



**DELAWARE**  
**ENGINEERING, P.C.**  
CIVIL AND ENVIRONMENTAL ENGINEERING

May 29, 2013

Dennis Finn  
Planning Commission Chairman  
City of Oneonta  
258 Main Street  
Oneonta, New York 13820

Re: Newman Development Group  
Hillside Commons Development

Sub: Revised SEQR Long EAF Package  
For Planning Commission Review on May 29

Dear Chairman Finn:

Attached for City Planning Commission review and use is the revised Draft Long Environmental Assessment Form (Long EAF) with following parts:

- Part 1, as completed by Newman Development Group and submitted to the City on May 1, 2013.
- Part 2 – to be completed by the City as Lead Agency- last revised May 29, 2013. The document has been recently updated to reflect comments from the May 21 Planning Commission meeting and information submitted to date and will be reviewed and subsequently, accepted as is, or revised as deemed necessary by the Planning Commission at the May 29 meeting.
- Part 3 - to be completed by the City as Lead Agency – last revised May 29, 2013. We drafted Part 3 explanations to each of the items in Part 2 which in our opinion, exceeded column 2 thresholds and/or require some further clarification. These responses have been revised to reflect comments from the May 21 Planning Commission meeting and information submitted to date.

While all responses are draft and subject modification by the Planning Commission, draft responses to all but Items 15 and 20 were deemed acceptable, some with minor revisions, at the May 21 meeting. Revised drafts for Items 15 and 20 are presented herein. This revised draft Part 3 information will be reviewed by the Planning Commission at the May 29 meeting and subsequently, accepted as is, or revised as deemed necessary.

Other attachments include:

- Town of Oneonta letter received on May 14 and Newman's response (related to off-site staging and material storage)
- Otsego County correspondence including letter received on May 15 letter and Newman's response.
- SUCO Correspondence including May 14 (Tom Rathbone) letter, Newman's May 21 response,
- Newman's May 29 follow-up letter to SUCO's Todd Foreman with attachments, and May 29 Todd Foreman response.

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- Otsego County 239 review letter dated May 28, 2013, received May 29.
- Newman's May 29, 2013 e-mail and attachment with Revised Landscaping Plan

At the May 15 and May 22 meetings, the Planning Commission reviewed and preliminarily agreed to impact ratings for 18 of the 20 items listed in Part 2. We anticipate that the Commission will be able to discuss the remaining two items (Items 15 and 20) at the May 29 meeting and agree to impact ratings for all of the items.

Otsego County's 239 review letter was received today and their recommendation was "Returned for local action: No significant county-wide or inter-community impacts."

The stormwater pollution prevention plan (SWPPP) has been revised, was received by our office and the City on May 28, and meets NYSDEC requirements.

Revised Site Plan drawings were received by our office and the City on May 28 and reflect requested revisions.

**The only SEQR related item that remains not fully defined is how new development's sidewalk will be integrated into the SUCO system (affects Items 15 and 20). However, this should not have a significant environmental impact since planned work is to take place on SUCO or City property within reasonably defined limits.** Newman had a meeting on May 22 and is currently working through final details with SUCO. Today Newman provided a revised sidewalk route and correspondence (dated May 28) with SUCO (see attached). Further, SUCO's Todd Foreman responded today with a letter stating that SUCO believes they are in agreement with Newman on the plan forward on the sidewalk "pending final review of engineering drawings..." and "...believe we will be able to come to a satisfactory resolution to the issues."

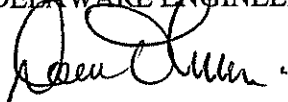
**Overall, we believe that with the information currently in hand, and based on review activities conducted to date, the Planning Commission can now complete the review of the two remaining items (Items 15 and 20 in Parts 2 and 3) and make a determination of project significance.**

We will reproduce and bring copies of this letter and all the attachments for distribution to the Planning Commission and City staff.

Please contact me if you have any questions at 607-432-8073 or via e-mail at [dohman@delawareengineering.com](mailto:dohman@delawareengineering.com).

Respectfully Submitted,

DELAWARE ENGINEERING, P.C.



Dave Ohman, P.E.

Oneonta(C)/Hillside SEQR Part 2 and 3 CL 05-29-13.doc  
Enclosures

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## CC w/enclosures:

Mayor Miller  
Mike Long, City Manager  
Planning Commission Members  
David Merzig, Esq., City Attorney  
Jim Koury, City Clerk  
Robert Chiappisi, City Codes  
Greg Mattice, City Engineering  
Larry Harrison, City DPW  
Jim Suozzo, City Engineer  
Jeff Francisco, Delaware Engineering  
Jeff Smetana, Newman Development  
Ken Ellsworth, Keystone Associates  
Paul Woodward, Keystone Associates

## Attachments:

- Long EAF –Part 1 completed by Newman (05-01-13)
- Long EAF –Part 2 Draft (last revised 05-29-13)
- Long EAF – Part 3 Draft (last revised 05-29-13)
- Town of Oneonta letter received on May 14 and Newman’s response (related to off-site staging and material storage)
- Otsego County letter received on May 15, comments on numerous issues and Newman response
- SUCO Correspondence including May 14 (Tom Rathbone) letter, Newman’s May 21 response
- Newman’s May 29 follow-up letter to SUCO’s Todd Foreman with attachments, and Todd Foreman’s May 29 response.
- Otsego County 239 review letter dated May 28, 2013, received May 29.