Project Summary Sheet

Riedman-Purcell CH II, LLC Phase II
April 2, 2018

Project Description

Northside Place is planning to construct 24 single family home rental units at the former Northside Blodgett school location in the City of Corning. The project originally intended to construct the homes to sell but market demand has changed the approach to a "for rent" approach. The overall volatile market coupled with rising interest rates make it necessary to seek financial assistance through the IDA to advance the project. The project fills an identified demand in the region for single family homes while repurpose the lost from what was once an abandoned school to a residential neighborhood in the City of Corning.

Total Project Investment	$9,214,000
Jobs Retained	0
Job Created	2 PT
Benefit to Cost Ratio	2:1
Estimated PILOT Benefit	$2,563,702
Estimated Sales Tax Savings	$280,000
Mortgage Tax Benefit	$87,500
Total Savings	$2,931,202
Comments	This project meets the criteria for residential property per the demand analysis provided in the application packet.
Estimated Project Start Date	September 2022
Estimated Project Completion Date	February 2024

Evaluative Criteria for Residential/Housing

1. Private Sector Investment
   The proposed project will leverage $9.2 million in private sector investment in the heart of the City of Corning and redevelop the vacant site where Northside Blodgett School once stood.

2. Create or Retain Jobs
   The project will create a direct 2 part time jobs but it will help promote talent attraction efforts of area businesses. The lack of housing to support talent attraction which is an identified demand in the region

No. 4603-22-01

Application To

STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY/
STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION
For
FINANCIAL ASSISTANCE**

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:

Applicant Name: Northside Place LLC

Applicant Address: 45 East Ave, Rochester, NY

Phone: 585-232-1000 Fax: 585-232-2601

Website: www.riedman.com E-mail: driedman@riedman.com

Federal ID#: 84-3049431 NAICS: 531110

Will a Real Estate Holding Company be utilized to own the Project property/facility? ☐ Yes or ■ No

What is the name of the Real Estate Holding Company: _____

Federal ID#: 84-3049431

B) Authorized Signatory:

Name: David J. Riedman

Title: Manager

Address: 45 East Ave. Rochester, NY 14604

Phone: 585-232-1000 Fax: 585-232-2601

E-Mail: DRiedman@riedman.com

C) Corporate Contact (if different from individual completing application):

Name: Kenneth O. Hall, CPA, CMA , CFM

Title: Chief Financial Officer

Address: 45 East Ave. Rochester, NY 14604

Phone: 585-232-1000 x126 Fax: 585.232.2601

E-Mail: KHall@riedman.com

D) Company Counsel:

Name of Attorney: W. Stephen Tierney, Esq.

Firm Name: Woods Oviatt Gilman

Address: 1900 Bausch and Lomb Place, Rochester, NY 14604

Phone: 585-987-2839 Fax: 585-445-2339

E-mail: stierney@woodsoviatt.com

E) Identify the assistance being requested of the Agency (select all that apply):

1. Exemption from Sales Tax ☒ Yes or ☐ No
2. Exemption from Mortgage Tax ☒ Yes or ☐ No
3. Exemption from Real Property Tax ☒ Yes or ☐ No
4. Tax Exempt Financing * ☐ Yes or ☒ No

* (typically for not-for-profits & small qualified manufacturers)

F) Business Organization (check appropriate category):

Corporation	☐	Partnership	☐
Public Corporation	☐	Joint Venture	☐
Sole Proprietorship	☐	Limited Liability Company	☒

Other (please specify) _____

Year Established: 2019

State in which Organization is established: New York

G) List all stockholders, members, or partners with % of ownership greater than 20%:

Name	% of ownership
David J. Riedman	100%

H) Applicant Business Description:

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: Northside Place LLC is wholly-owned by David Riedman who is the developer/owner/operator of over 3,500 market rate apartments in the Southern Tier, Western NY and North West PA.

Estimated % of sales within County/City/Town/Village: 100

Estimated % of sales outside County/City/Town/Village. but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S. 0

(*Percentage to equal 100%)

I) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in County/City/Town Village. 50

Section II: Project Description & Details

A) Project Location:

Municipality or Municipalities of current operations: City of Corning

Provide the property address of the Proposed Project:

24 building lots located at 143 Princeton Ave, Corning, NY 14830

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

☐ **Yes or** ☑ **No**

If Yes, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: _____

What are the current real estate taxes on the proposed Project Site? $30,291.46

If amount of current taxes is not available, provide assessed value for each:

Land: $_____ Buildings(s): $_____

Are Real Property Taxes current? ☑ Yes or ☐ No. If no, please explain _____

Town/City/Village: Corning School District: Corning/Painted Post

Does the Applicant or any related entity currently hold fee title to the Project site? ■ Yes or ☐ No

If No, indicate name of present owner of the Project Site: _____

Does Applicant or related entity have an option/contract to purchase the Project site? ■ Yes or ☐ No

Describe the present use of the proposed Project site: Vacant land, site of former Northside Blodgett school. The site has one recently constructed single family home being used as a model and leasing office (not part of application, but part of the overall project). Northside Place LLC has dedicated one building lot as a park for use by the local residents.

B) Please provide narrative of project and the purpose of the project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility): Northside Place LLC plans to construct 24 single family homes for rent. This is in addition to the existing model home on 137 Cayuta Street (not part of application, but part of the overall project) that will be offered for rent as the project reaches completion. The Northside Place development was originally expected to be a single family home for sale condominium project; however, our recent market study indicates that the "for rent" approach is much more in demand in the Corning market.

Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary): The overall cost of construction in this volatile market coupled with rising interest rates makes it necessary to seek financial assistance to make this a viable project for investors and financing. Without financial assistance from the Agency, this project would not be undertaken and the current vacant Northside Blodgett site would remain vacant and undeveloped.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

■ **Yes or** ☐ **No**

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency: The project would not be undertaken without Agency assistance.

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and County/City/Town/Village?

The project would not be undertaken without Agency assistance.

C) Will Project include leasing any equipment ☐ Yes or ■ No

If Yes, please describe:

D) Site Characteristics:

Describe the present zoning/land use: R1 - Residential Low Density

Will the Project meet zoning/land use requirements at the proposed location? ■ Yes or ☐ No

If not, please describe required zoning/land use:

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: No

E) Provide any additional site information or details that may be applicable to the proposed project:

F) Select Project Type for **all** end users at project site (you may check more than one):

Industrial	☐	Back Office	☐
Acquisition of Existing Facility	☐	Retail	☐
Housing	☒	Mixed Use	☐
Equipment Purchase	☐	Facility for Aging	☐
Multi-Tenant	☒	Civic Facility (not for profit)	☐
Commercial	☐	Other Public Park	☒

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section III of the Application.

Retail Sales*: ☐ Yes or ■ No Services*: ☐ Yes or ■ No

*For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

G) Project Information:

Estimated costs in connection with Project:

1. Land and/or Building Acquisition: $ 1140000
   4.55 acres _____ square feet
2. New Building Construction: 36000 square feet $ 7245000
3. New Building Addition(s): _____ square feet $_____
4. Reconstruction/Renovation: _____ square feet $_____
5. Infrastructure Work: $ 500000
6. Manufacturing Equipment: $_____
7. Non-Manufacturing Equipment (furniture, fixtures, etc.): $_____
8. Soft Costs: (professional services, etc.): $ 329000
9. Other, Specify: _____ $_____

Total Project Costs: $ 9214000

Project refinancing; estimated amount
(for refinancing of existing debt only) $_____

Sources of Funds for Project Costs:

1. Bank Financing: $ 7000000
2. Equity (excluding equity that is attributed to grants/tax credits): $ 2214000
3. Tax Exempt Bond Issuance (if applicable): $ _____
4. Taxable Bond Issuance (if applicable): $ _____
5. Public Sources (Include sum total of all state and federal grants and tax credits): $ _____

   Identify each state and federal grant/credit:

   _____ $ _____

   _____ $ _____

   _____ $ _____

   _____ $ _____

Total Sources of Funds for Project Costs: $ 9214000

Have any of the above costs been paid or incurred as of the date of this Application? ■ Yes or ☐ No

If Yes, describe particulars: *Land acquisition, some sitework and soft costs*

Mortgage Recording Tax Exemption Benefit: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent): $ 7000000

Estimated Mortgage Recording Tax Exemption Benefit (product of Mortgage Amount as indicated above multiplied by 1.25%): $ 87500

Sales and Use Tax: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ 350000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure above):

$ 280000

*** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

Real Property Tax Benefit:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in Section IV of the Application.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section II(G) of the Application.

H) What is your Project timetable (provide dates):

1. Start date – acquisition of equipment or construction of facilities: September 2022
2. Estimated completion date of Project: February 2024
3. Project occupancy – estimated starting date of operations: April 2023
4. Have construction contracts been signed? ☐ Yes or ■ No
5. Has financing been finalized? ☐ Yes or ■ No

I) Have site plans been submitted to the appropriate planning department?

■ Yes or ☐ No

If yes, has the Project received site plan approval from the planning department?

■ Yes or ☐ No.

If yes, please provide the Agency with a copy of the related State Environmental Quality Review Act ("SEQRA") determination that may have been required to be submitted along with a copy of the approved site plans.

Please find attached SEQRA documents dated 10-12-2017 and 3-5-2019.

Please provide the Agency with the status of any required planning department or other approval: _____

_____

_____

J) Is the Project necessary to retain existing employment: ☐ Yes or ■ No

Is the Project necessary to expand employment: ■ Yes or ☐ No

K) Employment Plan (Specific to the proposed Project location):

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of jobs to be CREATED after project completion			Estimate number of residents of the Labor Market Area in which the Project is located that will fill the jobs to be created after project completion*		
			12 months	24 months	36 months	12 months	24 months	36 months
Full Time	0	0	0.5			0.5		
Part Time	0	0						
Total FTE	0	0	0.5			0.5		

*For purposes of this question, please estimate the number of FT and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes Steuben, Schuyler, Chemung, Yates, Allegany, and Livingston Counties.

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

Note: the amounts below are the annual amounts for a full FTE. These FTE's will be shared across other projects in the Southern Tier Region.

Category of Jobs to be Retained and Created	Average Salary for Jobs Created	Average Fringe Benefits for Jobs Created	Average Salary for Jobs Retained	Average Fringe Benefits for Jobs Retained
Management	88,000	17,600		
Professional				
Administrative				
Production				
Independent Contractor				
Other	50,000	10,000		

Employment at other locations in the state: (provide address and number of employees at each location):

	Address *176 Denison, Corning, NY*	Address *Woods Edge Apartments, Painted Post, NY*	Address *CFA Apartments, Corning, NY*
Full time	3.0	3.0	2.0
Part Time			0.75
Total FTEs	3.0	3.0	2.75

Note: In addition to the above, Riedman-controlled entities have over 78 FTE's employed at locations within NYS.

***Please note**: The Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

Section III Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

☐ Yes or ■ No. If the answer is yes, please continue. If no, proceed to section IV.

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? _____ _____ %. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section IV.**

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, please answer the questions below:

1. Will the project be operated by a not-for-profit corporation ☐ Yes or ☐ No.

2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region in which the project will be located?

☐ Yes or ☐ No

If yes, please provide a third-party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes or ☐ No

If yes, please provide a third party market analysis or other documentation supporting your response.

4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☐ Yes or ☐ No.

If yes, explain _____

_____

5. Is the project located in a Highly Distressed Area, as defined by the US Census Bureau?

☐ Yes or ☐ No

Section IV: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

Estimates provided are based on current property tax rates and assessed values.

PILOT Estimate Table

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property*	County Tax Rate/1,000	Local (town/village/city) Tax Rate/1,000	School Tax Rate/1,000

*Apply equalization rate to value

Abatement Year	Current Taxes	New Without PILOT	Total Tax Liability	Proposed PILOT New	Total PILOT New + Existing	PILOT Savings
Total						

PLEASE SEE ATTACHED SCHEDULE OF PILOT ESTIMATE.

Northside Place LLC
Single Family Home Rental Project
Steuben County IDA PILOT Assessment

Existing assessment on 24 undeveloped lots	$645,598		
City of Corning Tax Rate/$1,000	$12.30	$12.30	26%
County Tax Rate/$1,000	$8.80	$8.80	19%
CPP School District Tax Rate/$1,000	$25.82	$25.82	55%
Total Tax Rate/$1000	$46.92	$46.92	

Current Taxes			
Town/City Tax Payment		$	7,940.86
County Tax Payment		$	5,681.26
C-PP School District Payment		$	16,669.34
Total Estimated Tax Revenue		**$**	**30,291.46**
Proposed Additional Assessment	$145,600 per house x 24 homes	$	3,494,400.00
New Town/City Tax Payment		$	42,981.12
New County Tax Payment		$	30,750.72
New C-PP School District Payment		$	90,225.41
Total Estimated New Revenue		**$**	**163,957.25**

Mortgage	$	7,000,000
Taxable Investment	$	3,500,000
IDA Sales Tax Abatement	**$**	**280,000**
Mortgage Tax Abatement	**$**	**87,500**
PILOT Savings	**$**	**2,573,698**
Total	**$**	**2,941,198**

Abatement Year	Current Taxes	Tax Liability on New Without PILOT	Total Taxes Current Plus Existing without PILOT	PILOT Proposal New	PILOT New Plus Current	County Payment	School Payment	City Payment	Savings	Abatement % on New
2024	$30,291	$163,957	$194,249	$0	$30,291	$5,681	$16,669	$7,941	$163,957	100.0%
2025	$30,291	$167,236	$197,528	$0	$30,291	$5,681	$16,669	$7,941	$167,236	100.0%
2026	$30,291	$170,581	$200,873	$8,198	$38,489	$7,219	$21,181	$10,090	$162,383	95.0%
2027	$30,291	$173,993	$204,284	$16,396	$46,687	$8,756	$25,692	$12,239	$157,597	90.0%
2028	$30,291	$177,473	$207,764	$24,594	$54,885	$10,294	$30,203	$14,388	$152,879	85.0%
2029	$30,291	$181,022	$211,314	$32,791	$63,083	$11,831	$34,714	$16,537	$148,231	80.0%
2030	$30,291	$184,642	$214,934	$40,989	$71,281	$13,369	$39,226	$18,686	$143,653	75.0%
2031	$30,291	$188,335	$218,627	$49,187	$79,479	$14,906	$43,737	$20,835	$139,148	70.0%
2032	$30,291	$192,102	$222,394	$57,385	$87,676	$16,444	$48,248	$22,984	$134,717	65.0%
2033	$30,291	$195,944	$226,236	$65,583	$95,874	$17,982	$52,760	$25,133	$130,361	60.0%
2034	$30,291	$199,863	$230,154	$73,781	$104,072	$19,519	$57,271	$27,282	$126,082	55.0%
2035	$30,291	$203,860	$234,152	$81,979	$112,270	$21,057	$61,782	$29,431	$121,882	50.0%
2036	$30,291	$207,937	$238,229	$90,176	$120,468	$22,594	$66,293	$31,580	$117,761	45.0%
2037	$30,291	$212,096	$242,388	$98,374	$128,666	$24,132	$70,805	$33,730	$113,722	40.0%
2038	$30,291	$216,338	$246,630	$106,572	$136,864	$25,669	$75,316	$35,879	$109,766	35.0%
2039	$30,291	$220,665	$250,956	$114,770	$145,062	$27,207	$79,827	$38,028	$105,895	30.0%
2040	$30,291	$225,078	$255,370	$122,968	$153,259	$28,744	$84,338	$40,177	$102,110	25.0%
2041	$30,291	$229,580	$259,871	$131,166	$161,457	$30,282	$88,850	$42,326	$98,414	20.0%
2042	$30,291	$234,171	$264,463	$139,364	$169,655	$31,819	$93,361	$44,475	$94,808	15.0%
2043	$30,291	$238,855	$269,146	$155,759	$186,051	$34,894	$102,383	$48,773	$83,095	5.0%
Thereafter										0.0%
	$575,538	$3,983,730	$4,559,268	$1,410,032	$2,015,861	$378,081	$1,109,325	$528,455	$2,573,698	

Section V Representations, Certifications and Indemnification

This Section of the Application <u>can only</u> be completed upon the Applicant receiving, and <u>must be completed</u> after the Applicant receives, IDA Staff confirmation that Section I through Section IV of the Application are complete.

David J. Riedman (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Manager (title) of Northside Place LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.

B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.

D. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.

F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.

G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording

tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application

I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:

(i) a non-refundable $1,000 application and publication fee (the "Application Fee");

(ii) an amount equal to one percent (1%) of the total project costs, unless otherwise agreed to by the Agency; and

(iii) all fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.

K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.

L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.

M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions**.

N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the

subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

S. In the event that (a) the Company does not proceed to final IDA approval within six (6) months of the date of the initial resolution and/or (b) close with the IDA on the proposed Financial Assistance within twelve (12) months of the date of the initial resolution, the IDA reserves the right to rescind and cancel all approvals provided.

T. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

U. The Applicant and the individual executing this Application on behalf of Applicant acknowledge receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor Law.

STATE OF NEW YORK)
COUNTY OF) ss.:

David J. Riedman, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Office) of Northside Place LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 12th day of May, 2022

(Notary Public)

JEROLD D. WATKINS
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires 1-31-26

Steuben County Industrial Development Agency
MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date	May 12, 2022
Project Title	Northside Place LLC
Project Location	143 Princeton Avenue, Corning NY

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$9,214,000

Temporary (Construction)

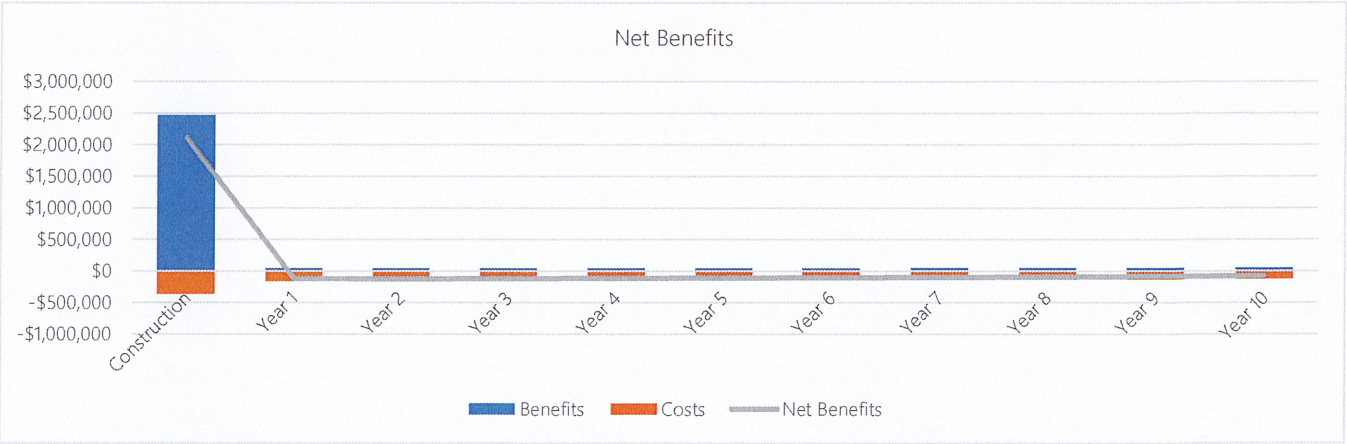
	Direct	Indirect	Total
Jobs	52	8	60
Earnings	$1,924,510	$407,201	$2,331,711
Local Spend	$4,607,000	$1,300,896	$5,907,896

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	1	0	1
Earnings	$807,725	$170,904	$978,629

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

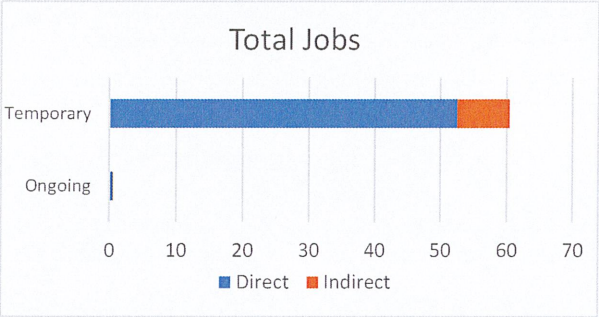
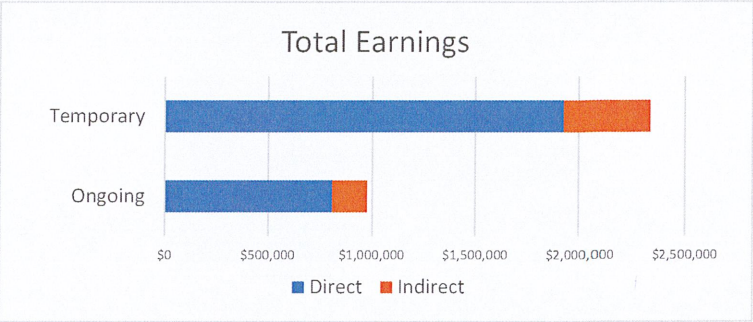


