

850 Route 28 LLC

Summary of February 2020 Revisions to the EAF Addendum and Site Plan

EAF Addendum

The narrative has been revised as follows:

Sections 1 & 2: General Description & Manufacturing Operation

Revisions to the wording regarding approved uses and zoning have been made in accordance with the Planning Board's request.

Section 3: Wetlands, Species and Habitat

- Clarification regarding species and habitats has been added.
- The narrative was amended to note the revised Wetland Delineation map, which includes the existing driveway and a portion of wetland running along the easterly shoulder of Route 28, has been validated by the DEC and has been added under the application documents tab of the project website (www.850route28.com).
- The narrative was amended to note the application for a Freshwater Wetlands Permit for disturbances associated with the proposed Route 28 left turn lane has been submitted to the NYSDEC.

Section 4: Noise

- A more robust discussion of site preparation & construction activities and the schedule of these actions has been added.
- The potential noise sources and proposed noise mitigation measures have been further described.

Section 5: Traffic

The narrative has been updated to reference the February 18, 2020 NYSDOT concept plan approval for the proposed left turn lane into the site. This correspondence has been added to Appendix B of the revised EAF addendum.

Section 7: Recreational Trails and Trail Easement

- The narrative was updated to reflect the transfer of ownership of the adjacent parcel from Open Space Institute to the NYSDEC.
- The narrative was amended to include the NYSDEC response to our query regarding the deeded trail easement over lands of 850 Route 28 LLC. The NYSDEC has indicated they have no intention of using the easement at this time and provided a location of the area they would prefer to use, should they choose to make use of the easement at some future date. This area is shown on the February 2020 revision of Sheet SP-1 and the correspondence has been added to Appendix J of the revised EAF addendum.

Section 9: Water and Sewer

The narrative was amended to include an addendum to the initial well-testing report prepared by the project's hydrogeologic consultant. His addendum models simultaneous pumping of all three wells and concludes that there would be no significant effect on groundwater regimes outside of the project area. This addendum and the accompanying drawdown map have been added to Appendix F of the revised EAF addendum.

Section 10: Rock Removal

- Further discussion regarding the volume, pace and destination of rock being removed from the site during site preparation has been added.
- A statement has been added indicating that seismographic monitoring will be provided at the blast site and at the nearest receptor, and that additional monitoring can be requested in conjunction with requests for pre-blast surveys.

Section 12: NYS Environmental Assessment Form

Comment #3 has been expanded to include the items included in the spill response kit.

Site Plan

The site plan has been revised as follows:

- Sheet 1 of 21: I-1 - Index Sheet, revised to indicate the addition of Sheet LSP-1, Landscaping Plan.
- Sheet 2 of 21: SP-1 - Site Plan, revised to show the general location of the NYSDEC trail easement.
- Sheet 5 of 21: PH-1 - Phasing Plan, with revised construction sequence notes.
- Sheet 7 of 21: LP-1 - Lighting Plan, revised with notes regarding shielding and dimmability of lights.
- Sheet 11 of 21: SPP-1 - Stream Protection Plan, revised placement of proposed trees.
- Sheet 12 of 21: LSP-1 - Landscaping Plan, a new sheet added to detail the proposed vegetative buffer.
- Sheet 13 of 21: SESC-1 - Soil Erosion and Sediment Control, revised to update the check dam notes.
- Sheet 14 of 21: D-1 - Site Details, revised to indicate light pole fixtures will be dimmable.
- Sheet 15 of 21: D-2 - Drainage Details, with revisions to the width of the dry swale.
- Sheet 16 of 21: D-3 - Soil Erosion and Sediment Control and Septic Details, with added filter sock detail.
- Sheet 18 of 21: HIP-1 - Highway Improve Plan, Left Turn Lane, revised as per NYSDOT comments.
- Sheet 20 of 21: ELEV-1 - Building Elevations, revised to show rooftop solar panels.
- Sheet 21 of 21: ELEV-2 - Building Elevations, revised to show rooftop solar panels.