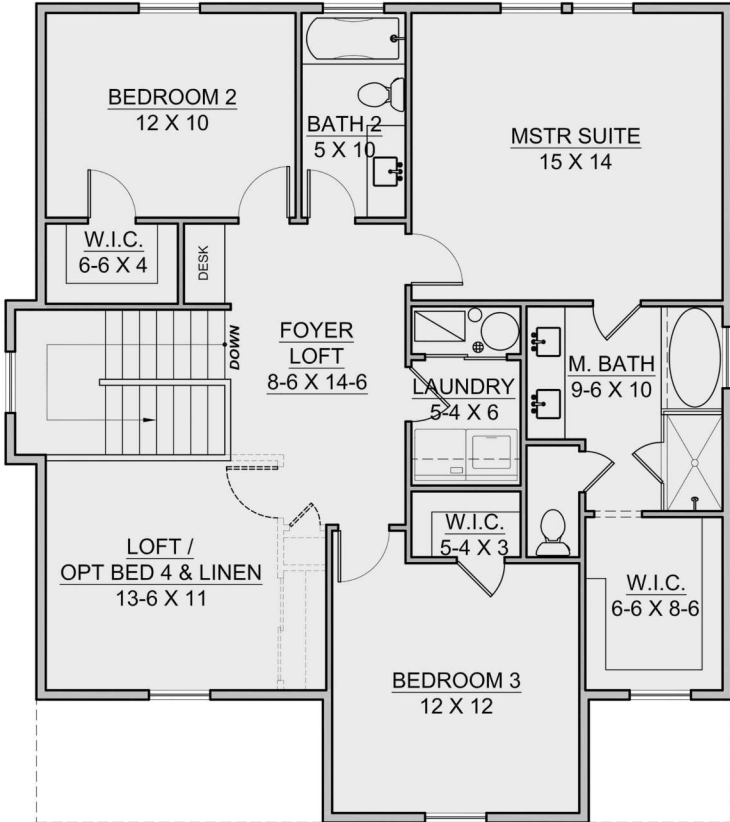
5-4 X 3

BEDROOM 3

12 X 12

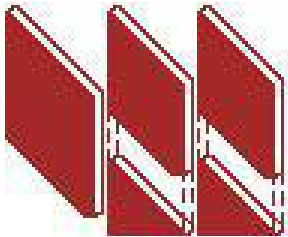
W.I.C.

6-6 X 8-6





3D's ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY SHOW OPTIONAL OR SITE BUILT ITEMS. THEY ARE AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE AND NOT MEANT TO BE AN EXACT RENDITION. PLEASE REFER TO BUILDER CONTRACTS FOR PRODUCTS INCLUDED.



**WESTCHESTER MODULAR HOMES, INC.**

AN EMPLOYEE OWNED COMPANY

30 REAGANS MILL RD. WINGDALE, NY 12594

Tel (845)832-9400 Fax (845)832-6698

[www.westchestermodular.com](http://www.westchestermodular.com)

THIRD PARTY INSPECTION  
AGENCY

PE/RA

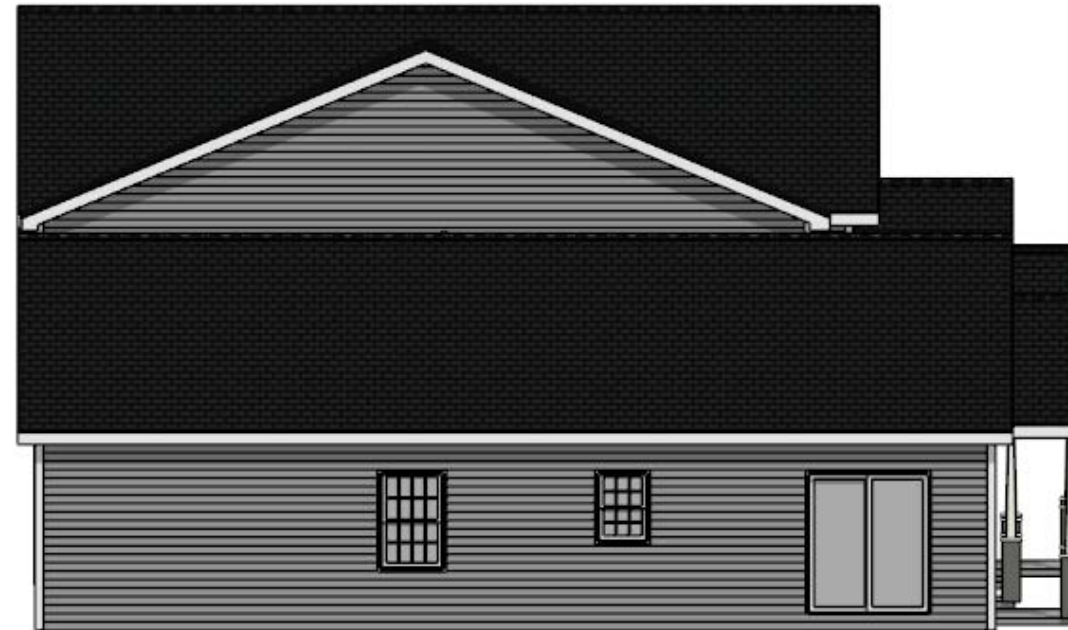
USE GROUP <b>R3</b>	BUILDER <b>B</b>	HOME OWNER	CUSTOMER  ADDRESS	SERIAL No
				PRODUCTION No
CONST METHOD <b>WFO</b>	BUILDER   <			