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

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Fiscal Impacts

MRB | group

Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$2,563,702	$2,143,201
Sales Tax Exemption	$280,000	$280,000
Local Sales Tax Exemption	*$140,000*	*$140,000*
State Sales Tax Exemption	*$140,000*	*$140,000*
Mortgage Recording Tax Exemption	$87,500	$87,500
Local Mortgage Recording Tax Exemption	*$29,167*	*$29,167*
State Mortgage Recording Tax Exemption	*$58,333*	*$58,333*
Total Costs	**$2,931,202**	**$2,510,701**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$4,743,552	$4,208,646
To Private Individuals	$3,310,339	$3,121,866
Temporary Payroll	*$2,331,711*	*$2,331,711*
Ongoing Payroll	*$978,629*	*$790,156*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$1,433,212	$1,086,780
Increase in Property Tax Revenue	*$1,410,040*	*$1,064,927*
Temporary Jobs - Sales Tax Revenue	*$16,322*	*$16,322*
Ongoing Jobs - Sales Tax Revenue	*$6,850*	*$5,531*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	$172,138	$162,337
To the Public	$172,138	$162,337
Temporary Income Tax Revenue	*$104,927*	*$104,927*
Ongoing Income Tax Revenue	*$44,038*	*$35,557*
Temporary Jobs - Sales Tax Revenue	*$16,322*	*$16,322*
Ongoing Jobs - Sales Tax Revenue	*$6,850*	*$5,531*
Total Benefits to State & Region	$4,915,689	$4,370,984

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$4,208,646	$2,312,368	2:1
State	$162,337	$198,333	1:1
Grand Total	$4,370,984	$2,510,701	2:1

*Discounted at 2%

Additional Comments from IDA

Northside Place is planning to construct 24 single family home rental units at the former Northside Blodgett school location in the City of Corning. The project origionally intended to construct the homes to sell but market demand has changed the approach to a "for rent" approach. The overall volitale market coupled with rising interest rates make it necessary to seek financial assistance through the IDA to advance the project. The project fills an identified demand in the region for single family homes while repurposng the site from what was once an abandoned school to a residential neighborhood in the City of Corning.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

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FINAL SUBDIVISION PLAT

NORTHSIDE BLODGETT SUBDIVISION

ARBOR HOUSING & DEVELOPMENT, CITY OF CORNING, STEUBEN COUNTY NEW YORK

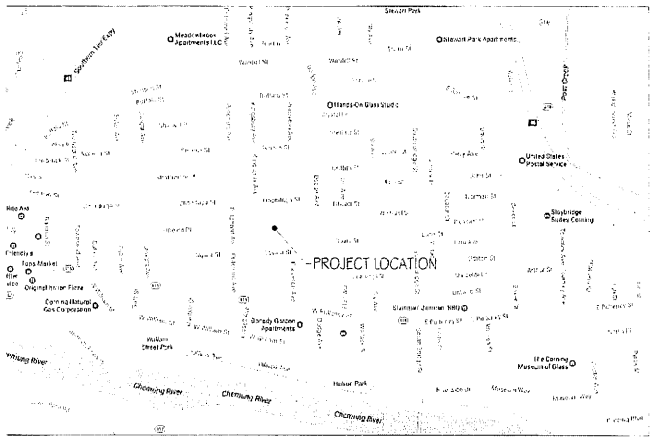
LIST OF DRAWINGS

SITE WORK:	REVISION DATE:
L0.1 - SUBDIVISION PLAT	2/19/19
L1.0 - EXISTING CONDITIONS AND GENERAL NOTES	1/22/19
L1.1 - SITE DEMOLITION PLAN	2/19/19
L2.0 - SITE IMPROVEMENT PLAN	2/19/19
L2.1 - SITE LAYOUT PLAN	2/19/19
L3.0 - SITE GRADING PAD AND E&SC PLAN	1/22/19
L3.1 - EROSION & SEDIMENT CONTROL DETAILS	6/27/17
L3.2 - PRE-BULK GRADING PLAN	1/22/19
L4.0 - SITE UTILITY PLAN	2/19/19
L5.0 - SITE DETAILS	6/27/17
L5.1 - STORMWATER AND UTILITY DETAILS	2/19/19
L5.2 - STORMWATER AND UTILITY DETAILS	2/19/19

FINAL APPROVAL

Chairperson
City of Corning Planning & Zoning Commission

3/7/2019
Date



LOCATION MAP

ISSUED FEBRUARY 19, 2019
HUNT NO. 3026.006

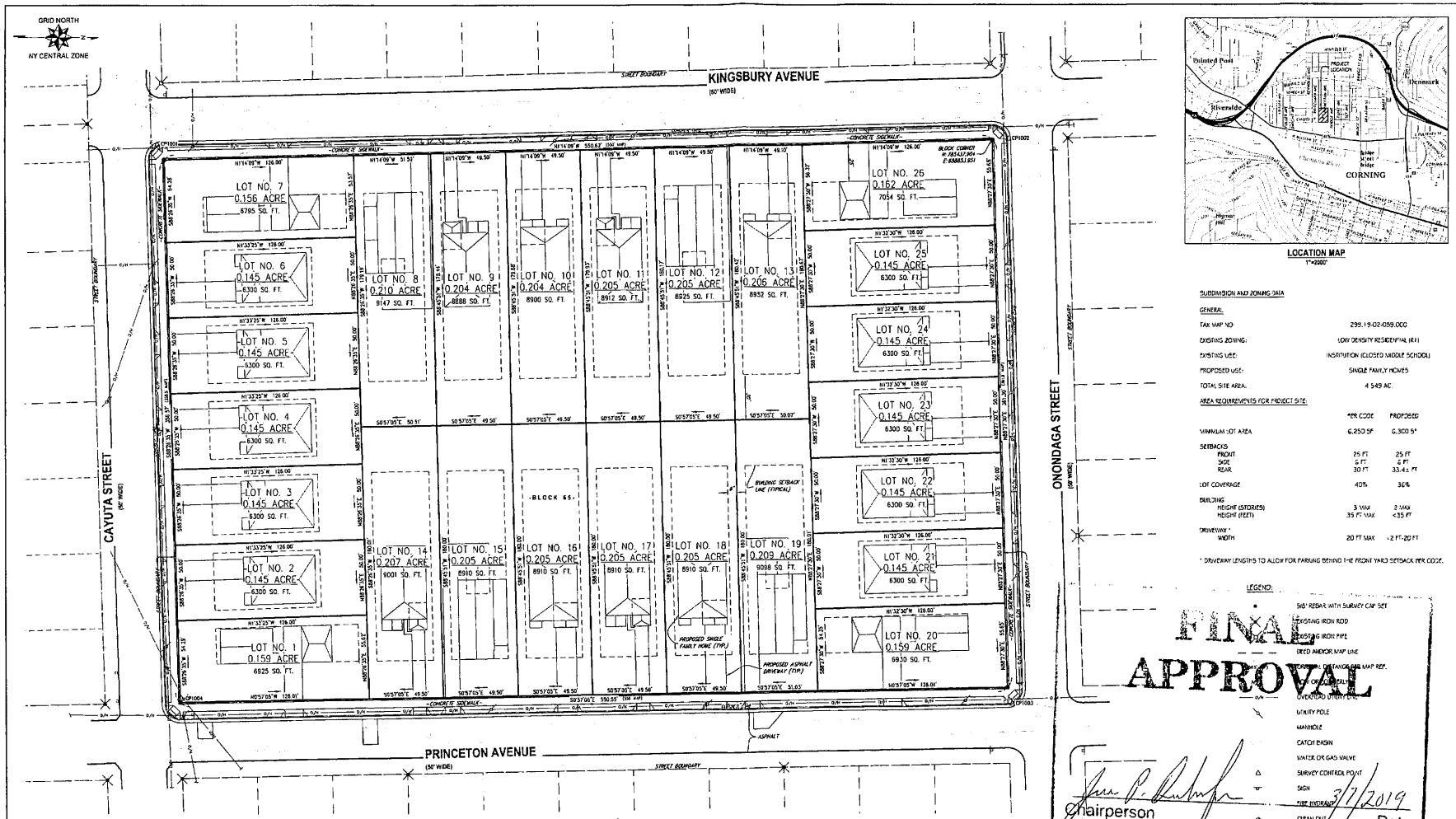
APPLICANT:
ARBOR HOUSING & DEVELOPMENT
26 BRIDGE STREET
CORNING, NEW YORK 14830
(607)654-7487

DEVELOPER:
RIEDMAN COMPANIES
45 EAST AVENUE
ROCHESTER, NEW YORK 14604
(585)232-2600

HUNT ENGINEERS/ARCHITECTS/SURVEYORS
4 COMMERCIAL STREET
SUITE 300, 3RD FLOOR
ROCHESTER, N.Y. 14614
585 · 327 · 7950
FAX · 327 · 7949

HORSEHEADS, NY ROCHESTER, NY TOWANDA, PA

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF - THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE BUILDING CODE, FIRE CODE, AND ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.



LOCATION MAP
1"=2000'

SUBDIVISION AND ZONING DATA

GENERAL:

TAX MAP NO:	299.19-02-059.000
EXISTING ZONING:	LOW DENSITY RESIDENTIAL (R1)
EXISTING USE:	INSTITUTION (CLOSED MIDDLE SCHOOL)
PROPOSED USE:	SINGLE FAMILY HOMES
TOTAL SITE AREA:	4.549 AC.

AREA REQUIREMENTS FOR PROJECT SITE:

	PER CODE	PROPOSED
MINIMUM LOT AREA	6,250 SF	6,300 SF*
SETBACKS		
FRONT	25 FT	25 FT
SIDE	5 FT	5 FT
REAR	30 FT	33.4± FT
LOT COVERAGE	40%	30%
BUILDING		
HEIGHT (STORIES)	3 MAX	2 MAX
HEIGHT (FEET)	35 FT MAX	<35 FT
DRIVEWAY * WIDTH	20 FT MAX	>2 FT-20 FT

* DRIVEWAY LENGTHS TO ALLOW FOR PARKING BEHIND THE FRONT YARD SETBACK PER CODE.

LEGEND:

- 5/8" REBAR WITH SURVEY CAP SET
- EXISTING IRON ROD
- EXISTING IRON PIPE
- DEED AND/OR MAP LINE
- BEARINGS AND DISTANCES PER MAP REF.
- TREE OR SHRUB
- OVERHEAD UTILITY LINE
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- WATER OR GAS VALVE
- SURVEY CONTROL POINT
- SIGN
- FIRE HYDRANT
- CLEAN OUT
- SANITARY SEWER
- STORM SEWER
- GAS PIPELINE
- UNDERGROUND ELECTRIC
- BUILDING SETBACK LINE

FINAL APPROVAL

3/7/2019

Chairperson
City of Corning Planning & Zoning Commission

Date

DEED REFERENCE:

CORNING-PAINTED POST AREA SCHOOL DISTRICT WAS CITY SCHOOL DISTRICT OF THE CITY OF CORNING, NEW YORK TO ARBOR HD HOLDING LLC BY BARGAIN AND SALE DEED RECORDED IN THE STEUBEN COUNTY CLERKS OFFICE ON AUGUST 31, 2017 IN LIBER 2668 OF DEEDS AT PAGE 255.

MAP REFERENCES:

"KINGSBURY FARM, AN ADDITION TO CITY OF CORNING N.Y.," PREPARED BY C. H. VOORHEES, JR., DATED SEPT., 1920 AND FILED IN THE STEUBEN COUNTY CLERKS OFFICE ON OCT. 13, 1920 AS MAP NO. - 03.

"PLAN OF LANDS OWNED BY: CORNING CITY SCHOOL DISTRICT," PREPARED BY HUNT ENGINEERS, ARCHITECTS & LAND SURVEYORS, DATED AUGUST 9, 2013 AND IDENTIFIED AS PROJECT NO. 2649-045.

TITLE SEARCH:

AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THIS SURVEY. THIS MAP IS SUBJECT TO ANY AND ALL RIGHTS OF WAYS, EASEMENTS OR ANY OTHER ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

UNDERGROUND UTILITIES NOTE:

UNDERGROUND UTILITIES SHOWN WERE MAPPED USING A COMBINATION OF FIELD LOCATED EVIDENCE AND EXISTING UTILITY MAPS. THE ACCURACY OF THESE UTILITY LOCATIONS CANNOT BE GUARANTEED. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BEFORE EXCAVATING. CALL DIG SAFELY NEW YORK 1-800-962-7962.

HORIZONTAL/VERTICAL DATUM NOTE:

VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

SNOW COVERING NOTE:

THERE WAS APPROXIMATELY 12" OF SNOW COVERING DURING THE TIME OF THE INSTRUMENT SURVEY

SURVEY CONTROL POINT TABLE

POINT NO	NORTHING	EASTING	ELEVATION	DESCRIPTION
1001	764662.9630	688555.7580	932.18	PK NAIL
1002	765448.5500	688553.2630	933.67	PK NAIL
1003	765450.6640	689225.9020	931.30	PK NAIL
1004	764887.1680	689224.2560	931.43	IRON ROD

UTILITIES

SEWER SERVICE:	PUBLIC - CITY OF CORNING
WATER SERVICE:	PUBLIC - CITY OF CORNING
GAS SERVICE:	CORNING NATURAL GAS
ELECTRIC SERVICE:	NYSEG
CABLE:	TIME WARNER / SPECTRUM
COMMUNICATION:	VERIZON

Approval of the subdivision by NYSDOH is granted on condition:

a. That the proposed facilities for water supply and sewage collection and/or treatment shall be installed in conformity with said plans.

b. That no lot or remaining land shall be subdivided without plans for such resubdivision being submitted to and approved by the NYSDOH Hornell District Office.

c. That plan approval is limited to 5 years from the approval date. Time extensions for plan approval may be granted by the NYSDOH Hornell District Office based upon development facts and the reality subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.

d. That the approved plans must be filed with the Steuben County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

e. That all local and state agency rules and regulations shall be complied with.

APPLICANT:

ARBOR DEVELOPMENT
26 BRIDGE STREET
CORNING, NY 14830

OWNER OF RECORD:

ARBOR HD HOLDING LLC
26 BRIDGE STREET
CORNING, NY 14830

CERTIFICATION:

THIS IS TO CERTIFY THAT I AM A NEW YORK STATE LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION ON JUNE 27, 2017 USING FIELD NOTES FROM AN INSTRUMENT SURVEY COMPLETED ON MARCH 16, 2017

SIGNED: TIMOTHY A. OLMSTEAD, LS 050161

STATE OF NEW YORK
TIMOTHY A. OLMSTEAD
050161
LICENSED LAND SURVEYOR

"Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Article 145, subdivision 7, of the New York State Education Law."

"Copies from the original of this survey map not bearing the ink seal and signature of the land surveyor named and/or his authorized seal, shall not be considered to be a true and faithful copy."

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DRAWN BY: TAO
CHECKED BY: TAO
DATE: JUNE 27, 2017
SCALE: 1" = 30'

NO.	DATE	DESCRIPTION OF REVISION
1	10/17/17	UPDATED DEED REFERENCE NOTE
2	3/7/2018	ADDED SEWER APPROVAL CONDITIONS
3	3/7/2019	ADDED FINAL APPROVAL CONDITIONS

"Unauthorized Alteration Or Addition To This Survey Bearing A Licensed Engineer's Or Architect's Seal Is A Violation Of Section 7209 Of The New York State Education Law."

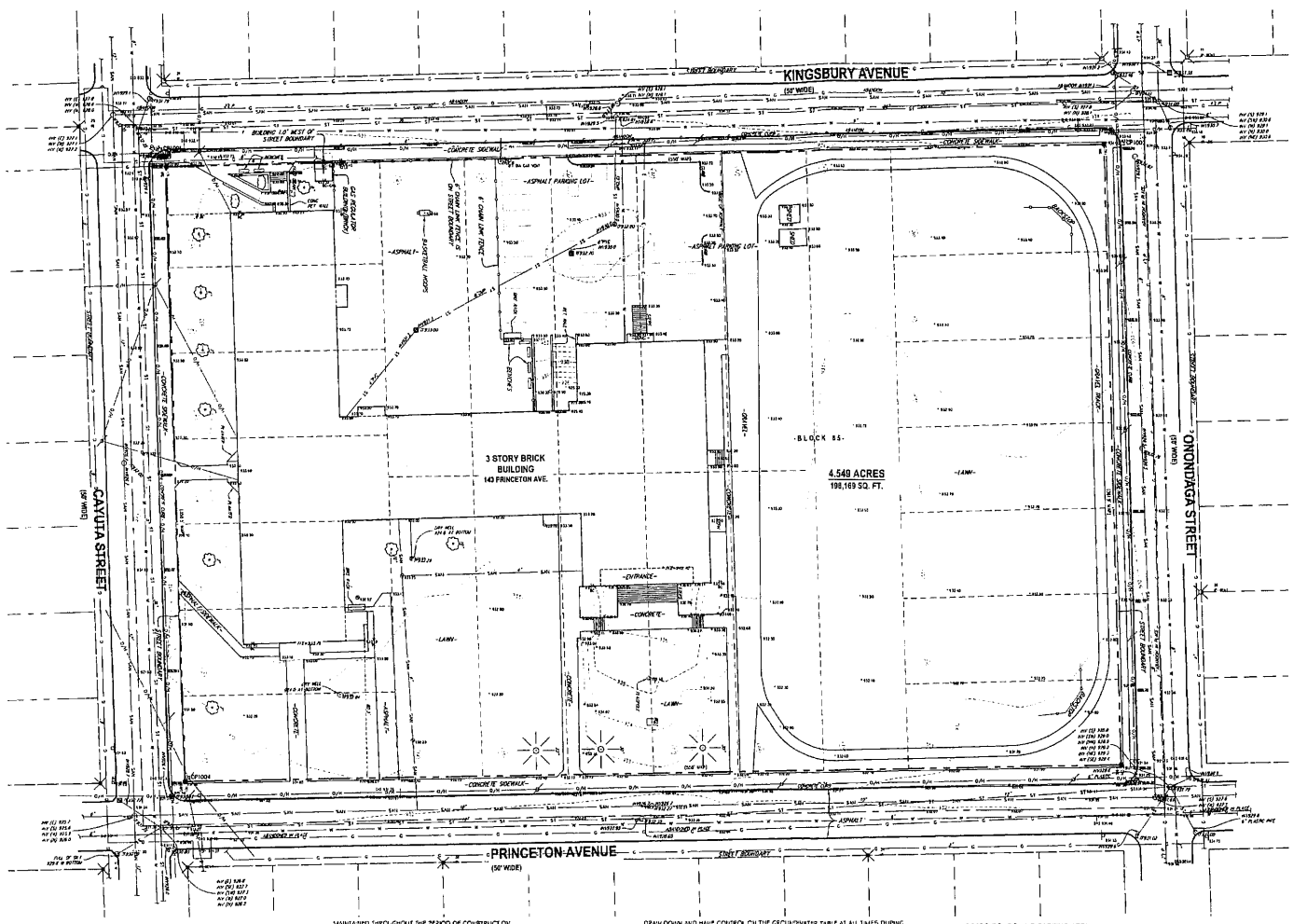
Copyright 2017

HUNT
ENGINEERS ARCHITECTS & LAND SURVEYORS
AIRPORT CORPORATE PARK
100 HUNT CENTER
HORSEHEADS, N.Y. 14845
607 - 358 - 1000
FAX - 358 - 1800
ROCHESTER, NY
TOWANDA, PA
HORSEHEADS, NY

SUBDIVISION PLAT
ARBOR DEVELOPMENT
NORTHSIDE BLODGETT DEVELOPMENT
CITY OF CORNING, STEUBEN COUNTY, NY

L0.1

PROJECT NO: 3026.006



SURVEY CONTROL POINT TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1001	764682.3615	686855.7580	932.16	PK NAIL
1002	765448.5000	686853.2630	935.67	PK NAIL
1003	765450.6649	689225.9220	931.30	PK NAIL
1004	764597.1650	689224.2560	931.43	IRON ROD

LEGEND:

MANHOLE		STORM SEWER	
CATCH BASIN		WATER PIPELINE	
WATER OR GAS VALVE		BURIED ELECTRIC CABLE	
UTILITY POLE		BURIED GAS LINE	
LIGHT POLE		OVERHEAD UTILITY	
FIRE HYDRANT		FIBER OPTIC CABLE	
STREET SIGN		UNDERGROUND ELECTRIC	
BOLLARD		CLEAN OUT	
SURVEY CONTROL POINT		DECIDUOUS TREE	
SANITARY SEWER		COMFEROUS TREE	

NOTE: DEMOLITION OF SCHOOL BUILDING AND SITE APPURTENANCES (EXCEPT SIDEWALK/CURB AREAS) IS COMPLETE. ON-SITE UTILITIES WERE REMOVED BACK TO THE UTILITY SOURCE IN THE CITY ROW.

I. GENERAL NOTES:

A. BASE MAPPING HAS BEEN PREPARED FROM A SURVEY BY HUNT ENGINEERS, ARCHITECTS & LAND SURVEYORS WITH A LATEST REVISION OF MARCH 20, 7.

B. THE PROJECT SITE CONTAINS NO FLOODPLAINS OR FLOODWAYS.

C. THE PROJECT DISTURBANCE AREA DOES NOT CONTAIN FEDERAL OR STATE DELINEATED WETLANDS.

D. PUBLIC WATER SERVICE PROVIDER IS THE CITY OF CORNING. 607-962-0340

E. PUBLIC SEWER IS PROVIDED BY CITY OF CORNING 607-962-0340.

F. GAS SERVICE IS PROVIDED BY CORNING NATURAL GAS. 607-936-3755.

G. ELECTRIC SERVICE IS PROVIDED BY NYSEG. 607-796-4675.

H. THE PROJECT IS PROPOSED TO DISTURB GREATER THAN 1 ACRE AND IS SUBJECT TO THE NYSDEC CONSTRUCTION GENERAL PERMIT. CONTRACTOR IS TO COMPLY WITH THE SWPPP PREPARED BY HUNT ENGINEERS, ARCHITECTS AND LAND SURVEYORS.

I. THE CONTRACTOR'S PROFESSIONAL LAND SURVEYOR SHALL CHECK ALL HORIZONTAL AND VERTICAL CONTROLS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL PROMPTLY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. CONTRACTOR IS TO SUBMIT A QUALIFICATIONS PACKAGE OF SURVEYOR TO ENGINEER FOR APPROVAL.

