

**DELAWARE ENGINEERING, P.C.**

**Long EAF  
Part 3 Draft (last revised 05-29-13)**

6

8-12 DIETZ STREET, SUITE 303, ONEONTA, NY 13820 - 607.432.8073  
28 MADISON AVENUE EXTENSION, ALBANY, NY 12203 - 518.452.1290  
6 TOWNSEND STREET, WALTON, NY 13856 - 607.865.9235

**City of Oneonta, NY  
Hillside Commons Development  
SEQR Review  
Part 3 Evaluation of Important Impacts**

**SEQR Review  
Part 3 Evaluation of Important Impacts  
May 29, 2013 Planning Commission Meeting**

TEMPLATE

Discuss the Following for each impact identified in Column 2 of Part 2 (Potential Large Impact), and other impacts if desired.

PART 2 – Impact Item and Description.

1. Briefly Describe the Impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s)
3. Based on the information available, decide if it is reasonable to conclude that this impact is important. To answer the question of importance, consider:
  - The probability of the impact occurring
  - The duration of impact
  - Its irreversibility, including the permanently lost resources of value
  - Whether the impact can or will be controlled
  - The regional consequence of the impact
  - Its potential divergence from local needs and goals
  - Whether known objections to the project relate to this impact

**City of Oneonta, NY  
Hillside Commons Development  
SEQR Review  
Part 3 Evaluation of Important Impacts**

*PART 2 Reference– Impact Item and Description.*

**Ref: Page 11 of 21 – Part 2; Item 1. Impact on Land. Will the Proposed action result in a physical change to the project site?**

- **Any construction on slopes of 15% or greater, (15 foot rise per 100 feet of length), or where the general slopes in the project area exceed 10%?**

*1. Briefly Describe the Impact.*

The development site will involve construction on slopes 15% (18% of the development site per Part 1 Item 5) or greater as well as some areas with 10-15% grade (29% of the development site per Part 1 Item 5). Project will involve permanently regrading the site for the new building as well as for parking and access.

Offsite utility construction for the water line on Blodgett Drive and the new sanitary sewer on City property by the Water Treatment Plant (WTP) and Park will involve some construction on slopes of 15% or greater ( approx. 400 lineal feet on Blodgett Drive and approx. 30 lineal feet behind the WTP). Final/post construction grade will be the same or very nearly the same as existing grade (no significant permanent grade alteration).

*2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s)*

Project design requires the on-site work to be performed as proposed such that the project cannot be changed to mitigate the impact.

*3. Based on the information available, decide if it is reasonable to conclude that this impact is important.*

*To answer the question of importance, consider:*

- *The probability of the impact occurring*  
Construction will take place on slopes described above.
- *The duration of impact*  
Project construction is planned to be completed within 12 months. The duration of off-site utility construction will be approx. 1-2 months for the waterline and 1-2 months for the sanitary sewer.

Project results in permanent alteration of site grade on the building site. The new site elevations have been blended with/integrated into the remaining/existing grade to mitigate grade change impacts. Offsite utility construction will not significantly alter current grades.

*Its irreversibility, including the permanently lost resources of value*

Project results in permanent alteration of site grade on the building site. The new site elevations have been blended with/integrated into the remaining/existing grade to mitigate grade change impacts. Offsite utility construction will not significantly alter current grades.

Loss of resource value is not significant.

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

- *Whether the impact can or will be controlled*  
Project results in permanent alteration of site grade on the building site. The new site elevations have been blended with/integrated into the remaining/existing grade to mitigate grade change impacts. Offsite utility construction will not significantly alter current grades.
- *The regional consequence of the impact*  
Development on the site has been blended with/integrated into the remaining/existing grade to mitigate grade change impacts. Offsite utility construction will not significantly alter current grades.

Regional consequences are not significant.

- *Its potential divergence from local needs and goals*  
Development is occurring in an area currently zoned for this use.
- *Whether known objections to the project relate to this impact*

We are not aware of known objections related to construction on slopes greater than 15% or where general slopes in the area exceed 10%.