REAR ELEVATION  
SCALE: 1/8" = 1'0"



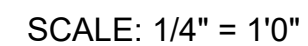
RIGHT ELEVATION  
SCALE: 1/8" = 1'0"




LEFT ELEVATION  
SCALE: 1/8" = 1'0"

USE GROUP <b>R3</b>	BUILDER <b>B</b>	HOME OWNER CUSTOMER ADDRESS SILE	SERIAL No PRODUCTION No REVISION DATE	PE/RA THIRD PARTY INSPECTION AGENCY
CONST <del>WOOD</del> FRAME (VB) DESIGNER DWW	LAFAYETTE ROAD TOWNHOMES			
DATE E 10/14/2024 SCALE AS NOTED	 WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 (845)832-9400 Fax (845)832-6698			
PAGE: <b>2</b>				

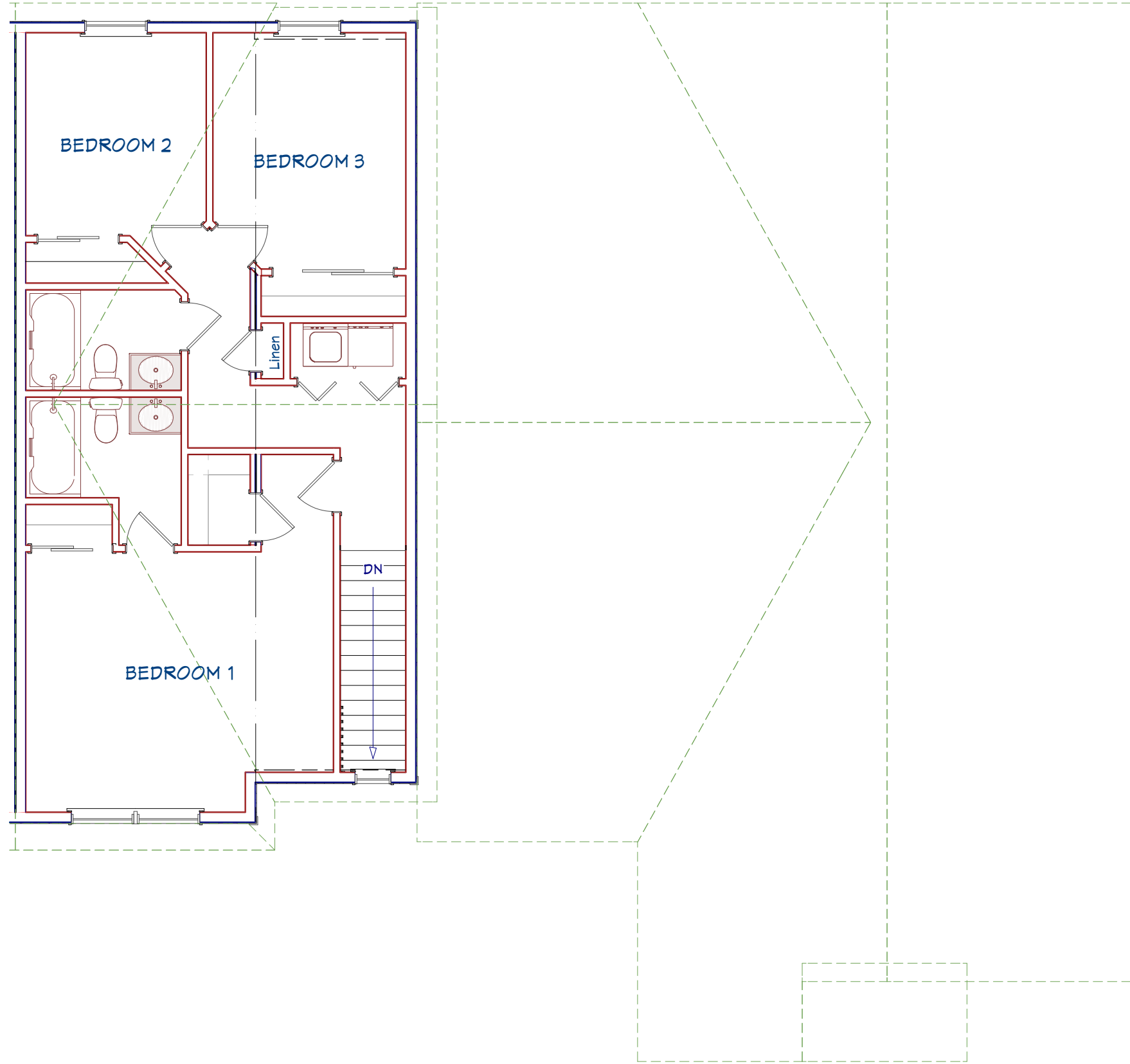
# 1 half of the building




USE GROUP <b>R3</b>	BUILD R	BUILDER	HOME OWNER	CUSTOMER ADDRESS	SERIAL No	PE/RA	THIRD PARTY INSPECTION AGENCY
			SITE		PRODUCTION No		
DESIGNER CONST <del>WOOD</del> FRAME (VB)							
DESIGN R					REVISION		
DATE E					DATE E		
SCALE							
AS NOTED							
PAGE:							
<b>3</b>	 <b>WESTCHESTER MODULAR HOMES INC.</b> 30 REAGANS MILL RD. WINGDALE, NY 12594 (845)832-9400 Fax (845)832-6698						

# 1 half of the building

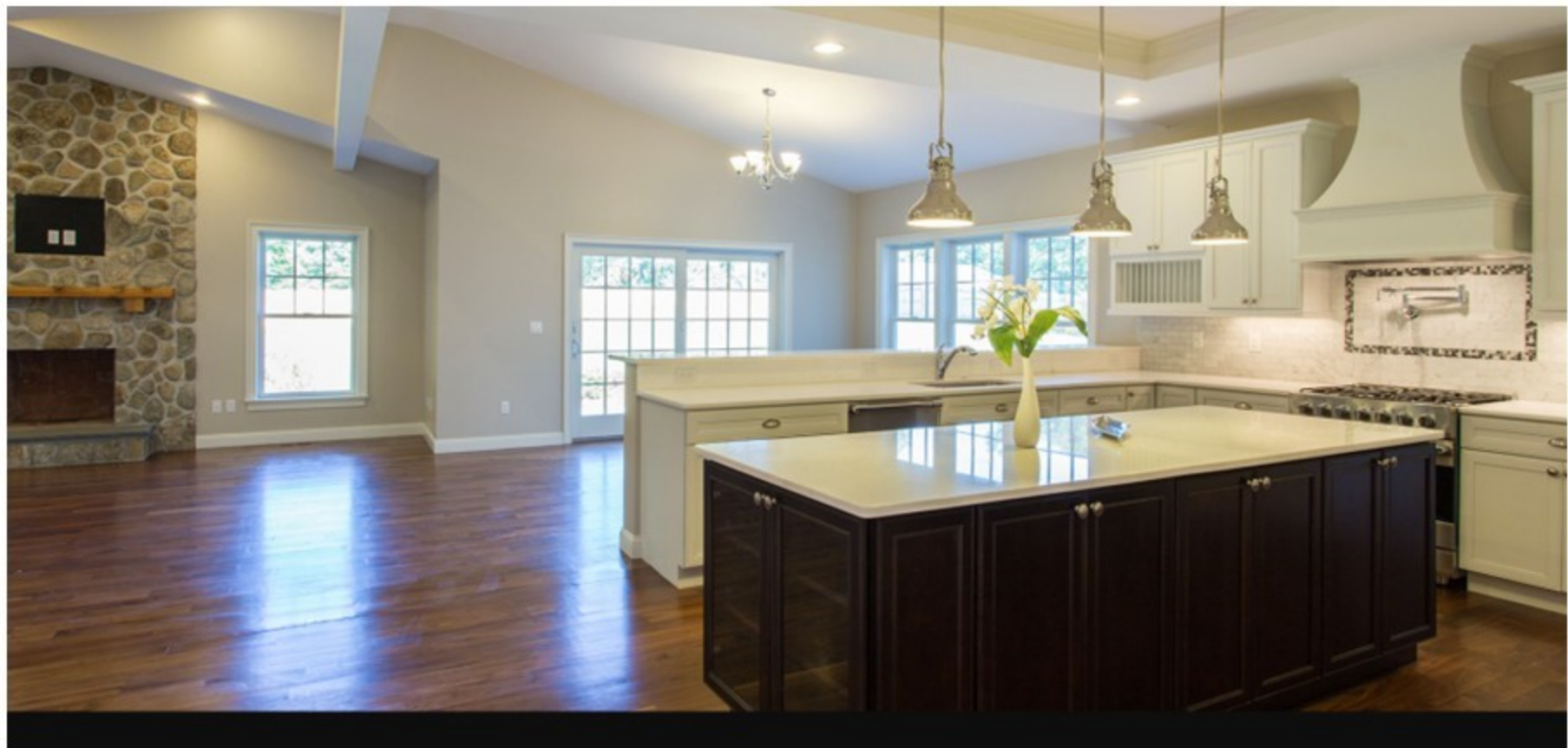
SCALE: 1/4" = 1'0"