J. THE CONTRACTOR SHALL LIMIT OPERATIONS TO THE AREAS DESIGNATED ON THE CONTRACT DOCUMENTS.

K. ALL DAMAGE TO PRIVATE PROPERTY OR UTILITIES (UNDER OR ABOVE GROUND) SHALL BE REPORTED TO THE AUTHORITY HAVING JURISDICTION AT ONCE.

L. SAFE AND CONTINUOUS THROUGH TRAFFIC, INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE ROADS, PUBLIC STREETS, AND SIDEWALKS SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.

M. SIDE STREET DRAINAGE, SWALES, DITCHES, AND OTHER EXISTING DRAINAGE FACILITIES SHALL BE PROTECTED AND MAINTAINED IN ADEQUATE WORKING CONDITION DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY OF SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY OF CORNING.

N. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.

O. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DISTURB AND/OR DAMAGE PROPERTY CORNERS (IRON PINS, RUBS, ETC.). ANY DISTURBED OR DAMAGED PROPERTY CORNERS SHALL BE REPLACED BY THE CONTRACTOR'S LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

P. ALL EXISTING UTILITIES SUCH AS ELECTRIC, GAS MAINS, AND TELEPHONE SHALL BE STAKED OUT BY THE UTILITY COMPANY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL NEW YORK STATE DIG SAFELY (1-800-962-7962) PRIOR TO CONSTRUCTION AND NOTIFY UTILITY COMPANIES FOR STAKEOUT.

Q. THE CONTRACTOR SHALL PROTECT EXISTING SEWERS AND WATERMAINS. IF EXISTING SEWERS OR WATERMAINS ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE TO THE SATISFACTION OF THE CITY OF CORNING.

R. THE CONTRACTOR SHALL NOTIFY THE CITY OF CORNING AND JURISDICTIONAL FIRE DEPARTMENT 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION AND INTERRUPTION OF SERVICE OF ANY WATERMAINS. THE CONTRACTOR SHALL HAVE AMPLE SUPPLY OF REPAIR CLAMPS, COUPLINGS, AND PIPING FOR EMERGENCY REPAIRS.

S. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUAL SEWER AND WATER SERVICE DURING CONSTRUCTION AND SHALL NOTIFY, 24 HOURS IN ADVANCE, ANY USERS WHOSE SERVICE WILL BE INTERRUPTED.

T. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE DEWATERING SYSTEM THAT WILL DRAW DOWN AND HAVE CONTROL ON THE GROUNDWATER TABLE AT ALL TIMES DURING CONSTRUCTION IF NECESSARY.

U. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL REMOVED VEGETATION, SOIL AND OTHER DISTURBED DEBRIS.

V. THE CONTRACTOR SHALL CONDUCT HIS ACTIVITIES IN THE VICINITY OF TREES AND BUSHES WITH CARE. ANY TREE REMOVAL SHALL BE LIMITED TO THE DIRECT PATH OF CONSTRUCTION.

W. THE CONTRACTOR SHALL OBSERVE O.S.H.A. AND OTHER APPLICABLE SAFETY REQUIREMENTS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.

X. IN AREAS WHERE EXCAVATION IS PROPOSED NEAR WATER OR GAS MAINS, CONTRACTOR IS TO PERFORM TEST EXCAVATIONS TO IDENTIFY THE EXACT LOCATION AND DEPTH OF UTILITIES.

II. STORM SEWERS

1. STORM SEWERS, MANHOLES, INLETS, DITCHES, AND OTHER SYSTEM COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CORNING SPECIFICATIONS.

2. STORM SEWERS SHALL BE ADVANCED DRAINAGE SYSTEMS ADS N-12 CORRUGATED, SMOOTH INTERIOR, HIGH DENSITY POLYETHYLENE (HDPE) PIPE. ADS N-12 STORM SEWER SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM D 2321.

III. ACCESS ROADS AND PARKING AREA

1. SIGNAGE, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE TO THE LATEST VERSION OF NYSDOT'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. EMBANKMENT AREAS: OBTAIN SUBGRADE ELEVATION BY COMPACTING ON-SITE SOILS IN MAXIMUM 8 INCH HORIZONTAL LIFTS. USE ON-SITE SOILS AS EMBANKMENT FILL THAT DO NOT CONTAIN ORGANIC OR DELETERIOUS MATERIALS, ARE NOT EXCESSIVELY WET OR FROZEN, OR THAT HAS CONSTED IN EXCESS OF 6 INCHES ALONG THE LONGEST DIMENSION. IF SUITABLE ON-SITE SOILS ARE NOT AVAILABLE, A WELL GRADED BANK-RUN SHALL BE IMPORTED. THE BANK-RUN GRAVEL SHALL BE SOUND, DURABLE, FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL WITH NO MORE THAN 10 PERCENT BY WEIGHT FINER THAN THE NO. 200 SIEVE. ADJUST THE MOISTURE CONTENT OF THE EMBANKMENT FILL (WHETHER ON-SITE OR OTHERWISE) TO WITHIN 2% OF OPTIMUM BY EITHER AIR DRYING OR THROUGH THE ADDITION OF WATER PRIOR TO COMPACTION. SPREAD WET FILL IN AN 8 INCH LOOSE LIFT AND DISC TO EXPEDITE AIR DRYING.

3. EXCAVATION AREAS: EXCAVATE SUBSOIL TO THE DEPTH REQUIRED TO PROVIDE A UNIFORM SURFACE OF SOUND UNDISTURBED GROUND FOR THE PLACEMENT OF AGGREGATE SUBBASE COURSE.

4. FILL, SUBGRADE, AND SUBBASE SHALL BE COMPACTED TO OR ABOVE 95 PERCENT MODIFIED PROCTOR DENSITY WITH A SMOOTH DRUM ROLLER OR OTHER SUFFICIENT COMPACTION EQUIPMENT, WEIGHING AT LEAST 15 TONS. OPERATE COMPACTOR IN THE STATIC MODE FOR COMPACTION OF SILTY SOILS AND IN THE VIBRATORY MODE FOR ALL OTHER MATERIALS.

5. SUBBASE MATERIAL SHALL BE PLACED IN MAXIMUM 9 INCH AND MINIMUM 6 INCH HORIZONTAL LIFTS. MAINTAIN OPTIMUM MOISTURE CONTENT FOR COMPACTION.

IV. WATERMAINS

1. WATERMAINS, WATER SERVICES, FIRE HYDRANTS, AND OTHER APPURTENANCES SHALL BE CONSTRUCTED, TESTED, AND DISINFECTED IN ACCORDANCE WITH THE CITY OF CORNING DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATERMAIN EXTENSIONS. WATERMAIN AND APPURTENANCE MATERIALS AND INSTALLATION SHALL COMPLY WITH NYSDOH STANDARDS AND AWWA STANDARD C600.

2. WATER LATERALS SHALL BE TYPE K COPPER ANNEALED AND SHALL CONFORM IN ALL RESPECTS TO THE LATEST VERSION OF THE AWWA STANDARDS, ASTM B88 AND ASME B16. JOINTS FOR SHALL BE COMPRESSION CONNECTION OR ANSI A5.8, BCUP SILVER BRAZE.

3. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER AND SEWER (SANITARY AND STORM) UTILITIES SHALL BE 10 FEET, MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL OF THE MAINS. AT THE POINT OF CROSSING, THE MINIMUM VERTICAL SEPARATION DISTANCE SHALL BE 18 INCHES, MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL OF THE MAINS.

4. SAMPLING REQUIREMENTS FOR THE DISINFECTION OF WATERMAINS SHALL BE CONSISTENT WITH AWWA STANDARD C651, SECTION 5.2 CONTINUOUS FEED METHOD. DISINFECTING WATERMAINS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATERMAIN IS IN OPERATION, TWO CONSECUTIVE SAMPLES TAKEN 24 HOURS APART, SHALL BE COLLECTED FROM THE NEW WATERMAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1200 LINEAR FEET OF WATERMAIN, PLUS ONE SET FROM THE END OF LINES AND EACH BRANCH.

5. FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINTS WITH WEDGE ACTION RETAINER GLANDS. ALL MECHANICAL JOINT FITTINGS LOCATED WITHIN 15 FEET FROM ONE ANOTHER SHALL BE RODDED TOGETHER.

6. MAIN VALVES SHALL BE MECHANICAL JOINTS, RESILIENT SEAT, GATE, 2" OPERATING NUT, OPEN LEFT, WITH STAINLESS STEEL BONNET AND PACKING BOLTS AND NUTS. THE VALVES SHALL CONFORM TO AWWA C-509.

7. MAIN VALVE BOXES SHALL BE 5-1/4", SCREW TYPE, WITH CAST IRON WITH LIDS MARKED "WATER."

8. PRESSURE REDUCING VALVES SHALL BE ROSS WR SERIES.

9. ALL NEW AND ALTERED EXISTING WATERMAINS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C-600 AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

10. THE FOLLOWING MINIMUM SEPARATION DISTANCES BETWEEN GAS LINES AND WATER LINES ARE RECOMMENDED. OTHER MORE STRINGENT SEPARATION DISTANCES MAY APPLY.
    HORIZONTAL - 5 FEET
    VERTICAL - 2 FEET

11. WATERMAINS AND LATERALS SHALL BE INSTALLED WITH A MINIMUM DEPTH COVER OF FIVE (5) FEET.

12. ALL PUSH ON JOINTS WITHIN 40 FEET OF A MECHANICAL JOINT SHALL BE RESTRAINED BY USING A GRIPPER STYLE GASKET.

IV. SANITARY SEWAGE DISPOSAL

1. SANITARY SEWERS, MANHOLES, CLEANOUTS, AND OTHER APPURTENANCES SHALL BE CONSTRUCTED, AND TESTED IN ACCORDANCE WITH THE MOST CURRENT TEN STATE STANDARDS.

2. SANITARY GRAVITY SEWER LATERALS SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034, WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212 AND ASTM F-477

3. TESTED SANITARY SEWERS SHALL HAVE AN INFILTRATION RATE OF LESS THAN 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER DAY.

4. THE CONTRACTOR SHALL CONCRETE ENCASE THE SANITARY SEWER LINE AT ALL POINTS WHERE VERTICAL SEPARATION IS LESS THAN 18" AT CROSSINGS WITH STORM/SANITARY SEWER OR WATER LINES. A MINIMUM SEPARATION OF 24" IS REQUIRED INSTEAD FOR ANY CROSSINGS WITH CITY OWNED AND/OR OPERATED UTILITIES.

5. GRAVITY SEWERS 24 INCHES OR LESS IN DIAMETER SHALL BE LAID STRAIGHT BETWEEN CONNECTION POINTS. AS PER THE "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES", LATEST EDITION.

6. MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C 1244.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

#	DATE	DESCRIPTION OF REVISION	BY
1	12/21/18	SUBMISSION FOR SUBDIVISION	AJM

DRAWN BY: AJM
CHECKED BY:
DATE: JUNE 27, 2017
SCALE: AS NOTED

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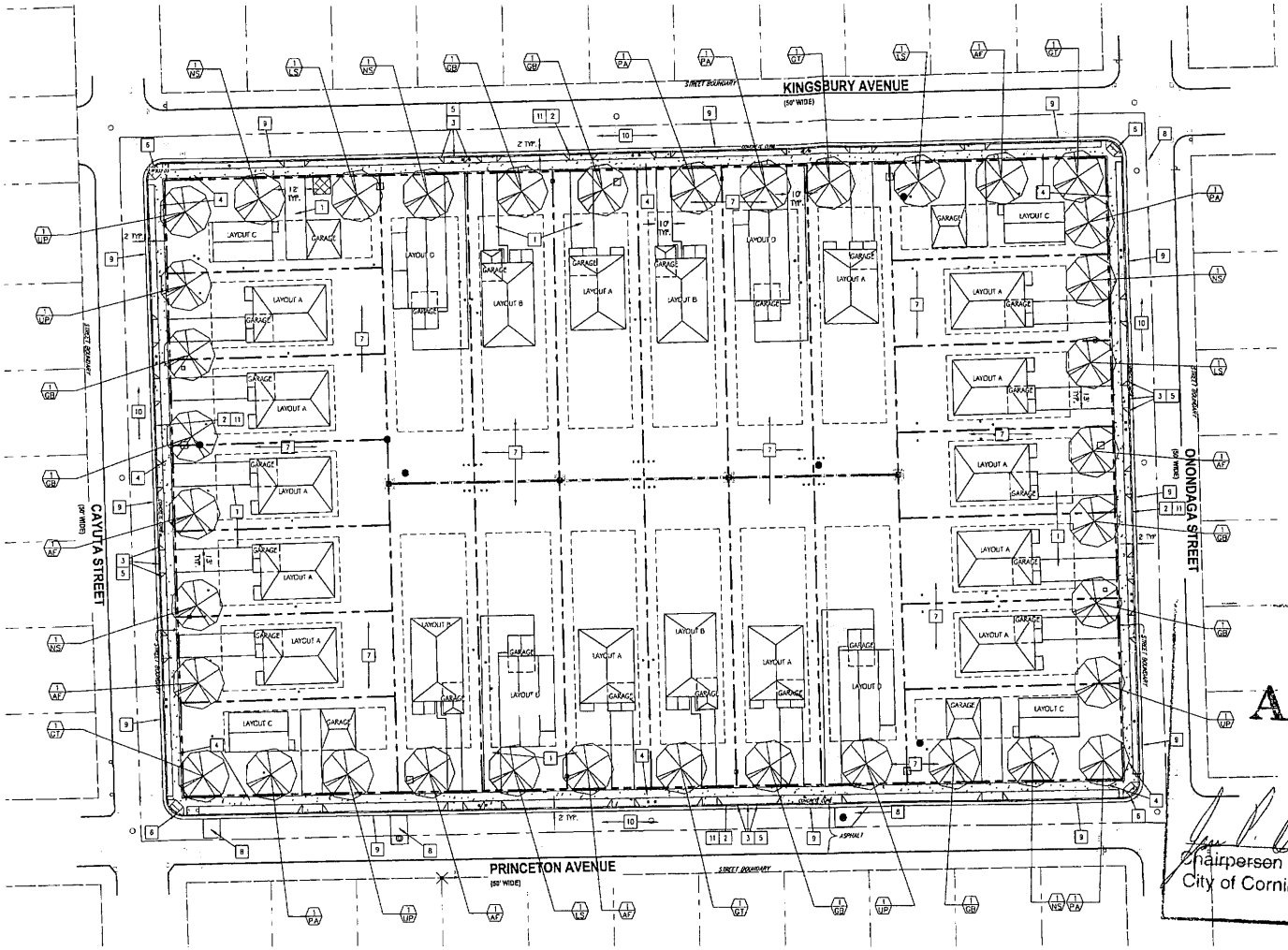
EXISTING CONDITIONS AND GENERAL NOTES
ARBOR HOUSING AND DEVELOPMENT
NORTHSIDE BLODGETT SUBDIVISION

CITY OF CORNING, STEUBEN COUNTY, NY

L1.0

PROJECT NO. 3026.006



GENERAL NOTE:

1. REFER TO ENGINEERING REPORT FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO, DESCRIPTION OF GREEN SPACE IN CITY VICINITY, CONFORMANCE TO EXISTING ZONING CODE AND CITY COMPREHENSIVE PLAN, AND NEIGHBORHOOD HOUSING SQUARE FOOTAGE.
2. WORK WITHIN THE CITY RIGHT-OF-WAY INCLUDING PROPOSED ASPHALT DRIVEWAY, DRIVEWAY APRON, CURB CUTS, AND CONCRETE SIDEWALK TO BE BUILT IN FOUR (4) PHASES ON A STREET BY STREET BASIS ONCE ALL LOT CONFIGURATIONS BUILDING AND DRIVEWAY ON SAID STREET HAVE BEEN CONFIRMED AND CONSTRUCTED. NEW SIDEWALK ON EACH STREET SECTION MUST BE BUILT WITHIN 24 MONTHS OF THE ISSUANCE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY ON SAID STREET. LOT TREES MUST ALSO BE INSTALLED ON A STREET BY STREET BASIS (EVERY 50 FEET), WITH FINAL LOCATION APPROVED BY THE CITY DPW. TREES LOCATED ~22' FROM CURB LINE TO AVOID UTILITY LOOP.
3. ALL PROPOSED CURB TO BE CONSTRUCTED BY CURRENT PROPERTY OWNER. ARBOR DEVELOPMENT (SCOPE TO BE INCLUDED IN BID). SIDEWALK, ACCESSIBLE RAMPS, DRIVEWAYS (AND ASSOCIATED APPURTENANCES) AND LOT TREES TO BE CONSTRUCTED BY DEVELOPER (EXCLUDED FROM BID).
4. NORTHSIDE BLODGETT PROJECT WILL STILL BE SUBDIVIDED INTO 26 IND VIDUAL LOTS WITH SINGLE FAMILY HOMES; HOWEVER, THE NEW DESIGNATION WILL BECOME 'CONDO ASSOCIATION'. APPROVAL WILL BE OBTAINED FROM NYS, AS REQUIRED FOR THIS TYPE OF DESIGNATION. CITY AND LOCAL SUBDIVISION APPROVALS ARE REQUIRED PRIOR TO INITIATING THE APPROVAL PROCESS WITH THE STATE. ASSOCIATION APPROVAL REQUIRES 'COMMON AREAS', WHICH IN THIS CASE, WILL BE HANDLED WITH UTILITIES (AND ASSOCIATED EASEMENTS) SERVICING THE LOTS.

SITE IMPROVEMENT NOTES:

1. PROVIDE STANDARD DUTY ASPHALT (TYPICAL). SEE DETAIL 2&5.0. A DIFFERENT DRIVEWAY MATERIAL (CONCRETE, PAVERS, ETC.) MAY BE REQUESTED BY THE LOT PURCHASER, TO BE DETERMINED WHEN THE DETAILS OF CONSTRUCTION ARE CONFIRMED FOR EACH LOT.
2. PROVIDE 6 IN VERTICAL CONCRETE CURB. SEE DETAIL 4&5.0.
3. PROVIDE 3 FT CURB TAPER (TYPICAL). SEE DETAIL 3&5.0.
4. PROVIDE 5 FT WIDE, 5 IN THICK FIBER REINFORCED CONCRETE SIDEWALK. SEE DETAIL 1&5.0.
5. PROVIDE CONCRETE FLUSH (DEPRESSED) CURB, CONCRETE APRON AND CURB TAPER DRIVEWAY ENTRANCES WITH CONNECTION TO EXISTING ROAD AS INDICATED (TYPICAL). SEE DETAILS 5&5.0.
6. PROVIDE HANDICAP ACCESSIBLE CURB RAMP WITH TACTILE WARNING DEVICE. SEE DETAIL 6&5.0.
7. TOPSOIL, SEED, AND MULCH ALL DISTURBED LAWN AREAS. SEE SPECIFICATIONS.
8. PROVIDE STANDARD DUTY ASPHALT (TYPICAL) OR REPLACE IN KIND FOR UTILITY TRENCH AREAS WITHIN THE CITY ROW. SEE DETAIL 2&5.0. CONTRACTOR TO OBTAIN STREET OPENING PERMIT FOR EACH INDIVIDUAL UTILITY CONNECTION FROM THE CITY'S DPW PRIOR TO CONSTRUCTION. CONTRACTOR TO CONFIRM PROPOSED PAVEMENT CROSS-SECTION WITH CITY DPW PRIOR TO REPLACEMENT. EXACT LOCATIONS ARE APPROXIMATE AND MAY SHIFT DUE TO FIELD CONDITIONS.
9. PROVIDE STANDARD DUTY ASPHALT (TYPICAL). SEE DETAIL 2&5.0. CONTRACTOR TO CONFIRM PROPOSED PAVEMENT CROSS-SECTION WITH CITY DPW PRIOR TO REPLACEMENT.
10. NEW PAVEMENT REPLACEMENT REQUIRED (NOT SHOWN) WITH THE NEW WATER CONNECTIONS IN THE CITY ROW TO BE CONSTRUCTED BY CITY DPW AND ARE NOT PART OF THIS BID SCOPE (TYPICAL).

CONCRETE

FINAL APPROVAL

Chairperson
City of Corning Planning & Zoning Commission

3/7/2019
Date

QUAN	ID	BOTANICAL NAME	COMMON NAME	SIZE
6	AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" CAL
7	GB	Ginkgo biloba 'Princeton Gold'	Ginkgo	2.5" CAL
4	GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5" CAL
4	LS	Liquidambar styraciflua 'Moraine'	Moraine Sweetgum	2.5" CAL
5	NS	Nyssa sylvatica	Black Tupelo	2.5" CAL
5	PA	Platanus x acerifolia 'Bloodgood'	London Plane	2.5" CAL
5	UP	Ulmus 'Parmot'	Parmot Elm	2.5" CAL

2 PLANTING SCHEDULE
SCALE: NOT TO SCALE

GENERAL LANDSCAPE NOTES:

A. PROVIDE PLANTING PER DETAILS AT SPACING AS SHOWN. MAXIMUM DISTANCE BETWEEN TREES SHALL BE 50 FEET (UNLESS RESTRICTED BY UTILITY OR ABOVEGROUND SITE FEATURE LOCATIONS). FINAL LOCATIONS TO BE APPROVED BY CITY DPW.
B. REMOVE ALL TAGS FROM PLANT MATERIAL. PROVIDE TAGS TO OWNER AND ARCHITECT FOR EACH PLANT.
C. PROVIDE TOPSOIL AND SEED FOR ALL DISTURBED AREAS. LAWN AREAS TO BE 5311 CONSERVATION MIX. ERAST CONSERVATION SEEDS. (800) 873-3321. 200 LBS PER ACRE OR APPROVED EQUAL.
D. MINIMUM CLEARANCE FOR TREES TO UNDERGROUND UTILITIES IS FIVE FEET.
E. MINIMUM CLEARANCE FOR TREES TO OVERHEAD UTILITIES IS TEN FEET.
F. REFER TO DETAIL 7 / L5.0 FOR LANDSCAPE INSTALLATION DETAILS.
G. MUNICIPAL CODE REQUIRES STREET FRONT TREES BE PROVIDED EVERY 50 FEET. ACCORDING TO THE CODE, PROPOSED TREES MUST BE PLANTED BETWEEN SIDEWALK AND CURB; HOWEVER, TREES MAY INSTEAD BE PLANTED IN LOT/ LAWN AREAS FOR IMPROVED ROOT SPACE AND SURVIVABILITY. MINIMUM UTILITY CLEARANCE MUST BE MAINTAINED PER NOTE D ABOVE.
H. CONTRACTOR TO OBTAIN PERMIT FROM CITY OF CORNING FOR ANY PLANTINGS TO BE LOCATED ON CITY PROPERTY.