**CONCLUSION:**

**Planned construction on slopes greater than 15% or where general slopes in the area exceed 10% does not result in a long term significant impact based on the following:**

- Development is occurring in an area currently zoned for this use.
- Project results in permanent alteration of site grade on the building site. The new site elevations have been blended with/integrated into the remaining/existing grade to mitigate grade change impacts. Offsite utility construction will not significantly alter current grades.
- We are not aware of known project specific objections related to construction on slopes greater than 15% or where general slopes in the area exceed 10%.

**City of Oneonta, NY  
Hillside Commons Development  
SEQR Review  
Part 3 Evaluation of Important Impacts**

*PART 2 Reference— Impact Item and Description.*

**Ref: Page 13 of 21 – Part 2; Item 5. Impact on Water. Will the Proposed Action affect surface or groundwater quality or quantity?**

- **Proposed Action would use water in excess of 20,000 gallons per day. (Small to Moderate Impact noted in Part 2).**

Note- this was not indicated on Part 2 as a Potential Large Impact and does not require completion of a Part 3 explanation. Therefore, all below items do not need to be fully addressed. However, explanations have been provided to provide clarification of how this item has been addressed.

*1. Briefly Describe the Impact.*

The development is projected to consume 36,300 gallons per day of potable water. In order to provide adequate volume and pressure, a new 12” waterline will be constructed from the existing 12” high pressure line on Bugbee up Blodgett to the development (approx 1,700 lineal feet).

Impact is not significant since the City of Oneonta water system has more than adequate supply from the surface water treatment plant and the well system. Further, the waterline can be readily constructed along the west side of Blodgett Drive, within the public right of way.

*2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s)*

Impact is identified in Part 2 as Small to Moderate - cannot be further reduced.

*3. Based on the information available, decide if it is reasonable to conclude that this impact is important.*

*To answer the question of importance, consider:*

- *The probability of the impact occurring*

Project will occur.

- *The duration of impact*

Project improvements are permanent and water consumption are anticipated to remain constant.

- *Its irreversibility, including the permanently lost resources of value*

Adequate water supply continues to exist even after this new water demand is added.

- *Whether the impact can or will be controlled*

Not applicable

- *The regional consequence of the impact*

The new 12” waterline up Blodgett will replace the existing 6” and 8 “ diameter water main and will be tied into other existing water lines that feed neighboring streets. Water quality

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

should improve as new PVC (C-900) pipe will now supply water to this area instead of old unlined cast iron pipe which has required recent repair and has resulted in some red water situations.

- *Its potential divergence from local needs and goals*

Development is occurring in an area currently zoned for this use.

- *Whether known objections to the project relate to this impact*

We are not aware of known, substantive objections related to the use of the 36,300 gpd of water or installation of the new 12" waterline up Blodgett.

**CONCLUSION:**

**Planned use of water > 20,000 gpd does not result in a long term significant impact.**

**City of Oneonta, NY  
Hillside Commons Development  
SEQR Review  
Part 3 Evaluation of Important Impacts**

*PART 2 Reference– Impact Item and Description.*

**Ref: Page 14 of 21 – Part 2; Item 6. Impact on Water. Will the Proposed action alter drainage flow or patterns, or surface water runoff?**

- **Other Impacts**

**Project includes altering surface water runoff and drainage patterns. Stormwater pollution prevention measures in accordance with NYSDEC regulations will be followed.**

Note- this was not indicated on Part 2 as a Potential Large Impact and does not require completion of a Part 3 explanation. Therefore, all below items do not need to be fully addressed. However, explanations have been provided to provide clarification of how this item has been addressed.

*1. Briefly Describe the Impact.*

Project will involve permanently regrading the site for the new building as well as for parking and access which alters current drainage flow patterns and surface water runoff on the development site.

The project is subject to NYSDEC General Stormwater Permit requirements. Therefore, stormwater pollution prevention measures in accordance with NYSDEC requirements have been detailed in the project Stormwater Pollution Prevention Plan (SWPPP) and will be followed during and after construction.

In accordance with SWPPP requirements, the flow rate of stormwater off of the site following development will be less than or equal to the pre-development condition. In addition, all on-site stormwater will be diverted into stormwater treatment and retention pond prior to discharge at a controlled rate less than or equal to pre-development conditions.