USE GROUP R3	BUILD B	BUILDER	HOME OWNER SIT E	CUSTOMER ADDRESS	SERIAL No	PE/RA	THIRD PARTY INSPECTION AGENCY	
CONST <del>WOOD</del> FRAME (VB)	DESIGNER B DWW	LAFAYETTE ROAD TOWNHOMES			PRODUCTION No			
					REVISION			DATE E
PAGE:				WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12584 Tel (845)832-9400 Fax (845)832-6698				
4								



## Modular Interior Finished Home





J. Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025  
OCPB Case # Z-25-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of LaFayette Hills Estates for the property located 455 LaFayette Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of LaFayette Road (Route 52), a county highway in the Town of Onondaga, a SUNY College of Environmental Science and Technology Field Experiment Station, a public institution, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing Master Site Plan review for Phase 1 of a mixed-residential development project totaling up to 263 total housing units (LaFayette Hills Estates) on an 84.24-acre parcel in a Single-Unit Residential (R-1) zoning district; and
- WHEREAS, the site, a portion of the former 160-acre LaFayette Hills Country Club and Golf Course, is located along LaFayette Road, a City street in the City of Syracuse, adjacent to the border with the Town of Onondaga; surrounding land uses are roadside residential, the Nob Hill apartment complex, and vacant land; and
- WHEREAS, the subject parcel contains 1,072 feet of frontage on LaFayette Road, with sloping topography, of approximately 100 feet from front to back; the parcel contains the former golf course lands; the former clubhouse and accessory buildings are largely contained on an adjacent 80+ acre Town of Onondaga parcel to the south; and
- WHEREAS, per the referral materials, the project is described to include resubdivision of an 84-acre parcel into approximately 263 residential lots to be constructed in two phases (113 detached single-family homes in Phase 1 and 150 attached units in Phase 2), a clubhouse, and sports fields for residents; and
- WHEREAS, the LaFayette Hills Housing Master Plan dated 4/10/2024 shows 263 housing units in two phases covering the site; the smallest lots start at 3,000 sf; Phase 1 would generally cover the southern half of the parcel and Phase 2 covers the north; earlier referral materials note Phase 1 as 103 detached single-family units, and Phase 2 to contain 160 attached single-family units, while the master plan depicts a mix of unit types in both Phase 1 and 2; the Master Plan shows a clubhouse, sport courts, a pool, and playground to occur within the Phase 1 area; and
- WHEREAS, per the Master Plan, seven new public streets, designed in a rectilinear layout, will serve the project; two streets will connect with LaFayette Road, a city-owned road in this location; the southernmost street would presumably also service future buildout of adjacent Town of Onondaga lands; no connection to the east, adjacent to an existing subdivision are shown, or to the north (Nob Hill Apartments); tree lawns, sidewalks and shared use paths will be incorporated

along public streets and trails will be incorporated throughout the site; a Traffic Impact Study was performed in 2023, to examine a full build scenario of 279 single-family homes in the City of Syracuse and 36 single-family homes in the Town of Onondaga, and included in the EAF materials; and

WHEREAS, the EAF notes that approximately 35 acres of the 80+ acre site will become impervious surfaces from the project; onsite stormwater facilities, including four wet ponds will be added; 40% of the site contains slopes between 10-15%; depth to bedrock is noted to average three feet;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per an Existing Conditions Site Plan dated January 11, 2024, the LaFayette Road right-of-way and the southern parcel boundary each contain a 8-10" diameter City of Syracuse water main, an 8" natural gas main, and overhead powerlines; a City of Syracuse Water System Monitoring Station is shown at the rear corner of the site; along the rear (eastern) parcel boundary, a 24" OCWA transmission line and easement is shown, as well as overhead power lines and related easement "Byrne to Niagara Mohawk Power Corp."; a 30' right of way is also shown leading from LaFayette Rd approximately 1000 feet toward the rear of the property; sanitary sewer infrastructure is shown to service the Nob Hill complex to the north, but does not currently extend within the project site; and