LAYOUT	LIVING AREA	# STORIES	GARAGE TYPE	LOT COVERAGE	ADDITIONAL INFORMATION	NUMBER BEDROOMS
A	1,200 SF	-	1 CAR / ATTACHED	2030 SF / 33%	FRONT PORCH	THREE
B	1,261 SF	-	1 CAR / ATTACHED	2070 SF / 23%	REAR PATIO	THREE
C	1,600 SF	2	2 CAR / DETACHED	1900 SF / 27%	CORNER LOT	THREE
D	1,309 SF	-	1 CAR / ATTACHED	3130 SF / 35%	FRONT PORCH, REAR ENTRY GARAGE	TWO

LAYOUT NOTES:

1. ROOF LAYOUTS SHOWN FOR INFORMATIONAL PURPOSES ONLY. LAYOUTS ARE NOT FINALIZED AS DEVELOPER OF PARCELS HAS NOT YET DETERMINED THE FINAL LAYOUTS. ANY NEW LAYOUTS PROPOSED MUST MEET THE ZONING CODE REQUIREMENTS AND DESIGNATIONS LISTED HERE.
2. MINIMUM (FINAL) LIVING AREA SQUARE FOOTAGE FOR ALL HOMES WILL BE 1,200 SF.
3. INCLUSION OF BASEMENT FOR ALL LOTS IS ANTICIPATED. TOP OF FOUNDATION (SHA.1) ELEVATIONS PROVIDED COULD BE APPLIED TO BOTH RESIDENCES FOR SLAB ON GRADE OR WITH BASEMENTS. SEE DRAWING L3.0 and L3.2 FOR FURTHER CLARIFICATION.
4. A LARGE PORTION OF THE EXISTING RESIDENCES (62%) IN THE AREA RANGE FROM 1,200 TO 1,600 SF OF LIVING FLOOR AREA.
5. MAXIMUM ALLOWABLE BUILDING FOOTPRINT BASED ON THE MAXIMUM LOT COVERAGE WOULD BE 2,520 SF (INCLUDING GARAGE SF).

1 HOME LAYOUT SUMMARY
SCALE: NOT TO SCALE

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

#	DATE	DESCRIPTION OF REVISION	BY
1	1/28/19	SUBDIVISION PLAT SUBMISSION	JLM
2	2/19/19	REVISED PER PNC CITY REVIEW	JLM

DRAWN BY: JLM
CHECKED BY: JLM
DATE: JUNE 27, 2017
SCALE: AS NOTED

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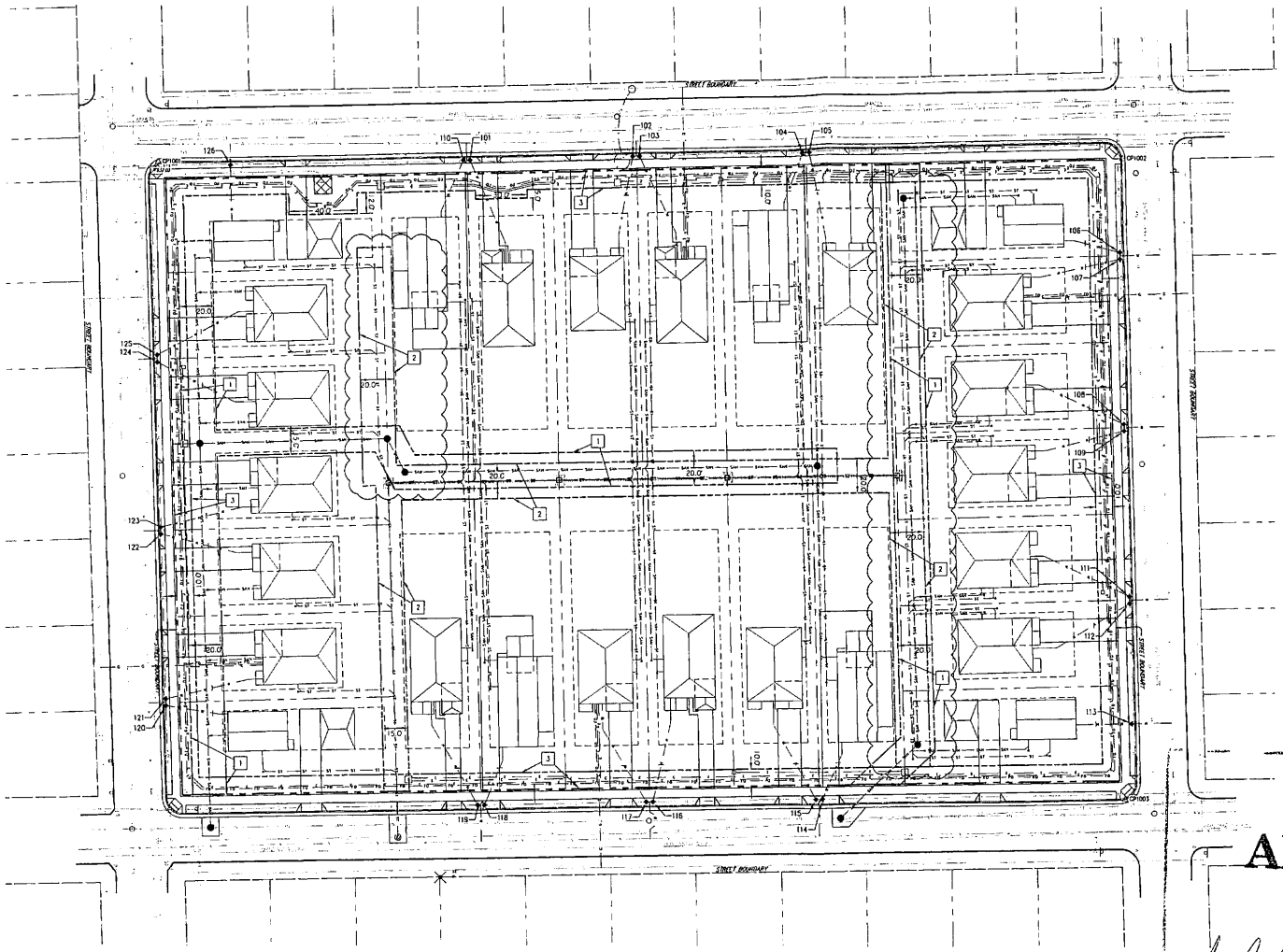
SITE IMPROVEMENT PLAN
ARBOR HOUSING AND DEVELOPMENT
NORTHSIDE BLODGETT SUBDIVISION
CITY OF CORNING, STEUBEN COUNTY, NY

L2.0

PROJECT NO: 3026.006



Point Table			
Point #	Description	Northing	Easting
110	CURB STOP	785062.3902	688854.3575
102	CURB STOP	785161.4116	688852.0728
101	CURB STOP	785066.3898	688854.2950
103	CURB STOP	785165.4166	688851.9865
104	CURB STOP	785268.5240	688850.0832
105	CURB STOP	785264.5228	688849.9838
106	CURB STOP	785447.0072	688907.4254
107	CURB STOP	785447.1092	688911.4012
108	CURB STOP	785449.7547	689007.3647
109	CURB STOP	785449.8573	689011.3634
111	CURB STOP	785453.0841	689107.3114
112	CURB STOP	785453.2840	689111.3096
113	CURB STOP	785454.3006	689181.6559
114	CURB STOP	785272.7621	689226.0052
115	CURB STOP	785268.7642	689226.1434
116	CURB STOP	785173.7793	689227.8703
117	CURB STOP	785169.7801	689227.9498
118	CURB STOP	785074.8359	689229.7689
119	CURB STOP	785070.8361	689229.8233
120	CURB STOP	784887.5008	689172.0191
121	CURB STOP	784887.3866	689168.0207
122	CURB STOP	784884.6509	689072.2522
123	CURB STOP	784884.5367	689068.2539
124	CURB STOP	784882.5455	688972.0458
125	CURB STOP	784882.4312	688968.0474
126	CURB STOP	784925.3976	688857.5008

NOTE: PER CITY DPW'S REQUEST, CONTRACTOR TO SURVEY AND STAKEOUT ALL CURB STOPS IN THE ROW PRIOR TO DPW INSTALLATION. CONTRACTOR TO CONTACT HUNT ENGINEERS FOR SCHEDULING OF FIELD SURVEY WORK TO LOCATE STOPS. COORDINATE WITH CITY DPW AS NECESSARY.

SURVEY CONTROL POINT TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1001	784662.7632	688855.7563	932.18	PK NAIL
1002	785448.5550	688853.2233	933.67	PK NAIL
1003	785450.6640	689275.9223	93.30	PK NAIL
CP1	784697.1680	689224.2543	93.43	IRON ROD

SITE LAYOUT NOTES:

1. PROPOSED 20' WIDE SANITARY EASEMENT TO BE RECORDED TO THE "CONDO ASSOCIATION" UPON COMPLETION OF UTILITY INSTALLATION. "SANITARY MAINS WITHIN EASEMENT" TO BE CONSIDERED "COMMON AREAS" AS REQUIRED FOR "CONDO ASSOCIATION" APPROVAL. EASEMENT WIDTH REDUCED TO 15' ONLY IN TIGHT AREAS BETWEEN RESIDENCES.
2. PROPOSED 20' WIDE STORM EASEMENT TO BE RECORDED TO THE "CONDO ASSOCIATION" UPON COMPLETION OF UTILITY INSTALLATION. "STORM MAINS WITHIN EASEMENT TO BE CONSIDERED "COMMON AREAS" AS REQUIRED FOR "CONDO ASSOCIATION" APPROVAL. EASEMENT WIDTH REDUCED TO 15' ONLY IN TIGHT AREAS BETWEEN RESIDENCES.
3. PROPOSED 10' WIDE NYSEG AND EMPIRE ACCESS EASEMENTS TO BE RECORDED TO THE "CONDO ASSOCIATION" UPON COMPLETION OF UTILITY INSTALLATION. COORDINATE WITH UTILITY PROVIDERS AS REQUIRED. EASEMENT WIDTH INCREASED ON AREA OF GAS HOUSE AND TRANSFORMER PAD.

FINAL APPROVAL

Chairperson
City of Corning Planning Commission

3/7/2019
Date

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DATE:	DESCRIPTION OF REVISION:	BY
1 12/11/18	SUBMISSION FOR PLAN REVIEW	JKM
2 2/19/19	REISSUED FOR FINAL CITY APPROVAL	JKM

DRAWN BY:
CHECKED BY: JKM
DATE: JUNE 27, 2017
SCALE: AS NOTED

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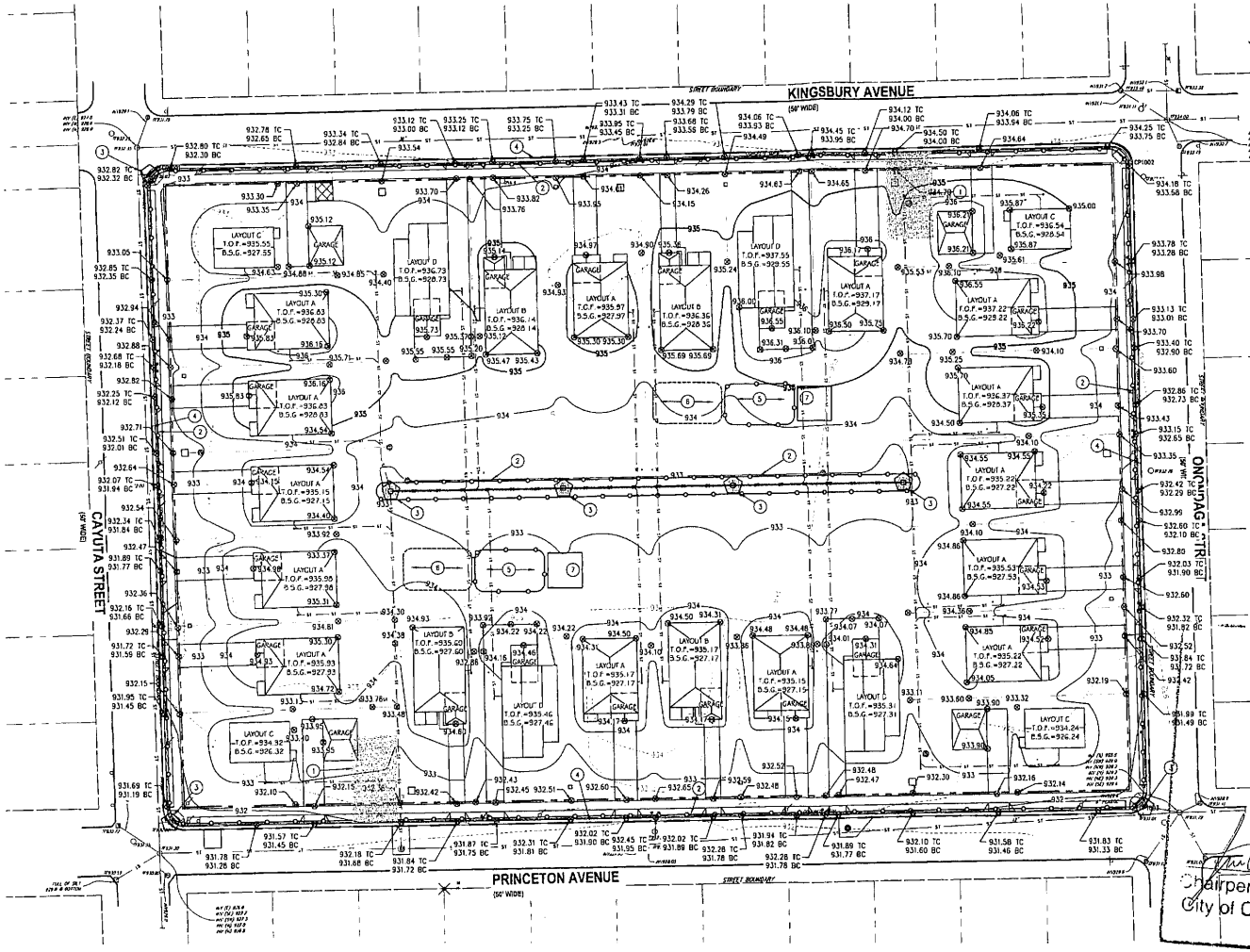
SITE LAYOUT PLAN
ARBOR HOUSING AND DEVELOPMENT
NORTHSIDE BLODGETT SUBDIVISION
CITY OF CORNING, STEUBEN COUNTY, NY

L2.1

PROJECT NO: 3026.006



GENERAL NOTES:

1. E&SC MEASURES INDICATED ON THIS PLAN ARE REQUIRED BEFORE START OF CONSTRUCTION. A NOI HAS BEEN PREVIOUSLY OPENED (ON 11/22/2017) PRIOR TO THE START OF CONSOLIDATION THAT WILL REMAIN ACTIVE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE PERMIT AND SWPPP REPORT UNTIL SITE HAS BEEN APPROPRIATELY STABILIZED.
2. ROOF DRAINS HAVE DOWNSPOUT LEADERS AT THE REAR, SIDE AND POSSIBLY REAR OF THE HOUSE THAT WILL DRAIN DIRECTLY TO GRADE LEVEL. ALL ROOF AREAS ANTICIPATED TO DRAIN TOWARDS THE STREET TO THE BEST EXTENTS POSSIBLE.
3. TOP OF FOUNDATION (TOF) BUILDING ELEVATIONS WILL BE 8 INCHES ABOVE THE PROPOSED GRADE SURROUNDING THE RESIDENCE. NUMBER, LOCATION AND HEIGHT OF STEPS TO INDIVIDUAL HOMES TO BE DETERMINED BY THE FINAL DEVELOPER AND CONTRACTOR. BASEMENT S.A.G OR GRADE (BSG) ELEVATIONS HAVE BEEN PROVIDED ASSUMING 8 FEET DROP FROM TOF ELEVATIONS IF BASEMENTS ARE TO BE ADDED TO THE RESIDENCES.
4. ENTIRE BLOCK SHALL BE ROUGH GRADED TO MATCH DRAWING L3.2, PRE BULK GRADING PLAN. FINAL SITE GRADING TO BE COMPLETED BY DEVELOPER UNDER SEPARATE CONTRACT.

Delete NOTE SEE MINUTES 3/5/2019 MTG

E&S PROTECTION PLAN NOTES:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE (TYP). SEE DETAIL 1.L3.1.
2. PROVIDE SILT SOCK (TYP). SEE DETAIL 2.L3.1. REPAIR AND/OR REPLACE SECTIONS OF SILT SOCK CURRENTLY IN PLACE DUE TO DEMOLITION ACTIVITIES.
3. PROVIDE INLET PROTECTION (TYP). SEE DETAIL 4.L3.1. REPAIR AND/OR REPLACE INLET PROTECTION CURRENTLY IN PLACE IN THE ROADWAY DUE TO DEMOLITION ACTIVITIES.
4. LIMITS OF DISTURBANCE. DOES NOT INCLUDE UTILITY TRENCHING AREAS IN THE ROW (TO BE DETERMINED).
5. FINAL SOIL STOCKPILE LOCATION TO BE CHOSEN BY THE CONTRACTOR AND PROPERTY OWNER. SEE DETAIL 3.L3.1. ALL TOPSOIL TO BE STOCKPILED SEPARATELY FOR REUSE TO BRING THE SITE UP TO FINAL GRADE. CONFIRM TOPSOIL STOCKPILE LOCATION WITH PROPERTY OWNER. SPREADING OF TOPSOIL TO FINAL PROPOSED GRADE IS NOT PART OF THIS BID SCOPE.
6. FINAL STAGING AREA TO BE CHOSEN BY THE CONTRACTOR AND PROPERTY OWNER.
7. PROVIDE CONCRETE WASHOUT AREA. LOCATION TO BE CHOSEN BY CONTRACTOR AND PROPERTY OWNER. SEE DETAIL 5.L3.1.

NOTE: PROPOSED GRADING SHOWN ON THIS PLAN WILL BE CONSTRUCTED BY THE DEVELOPER. FOR CONTRACTOR GRADING WORK SCOPE, REFER TO DRAWING L3.2. E&SC MEASURES ARE REQUIRED FOR BOTH CONTRACTOR AND DEVELOPER WORK SCOPE PER THE SPDES PERMIT. CONTRACTOR TO ENSURE ALL E&SC MEASURES ARE INSTALLED PRIOR TO START OF CONSTRUCTION.

FINAL APPROVAL

Chairperson
City of Corning Planning Commission

3/7/2019
Date

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

1	1/22/18	SUBDIVISION PLAT SUBMISSION	JJM
2	3/5/19	DESCRIPTION OF REVISION	JJM

DRAWN BY : JJM
CHECKED BY : JJM
DATE : JUNE 27, 2017
SCALE : AS NOTED

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HUNT ENGINEERS | ARCHITECTS | SURVEYORS
Offices Throughout Northeastern Pennsylvania

SITE GRADING PAD AND E&SC PLAN
ARBOR HOUSING AND DEVELOPMENT
NORTHSIDE BLODGETT SUBDIVISION
CITY OF CORNING, STEUBEN COUNTY, NY

L3.0

PROJECT NO. 3026.00G

I. GENERAL REQUIREMENTS:

1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT DOCUMENT, WHICH ALSO INCLUDES THE EC5 PLANS (SHEETS L3.0 TO L3.1), DEFINES AND MEETS THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PHASE II STORMWATER REGULATIONS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL CERTIFY WITH THE SWPPP REPORT THAT THEY WILL IMPLEMENT AND MAINTAIN STORMWATER MANAGEMENT PRACTICES AND EROSION AND SEDIMENT CONTROL MEASURES AS SPECIFIED IN THE DOCUMENTS MENTIONED ABOVE.
4. EROSION CONTROL MEASURES INSTALLED AND MAINTAINED BY THE SITE WORK CONTRACTOR ARE SUBJECT TO THE REVIEW AND APPROVAL BY THE NYSDEC, DESIGN ENGINEER AND OWNERS REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR CORRECTIVE MEASURES ARE REQUIRED BY ANY ONE OF THESE CITED REVIEWERS. EROSION CONTROL MEASURES NOT SPECIFICALLY SHOWN ON CONTRACT DRAWINGS, SHALL BE INSTALLED AS WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE AFOREMENTIONED REVIEWERS.
5. AS DESIGN ENGINEER, OUR OFFICE HAS NOTIFIED THE OWNER OF THE INSPECTION REQUIREMENTS UNDER THE GENERAL PERMIT. DISTURBANCES OF ONE ACRE OR GREATER REQUIRE THAT THE OWNER FILE A NOTICE OF INTENT AND A SWPPP WITH THE NYSDEC UNDER STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES). THE REGULATIONS REQUIRE THAT A LICENSED PROFESSIONAL COMPLETE A WEEKLY INSPECTION THROUGHOUT THE PERIOD OF LAND DISTURBANCE, WITH LESS THAN 5 ACRES DISTURBANCE AT ONE TIME.