In order to address current stormwater issues downstream of the development in the College Park Drive area, the project will include construction of new stormwater facilities which will divert water currently conveyed in the College Park Drive system, which originates from the Hunt Pond area, to the existing stormwater system on Bugbee Road. This will lessen current stormwater volumes into the College Park Drive system.

*2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s)*

Impact does not need to be mitigated. Project design requires on-site work to be performed in accordance with NYSDEC General Stormwater Permit requirements.

*3. Based on the information available, decide if it is reasonable to conclude that this impact is important.*

*To answer the question of importance, consider:*

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

- *The probability of the impact occurring*  
Construction will take as proposed, including the new on-site SWPPP facilities and new stormwater collection/conveyance on Bugbee Road.
- *The duration of impact*  
Project construction is planned to be completed within 12 months. The duration of off-site stormwater construction will be approx. 1-2 months. The above-described beneficial facilities will be permanently installed and maintained such that the duration of this beneficial impact will be for years to come.
- *Its irreversibility, including the permanently lost resources of value*  
Project results in permanent alterations.
- *Whether the impact can or will be controlled*  
SWPPP items require maintenance per NYSDEC requirements and will be maintained by the developer. New stormwater facilities on Bugbee Road will be maintained by the City.
- *The regional consequence of the impact*  
In accordance with NYSDEC requirements, the flow rate of stormwater off of the site following development will be less than or equal to the pre-development condition. In addition, all on-site stormwater will be diverted into stormwater treatment and retention pond prior to discharge at a controlled rate less than or equal to pre-development conditions.

Stormwater impacts to downgradient areas (e.g., College Park Drive area) are anticipated to improve since some of the water will be diverted around problem areas.

The flow rate at which water will flow into Hunt Pond is anticipated to be less than or equal to the pre-development conditions based on the information in the SWPPP.

Overall, regional consequences are anticipated to be insignificant to beneficial.

- *Its potential divergence from local needs and goals*

Development is occurring in an area currently zoned for this use.

- *Whether known objections to the project relate to this impact*

Residents, including those residing in downgradient areas who have experienced stormwater impacts (e.g., College Park Drive area), have attended various Planning Commission meetings. Information on stormwater related issues has been previously presented and reviewed at PC meetings and we believe that the current plan adequately addresses residents concerns.

The rerouting of a portion of the stormwater flow from the College Park Drive system into the Bugbee Road system is anticipated to mitigate current and post-development stormwater issues in that area.



**City of Oneonta, NY  
Hillside Commons Development  
SEQR Review  
Part 3 Evaluation of Important Impacts**

**CONCLUSION:**

**Planned construction and maintenance of on-site stormwater pollution prevention facilities, as well as stormwater collection/conveyance on Bugbee Road, is anticipated to result in a long term beneficial impact based on the following:**

- The project is subject to NYSDEC General Stormwater Permit requirements. Therefore, stormwater pollution prevention measures in accordance with NYSDEC requirements have been detailed in the project Stormwater Pollution Prevention Plan (SWPPP) and will be followed during and after construction.
- In accordance with SWPPP requirements, the flow rate of stormwater off of the site following development will be less than or equal to the pre-development condition. In addition, all on-site stormwater will be diverted into stormwater treatment and retention pond prior to discharge at a controlled rate less than or equal to pre-development conditions.
- In order to address current stormwater issues downstream of the development, particularly in the College Park Drive area, the project will include construction of new stormwater facilities which will divert water currently conveyed in the College Park Drive system, which originates from the Hunt Pond area, to the existing stormwater system on Bugbee Road. This will lessen current stormwater volumes into the College Park Drive system.
- The flow rate at which water will flow into Hunt Pond is anticipated to be less than or equal to the pre-development conditions based on the information in the SWPPP.

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

*PART 2 Reference— Impact Item and Description.*

**Ref: Page 18 of 21 – Part 2; Item 15. Impact on Transportation. Will there be an effect to existing transportation systems?**

- **Alteration of present patterns of movement of people and/or goods**

*1. Briefly Describe the Impact.*

Project will involve **increased** motor vehicle, bicycle and bus traffic on existing roadways. Pedestrian travel will also be **increased**. All streets off of Blodgett are dead ends with no alternate way out.