WHEREAS, per the EAF, the project is anticipated to generate approximately 99,220 gallons per day of water usage, to be provided by the City of Syracuse (master plan cites OCWA connection); the site is located within the Metropolitan Syracuse Wastewater Treatment Plant service area, in an area designated as flow constrained and impacted by excessive wet weather flow and/or in an area tributary to active combined sewer overflows; per the EAF, an extension of sanitary sewer infrastructure is necessary to serve the project; per a letter dated 3/12/24 from the Onondaga County Department of Water Environment Protection, the applicant has received capacity assurance for up to 21,450 gpd (Phase 1 equivalent); any additional buildout will require new approvals from the Department; WEP also notes in its letter "It is WEP's understanding that this project only includes Phase 1 of development and will only occur on the portion of the site located within the City of Syracuse. The portion of the site within the Town of Onondaga is currently located outside of the Consolidated Sewer District (CSD) boundary. Be advised, public sewer service cannot be provided to the portion of the site located outside of the CSD without extension of the CSD boundary. As such, this approval is granted only for Phase 1, located in the City of Syracuse."; in order to reach the County trunk sewer infrastructure, the applicant will also require permission from the Town of Onondaga to utilize Town force main sewers along East Seneca Turnpike to convey sewerage to the County system; the current status of these permissions, for either Phase 1 or full buildout, is unclear; and

WHEREAS, ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health; and

ADVISORY NOTE: Capacity assurance approval from the Onondaga County

Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, the EAF and Environmental Resource Mapper indicate the potential presence of the Indiana bat and Northern Long-eared bat, which are endangered or threatened species, and the project will involve clearing of trees;  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, per the EAF, the site is located near the SUNY ESF LaFayette Road Experimentation Station, noted as eligible for inclusion on, the State or National Register of Historic Places; a memo from NYS OPRHP dated 11/16/2023 indicates the project is in an archeologically sensitive area, and a Phase 1A assessment is advised; and  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located approximately 1/3 and 6/10 miles from the site;  
ADVISORY NOTE: Per CENTRO, Should the City or developer want to discuss a closer transit stop location, the developer should reach out to Centro early in the process to discuss feasibility; and  
ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Onondaga County Planning Board commends the applicant and City staff on the creation of this unique large-scale single-family housing project within the City of Syracuse. These new workforce-oriented housing units will provide a new opportunity for urban living in a well-designed environment.
2. The Board encourages continued attention and coordination regarding abovementioned infrastructure coordination and permitting needs, for

consideration in future phases of site design and project approvals. Of particular note:

a) The applicant and City must continue to coordinate with the Onondaga County Department of Water Environment Protection and the Town of Onondaga regarding conveyance capacity and approvals for full buildout, including any anticipated potential development to occur within the Town of Onondaga lands to the south.

b) The applicant must coordinate with the Onondaga County Department of Transportation regarding road access and permitting requirements for the southernmost driveway, traffic data, and submission of Stormwater management plans for Department review.

3. The City and applicant should work together to establish a clear legal mechanism for permanent ownership, funding and access and maintenance of all common area features on site, including the clubhouse, recreational facilities, open spaces, stormwater management areas, and any other private infrastructure to be established on site.

A handwritten signature in black ink, appearing to read 'Martin E. Voss', with a stylized flourish at the end.

Martin E. Voss, Chairman  
Onondaga County Planning Board



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

**Instructions for Completing Part 1**

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

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

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

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

Name of Action or Project: Lafayette Hills Estates		
Project Location (describe, and attach a general location map): 455 Lafayette Road, Syracuse NY		
Brief Description of Proposed Action (include purpose or need):  The project objective is to re-develop the approximate 80+/- acre former golf course into a residential community consistent with City of Syracuse and zoning requirements. The completed project will include a mix of single family attached and detached homes. The number of housing units is estimated to be approximately 103 homes in the first phase and 263 units in total by the end of phase 2.		
Name of Applicant/Sponsor: KS Global	Telephone: (702) 378-2276	
	E-Mail: kassie@ksglobalco.com	
Address: 5725 South Valley View Blvd.		
City/PO: Las Vegas	State: NV	Zip Code: 19118
Project Contact (if not same as sponsor; give name and title/role): Scott Freeman - Keplinger Freeman Associates	Telephone: (315) 445-7980	
	E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Rd #109		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Property Owner (if not same as sponsor): Estates at New York LLC	Telephone: 913-481-2668	
	E-Mail: reghurajreddy@gmail.com	
Address: 3716 Rumford Road		
City/PO: Frisco	State: TX	Zip Code: 75036

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse	June 2025
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Fire Department	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCWEP, Onondaga County Health Department	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHPO review, NYSDEC SWPPP, NY Natural Heritage Program	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

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c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

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### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

The site is zoned R1 - Single Unit Residential

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? City of Syracuse

b. What police or other public protection forces serve the project site?