II. EROSION & SEDIMENT POLLUTION CONTROL (E & SPC) GUIDELINES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL TO PROTECT DOWNSTREAM WATER BODIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION CONTROL AND MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES TO ENSURE PROPER FUNCTIONING OF SAID FACILITIES DURING CONSTRUCTION.
3. AFTER THE PROJECT HAS BEEN COMPLETED, THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR ENSURING THAT ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR REPLACED BY PERMANENT CONTROLS.
4. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN FIVE (5) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2.5 - 3.0 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
5. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE SEED BED PRIOR TO PERMANENT SEEDING.
6. EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES AND PRACTICES, UTILIZED IN THE CONSTRUCTION OF THE PROJECT, SHALL BE CONSISTENT WITH THE LATEST VERSIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL AND THE NEW YORK STATE SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES.
7. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED, AS FEASIBLE PRIOR TO AND DURING CONSTRUCTION.
8. CUT AND FILL SLOPES SHALL BE BROUGHT TO FINAL PROPOSED GRADES AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCES, AND SEEDED AND MULCHED IMMEDIATELY.
9. EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES (SILT SOCK, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES AND ALL OTHER ACCEPTABLE FACILITIES) SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL COMPLETE SITE STABILIZATION.
10. HEAVY CONSTRUCTION EQUIPMENT SHALL BE KEPT AS CLOSE TO THE WORK AREA AS PRACTICED TO MINIMIZE DISTURBANCE OF SOIL ALREADY STABILIZED OR UNDISTURBED.
11. TOPSOIL AND OTHER SOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN A SUITABLE LOCATION CLEAR FROM ANY STORMWATER DRAINAGE COURSES. STOCKPILES WHICH ARE INACTIVE FOR MORE THAN 5 DAYS SHALL BE SEEDED.
12. VEGETATIVE STABILIZATION SHALL BE PERIODICALLY INSPECTED FOR SUFFICIENT GROWTH AND PROGRESS. AREAS NOT RESPONDING SHALL BE PROMPTLY RESEEDED AND REMULCHED AS SOON AS POSSIBLE. AREAS SHOWING SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEEDED, AND REMULCHED AS SOON AS POSSIBLE. SOD OR EROSION CONTROL FABRIC SHALL BE UTILIZED WHERE ADEQUATE STABILIZATION IS NOT OCCURRING.
13. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BEFORE BEGINNING EARTH MOVING ACTIVITIES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
14. A STABILIZED CONSTRUCTION ENTRANCE PAD OF 1.5" TO 2" CLEAN STONE WILL BE PLACED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
15. THE APPLICATION OF TOPSOIL, LIMING, FERTILIZING, SEEDING, AND MULCHING FOR DISTURBED AREAS SHALL BE CONSISTENT WITH THE STANDARD GENERAL PRACTICES FOR CONSTRUCTION.
16. IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OF ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E., STEEP SLOPES AND ROADWAY EMBANKMENTS, ETC.) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2.5 - 3.0 TONS PER ACRE.
17. AT THE TIME WHEN SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS TO BE ESTABLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
18. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL AREAS HAVE BEEN PERMANENTLY STABILIZED.

III. TOPSOIL

A. ON-SITE TOPSOIL:
   1. EXCAVATED AND REUSED MATERIAL.
   2. GRADED.
   3. FREE OF ROOTS, ROCKS LARGER THAN 1/2 INCH, SUBSOIL, DEBRIS, LARGE WEEDS AND FOREIGN MATTER.
      a. SCREENING: SINGLE SCREENED.
   4. CONFORMING TO ASTM D2487.

B. IMPORTED TOPSOIL
   1. IMPORTED BORROW.
   2. FRIABLE LOAM.
   3. REASONABLY FREE OF ROOTS, ROCKS LARGER THAN 1/2 INCH, SUBSOIL, DEBRIS, LARGE WEEDS, AND FOREIGN MATTER.
      a. SCREENING: DOUBLE SCREENED.
   4. ACIDITY RANGE (PH) OF 5.5 TO 7.5.
   5. CONTAINING MINIMUM OF 4 PERCENT AND MAXIMUM OF 25 PERCENT INORGANIC MATTER.
   6. CONFORMING TO ASTM D2487.
   7. LIMIT DECAYING MATTER TO 5 PERCENT OF TOTAL CONTENT BY VOLUME.

IV. SOIL RESTORATION REQUIREMENTS

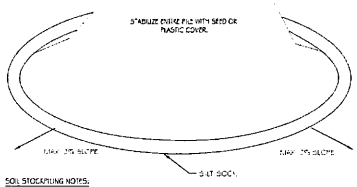
1. AERATION AND THE APPLICATION OF 6 INCHES OF TOPSOIL IS REQUIRED IN ANY PROPOSED LAWN AREA WHERE TOPSOIL HAS BEEN DISTURBED.
2. FULL SOIL RESTORATION IS REQUIRED IN HEAVY TRAFFIC AREAS ON SITE, ESPECIALLY BETWEEN 5 AND 25 FEET AROUND THE PROPOSED BUILDING, BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS. RESTORATION IS ALSO REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.
3. FULL SOIL RESTORATION REQUIREMENTS ARE AS FOLLOWS:
   - SOIL RESTORATION IS TO TAKE PLACE DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, FOLLOWING ROUGH GRADING OF THE DISTURBED SUBSOILS
   - APPLY 3 INCHES OF COMPOST OVER SUBSOIL
   - TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS
   - ROCK PICK UNTIL UNSUITED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE
   - APPLY TOPSOIL TO A DEPTH OF 6 INCHES
   - VEGETATE AS SPECIFIED ON PLANS
4. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8 INCH METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.
5. TILLING SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.
6. ADDITIONAL INFORMATION AND GUIDANCE MAY BE FOUND IN "DEEP RIPPING AND DECOMPACTION" PUBLISHED BY NYSDEC DIVISION OF WATER 2008.

V. MULCHING AND SEEDING REQUIREMENTS

1. SEEDBED PREPARATION:
   a. APPLY LIMESTONE (EQUIVALENT) TO 50 PERCENT (50%) CALCIUM PLUS MAGNESIUM OXIDES) AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 14 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT.
   b. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
   c. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACT, THE AREA MUST BE RETILLED AS ABOVE.

TEMPORARY REQUIREMENTS

2. SEEDING:
   a. APPLY LAWN MIX AT A RATE (SEE SPECIFICATIONS)
   b. APPLY SEED WITH MECHANICAL SEEDER. OPTIMUM SEEDING DEPTH IS ONE INCH (EXCEPT SANDY SOILS, 2 INCHES).
   c. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.
3. MULCHING
   a. MULCH MATERIALS SHALL BE UNROTTED SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 2-1/2 TO 3 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH SHOULD NOT BE GROUND OR CHOPPED INTO SHORT PIECES.
   b. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75 PERCENT TO 95 PERCENT OF THE SOIL SURFACE WILL BE COVERED.
   c. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. - MULCHING NETTINGS - STAPLE, JUTE OR COTTON NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
4. PERMANENT SEEDING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



SOIL STOCKPILING NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT SOCK AND THEN STABILIZED WITH SEED OR SECURED IMPERVIOUS COVER.
4. SEE SILT SOCK INSTALLATION DETAIL.

3 SOIL STOCKPILE DETAIL

SCALE: NOT TO SCALE

NOTES:

INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF COMPOST SOCKS, BUTT THE SECOND SOCK TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE SOCKS 4" EACH END AND FIVE FOOT ON CENTER.

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE SOCK AND AT LEAST 12" IN THE GROUND. WHEN COMPOST SOCKS ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND SOCK AT AN ANGLE TOWARD THE FIRST SOCK IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.

INSTALLATION NOTES:

1. COMPOST SOCKS SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
2. COMPOST SOCKS SHALL BE "SILT SOCK", "FILTEREX" OR OTHER APPROVED FILTER FABRIC SOCK.
3. COMPOST SOCKS SHALL BE FILLED WITH WOOD CHIPS OR COMPOST. SEE SPECIFICATIONS FOR APPROVED COMPOSITION OF WOOD CHIPS OR COMPOST.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. COMPOST SOCKS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
6. ON SLOPES, COMPOST SOCKS SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.
7. RUNNING LENGTHS OF SOCKS SHOULD BE ABUTTED TIGHTLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
8. COMPOST SOCK SHALL BE IN CONSTANT CONTACT WITH THE GROUND SURFACE.
9. WOOD STAKES SHALL BE USED TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.

2 COMPOST OR SILT SOCK INSTALLATION DETAIL

SCALE: NOT TO SCALE

VI. MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT FACILITIES

1. PROPER MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FACILITIES ARE NECESSARY TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES.
2. DISTURBED GROUND SURFACES SHALL BE SPRINKLED WITH WATER, ANHYDRIC CARBON CHLORIDE, AS NEEDED, TO LIMIT THE FORMATION AND MIGRATION OF AIRBORNE DUST.
3. OPERATIONAL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT THE SPILLS OF FUELS AND LUBRICANTS. IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO OFF-SITE AREAS INCLUDING ADJACENT STORM SEWER.
4. ANY TEMPORARY EROSION CONTROL FACILITY SHALL REMAIN FUNCTIONAL UNTIL VEGETATIVE COVER IS SUFFICIENTLY ESTABLISHED WITHIN THE RESPECTIVE TRIBUTARY DRAINAGE AREA.
5. ANY DEBRIS ACCUMULATED IN EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE REMOVED AND PROPERLY DISPOSED OF. THESE FACILITIES SHALL BE CHECKED DAILY AND AFTER RAINFALL EVENTS, AND REALIGNED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE FOLLOWING DEPTHS:

   SILT SOCK - 1/2 HEIGHT (6 INCHES)

NOTE: DISTURBED AREAS SHALL BE CONSIDERED AS PERMANENTLY STABILIZED WHEN A MINIMUM COVER OF 80% HAS BEEN ESTABLISHED.

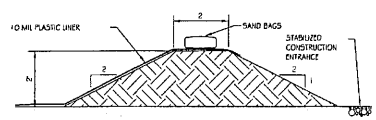
6. ANY EROSION AND SEDIMENT CONTROL DEVICES THAT ARE NOTED AS DEFICIENT BY AN INSPECTOR OR NYSDEC STAFF SHALL BE REPAIRED OR REPLACED WITHIN ONE WEEKS TIME.

VII. SEQUENCE OF CONSTRUCTION

THE FOLLOWING ARE STEPS REGARDING THE CONSTRUCTION AND INSTALLATION OF VARIOUS PROJECT COMPONENTS THAT WILL ASSIST IN THE CONTROL OF EROSION AND SEDIMENT CONTROL.

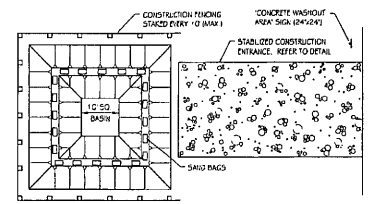
1. CONTRACTOR SHALL BE FAMILIAR WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DOCUMENT FOR CONSTRUCTION OF PROJECT AND MEET ALL REQUIREMENTS OF STORMWATER DISCHARGE. AN NOI MUST BE SUBMITTED BEFORE START OF CONSTRUCTION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER PROTECTION MEASURES (SILT SOCK, INLET PROTECTION, ETC.).
3. ROUGH GRADE SITE AND BUILDING PADS WITH EC5 CONTROL MEASURES AS SHOWN ON PLANS.
4. INSTALL UTILITIES.
5. TEMPORARILY STABILIZE ALL DISTURBED AREAS.
6. CONSTRUCT PAVED AREAS, BUILDINGS AND OTHER SITE APPURTENANCES AS SHOWN ON THE PLANS.
7. PROVIDE PERMANENT VEGETATION ON ALL DISTURBED AREAS.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ONCE 80% VEGETATION REQUIREMENT IS MET.
9. CONTRACTOR SHALL NOTIFY PROJECT DESIGN ENGINEER THAT SITE STABILIZATION IS COMPLETE. AT THIS TIME, THE SWPPP CAN BE REMOVED FROM THE SITE AND NOTICE OF TERMINATION SHOULD BE CONSIDERED.

NOTE: AT NO POINT DURING CONSTRUCTION SHALL GREATER THAN 5 ACRES OF THE PROJECT SITE BE DISTURBED AT ANY ONE TIME WITHOUT PRIOR APPROVAL OF A 5-ACRE WAIVER FROM THE NYSDEC.



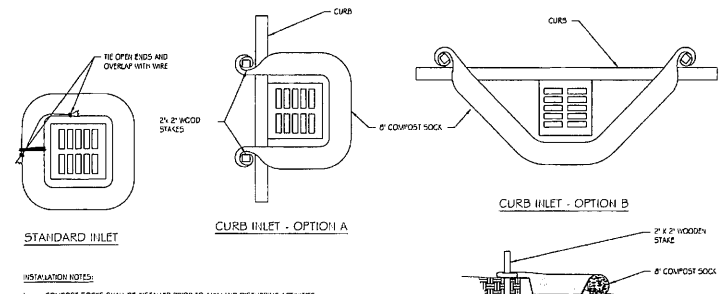
NOTES:

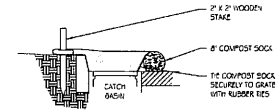
1. ALL TOOLS AND EQUIPMENT UTILIZED DURING ANY CONCRETE CONSTRUCTION, INCLUDING HAND TOOLS, WHEELBARROWS, TRUCKS, CHUTES SHALL UTILIZE THE CONCRETE WASHOUT AREA.
2. WASHOUT AREA TO BE MAINTAINED AND CLEANED OUT PERIODICALLY TO PREVENT WASHWATER AND/OR SOLIDS FROM EXITING THE WASHOUT TRAP.



5 CONCRETE WASH OUT DETAIL

SCALE: NOT TO SCALE





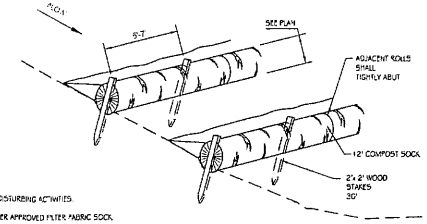
INSTALLATION NOTES:

1. COMPOST SOCKS SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
2. COMPOST SOCKS SHALL BE "SILT SOCK", "FILTEREX" OR OTHER APPROVED FILTER FABRIC SOCK.
3. COMPOST SOCKS SHALL BE FILLED WITH WOOD CHIPS OR COMPOST. SEE SPECIFICATIONS FOR APPROVED COMPOSITION OF WOOD CHIPS OR COMPOST.
4. COMPOST SOCKS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. COMPOST SOCK SHALL BE IN CONSTANT CONTACT WITH THE GROUND SURFACE.
6. WOOD STAKES SHALL BE USED TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
7. EXCESS FABRIC SHALL BE WRAPPED AROUND THE STAKES.
8. FOR INLETS NOT ON A CURB THE COMPOST SOCK SHALL BE TIED OFF AT BOTH ENDS WITH TIE WIRE AND OVERLAPPED TO PROVIDE SUITABLE PROTECTION.

MAINTENANCE:
SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DIAMETER OF THE WATTLE.

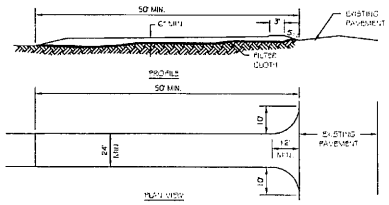
4 COMPOST SOCK INLET PROTECTION (IP-1) DETAIL

SCALE: NOT TO SCALE



COMPOST SOCKS - DETAIL A

MAINTENANCE:
SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DIAMETER OF THE WATTLE.



CONSTRUCTION NOTES FOR STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN 6 INCHES.
4. WIDTH - 24 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE

#	DATE	DESCRIPTION OF REVISION
1	1/22/15	SUBDIVISION PLAT SUBMISSION

DRAWN BY: JJM
CHECKED BY: JJM
DATE: JUNE 27, 2017
SCALE: NTS

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HUNT ENGINEERS | ARCHITECTS | SURVEYORS
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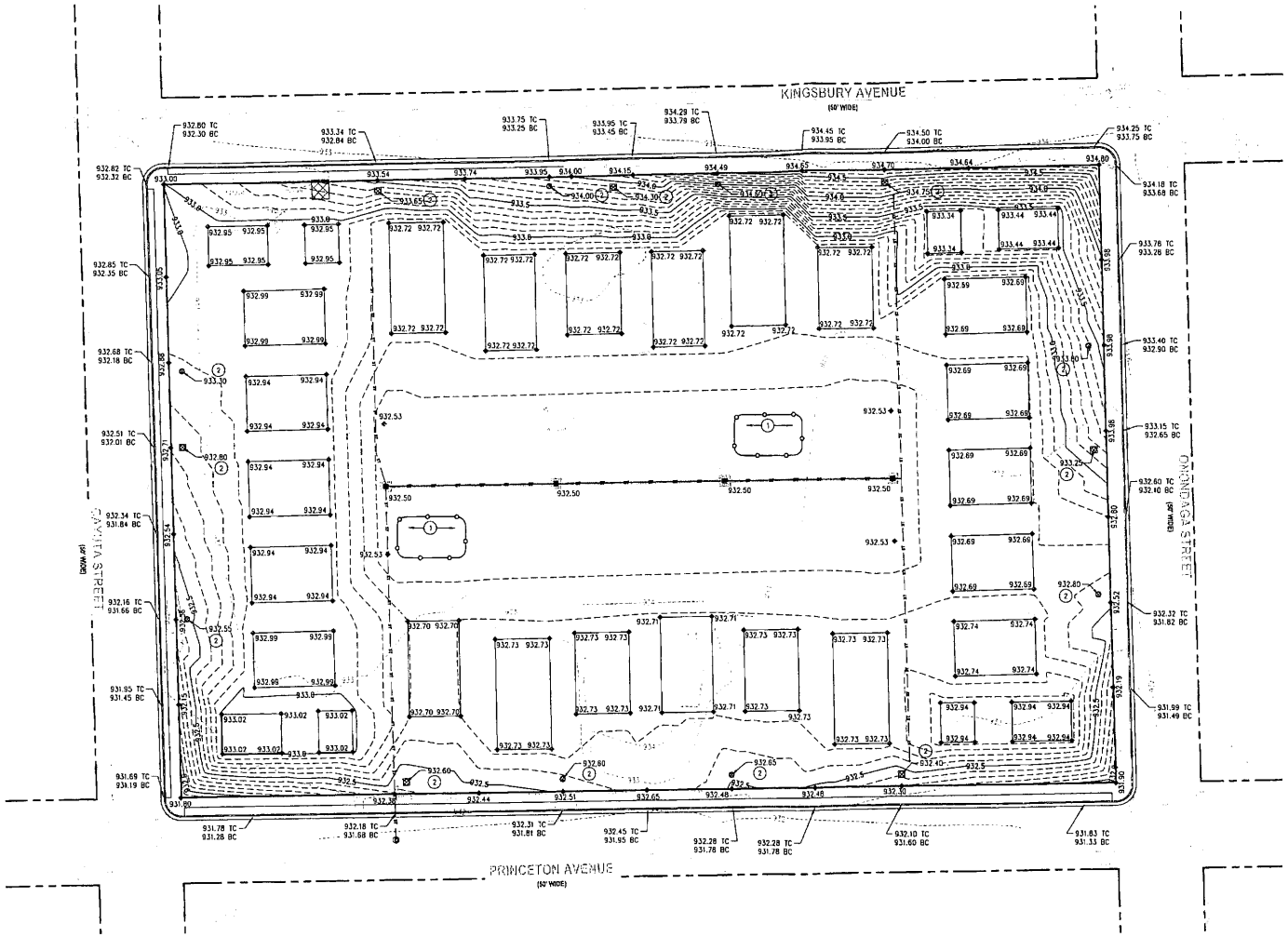
Offices: Rochester | Horseheads | Towanda

EROSION & SEDIMENT CONTROL DETAILS
ARBOR HOUSING AND DEVELOPMENT
NORTHSIDE BLODGETT SUBDIVISION

CITY OF CORNING, STEUBEN COUNTY, NY

L3.1

PROJECT NO: 3026.006



GENERAL NOTES:

1. EROSION AND SEDIMENT CONTROLS, AS SHOWN ON SHEET L3.0 - L3.1, SHALL REMAIN FOR THIS GRADING PLAN UNTIL SUCH TIME AS THE SITE IS PROPERLY STABILIZED. CONTRACTOR TO CONFIRM DESIRED TEMPORARY STABILIZATION METHODS WITH DEVELOPER. EROSION CONTROL METHODS MUST REMAIN IN PLACE UPON PROPERTY TRANSFER IF STANDARD E&SC STABILIZATION MEASURES (TEMPORARY OR PERMANENT) ARE NOT IMPLEMENTED BEFOREHAND.
2. GRADE BALANCES TO FINAL PROPOSED SITE PLAN, HOWEVER, GRADES ASSUME 4 INCHES OF TOP SOIL IS NOT SPREAD IN THIS PRE-BULK GRADING.
3. UPON COMPLETION OF GRADING ON THIS SHEET AND CONCLUSION OF ALL OTHER SCOPE ITEMS UNDER THE CURRENT PROPERTY OWNER, DEVELOPER TO COMPLETE NOI NOI APPLICATION TO THE NYSDEC AND SUBMIT WITH CORRESPONDING NOI REQUESTING TRANSFER OF SPDES PERMIT FROM CURRENT PROPERTY OWNER TO DEVELOPER. COORDINATE PROCESS WITH DESIGN ENGINEER AS NECESSARY.
4. WHEN GRADING IS COMPLETE, ANY EXCESS SOIL MUST BE REMOVED FROM THE SITE WITH THE EXCEPTION OF TOPSOIL STOCKPILES.
5. UPON COMPLETION OF GRADING ON THIS SHEET, CONTRACTOR TO CONTACT HUNT ENGINEERS FOR SCHEDULING OF FIELD SURVEY WORK TO CREATE A TOPOGRAPHIC MAP. DEVELOPER REQUESTED MAP TO CONFIRM SITE HAS BEEN GRADED PER PLANS.