A traffic study was performed by SRF Associates which concluded that there will be an increase in traffic but that there are no significant adverse traffic impacts to the surrounding roadway network based upon full development conditions. Further, that the calculated level of service (LOS) (indication of the amount of delay that a motorist experiences while traveling along a roadway or through and intersection) measure of time spent waiting at intersections) following development at Blodgett/Bugbee and East Street/Bugbee Road intersections will be the same as prior to the development and that no improvements are warranted or recommended for these intersections.

Public bus service will be available from the development, which would provide an alternate means to travel by foot, passenger vehicle or bike.

A sidewalk is proposed to be constructed on the west side of Blodgett Drive from the development to the rear area of the baseball field at an elevation above Hunt Union to encourage student housing residents to utilize SUCO's pedestrian network, particularly the Hunt Union area to access the college's core area. According to Newman, this coincides with SUCO's desired pedestrian flow, although SUCO would not provide Newman with a written commitment or statement. **May 14 SUCO letter took issue with this. A May 22 meeting was held between Newman and SUCO to discuss. Subsequent correspondence from Newman (May 28 to Todd Foreman) and SUCO (May 29 from Todd Foreman) indicate that they have reached agreement on the sidewalk pending receipt of engineering drawings.**

Construction of a sidewalk full length along Blodgett to Bugbee Road was reviewed at length. Extending the sidewalk beyond the currently planned point of termination to the Bugbee/Blodgett intersection is possible but would require:

- Utilizing some of the 26' wide roadway for a sidewalk (not desirable to reduce the existing travel lane widths)
- If installed on the west side of Blodgett below the ball field Hunt Union would require:
  - Possibly obtaining more ROW from SUCO on the west side of Blodgett (possible but may take some time)
  - Significant work to relocate ditch, cut trees and construct sidewalk once below the parking lot behind Hunt Union
  - Maintenance and snow shoveling (by who?)
- If installed on the east side of Blodgett below Hunt Union, it would:
  - Require a street crossing from west to east near Brigham

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

- Possibly require obtaining more ROW from private properties (working to confirm ROW limits)
- Would adjoin private property (who would be responsible to clear snow?)
- Might require relocation of the gas line along east side of the roadway.
- Likely require relocation of water system hydrant between Brigham and College Park
- May require relocation of several overhead utility poles between Brigham and College Park
- Would require filling in alongside the road (up to 2') to reach roadway level

On May 7, City and Newman representatives met with Police Chief Naylor to discuss traffic issues and pedestrian use on Blodgett. After reviewing the aerial drawings of the proposed improvements, the Police Chief thought that the proposed sidewalk and termination point (behind the baseball field) made sense as this connects to/ follows a currently established pedestrian route rather than establishing a new route all the way down Blodgett. If significant pedestrian use becomes prevalent below the proposed termination, the sidewalk could ultimately be extended in the future.

Otsego County May 15 letter also recommends bus service be more defined. The City and the developer have a preliminary plan for bus service.

2. *Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s)*

Increased traffic cannot be mitigated.

Numerous one way streets exist and it is not feasible to construct loop roads to eliminate deadends.

3. *Based on the information available, decide if it is reasonable to conclude that this impact is important.*

*To answer the question of importance, consider:*

- *The probability of the impact occurring*  
Increased travel by bus, bike, automobile and by foot will occur as a result of this project.
- *The duration of impact*  
Increased travel by bus, bike, automobile and by foot will continue to occur as a result of this project.
- *Its irreversibility, including the permanently lost resources of value*  
Project results in permanent alterations.
- *Whether the impact can or will be controlled*  
Measures to mitigate the impact include:
  - Post speed limit for vehicle traffic at 25 mph.
  - Increased enforcement of parking restrictions.
  - Providing sidewalk tied into SUCO system

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

- *The regional consequence of the impact*
  - Increased traffic will occur.
  - Increased pedestrian exposure to vehicular traffic will occur on Blodgett below the point of termination of the new sidewalk into the SUCO system.