City of Syracuse

c. Which fire protection and emergency medical services serve the project site?

City of Syracuse - Fire station 18

d. What parks serve the project site?

Clark Reservation State Park

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential housing subdivision

b. a. Total acreage of the site of the proposed action? 80+/- acres

b. Total acreage to be physically disturbed? 80+/- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 157 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 263

iv. Minimum and maximum proposed lot sizes? Minimum 3,000 sf Maximum 20,970 sf

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 4 month 2026 year
- Anticipated completion date of final phase TBD month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	13			90
At completion of all phases	113			150

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>two story</u> height; <u></u> width; and <u></u> length	
iii. Approximate extent of building space to be heated or cooled: <u>1,300</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: <u>Stormwater Best Management Practices</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater facilities</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. <u>None</u>	
iv. Approximate size of the proposed impoundment. Volume: <u></u> million gallons; surface area: <u></u> acres	
v. Dimensions of the proposed dam or impounding structure: <u></u> height; <u></u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earthen Fill</u>	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u></u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): <u></u></li> <li>• Over what duration of time? <u></u></li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u></u> <u></u>	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If yes, describe. <u></u> <u></u>	
v. What is the total area to be dredged or excavated? <u></u> acres	
vi. What is the maximum area to be worked at any one time? <u></u> acres	
vii. What would be the maximum depth of excavation or dredging? <u></u> feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: <u></u> <u></u> <u></u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u></u> <u></u>	

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_

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

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

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

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 99,220 gallons/day

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

- Name of district or service area: Lafayette Road Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

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

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

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

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

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

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

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d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 99,220 gallons/day

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

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

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



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____          _____          _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____          _____          _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____          _____          _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">         _____ Square feet or <u>30</u>+/- acres (impervious surface)          _____ Square feet or <u>80</u>+/- acres (parcel size)       </p> <p>ii. Describe types of new point sources. <u>Stormwater management facility discharge control structures</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p style="margin-left: 40px;"><u>On-site stormwater management facilities</u></p> <p style="margin-left: 40px;">• If to surface waters, identify receiving water bodies or wetlands: _____          _____</p> <p style="margin-left: 40px;">• Will stormwater runoff flow to adjacent properties? _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input checked="" type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ none _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00 AM - 5:00 PM</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00 AM - 10:00 PM</li> <li>• Saturday: _____ 8:00 AM - 12:00 AM</li> <li>• Sunday: _____ 8:00 AM - 10:00 PM</li> <li>• Holidays: _____ 8:00 AM - 11:00 PM</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00 AM - 5:00 PM</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00 AM - 10:00 PM</li> <li>• Saturday: _____ 8:00 AM - 12:00 AM</li> <li>• Sunday: _____ 8:00 AM - 10:00 PM</li> <li>• Holidays: _____ 8:00 AM - 11:00 PM</li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>Typical construction equipment used for building roadways and residential homes</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">Describe: <u>Overgrown brush and hedgerows will be partially or wholly removed.</u></p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>Street lighting</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">Describe: <u>Overgrown brush and hedgerows will be partially or wholly removed.</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ 2 tons per _____ month (unit of time)</li> <li>• Operation : _____ 6 tons per _____ month (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: <u>Recycling of metal recovered from demolition</u></li> <li>• Operation: <u>Recycling paper, cardboard, plastic etc</u></li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: <u>Collection in roll off containers. Transport to municipal solid waste landfill or permitted recycling facility</u></li> <li>• Operation: <u>Collection in dumpsters and recycling bins. Transport to municipal solid waste landfill or permitted recycling facility.</u></li> </ul>	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

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

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

If Yes:

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

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

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

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

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

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

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

## E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.4	35+/-	34.6+/-
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	79.6+/-	0	79.6+/-
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	5+/-	5+/-
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: lawn _____	0	40+/-	45+/-