(#) E&S PROJECT ON PLAN NOTES:

1. TOPSOIL STOCKPILE LOCATION. CONTRACTOR TO CONFIRM FINAL LOCATION WITH DEVELOPER PRIOR TO CONSTRUCTION COMPLETION. REFER TO DRAWING L3.0 FOR ADDITIONAL TOPSOIL REQUIREMENTS.
2. ELECTRIC TRANSFORMERS, VALUTS, AND HAND HOLDS MUST BE INSTALLED AT FINAL PROPOSED GRADE ELEVATIONS PER DRAWING L3.0. FINAL PROPOSED SPOT GRADES HAVE BEEN ADDED TO THIS PLAN FOR CLARIFICATION. CONTRACTOR TO COORDINATE FINAL LOCATION AND ELEVATIONS WITH NYSEG PRIOR TO INSTALLATION.

LEGEND

- HOUSE PADS
- 933.0 — PROPOSED 1' AND 0.5' MAJOR CONTOURS
- PROPOSED 0.1' MINOR CONTOURS
- EXISTING CONTOURS

NOTE: REFER TO DRAWING L3.0 FOR REQUIRED E&S MEASURES ASSOCIATED WITH THE WORK SCOPE.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

#	DATE	DESCRIPTION OF REVISION	BY
1	1/25/18	SUBDIVISION PLAT SUBMISSION	JJM

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CHECKED BY: JJM
DATE: JUNE 27, 2017
SCALE: AS NOTED

HUNT ENGINEERS | ARCHITECTS | SURVEYORS
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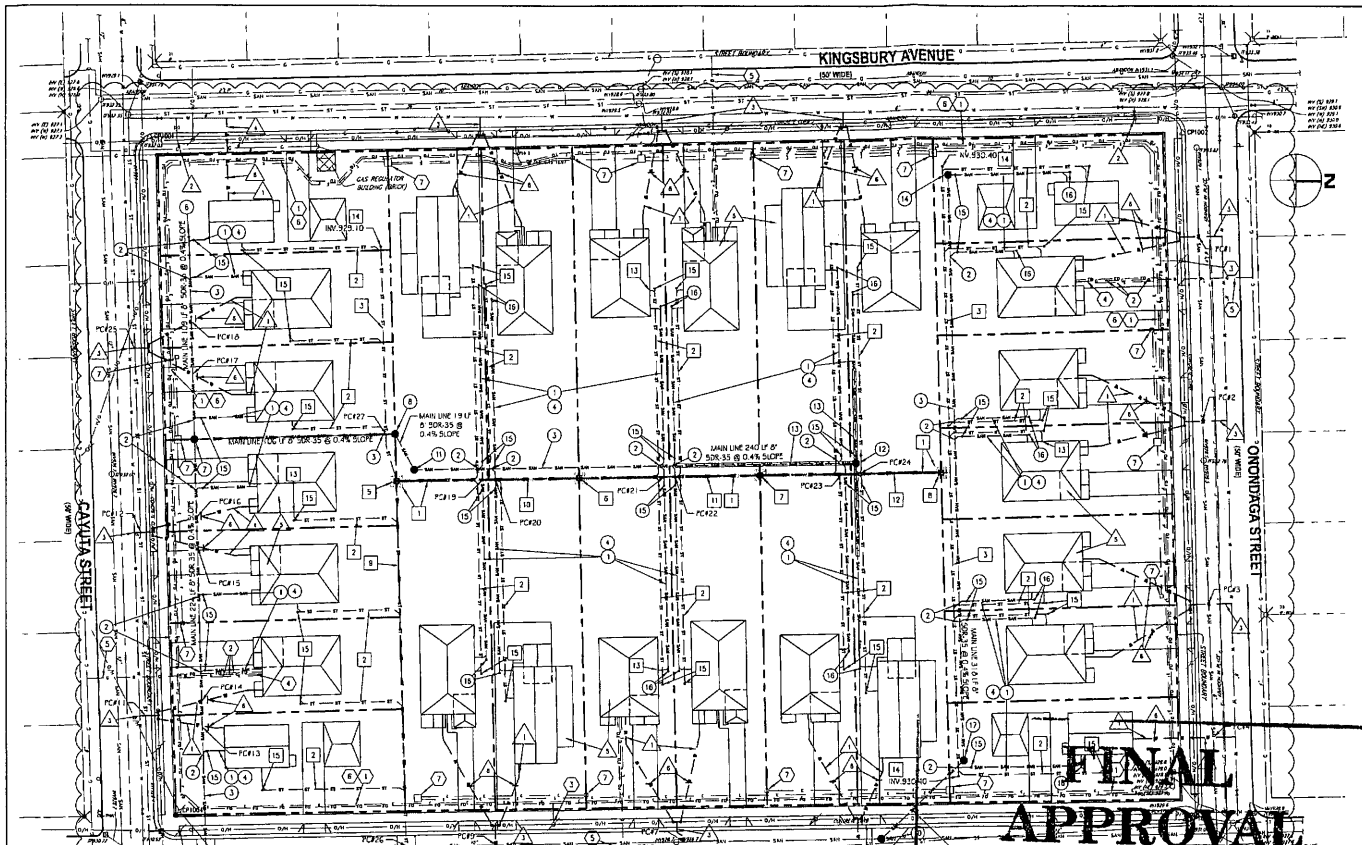
Offices: Rochester | Honeoye Falls | Towanda

PRE-BULK GRADING PLAN
ARBOR HOUSING AND DEVELOPMENT NORTHSIDE BLODGETT SUBDIVISION
CITY OF CORNING, STEUBEN COUNTY, NY

L3.2

PROJECT NO: 3026.006



FINAL APPROVAL

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NOTES:
1) EXACT LOCATION AND DEPTH OF EXISTING UTILITIES IS NOT FIELD VERIFIED. CONTRACTOR TO VERIFY INVERT AND CONFIRM THE MINIMUM CLEARANCE PROVIDED AT EACH CROSSING 5-18 INCHES IN MOST CASES, EXCEPT WHERE 24 INCHES FROM ANY EXISTING CITY UTILITY OR APPURTENANCE IS REQUIRED. ENCASEMENT OR PROPOSED UTILITY RELOCATION MUST BE PROVIDED IF CLEARANCE IS LESS THAN DESCRIBED.
2) ANY AND ALL EXISTING CITY OWNED UTILITIES CANNOT BE RELOCATED PER CITY OF CORNING REQUIREMENTS.
3) RELOCATE PROPOSED WATER LINE AROUND CONFLICTING UTILITY PER DETAILS 2 AND 4&5.1 TO PROVIDE 18 OR 24 INCHES VERTICAL CLEARANCE AS REQUIRED.
4) CONTRACTOR TO MAINTAIN 18" CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER LINE , ENCASEMENT OR PROPOSED UTILITY RELOCATION MUST BE PROVIDED IF CLEARANCE IS LESS THAN DESCRIBED. SEE DETAIL 4&5.2 FOR ENCASEMENT REQUIREMENTS.

#	UPPER PIPE (INVERT)	LOWER PIPE (INVERT)	CLEARANCE (SEE NOTES)	RELOCATION OR ENCASEMENT (SEE NOTES)
PCF1	EX. 6" SAN. - 928.93	PR. 3/4" WATER LINE - 928.76	0'-2'	YES
PCF2	EX. 6" SAN. - 925.57	PR. 3/4" WATER LINE - 927.74	0'-10'	YES
PCF3	EX. 6" SAN. - 928.12	PR. 3/4" WATER LINE - 927.20	0'-11'	YES
PCF4	EX. 6" SAN. - 927.77	PR. 3/4" WATER LINE - 926.80	1'-0'	YES
PCF5	EX. 10" SAN. - 927.00	PR. 3/4" WATER LINE - 926.50	0'-6'	YES
PCF6	EX. 12" STORM - 928.31	PR. 3/4" WATER LINE - 927.17	1'-2'	YES
PCF7	EX. 10" SAN. - 926.70	PR. 3/4" WATER LINE - 926.00	0'-6'	YES
PCF8	EX. 12" STORM - 928.69	PR. 3/4" WATER LINE - 927.36	0'-9'	YES
PCF9	EX. 10" SAN. - 926.47	PR. 3/4" WATER LINE - 926.00	0'-6'	YES

#	UPPER PIPE (INVERT)	LOWER PIPE (INVERT)	CLEARANCE (SEE NOTES)	RELOCATION OR ENCASEMENT (SEE NOTES)
PCF10	EX. 12" STORM - 927.64	PR. 3/4" WATER LINE - 927.10	0'-6'	YES
PCF11	EX. 36" STORM - 927.16	PR. 3/4" WATER LINE - 926.55	0'-7'	YES
PCF12	EX. 36" STORM - 927.36	PR. 3/4" WATER LINE - 926.80	0'-7'	YES
PCF13	PR. 3/4" WATERLINE - 927.40	PR. 6" SAN. - 926.36	0'-4'	YES
PCF14	PR. 3/4" WATERLINE - 927.40	PR. 6" SAN. - 926.39	0'-4'	YES
PCF15	PR. 3/4" WATER LINE - 927.60	PR. 6" SAN. - 926.76	0'-4'	YES
PCF16	PR. 3/4" WATER LINE - 927.60	PR. 6" SAN. - 926.79	0'-4'	YES
PCF17	PR. 3/4" WATER LINE - 926.50	PR. 6" SAN. - 927.22	0'-7'	YES
PCF18	PR. 3/4" WATER LINE - 926.50	PR. 6" SAN. - 927.24	0'-7'	YES

#	UPPER PIPE (INVERT)	LOWER PIPE (INVERT)	CLEARANCE (SEE NOTES)	RELOCATION OR ENCASEMENT (SEE NOTES)
PCF19	PR. 18" STORM - 928.66	PR. 4" SAN. - 927.69	0'-6'	YES
PCF20	PR. 18" STORM - 928.68	PR. 4" SAN. - 927.93	0'-6'	YES
PCF21	PR. 15" STORM - 929.45	PR. 4" SAN. - 928.26	0'-10'	YES
PCF22	PR. 15" STORM - 929.46	PR. 4" SAN. - 928.33	0'-10'	YES
PCF23	PR. 12" STORM - 929.74	PR. 4" SAN. - 928.57	0'-10'	YES
PCF24	PR. 12" STORM - 929.77	PR. 4" SAN. - 928.68	0'-9'	YES
PCF25	EX. 36" STORM - 927.56	PR. 3/4" WATER LINE - 927.30	0'-3'	YES
PCF26	PR. 18" STORM - 927.55	EX. 10" SAN. - 926.36	0'-3'	YES
PCF27	PR. 6" STORM - 928.80	PR. 8" SAN. - 927.34	0'-8'	YES

UTILITY CONTACTS:
1) ATT - MARK DEVICHINE, md0464@att.com, (607) 484-25.0
2) CORNING NATURAL GAS (CNG) - PATRICK FOSTER, pfoster@cnnaxis.com, (607) 936-7552 x232
3) TIME WARNER CABLE - TISHA YANN, Tiann@twcable.com, (607) 962-2087
4) CITY DPW - WATER DEPARTMENT - BRAD YAGELL, Cornwater@stny.rr.com, (607) 962-0340 x 1308
5) CITY DPW - SEWER DEPARTMENT - ROB WOOTEN, cornwsdpw2@stny.rr.com, (607) 962-0340 x 1309

3/7/2019
Date

Chairperson
City of Corning Planning Commission

GENERAL NOTES:
1. CONTRACTOR SHALL EXCAVATE AREAS OF PROPOSED PIPE CROSSINGS TO VERIFY PIPE ALIGNMENT, LOCATION, AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PIPING INSTALLATION. COORDINATE WITH THE CITY OF CORNING. ANY DAMAGE DONE TO EXISTING UNDERGROUND UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.
2. COORDINATION WITH ELECTRIC AND FIBER OPTIC PROVIDERS MAY NECESSITATE OVERHEAD INDIVIDUAL HOME CONNECTIONS INSTEAD OF UNDERGROUND. PROPERTY OWNER/DEVELOPER TO INITIATE DISCUSSIONS WITH UTILITY PROVIDERS AS NECESSARY.
3. UTILITY CROSSINGS PER DETAILS 2,4&4&5.1.
4. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL SEWER (STORM AND SANITARY), WATER AND STREET OPEN PERMITS REQUIRED FOR THE PROJECT FROM THE CITY OF CORNING DPW. PROVIDE CITY A MINIMUM OF (4) WEEKS NOTICE PRIOR TO ANTICIPATED START OF CONSTRUCTION AND COORDINATE WATER SCOPE WITH CITY DPW.
5. REFER TO DRAWING L1.0 FOR ADDITIONAL UTILITY SPECIFIC NOTES.
6. COORDINATION WITH UTILITY PROVIDERS CONCERNING NEW BLOCK LOOP UTILITIES IS IN THE DESIGN STAGE, WITH NYSEG BEING THE LEAD DESIGN ENGINEER. SHOULD LOOP CONCEPT BE UNAVAILABLE, INDIVIDUAL HOUSE (ELECTRIC, GAS AND FIBER OPTIC) CONNECTIONS WOULD TIE DIRECTLY INTO THE EXISTING UTILITIES IN THE ROAD OR ROW.
7. ALL PROPOSED UTILITIES MUST MAINTAIN A 2 FEET VERTICAL AND 3 FEET HORIZONTAL SEPARATION FROM ANY AND ALL CITY OWNED EXISTING UTILITIES AND APPURTENANCES (I.E. CURB SHUTOFFS, VALVE BOXES, ETC.), PARTICULARLY WITHIN THE CITY ROW LINE.

SITE STORM SEWER UTILITY PLAN NOTES:
1. PROVIDE GRAVEL DIAPHRAGM ALONG STORM LINES AND 2' OUT ON ALL SIDES OF CATCH BASINS. SEE DETAIL 6&5.2.
2. DEVELOPER TO PROVIDE 6" DIA. HDPE STORM LATERAL AT MIN. 1.0% SLOPE. SEE DETAIL 1&5.2.
3. PROVIDE 12" DIA. HDPE STORM PIPE @ 0.3% SLOPE. SEE DETAIL 1&5.2.
4. PROVIDE 4 FT. DIA. DOGHOUSE MANHOLE. RIM ELEV. = 932.09 (APPROX.), EX INV. ELEV. = 927.37 (IN), PR INV ELEV. = 927.50 (IN). SEE DETAILS 6&5.1 AND 3&5.2.
5. PROVIDE 2'x2' CATCH BASIN. T.O.G. ELEV. = 932.50, INV. ELEV. = 928.72 (INW), INV. ELEV. = 928.72 (OUT). SEE DETAIL 2&5.2.
6. PROVIDE 2'x2' CATCH BASIN. T.O.G. ELEV. = 932.50, INV. ELEV. = 929.01 (INS). SEE DETAIL 2&5.2.
7. PROVIDE 2'x2' CATCH BASIN. T.O.G. ELEV. = 932.50, INV. ELEV. = 929.61 (IN), INV. ELEV. = 929.30 (S). SEE DETAIL 2&5.2.
8. PROVIDE 2'x2' CATCH BASIN. T.O.G. ELEV. = 932.50, INV. ELEV. = 929.50 (IN). SEE DETAIL 2&5.2.
9. PROVIDED 204 LF 15" DIA. HDPE STORM PIPE @ 0.3% SLOPE. SEE DETAIL 1&5.2.
10. PROVIDE 97 LF 18" DIA. HDPE STORM PIPE @ 0.3% SLOPE. SEE DETAIL 1&5.2.
11. PROVIDE 97 LF 15" DIA. HDPE STORM PIPE @ 0.3% SLOPE. SEE DETAIL 1&5.2.
12. PROVIDE 97 LF 12" DIA. HDPE STORM PIPE @ 0.3% SLOPE. SEE DETAIL 1&5.2.
13. DEVELOPER TO PROVIDE DOWNSPOUT ADAPTER FOR CONNECT ON OF RESIDENCE STORM LATERAL (TYPICAL OF ALL 26 LOTS). SEE DETAIL 5&5.2.
14. PROVIDE 6" STORM SEWER CLEANOUT. SEE DETAIL 6&5.1.
15. DEVELOPER TO PROVIDE 6" STORM CLEANOUT. SEE DETAIL 6&5.1.

SITE SANITARY SEWER UTILITY PLAN NOTES:
1. DEVELOPER TO PROVIDE 4 INCH DIA. SDR 35 GASKETED SANITARY SEWER PIPE LATERAL AT 2.0% MINIMUM SLOPE OR AS INDICATED (TYPICAL). SEE DETAIL 5&5.1. DEVELOPER TO OBTAIN SANITARY SEWER PERMIT FOR EACH INDIVIDUAL CONNECTION FROM THE CITY'S DPW. SANITARY AND WATER LATERALS MUST HAVE A MINIMUM OF 10 FEET SEPARATION FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SANITARY LATERALS MUST HAVE A MINIMUM COVER OF 4 FEET TO TOP OF PIPE.
2. PROVIDE WYE CONNECTION TO PROPOSED SANITARY SEWER MAIN (TYPICAL).
3. PROVIDE 6 INCH DIA. SDR 35 GASKETED SANITARY SEWER PIPE LATERAL AT 1.0% MINIMUM SLOPE OR AS INDICATED (TYPICAL). SEE DETAIL 1&5.2. SANITARY AND WATER LATERALS MUST HAVE A MINIMUM OF 10 FEET SEPARATION FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SANITARY LATERALS MUST HAVE A MINIMUM COVER OF 4 FEET TO TOP OF PIPE.
4. CODE COMPLIANT SANITARY EJECTOR PUMP, TANK AND ASSOCIATED APPURTENANCES WILL BE REQUIRED PER RESIDENCE IF BASEMENTS WITH SEWER FACILITIES WILL BE CONSTRUCTED (BY DEVELOPER, TYPICAL FOR ALL 26 LOTS WITH BASEMENTS). SEE DRAWING L2.0 (DETAIL 1) FOR NUMBER OF BEDROOMS ANTICIPATED PER LAYOUT.
5. PROVIDE 4 FT. DIA. DOGHOUSE MANHOLE. RIM ELEV. = 931.49 (APPROX.), EX INV. ELEV. = 926.10 (NS), PR INV ELEV. = 926.20 (N). SEE DETAILS 3&5.1.
6. PROVIDE 4" SANITARY SEWER CLEANOUT, PR INV ELEV. = 927.47. SEE DETAIL 6&5.1.
7. PROVIDE 4 FT. DIA. MANHOLE. RIM. ELEV. = 932.90, INV. ELEV. = 926.94 (N,E), INV. ELEV. = 927.04 (W). SEE DETAIL 3&5.1.
8. PROVIDE 4 FT. DIA. MANHOLE. RIM. ELEV. = 933.50, INV. ELEV. = 927.30 (S,E). SEE DETAIL 3&5.1.
9. RESERVED.
10. PROVIDE 4 FT. DIA. DOGHOUSE MANHOLE. RIM ELEV. = 931.90 (APPROX.), EX INV. ELEV. = 927.01 (NS), PR INV ELEV. = 927.10 (W). SEE DETAILS 3&5.1. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IF THERE IS ANY CONFLICT WITH THE EXISTING STORM SEWER LINE.
11. PROVIDE 4 FT. DIA. MANHOLE. RIM. ELEV. = 933.00, INV. ELEV. = 927.64 (N), INV. ELEV. = 927.54 (SW). SEE DETAIL 3&5.1.
12. PROVIDE 4 FT. DIA. MANHOLE. RIM. ELEV. = 933.00 INV. ELEV. = 928.60 (E,W,S). SEE DETAIL 3&5.1.
13. SEWER APPROPRIATE INSULATION (NON PVC OR APPROVED EQUAL) AND PROTECTION AGAINST FREEZING FOR SANITARY PVC PIPE SHALLOWER THAN 4 DEEP (TO TOP OF PIPE). ASSUME 100 LF OF 6" AND 50 LF OF 4" PVC SAN MAINS/LATERAL WILL REQUIRE THIS TREATMENT PER HATCHING.
14. PROVIDE 4 FT. DIA. MANHOLE. RIM. ELEV. = 935.00, INV. ELEV. = 928.88 (IN), INV. ELEV. =928.79 (OUT). SEE DETAIL 3&5.1.
15. PROVIDE 4" SANITARY SEWER CLEANOUT. SEE DETAIL 6&5.1.
16. DEVELOPER TO PROVIDE 4" SANITARY SEWER CLEANOUT. SEE DETAIL 6&5.1.
17. PROVIDE 4 FT. DIA. MANHOLE. RIM. ELEV. = 932.90, INV. ELEV. = 927.52 (NW), INV. ELEV. = 927.42 (SE). SEE DETAIL 3&5.1.