- *Its potential divergence from local needs and goals*

Development is occurring in an area currently zoned for this use.

- *Whether known objections to the project relate to this impact*

Public has expressed concerns about pedestrians in the street, increased traffic volume and no alternate route since the streets adjoining Blodgett are all dead end streets.

**CONCLUSION:**

**Based on information reviewed and considered to date**, it is reasonable to conclude that the project will result in the following impacts:

Increased vehicle traffic – within carrying capacity per traffic study

Increased bus traffic – provides alternative to car, bike and pedestrian travel with some increase in bus traffic

Increased pedestrian travel – resolution of sidewalk tie in with SUCO is underway. **SUCO and NDG have an agreement on a plan forward (based on May 29 letter from SUCO) and will need to refine the details and agree upon final engineering drawings.** Integration of new sidewalk from the development tying into the existing SUCO system fosters pedestrian use along/through areas already established for pedestrian travel. Pedestrian travel further down Blodgett – below the end of the new sidewalk – will have no improved means of travel as a result of this project.

No alternate route due to streets off of Blodgett being deadends – street will remain deadends as there no way to address without significant land takings and construction of a loop road.

**City of Oneonta, NY  
Hillside Commons Development  
SEQR Review  
Part 3 Evaluation of Important Impacts**

*PART 2 Reference– Impact Item and Description.*

**Ref: Page 18 of 21 – Part 2; Item 17. Noise and Odor Impact. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?**

- **Proposed Action will produce operating noise exceeding the local ambient noise levels outside of structures (Small to Moderate Impact)**
- **Proposed Action will remove natural barriers that would act as a noise screen (Potentially Large Impact that can be mitigated)**
- **Other Impacts; some noise above existing levels will occur during construction (Small to moderate impact)**

*1. Briefly Describe the Impact.*

- Proposed Action will produce operating noise exceeding the local ambient noise levels outside of structures (Small to Moderate Impact)

Existing site is currently occupied by two residences and forest. It is also adjacent to SUCO's multi-use ballfields and an apartment complex. New student housing complex will add some exterior noise due to increased vehicle use and exterior activities of occupants.

- Proposed Action will remove natural barriers that would act as a noise screen (Potentially Large Impact that can be mitigated)

The site will be cleared including removal of trees between the new building and the existing adjacent Wood Ridge Apartments.

- Other Impacts; some noise above existing levels will occur during construction (Small to moderate impact)

Noise levels will exceed ambient levels during construction.

*2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s)*

- a. Proposed Action will produce operating noise exceeding the local ambient noise levels outside of structures (Small to Moderate Impact)

Impact is already anticipated to be small to moderate. The major portion of vehicle parking will be on the north side of the building, closest to the remaining undeveloped area and on the opposite side of the new building from the adjacent Wood Ridge Apartments.

The proposed building has a central internal area for outdoor activities rather than around the building exterior. This serves to focus sound to the interior of the building exterior. Areas around the building exterior are not equipped to foster outdoor activities and are generally comprised of access roads and parking.

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

Windows are equipped with stops to restrict opening to 6" to 8". This will discourage placing stereo speakers outside of windows as well as mitigate the transmission of interior sound to the exterior due to a less than full window-sized opening.

- b. Proposed Action will remove natural barriers that would act as a noise screen (Potentially Large Impact that can be mitigated)

The developer revised (May 29, 2013 – see attachments) the Landscape Buffer Planting Plan along the southern boundary facing Wood Ridge Apartments to change the proposed 5 Red Maple trees with 9 Norway Spruce trees, planted 20' on center. The Norway Spruce trees have a mature height of 50' to 60' and a spread of 25' to 30'. They are a medium to fast growing tree. At maturity, these trees should exceed the height of the Hillside Commons building and should provide a significant visual buffer.

The need to provide 26' wide fire lanes around the new building has modified the plan to a single row of new plantings.

- c. Other Impacts; some noise above existing levels will occur during construction (Small to moderate impact)

Construction is scheduled to be completed within 12 months so the impact will not be of a permanent nature. Further, construction activities are typically limited to normal weekdays and typical work hours.