<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?          If Yes,  <i>i. Identify Facilities:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam?          If Yes:  <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> _____  <i>iii. Provide date and summarize results of last inspection:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?          If Yes:  <i>i. Has the facility been formally closed?</i>              • If yes, cite sources/documentation: _____</p> <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>          _____          _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?          If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?          If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div style="width: 50%;">           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____          _____          _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>          If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   <input type="checkbox"/> Yes <input type="checkbox"/> No   <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ 3.5 feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 0.01 %	
c. Predominant soil type(s) present on project site:	
WcB - Wassaic Silt Loan 0-8	57.5 %
WcC- Wassaic Silt Loam 8-15	30.2 %
PaC - Palatine shaly silt loam 6-12	4.9 %
d. What is the average depth to the water table on the project site? Average: _____ 3 feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 12.2 % of site <input checked="" type="checkbox"/> Moderately Well Drained: _____ 87.8 % of site <input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 60.3 % of site <input checked="" type="checkbox"/> 10-15%: _____ 39.7 % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <div style="display: flex; justify-content: space-between;"> <span>song birds _____</span> <span>racoons _____</span> </div> <div style="display: flex; justify-content: space-between;"> <span>squirrels _____</span> <span>_____</span> </div> <div style="display: flex; justify-content: space-between;"> <span>whitetail deer _____</span> <span>_____</span> </div>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Indiana Bat, Northern Long-eared Bat</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: <u>Eligible property: SUNY-ESF Lafayette Road Experiment Station</u> iii. Brief description of attributes on which listing is based: _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Clark Reservation Park</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park</u> iii. Distance between project and resource: _____ <u>3.2</u> miles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   <input type="checkbox"/> Yes <input type="checkbox"/> No

#### F. Additional Information

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

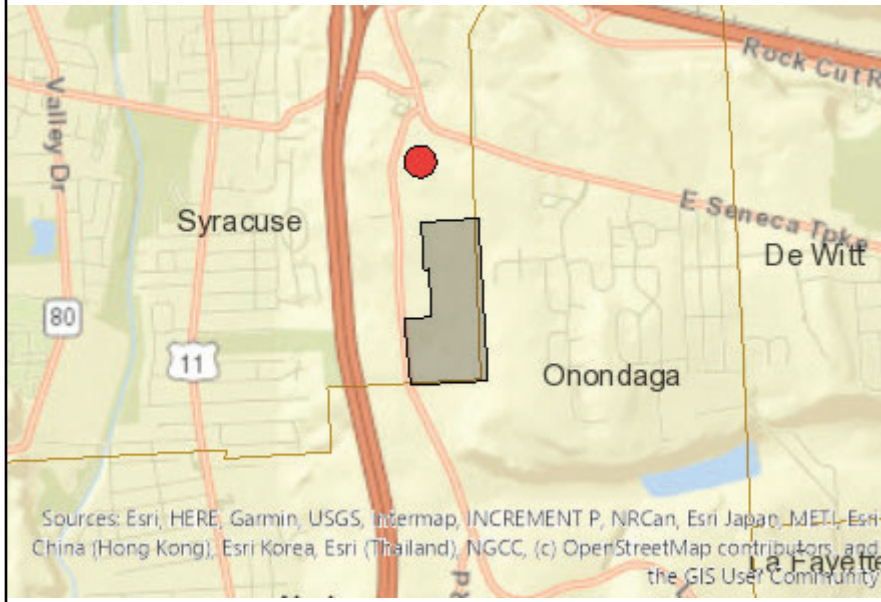
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

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

Applicant/Sponsor Name Scott Freeman (Keplinger Freeman Associates) Date 6-9-25

Signature  Title Landscape Architect



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Northern Long-eared Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:SUNY-ESF Lafayette Road Experiment Station
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]
Project : Lafayette Hills Estates MaSPR-25-13
Date : 6/10/2025

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>



**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <span style="float: right;"><input type="checkbox"/> NO <input checked="" type="checkbox"/> YES</span> <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

☐ NO☒ YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

☐ NO☒ YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

☒ NO

☐ YES

*If "Yes", answer questions a - h. If "No", go to Section 18.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO

☐ YES

*If "Yes", answer questions a - g. If "No", proceed to Part 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See " Reasons Supporting Determination of Significance"

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Lafayette Hills Estates

Name of Lead Agency: Syracuse City Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:

Date: 8/18/2025

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Jake Dishaw

Address: One Park Place, 300 South State St, Suite 700, Office of Zoning Administration, Syracuse, NY 13202

Telephone Number: 315-448-8640

E-mail: [jdishaw@syr.gov](mailto:jdishaw@syr.gov)

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)  
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