SITE WATER UTILITY PLAN NOTES:
1. PROVIDE 3/4" INCH TYPE K COPPER DOMESTIC WATER SERVICE LATERAL FOR ENTIRE LENGTH OF PIPE TO REACH RESIDENCE AND BURY AT LOCATIONS INDICATED IN NOTE #6. INCLUDE ENOUGH LINE COIL TO REACH INSIDE THE BUILDING TO AVOID CUTTING THE COPPER PIPE. DEVELOPER TO APPROVE THE OVERALL LENGTH OF COPPER LINE PRIOR TO BEING BURIED. DEVELOPER TO FINISH INSTALLATION TO RESIDENCE (TYPICAL) UNDER SEPARATE CONTRACT. CONTRACTOR TO PROVIDE LOCATION MARKING STAKE AT BURY LOCATION (10' OUT ABOVE PROPOSED GRADE). CONNECT TO 3/4 INCH CURB STOP BETWEEN PROPOSED CURB AND SIDEWALK THAT WAS PREVIOUSLY INSTALLED BY CITY OF CORNING DPW. SEE DETAIL 1&5.1.
2. EXISTING FIRE HYDRANT LOCATION.
3. CITY OF CORNING DPW TO INSTALL 1 INCH TYPE K COPPER DOMESTIC WATER SERVICE LATERAL WITHIN ROW FROM EXISTING WATER MAIN TO A "T" MANIFOLD FITTING IN THE LAWN AREA BETWEEN THE PROPOSED CURBS AND SIDEWALK AS INDICATED (TYP CAL). CITY TO INSTALL TWO INDIVIDUAL 3/4 INCH CURB STOPS TO SERVICE EACH RESIDENCE.
4. CITY OF CORNING DPW TO INSTALL 3/4 INCH TYPE K COPPER DOMESTIC WATER SERVICE LATERAL AS INDICATED (TYPICAL) FROM EXISTING WATER MAIN TO INDIVIDUAL CURB STOP AT THE CITY ROW LINE. CITY TO INSTALL 3/4 INCH CURB STOP TO SERVICE RESIDENCE.
5. INDIVIDUAL RESIDENCE WATER METERS TO BE PROVIDED BY CITY OF CORNING DPW AND INSTALLED BY OWNER (TYPICAL).
6. APPROXIMATE LOCATION TO BURY. ADDITIONAL COPPER LATERAL FOR EACH INDIVIDUAL RESIDENCE.

SITE ELECTRIC, GAS AND FIBER OPTIC UTILITY PLAN NOTES:
1. PROVIDE TRENCH FOR UNDERGROUND ELECTRIC AND FIBER OPTIC (FO) COMMUNICATIONS BLOCK SERVICE LOOP. SEE DETAIL 7&5.1. CONDUIT AND CABLE BY UTILITY PROVIDER. CONDUIT AND CABLE MINIMUM DEPTH TO BE 36 INCHES FROM THE FINAL GRADING DRAWING. L3.2 TO MEET MINIMUM COVER REQUIREMENTS. COORDINATE LOCATION AND SIZE WITH UTILITY PROVIDER(S) AS REQUIRED. NYSEG WILL BE THE DESIGN LEAD ON THE FINAL REQUIREMENTS AND TRENCH DETAIL.
2. DEVELOPER TO PROVIDE TRENCH FOR INDIVIDUAL HOUSE LATERALS FOR UNDERGROUND ELECTRIC, GAS AND FO SERVICES (NOT SHOWN BUT TYPICAL FOR ALL 26 LOTS). SEE DETAIL 7&5.1. COORDINATE WITH APPROPRIATE UTILITY PROVIDERS AS NECESSARY.
3. COORDINATE CONNECTION OF FINAL PROPOSED LOOP SERVICES TO THE EXISTING SERVICES WITH UTILITY PROVIDERS (EMPIRE ACCESS AND NYSEG).
4. DEVELOPER TO COORDINATE CONNECTION OF PROPOSED SERVICES AT 5 FT FROM BUILDING WITH UTILITY PROVIDERS (NOT SHOWN BUT TYPICAL FF ALL 26 LOTS).
5. DEVELOPER TO COORDINATE INDIVIDUAL GAS LATERAL HOUSE CONNECTIONS WITH CORNING NATURAL GAS (CNG). UTILITY PROVIDER TO DIRECTIONAL DRILL UNDER THE ROAD TO CONNECT TO GAS MAINS ON THE OTHER SIDE OF THE STREET (TYPICAL OF ALL 26 LOTS). CNG TO REMOVE 2' BY 2' SECTION OF ROADWAY AT ALL PIPE CROSSINGS TO CONFIRM UTILITY CAN PASS. CNG TO COORDINATE WITH CITY DPW AS NECESSARY.
6. UPON INSTALLATION OF E & FO IN NEW BLOCK LOOP, CONTRACTOR TO STAKE THE EXTENTS (INCLUDING WIDTH) OF THE ENTIRE LOOP. AT A MINIMUM, STAKES SHOULD BE PLACE AT EVERY PROPOSED INDIVIDUAL LOT LINE (MINIMUM 25).
7. ALL ELECTRIC FEATURES TO BE INSTALLED AT FINAL GRADE ELEVATION PER L3.0 (HIGHER ELEVATIONS), RATHER THAN AT PRE-BULK GRADING AS SHOWN ON L3.2. FOR CLARIFICATION, PROPOSED SPOT ELEVATIONS HAVE BEEN ADDED TO SHEET L3.2. CONTRACTOR TO ENSURE THAT THE FEATURES ARE INSTALLED AT THE CORRECT GRADE ELEVATION. COORDINATE WITH NYSEG AS NECESSARY.

DATE:	DESCRIPTION OF REVISION:	BY:
1/22/19	SUBDIVISION PLAT SUBMISSION	JAM
2/13/19	RESUBMITTED FOR FINAL CITY APPROVAL	JAM

DRAWN BY:
CHECKED BY: JLM
DATE: JUNE 27, 2017
SCALE: AS NOTED
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100 Hunt Center, Horseheads, New York 14845 P: 607-739-3581 F: 607-739-1400
DESIGN AHEAD OF TOMORROW | TODAY

SITE UTILITY PLAN
ARBOR HOUSING AND DEVELOPMENT NORTHSIDE BLODGETT SUBDIVISION
CITY OF CORNING, STEUBEN COUNTY, NY

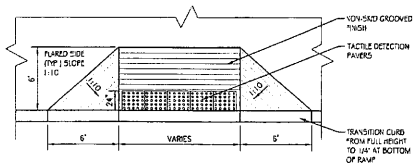
L4.0

PROJECT NO: 3026.006

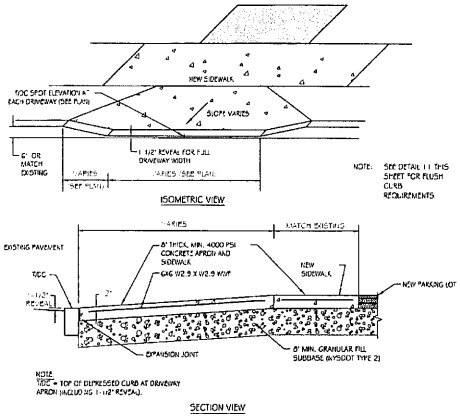
FINAL APPROVAL

3/7/2019
Date

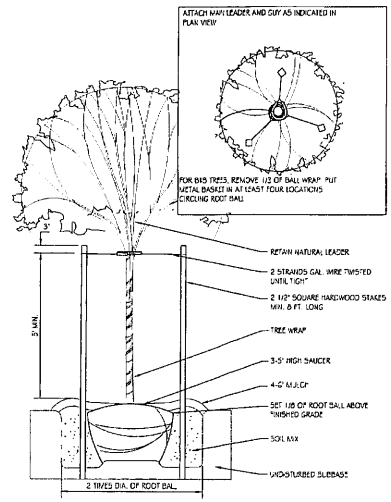
Chairperson
City of Corning Planning Commission



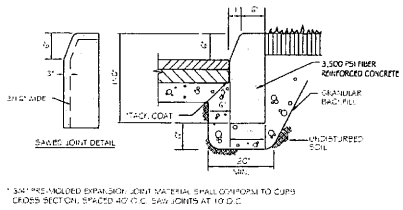
6 ADA ACCESSIBLE CURB RAMP LAYOUT
SCALE: N.T.S.



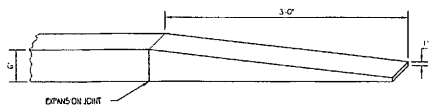
5 CONCRETE APRON AND SIDEWALK DRIVEWAY DETAIL
SCALE: N.T.S.



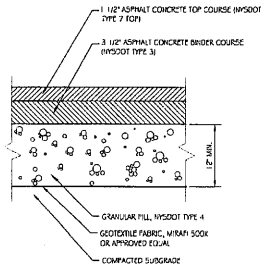
7 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



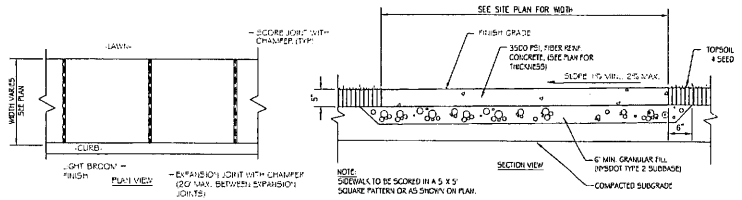
4 VERTICAL CONCRETE CURB DETAIL
SCALE: NOT TO SCALE



3 CONCRETE CURB TAPER DETAIL
SCALE: N.T.S.



2 STANDARD DUTY ASPHALT PAVEMENT
SCALE: N.T.S.



1 CONCRETE WALK DETAIL
SCALE: N.T.S.

#	DATE:	DESCRIPTION OF REVISION:
1	1/22/19	SUBDIVISION TO FIT SUBDIVISION

DRAWN BY: JMV
CHECKED BY: JLV
DATE: JUNE 27, 2017
SCALE: NTS

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Unauthorized Alteration Or Addition To This Drawing Is A Violation Of Section 7209 Of The New York State Education Law

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Offices in Southern Tier and Northeastern Pennsylvania

SITE DETAILS
ARBOR HOUSING AND DEVELOPMENT
NORTHSIDE BLODGETT SUBDIVISION
CITY OF CORNING, STEUBEN COUNTY, NY

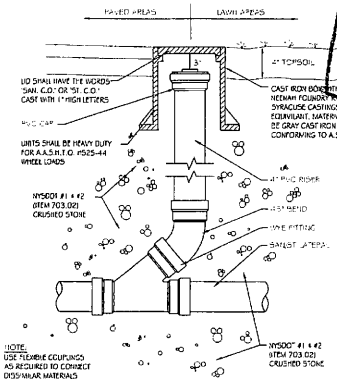
L5.0

PROJECT NO: 3026.006

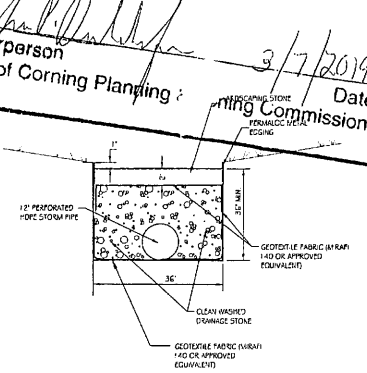
FINAL APPROVAL

Chairperson
City of Corning Planning Commission

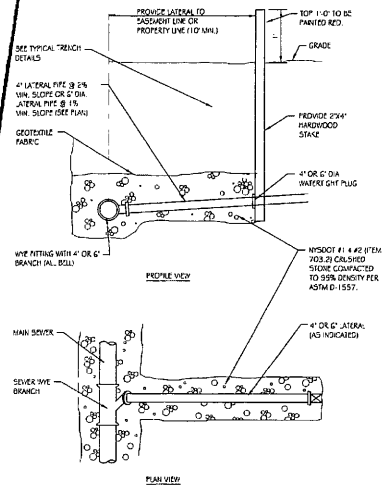
3/7/2019
Date



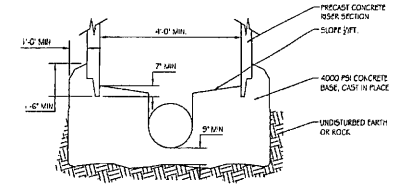
6A SANITARY/STORM CLEAN OUT DETAIL
SCALE: N.T.S.



6 GRAVEL DIAPHRAGM DETAIL
SCALE: NOT TO SCALE



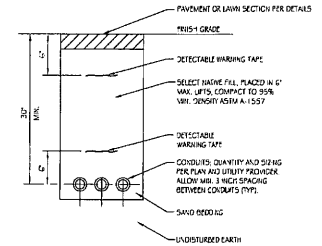
5 SANITARY SEWER LATERAL INSTALLATION DETAIL
SCALE: N.T.S.



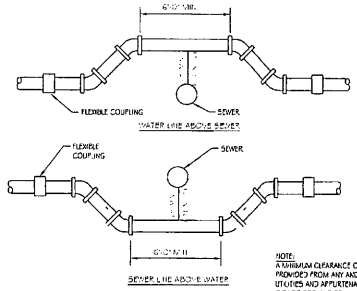
NOTES:
1. MANHOLE TO BE CENTERED ON EXISTING SEWER SECTION.
2. AFTER BASE IS POURED, UPPER HALF OF SEWER WITHIN MANHOLE TO BE REMOVED.

REFER TO APPLICABLE PRECAST CONCRETE MANHOLE DETAIL FOR ADDITIONAL INFORMATION.

8 DOG HOUSE MANHOLE DETAIL
SCALE: N.T.S.

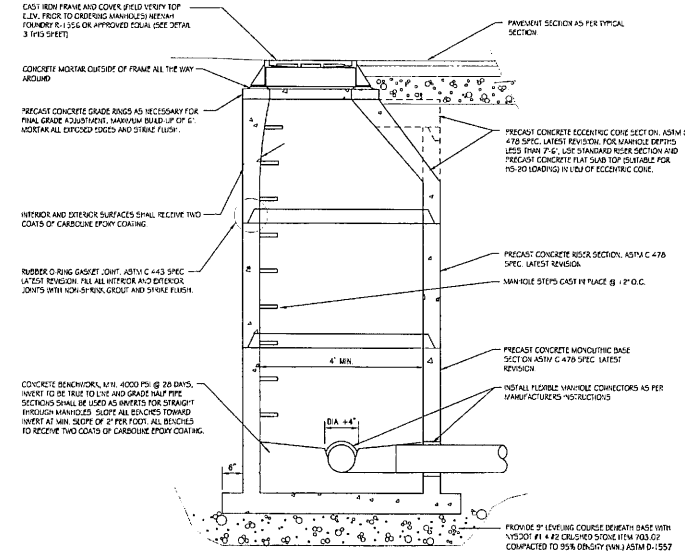


7 TYPICAL MULTI-CONDUIT TRENCH DETAIL
SCALE: N.T.S.



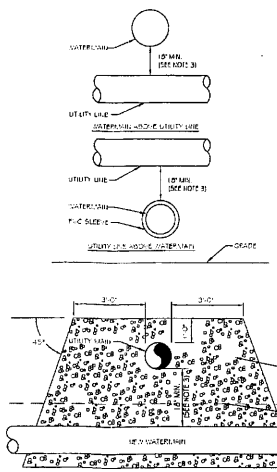
NOTE:
A MINIMUM CLEARANCE OF 24 INCHES MUST BE PROVIDED FROM ANY AND ALL CITY OWNED UTILITIES AND APPURTENANCES. COORDINATE WITH CITY OF CORNING DPW.

4 WATERMAIN RELOCATION DETAIL
SCALE: N.T.S.



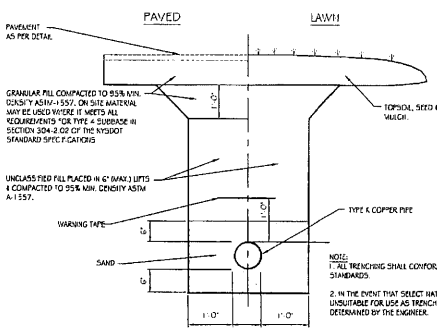
NOTE: REFER TO DETAIL 3H10 1185 SHEET FOR GRATE DETAILS.

3 CONCRETE SANITARY MANHOLE DETAIL
SCALE: NOT TO SCALE



NOTES:
1. AT CROSSINGS OF EXISTING SEWERS, ONE FULL LENGTH (20 MIN) OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
2. IF AN EXISTING WATER JOINT IS EXPOSED DURING A SANITARY INSTALLATION AND THERE IS A JOINT WITHIN 10 FEET ON EITHER SIDE OF THE NEW SANITARY MAIN, PROVIDE FLOWABLE FILL AROUND THE ENTIRE WATER JOINT PER CITY OF CORNING DPW REQUIREMENTS.
3. A MINIMUM CLEARANCE OF 24 INCHES MUST BE PROVIDED FROM ANY AND ALL CITY OWNED UTILITIES AND APPURTENANCES. COORDINATE WITH CITY OF CORNING DPW.
4. AT CROSSING OF NEW SEWERS, WATERLINE AND SEWER LINE PIPE LENGTHS SHALL BE CENTERED AT CROSSINGS. EACH LENGTH OF PIPE TO BE 20' MINIMUM.
5. WHEN UTILITY LINES ARE ABOVE WATERMAINS, WATERMAINS SHALL BE INSTALLED WITH PVC CASING FOR 10 EACH SIDE OF THE CROSSING. SLEEVE TO BE CONTINUOUS, NO JOINTS, AND THE I.D. MUST BE 2" GREATER THAN THE O.D. OF THE CARRIER PIPE BELL DIMENSION.
6. DESCRIBED MEASURES ARE NOT ALLOWED FOR USE NEAR SEWER CATCH BASINS, DRIVEWELLS, MANHOLES, OR WHEN WATERMAIN IS INSTALLED WITHIN 10' AND PARALLEL TO SEWER.
7. BACKFILL AS A PER APPROPRIATE TRENCH DETAIL

2 UTILITY CROSSING DETAIL
SCALE: NOT TO SCALE



NOTE:
1. ALL TRENCHING SHALL CONFORM TO O.S.H.A. STANDARDS.
2. IN THE EVENT THAT SELECT NATIVE FILL IS UNSUITABLE FOR USE AS TRENCH, BACKFILL AS DETERMINED BY THE ENGINEER.

1 TYPICAL WATER TRENCH DETAIL
SCALE: NOT TO SCALE

DRAWN BY:	
CHECKED BY:	JLM
DATE:	JUNE 27, 2017
SCALE	NTS

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#	DATE	DESCRIPTION OF REVISION	BY
1	1/24/19	SUBDIVISION PLAN SUBMISSION	JLM

"Traditional Neighborhood Development Design Standards" Corning, Steuben Co., N.Y. Adopted 1/24/2006

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Offices: Rochester | Horseheads | Tonawanda

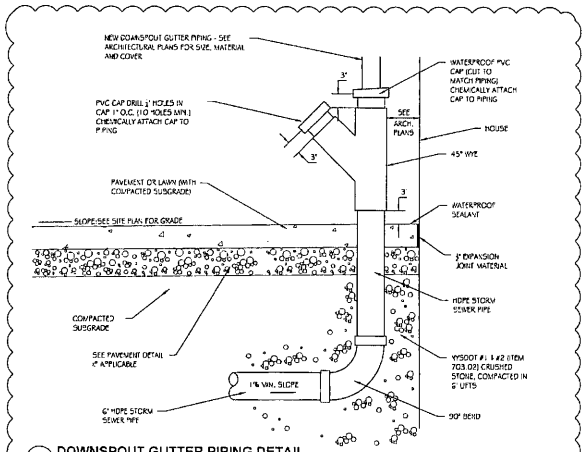
STORMWATER AND UTILITY DETAILS
ARBOR HOUSING AND DEVELOPMENT
NORTHSIDE BLODGETT SUBDIVISION
CITY OF CORNING, STEUBEN COUNTY, NY

L5.1

PROJECT NO: 3026.006

FINAL APPROVAL

3/2/2019
Date
Chairperson
City of Corning Planning & Zoning Commission



5 DOWNSPOUT GUTTER PIPING DETAIL
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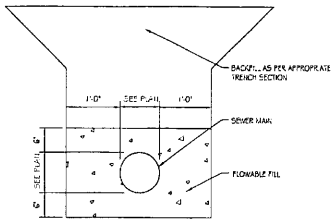
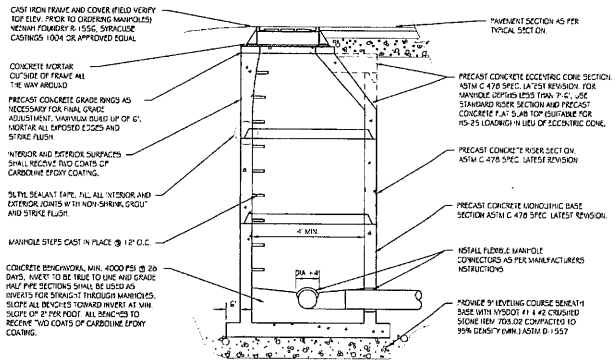
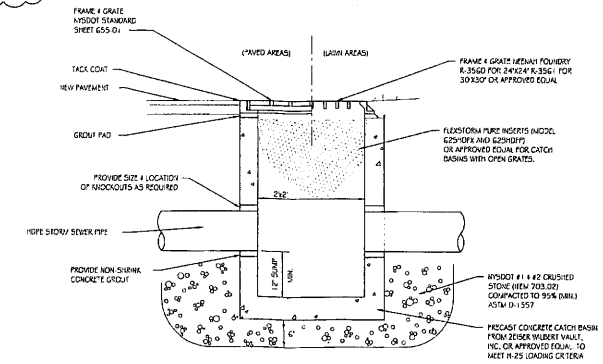


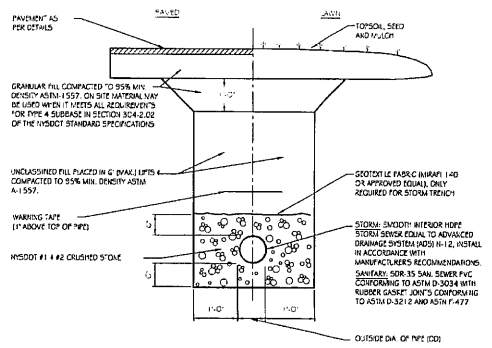
4 TYPICAL SEWER ENCASEMENT DETAIL
SCALE: N.T.S.