3. *Based on the information available, decide if it is reasonable to conclude that this impact is important.*

*To answer the question of importance, consider:*

- *The probability of the impact occurring*

The impacts are anticipated to occur as described above.

- *The duration of impact*

Project construction is planned to be completed within 12 months. It is anticipated that the student housing complex will be in place for many years to come.

- *Its irreversibility, including the permanently lost resources of value*

Project results in permanent alterations.

- *Whether the impact can or will be controlled*

- Proposed Action will produce operating noise exceeding the local ambient noise levels outside of structures (Small to Moderate Impact)

Impact is already anticipated to be small to moderate. The major portion of vehicle parking will be on the north side of the building, closest to the remaining

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

undeveloped area and on the opposite side of the new building from the adjacent Wood Ridge Apartments.

The proposed building has a central internal area for outdoor activities rather than around the building exterior. This serves to focus sound to the interior of the building exterior. Areas around the building exterior are not equipped to foster outdoor activities and are generally comprised of access roads and parking.

Windows are equipped with stops to restrict opening to 6" to 8". This will discourage placing stereo speakers outside of windows as well as mitigate the transmission of interior sound to the exterior due to a less than full window-sized opening.

Newman will have personnel on-site at all times to monitor and control site conditions.

- Proposed Action will remove natural barriers that would act as a noise screen (Potentially Large Impact that can be mitigated)

Norway spruce trees which will reach 50-60 feet in height at maturity will be planted between the new complex building and the adjacent Wood Ridge Apartments. The need to provide 26' wide fire lanes around the new building has modified the plan to a single row of new plantings.

- Other Impacts; some noise above existing levels will occur during construction (Small to moderate impact)

Construction is scheduled to be completed within 12 months so the impact will not be of a permanent nature. Further, construction activities are typically limited to normal weekdays and typical work hours.

- *The regional consequence of the impact*  
Noise levels will increase over ambient during construction. However, construction noise is anticipated to occur on weekdays during normal working hours.

Ambient exterior noise levels will likely be above those produced by the two homes and forest that currently occupy the site. However, the site layout, building design and on-site supervision should mitigate permanent noise impacts.

- *Its potential divergence from local needs and goals*

Development is occurring in an area currently zoned for this use. An apartment complex and multi-use ballfields occupy adjacent sites.

- *Whether known objections to the project relate to this impact*

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

Residents of the adjacent Wood Ridge Apts have expressed concern over potential noise impacts since the site to be developed is currently mostly wooded, except for two residences.

**CONCLUSION:**

**Planned construction and operation of the new student housing complex will have an impact on noise temporarily during construction and during facility operation.**

**However, construction noise will occur over a 12 month or less period and will typically occur on weekdays during normal business hours.**

**The permanent facility may experience levels above ambient but are anticipated to be within acceptable levels due to mitigative measures.**

The proposed building has a central internal area for outdoor activities rather than around the building exterior. This serves to focus sound to the interior of the building exterior. Areas around the building exterior are not equipped to foster outdoor activities and are generally comprised of access roads and parking.

Windows are equipped with stops to restrict opening to 6" to 8". This will discourage placing stereo speakers outside of windows as well as mitigate the transmission of interior sound to the exterior due to a less than full window-sized opening.

Evergreen plantings will be installed between the new complex and the Wood Ridge Apartments to mitigate noise transmission and visual impacts.

Newman will have personnel on-site at all times to monitor and control site conditions.



**City of Oneonta, NY  
Hillside Commons Development  
SEQR Review  
Part 3 Evaluation of Important Impacts**

*PART 2 Reference– Impact Item and Description.*

**Ref: Page 19 of 21 – Part 2; Item 19. Impact on Growth and Character of Community or Neighborhood. Will the proposed action affect the character of the existing community?**

- **Proposed Action will create or eliminate employment.** (Indicated in Part 2 as a small to moderate impact).

*1. Briefly Describe the Impact.*

- Proposed Action will create or eliminate employment.

In Part I of this EAF, Newman indicates that the project could generate 300 jobs during construction and 10 after the project is complete.