## City of Syracuse

**Parcel History**

01/01/1900 - 08/15/2025

Tax Map #: 063.-02-01.1

Owners: Estates at New York LLC

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
455 Lafayette Rd	10/27/21	Complaint	Vacant House	Open	V2021-0860   Bad OG & T&D with many other issues
455 Lafayette Rd	10/27/21	Inspection	Complaint Inspection	Fail	
455 Lafayette Rd	10/27/21	Violation	2020 PMCNYS - Section 301.3 - Vacant structures and land	Open	
455 Lafayette Rd	10/27/21	Violation	2020 PMCNYS - Section 302.1 - Sanitation	Open	
455 Lafayette Rd	11/03/21	Inspection	Complaint Re-Inspection	No Progress	
455 Lafayette Rd	11/04/21	Inspection	Complaint Inspection	<None>	
455 Lafayette Rd	12/13/21	Inspection	Complaint Re-Inspection	No Progress	
455 Lafayette Rd	11/03/22	Inspection	Complaint Re-Inspection	No Progress	
455 Lafayette Rd	04/17/23	Inspection	Complaint Inspection	In Progress	
455 Lafayette Rd	06/07/23	Inspection	Complaint Re-Inspection	<None>	
455 Lafayette Rd	06/20/25	Project	Major Site Plan Review	In Review	MaSPR-25-13   Master Plan Review for Lafayette Country Club project. The goal for this project is to give a overview of the whole project and conduct SEQR review. More detailed plans for each construction phase will be provided in future applications. The whole project is to redevelop the retired Lafayette Hills Country Club property into a residential neighborhood consist of in total 263 single-unit dwellings.





OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Nadine Esteras

From: Haohui Pan, Zoning Planner

Date: 8/15/2025 9:56:40 AM

Re: Major Site Plan Review MaSPR-25-13  
455 Lafayette Rd, Syracuse, 13205

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or [Zoning@syr.gov](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Pending	06/20/2025		
DPW - Transportation Planner	Pending	06/20/2025		
Zoning Planner	Pending	06/20/2025		
Parks - Forestry	Approved	08/14/2025	Jeff Romano	Forestry supports the imagery and concepts portrayed in this submission.
Planning Commission	Pending	06/20/2025		
Eng. Design & Cons. - Zoning	Conditionally Approved	08/14/2025	Mirza Malkoc	<ul style="list-style-type: none"><li>• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li><li>• Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li><li>• Sewer capacity analysis report shall be provided to the City of Syracuse for review and approval before any permits are issued. Designer needs to provide proof that the City's sewer main along Lafayette Road, Brighton Avenue and Seneca Turnpike has enough capacity to handle the additional sewer volume from this development and that this development will not impact downstream residences.</li><li>• Developer and the design team need to provide to the City of Syracuse what kind of sewer system will be installed for this development. Also, who will own the sewer system inside the property for all the houses that will be constructed? If the City of Syracuse is going to own the sewer main then a permanent sewer easement needs to be granted to the City.</li><li>• Proposed master plan is showing a water main along</li></ul>

the proposed roads but no sewer main. As per our meetings with the developer, the sewer main installation inside the property needs to be reviewed and approved by the City of Syracuse and Onondaga County WEP before any permits are issued. As of today, no agreement was reached between the developer, City of Syracuse and Onondaga County WEP in regards to what kind of sewer main will be installed inside the project property and who will own it and maintain it after it's constructed.

- Engineering Department has a concern with very steep grade elevations for this project. It appears the proposed road elevations, stormwater ponds and the green space areas around the proposed houses are very steep. Designer needs to provide in depth profile sections for the road surfaces, stormwater ponds, utilities, etc. for review before any permits are issued.
- Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.
- Stormwater Access & Maintenance Agreements shall be submitted for review.
- Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
- The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
- Onondaga County Plumbing Control shall review and approve the plans as well.
- Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.

City Engineer - Zoning	Pending	06/20/2025		
Eng. Mapping - Zoning	On Hold	06/24/2025	Ray Wills	Awaiting drawings to be uploaded
Water Engineering - Zoning	Pending	06/20/2025		
Fire Prevention - Zoning	Pending	06/20/2025		
DPW Traffic Control- Zoning	Conditionally Approved	07/24/2025	Charles Gafrancesco	7.24.25 Conditionally Approved. - Applicant must submit MUTCD compliant work zone traffic control (WZTC) plan during permit process if the nature of site work will affect pedestrian or vehicular traffic in the public ROW. All necessary warning signs, flaggers, detours, and or barriers ect. shall be clearly drawn on WZTC plan. It is the applicant's responsibility to ensure work zone traffic control plan complies with all MUTCD, State, County and Local permitting agency laws.