3 PRECAST CONCRETE STORM MANHOLE DETAIL
SCALE: N.T.S.



2 CATCH BASIN DETAIL
SCALE: N.T.S.



1 TYPICAL STORM/SANITARY SEWER DETAILS
SCALE: N.T.S.

STATE OF NEW YORK

DRAWN BY:	
CHECKED BY:	JJM
DATE:	JUNE 27, 2017
SCALE	NTS

#	DATE:	DESCRIPTION OF REVISION:	BY:
1	12/14/18	RESUBMISSION FOR SUBMISSION	JJM
2	02/28/19	RESUBMISSION FOR FINAL CITY APPROVAL	JJM

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STORMWATER AND UTILITY DETAILS
ARBOR HOUSING AND DEVELOPMENT
NORTHSIDE BLODGETT SUBDIVISION
CITY OF CORNING, STEUBEN COUNTY, NY

L5.2

PROJECT NO: 3026.006

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

Agency Use Only [If applicable]	
Project:	Northside Blodgett Subdivision
Date:	October 12, 2017

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.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	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	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____		☐	☐

Ironside Blodgett subdivision 10/12/17

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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

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	☐	☐
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	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
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	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
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	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

Northside Blodgett Subdivision 10/12/17

l. Other impacts: _____		☐	☐

4. Impact on groundwater

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) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	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	☐	☐
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	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
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	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
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	☐	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	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	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

Northside Bladgett Subdivision 10/12/17

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	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_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8. SEE PART 3 COMMENTS

	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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐

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	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
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	☐	☐
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	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
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	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

Northside Blodgett subdivision 10/12/17

9. Impact on Aesthetic Resources

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.) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	 ☐ ☐	 ☐ ☐
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	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11. SEE PART 3 COMMENTS

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
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	☐	☐
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	☐	☐

Northside Blodgett St Division 10/12/17

d. Other impacts: _____		☐	☐
e. 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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

11. Impact on Open Space and Recreation

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.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 12. SEE PART 3 COMMENTS

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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	☑	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☑	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☑	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☑ SEE PART 3 COMMENTS	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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	☐	☐
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	☐	☐
c. Other impacts: _____		☐	☐

Northside Blodgett subdivision 10/12/17

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. SEE PART 3 COMMENTS

	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	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j SEE PART 3 COMMENTS	☑	☐
f. Other impacts: _____		☐	☐

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	☐	☐
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	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

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	☐	☐
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	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

Northside Blodgett's division 10/12/17

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____		☐	☐

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. SEE PART 3 COMMENTS

	Relevant Part I Question(s)	No,or small impact may cccur	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

Northside Blodgett Subdivision 10/12/17

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
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	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3. SEE PART 3 COMMENTS

	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	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
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	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

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Agency Use Only [IfApplicable]

Project : Northside Blodgett Subdivision

Date : October 10, 2017

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.

Previously, the Commission had classified the project as an Unlisted Action and had conducted a coordinated review. Subsequently, the Commission was informed the project is subject to New York State Health Department regulations requiring the project be classified as a Type I Action. Therefore, at its meetings of September 5, 2017, the Planning Commission rescinded its previous classification and classified the project as a TYPE I Action, declared intent to be lead agency and elected to conduct a coordinated review of the project as Type I Action.

See attached sheet

JPD 11/12/2017

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
See attached comments

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Corning Planning Agency 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.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: Northside Blodgett Development Subdivision

Name of Lead Agency: City of Corning Planning Commission

Name of Responsible Officer in Lead Agency: Joe P. Dubendorfer

Title of Responsible Officer: Commission Chairperson

Signature of Responsible Officer in Lead Agency: Date: 10/12/2017

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Steve Dennis

Address: 500 Nasser Civic Center Plaza

Telephone Number: 607-962-0340 ext. 1117

E-mail: corningplanning@cityofcorning.com

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

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City of Corning Planning Commission

Northside Blodgett Development Subdivision SEQR review

Attachment to Part Three SEQR review by the Commission.

10/12/2017

At the scheduled October 10, 2017 meeting the Commission passed a motion that;

- Confirmed to be the Lead Agency for this Project
- Confirmed review of all of the supporting data and Part 1 Long EAF submitted and reviewed by the Commission
- Confirmed the receipt and/or lack of receipt in and the review of inputs from other potential involved agencies.
- Confirmed that the action is classified an Type I Action
- And that based upon the above review this action shall be a Negative Declaration

The following issues generated a more intense review by the Commission but in all cases the impact did not exist or was considered minor. These items are noted in Part 2 and detailed below.

Part 2 Question 7, Plants and Animals, Page 4 of 10; The NYS DEC provided feedback as part of the coordinated review of the project. Three endangered species were specified for potential impact with this project. All three were reviewed by the Commission and it was deemed appropriate that no habitat was possible for these species due to the many decades of local development and semi-urban environment as is typical in city.

Part 2 Question 10, Historic and Archeological Resources, Page 6 of 10; the existing site is the location of the old Northside Blodgett High school and subsequent Middle School. There is the possibility that the site could be of some local historical impact. The applicant provided within the Project Engineering Reports a letter from the State Office of Parks, Recreation, and Historic Preservation a letter that indicates no impact on cultural resources. This conclusion is also reinforced by the previous SEQR review performed by the School Board when acting upon the School Closure. In addition the applicant is making efforts as much as practical to salvage the clock tower portion of the old structure for future display by the school district. The Commission agreed that the Impact is minor.

Part 2 Question 11d, Open Space and Recreational, Page 7 of 10; the old athletic field adjacent to the school offered an informal recreation area for the neighborhood. This would be displaced by the proposed Subdivision. The Commission requested the applicant provide a map showing other city parks and school locations within proximity of the proposed location, the Commission felt adequate resources were within reasonable distance. Also, the proposed action of creating 26 new single family home with adequate individual green space was a benefit. In addition, the SEQR performed for the school closure indicated no impact.

Part 2 Question 13, Transportation, Page 8 of 10; the proposed action creates 26 new single family lots that replace the large School. Obviously this action eliminates the high traffic volumes generated at the school opening and closing times. The new traffic with the proposed action eliminates this high peak travel times and normal residential trip generation takes over like the existing adjacent areas. This is

presented in detail by the applicant in the Engineering Report. This is a beneficial impact from the proposed action.

Part 2 Question 16, Human Health, Page 9 of 10; the EAF question E.1.h Indicated three environmental sites from the remediation data base within 2000 feet of the location of the proposed action. The database, as reported in the EAF, indicated that these cases indicated no impact to the proposed action. The Commission concurred.

Part 2 Question 18, Community Character, Page 10 of 10; again the demolition of the old school could be construed as elimination of public facilities. Again the Commission concluded that the school district previous SEQR, the proximity of other facilities, the generation of 26 new single family lots in the existing area of similar neighborhoods that the impact is minor.

City of Corning Planning Commission
Motion for SEQR Determination for Northside Blodgett Development Subdivision
March 5, 2019

The Applicant; Northside Blodgett Development Subdivision resubmitted due to failure to file with County Clerk and resubmitted with insignificant modifications.

Be it resolved, in review and consideration of the following:

- The passage of time since previous approval has created no significant impacts to the previous coordinated review of the Type 1 Negative Declaration of significance.
- The modifications presented since the previous approval are minor in detail and are considered insignificant in nature and do not impact the previous SEQR review.
- Utilizing Section 617.7.e Amendment of a Negative Declaration (copy attached)

The City of Corning Planning Commission amends the previous Negative Declaration (Motion dated 10/10/17) to sustain a Negative Declaration determination. In addition, the Chairperson is authorized to submit this amendment as required by SEQR Section 617.7.e.

MOTION BY: Dubendorfer

SECONDED BY: Flynn

Voting results:

	Aye	Nay	Absent
Dubendorfer	X		
Flynn	X		
Lewis			X
Methven	X		
Smith			X
TOTAL	**3**	**0**	**2**

Agency Use Only [IfApplicable]

Project : Northside Blodgett Subdivision (Amended)

Date : 3/11/2019

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.

Arbor Housing & Development resubmitted an application for Subdivision approval to the Planning Commission for an initial appearance on February 5, 2019.

The City of Corning Planning Commission had to reexamine SEQR given the time that had elapsed from when the initial SEQR Determination was made on 10/10/2017. The applicant, Arbor Housing & Development failed to file the Subdivision Plat with Steuben County within the 62 days of approval and signature by the Chairperson. Therefore, the subdivision initially approved by the Planning Commission on 10/10/2017 expired and the application must be reviewed again by the Planning Commission.

The new application called for the subdivision of the lot into 26 individual lots for single-family homes which was the same as previously approved with only minor changes to the utility design. A review was completed of Parts 1, 2, and 3 of the initial SEQR and all previous responses are still accurate.
At the scheduled March 5, 2019 meeting, the City of Corning Planning passed a motion that:

1. The passage of time since previous approval has created no significant impacts to the previous coordinated review of the Type 1 Negative Declaration of Significance.
2. The modifications presented since the previous approval are minor in detail and are considered insignificant in nature and do not impact the previous SEQR Review.
3. Utilizing Section 617.7.e Amendment of a Negative Declaration.
4. The City of Corning Planning Commission amends the previous negative declaration (Motion dated 10/10/17 to sustain a Negative Declaration Determination. In addition, the Chairperson is authorized to submit this amendment as required by SEQR Section 617.7.e.

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
Previous Part 3 Attachment from 10/10/2017

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Corning Planning Commission 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: Northside Blodgett Subdivision (as amended)

Name of Lead Agency: City of Corning Planning Commission

Name of Responsible Officer in Lead Agency: Joe P. Dubendorfer

Title of Responsible Officer: Commission Chairperson

Signature of Responsible Officer in Lead Agency: Date: 3/19/2019

Signature of Preparer (if different from Responsible Officer) Date: 3/11/19

For Further Information:

Contact Person: Jennifer Miller

Address: 500 Civic Center Plaza

Telephone Number: (607) 962-0340 ext. 1117

E-mail: corningplanning@cityofcorning.com

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

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An Analysis of For Sale Housing and Upscale Apartment Development in the City of Corning, New York

Prepared For:
Mr. Jay Benesh, General Manager
Riedman Homes
45 East Avenue 5th Floor
Rochester, New York 14604

Project Number CH1147
December 29, 2021

DANTER
& ASSOCIATES

Danter and Associates, LLC
National Leaders in Real Estate Research
2760 Airport Drive | Suite 135
Columbus, OH 43219
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http://www.danter.com

I. INTRODUCTION

A. OBJECTIVES

This study analyzes the feasibility of developing a single-family development or upscale apartment complex in the City of Corning, New York. After fully discussing the scope and area of survey with Mr. Jay Benesh of Reidman Homes, Danter and Associates, LLC undertook the analysis.

B. METHODOLOGY

The methodology we use in our studies is centered on three analytical techniques: the Effective Market Area (EMA)[SM] principle, a 100% Database, and the application of data generated from supplemental proprietary research.

The Effective Market Area (EMA)[SM] Principle—The EMA principle is a concept developed by Danter and Associates, LLC to delineate the support that can be expected for a proposed development. An EMA is the smallest specific geographic area that will generate the most support for that development. This methodology has significant advantages in that it considers existing natural and manmade boundaries and socioeconomic conditions.

Survey Database—Our surveys employ a 100% Database. In the course of a study, our field analysts survey not only the developments within a given range of price, amenities, or facilities, but all conventional developments within the EMA.

Proprietary Research—In addition to site-specific analyses, Danter and Associates, LLC conducts a number of ongoing studies, the results of which are used as support data for our conclusions. Danter and Associates, LLC maintains a 100% Database of more than 1,500 communities, with each development cross-analyzed by rents, unit and project amenities, occupancy levels, rate of absorption, and rent/value relationships.

[SM] Service mark of Danter and Associates, LLC

C. DATA ANALYSIS

This study represents a compilation of data gathered from various sources, including the properties surveyed, local records, and interviews with local officials, real estate professionals, and major employers, as well as secondary demographic material. Although we judge these sources to be reliable, it is impossible to authenticate all data. The analyst does not guarantee the data and assumes no liability for any errors in fact, analysis, or judgment.

The secondary data used in this study are the most recent available at the time of the report preparation.

In the Field Survey Sections, we have attempted to survey 100% of all subdivisions active since 2000 and all conventional apartment units. Since this is not always possible, we have also compared the number of units surveyed with the number of multifamily housing starts to establish acceptable levels of representation. All developments included in the study are personally inspected by a field analyst directly employed by Danter and Associates, LLC.

The objective of this report is to gather, analyze, and present as many market components as reasonably possible within the time constraints agreed upon. The conclusions contained in this report are based on the best judgments of the analysts; we make no guarantees or assurances that the projections or conclusions will be realized as stated. It is our function to provide our best effort in data aggregation, and to express opinions based on our evaluation.

D. USES AND APPLICATIONS

Although this report represents the best available attempt to identify the current market status and future market trends, note that most markets are continually affected by demographic, economic, and developmental changes. Further, this analysis has been conducted with respect to a particular client's development objectives, and consequently has been developed to determine the current market's ability to support those particular objectives. For these reasons, the conclusions and recommendations in this study are applicable only to the proposed site identified herein, and only for the potential uses for that site as described to us by our client. Use of the conclusions and recommendations in this study by any other party or for any other purpose compromises our analysis and is strictly prohibited, unless otherwise specified in writing by Danter and Associates, LLC.

II. SCOPE OF SURVEY

A complete analysis of a rental market requires the following considerations: a field survey of conventional apartments; an analysis of area housing; an analysis of the area economy; a demographic analysis; and recommendations for development.

Field Survey— Our survey of single-family developments in the Effective Market Area includes amenities and features of active developments, average lots sold and monthly sales, lot sizes and numbers, first and last sale dates, subdivision sizes and sales by price point. Our survey of conventional apartments includes a cross-analysis of vacancies by rents, a survey of unit and project amenities, and a rent/value analysis.

Area Housing Analysis—We have conducted an analysis of housing demand that includes a study of support by both growth and internal mobility. Further, we have analyzed existing housing using the most recent census material.

Economic Analysis—Major employers, utilities, banks, savings and loans, and media that serve the area are listed in the study. The information gathered has been used to create a Community Services map showing school, shopping, and employment areas in relation to the proposed site.

Demographic Analysis—The study includes an analysis of social and demographic characteristics of the area, and a description of the area economy that includes income and employment trends.

III. CONCLUSIONS

A. INTRODUCTION

This report evaluates the market potential for the continuation of developing the 25-lot Northside Place single-family subdivision as for-sale housing in the City of Corning, New York. The subject site is the redevelopment of the former Northside Blodgett Middle School. Demolition of the former school building began in late 2017 and site was subdivided into 26 lots of 0.15 to 0.21 acres. Marketing of the project began in mid-2020 and a model home was built and opened in late 2020 for on-site tours. However, there has been minimal interest in the development.

Because no homes sales have occurred since the model home opened, we have also analyzed the market to develop the project at different for-sale price point or as an upscale rental housing alternative.

The subject site is in an established neighborhood in the northwest portion of Corning and is bound by Onondaga Street to the north, Princeton Avenue to the east, Cayuta Street to the south, and Kingsbury Avenue to the west. The 4.6 acre site is level land and includes 25 buildable lots and a single lot that will include a small pocket park.

Conclusions for the development of a single-family or rental housing project are based on analyses of the area including the existing and anticipated single-family and rental housing markets, demographics, the economy, the appropriateness of the site for single-family or rental housing development, and housing demand. The study will evaluate past, current, and future trends in the area; the impact of those trends on for-sale or rental housing alternatives; current single-family and rental housing alternatives; need and market support for additional rental housing; and any proposed additions to the area single-family and rental base.

The analysis of the existing single-family and rental housing markets is based on the establishment and analysis of a Site Effective Market Area (EMA) for the subject site. EMA refers to a methodology developed by Danter and Associates, LLC to describe areas of similar economic and demographic characteristics. EMAs are bounded by both "hard" and "soft" boundaries. Hard boundaries are marked by rivers, freeways, railroad rights of way, and other physical boundaries. Soft boundaries are changes in the socioeconomic makeup of neighborhoods.

The Corning, New York Site Effective Market Area (EMA) includes Corning, Painted Post, Big Flats, Horseheads, Elmira Heights, the northern portion of Elmira, and the surrounding area of Steuben County and Chemung County. Specifically, the Site EMA is bound by Woodstock Road, Rogers Road, and Townley Hill Road (extended) to the north, State Route 13 and Interstate 86 to the east, the Chemung River, Hendy Hollow Road/(State Route 225), and County Road 120/(Tannery Creek Road) to the south, and

Interstate 99, State Route 417, Beeman Hollow Road, and Steuben County Road 26 to the west.

Based on the characteristics of the Site EMA, a field survey of existing single-family and rental housing development, an analysis of the appropriateness of the site for the subject development, and a demographic analysis of the Site EMA, support levels can be established for additional development.

The following analyses have been conducted to identify market potential for a single-family or market-rate apartment development at the site:

- Analysis of the overall for-sale and rental housing markets
- Historical housing trends
- Current market conditions based on 100% field survey of single-family subdivisions and modern apartments
- Appropriateness of the site for additional development
- Current and expected economic and household growth conditions
- Area housing demand factors, including:
  - Single-family support considering optimum captor factors based on income cohorts
  - A trend-line analysis, based on a "rent by comparability rating" evaluation of all conventional apartment developments within the Site EMA, is used to evaluate rents for apartment development at the site
  - Competitive analysis with comparable apartment product
  - Support from existing multifamily renters (step-up/down support)
  - Income-appropriate households and renter households

B. SINGLE-FAMILY PROJECT CONCEPT AND RECOMMENDATIONS

This report evaluates the potential to develop a 25-lot single-family home development in Corning, New York. The development is summarized as follows:

TOTAL LOTS	LOT SIZE	HOME SQUARE FEET	STARTING LOT/ HOME PRICE*
25	0.15 to 0.21 Acres	1,377	$254,900-$257,900
		1,579	$280,900-$286,900
		1,580	$254,900
		1,636	$256,900
		1,721	$285,900-$293,900
		1,743	$288,900-$296,900

*Based on Danter and Associates, LLC recommendations

The subject development features two- and three-bedroom ranch-style single-family homes with a basement.

1. ABSORPTION

At our recommended price point, we anticipate an absorption rate of 4 to 5 lots per year yielding a build-out within 6.5 year period.

It should be noted that new single construction and sales have been slow over the past 10+ years. However, the lack of sales is in part due to the limited number of buildable lots in the EMA and stringent lending qualifications for both developers and buyers. More recently, construction costs and a limited workforce has also contributed to slow single-family sales.

The overall decline in total employment in both Steuben and Chemung counties, as well as the current and expected population and household's declines has been factored into our absorption projection.

C. APARTMENT RECOMMENDATIONS/PROJECT CONCEPT

It is our opinion that a market exists for a 25-unit rental housing development at the subject site, assuming the project is developed as detailed in this report. Changes in the project's site, rent, unit mix, amenities, floor plans, or opening date may invalidate these findings. The project is recommended as follows:

SUBJECT SITE CAYUTA STREET/KINGSTON AVENUE/ONONDAGA STREET/PRINCETON AVENUE CORNING, NEW YORK				
UNIT TYPE	NUMBER OF UNITS*	SQUARE FEET*	MONTHLY RENT*	RENT PER SQUARE FOOT*
Two-/Three-Bedroom/ 2.0-2.5 Bath Ranch**	25	1,300-1,580	$2,350-$2,500	$1.58-$1.81
*Based on Danter and Associates, LLC recommendations for spring 2023 opening **Includes two-car attached garage				

Rents will include trash removal service only. Tenants will be responsible for all other utilities.

1. UNIT AMENITIES

Each unit in the rental development at the site should include the following amenities:

- Range
- Refrigerator (with icemaker)
- Microwave oven
- Dishwasher
- Disposal
- Breakfast bar
- Granite/Quartz countertops
- Stainless steel appliances
- Central air conditioning
- Washer/dryer
- Carpet/Faux-wood flooring
- Window coverings
- Fireplace
- Basement (unfinished)
- Patio/Porch
- Two-car attached garage
- Ceiling fan

With such a limited tenant base, at only 25 units, it is our opinion that the site does not have to offer any project amenities.

2. ABSORPTION

Due to the amount of support that has to exist outside the conventional apartment base, the overall absorption rate for the 25 rental units at the site is expected to average 6 to 8 units per month. This would result in an overall absorption period (to 95% occupancy) of 3.0 to 4.0 months.

Prior studies have shown that absorption tends to be seasonal, with up to 64% of annual absorption taking place in the peak summer months (May through August). The shoulder season (the two months on either side of the peak season) generally accounts for approximately 24% of annual absorption. The off season, November through February, typically accounts for the remaining 12% of absorption. While these percentages do not hold true in all markets, they give a good indication of the potential seasonal variations in absorption.

Factors that affect absorption include (but are not limited to) the following: area mobility patterns; availability of new product; age, quality, and rent of existing rental properties in the Site EMA; area growth; area median income; product variety; proposed product development; and date of opening.