Public comment has questioned the impact of the student housing complex on the existing student rental housing market and the potential to adversely affect those employed directly or as supporting services (e.g. management companies). No estimate of this potential impact has been established. However, there is a recognized shortage of reasonably priced homes within the City for renting or purchase by individuals or families (i.e., non-students). It is anticipated that the current student rentals, that may be impacted by the new development, can provide a new source of affordable housing for rental and/or purchase.

The impact of both new employment and potential loss of employment when combined is anticipated to be a Small to Moderate impact, as indicated in Part 2 of this EAF.

*2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s)*

Impact is already anticipated to be Small to Moderate.

*3. Based on the information available, decide if it is reasonable to conclude that this impact is important.*

*To answer the question of importance, consider:*

- *The probability of the impact occurring*

The impacts associated with the creation of jobs directly associated with the development construction and subsequent operation are anticipated to occur as described above.

The impacts to the current City housing market are yet to be determined.

- *The duration of impact*

Site development jobs are anticipated to be created upon commencement of construction for temporary/construction –phase jobs and will last up to 12 months with subsequent development operation jobs to be permanent (i.e., for as long as the development remains in operation).

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

Impacts to the current City housing market are will likely stabilize within several years as the market adjusts from student housing to affordable rentals and/or purchases by non-students.

- *Its irreversibility, including the permanently lost resources of value*

Project results in creation of a new housing complex that will be operation for years to come.

- *Whether the impact can or will be controlled*

Development employment will be controlled by Newman.

City housing markets will be regulated by the demand and reaction to the new demand by existing student rental property owners.

- *The regional consequence of the impact*

Site development employment will be a positive consequence since jobs will be created both temporarily (during construction) and permanently (to operate the facility).

Regional consequences of the impact on the current student housing market remain to be seen. However, it is anticipated that demand for affordable rental and homes to purchase will mitigate any impacts of the development.

- *Its potential divergence from local needs and goals*

Development is occurring in an area currently zoned for this use.

- *Whether known objections to the project relate to this impact*

City residents, particularly those in the student rental housing business, have expressed concern regarding the potential impact of the development on the student housing rental market.

**CONCLUSION:**

**Planned construction and operation of the new student housing complex will have a positive benefit in that it will create short-term (construction) and long term (site management) jobs at the site.**

**The impact on the current student housing market remains to be seen. However, it is anticipated that demand for affordable rental and homes to purchase will mitigate any impacts of the development.**

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

*PART 2 Reference– Impact Item and Description.*

- **Ref: Page 20 of 21 – Part 2; Item 20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?**

SEQR Related Environmental Items Raised by Public and Potentially Affected Agencies

The following are items/comments from previous public meetings and correspondence:

**Traffic:**

- Increased number of vehicles on the street/in neighborhood

**Public Safety:**

- Sight distance when approaching high point in road below Brigham
- Pedestrians in the road – sidewalk provisions
- Winter time travel/Icy roads
- Increase in number of student age drivers in the area
- Speed of vehicles
- Vehicle and bus parking along Blodgett
- Deadend streets off of Blodgett – no alternate way out/in
- Pedestrians impact to SUCO system ( SUCO)

**Stormwater:**

- Impact to historic problem areas
- Stormwater pond – potential for impoundment failure
- Impact to Hunt Pond (SUCO)

**Other:**

- Impact to SUCO trail access (SUCO)
- Storage and staging areas (Town comment)
- Visual Impacts/Proximity to Wood Ridge Apts
- Noise impact to Wood Ridge Apts
- Impact to Local Economy ( management companies, student rentals)
- Otsego County May 15 comments
- SUCO May 14 comments and May 28 NDG and May 29 SUCO letters
- Town of Oneonta May 14 comments
- Otsego County 239

**Synopsis of each follows:**

**Traffic**

- Increased number of vehicles on the street/in neighborhood
  - Number of passenger and buses will increase.
  - Traffic study concludes that level of service will be maintained
  - No way to mitigate

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

Public Safety:

- Sight distance when approaching high point in road below Brigham
  - No street modifications planned to address this.
  - Post speed limit signs at 25 mph and enforcement by OPD possible mitigation
- Pedestrians in the road – sidewalk provisions – from the development tying into SUCO system behind the baseball field
  - Delivers pedestrians into an established travel route and out of roadway traffic
  - Final plan yet to be refined with detailed engineering drawings but have an agreement in concept with SUCO per May 29 SUCO letter
- Pedestrians in the road – sidewalk provisions – further down Blodgett from planned end of new sidewalk into SUCO system.
  - No improvements planned at this time
  - Possible to add sidewalk down Blodgett to Bugbee if needed in the future
- Winter time travel/Icy roads
  - Post speed limit signs at 25 mph
  - No way to control types of vehicles ( 2 wheel or 4 wheel drive) that will be used or how drivers will drive
  - City will maintain the roadway like other City streets
  - Same conditions exist on other City streets which are frequented by student age drivers
- Increase in number of student age drivers in the area
  - No way to mitigate
- Speed of vehicles
  - Post speed limit signs at 30 mph
  - Enforcement by OPD
- Vehicle and bus parking along Blodgett
  - OPD to enforce current postings when needed
- Deadend streets off of Blodgett – no alternate way out/in
  - No way to mitigate without significant land takings and construction of loop road
- Pedestrians impact to SUCO system ( SUCO)
  - Newman and SUCO working on details of a revised plan to integrate into SUCO system
  - Final plan yet to be refined with detailed engineering drawings but have an agreement in concept with SUCO per May 29 SUCO letter

Stormwater

- Impact to historic problem areas
  - Diverting a substantial portion of the flow around historic problem area ( e.g., College Park Drive)

**City of Oneonta, NY  
Hillside Commons Development  
SEQR Review  
Part 3 Evaluation of Important Impacts**

- Stormwater pond – potential for impoundment failure
  - Pond not subject to NYSDEC dam regulations
  - Dam design includes provisions for proper placement of low permeability materials in the berm as well as a keyed toe.
  - Construction oversight by Keystone to observe berm and pond construction
- Impact to Hunt Pond (SUCO)
  - No increased flow rate anticipated to go to Pond

Other

- Impact to SUCO trail access (SUCO)
  - May 29 SUCO response indicates resolution has been reached
- Storage and staging areas (Town comment)
  - Newman will be storing and staging on –site; that is, no planned off-site storage or staging is planned.
- Visual Impacts/Proximity to Wood Ridge Apts
  - See Massing/Elevation drawing
  - A line of Norway Spruce trees, (when mature to 50 to 60’ tall) will be planted between the NDG and Wood Ridge Apts buildings – see attached revised Landscaping drawing received May 29.
  - Providing fire access road around the entire building reduced distance for plantings.
- Noise impact to Wood Ridge Apts
  - Construction noise will be limited to 12 months or less and is anticipated to occur during normal work hours on weekdays
  - Most of vehicle parking on opposite side of building from Wood Ridge
  - Fulltime building supervision will be in place
  - Site design places the focus of exterior activities in the interior complex, not around building exterior which is surrounded predominantly by access roads and parking
  - Window stops to be in place to mitigate the transmission of noise to the exterior by limiting the window area
- Impact to Local Economy ( management companies, student rentals)
  - Will add temporary (construction) and permanent (on site management) jobs at the site.
  - Impact to current student housing market not definable at this time. However, it is anticipated that demand for affordable rental and homes to purchase, by non- students, will, over time, mitigate any impacts of the development.
- Otsego County (May 15) comments
  - Addressed within this EAF
- SUCO (May 14) comments and May 28 NDG and May 29 SUCO letters
  - Addressed within this EAF
  - Written response to SUCO issues shown in attached May 28 Newman and May 29 SUCO letters

**City of Oneonta, NY**  
**Hillside Commons Development**  
**SEQR Review**  
**Part 3 Evaluation of Important Impacts**

- SUCO OK with plan forward
- Town of Oneonta comment on storage and staging of construction materials and equipment
  - Newman to keep all items on site – will not be any offsite storage or staging.
- Otsego County 239
  - Recommendations examined as part of EAF
  - OC recommendation box checked was “Returned for local action; No significant county-wide or inter-community impacts”