

**From:** zoning@trumansburg-ny.gov  
**Sent:** Wednesday, August 22, 2018 9:28 AM  
**To:** Planning Board (PlanningBoard@trumansburg-ny.gov); 'Tammy Morse'  
**Subject:** FW: INHS - 46 South Street - Revised EAF  
**Attachments:** INHS 46 South Street Revised EAF-C1.pdf

Planning Board members,

FYI, please see Joseph Smith's responses below to some questions I had regarding the revised EAF, attached.

Thank you.

Laura Schneider, LEED-AP  
Zoning Officer  
Village of Trumansburg  
56 E. Main St.  
Trumansburg, NY 14886  
(607) 387-6501

---

**From:** Joseph C. Smith [mailto:JSmith@phillipslytle.com]  
**Sent:** Tuesday, August 21, 2018 1:06 PM  
**To:** zoning@trumansburg-ny.gov  
**Cc:** Adam S. Walters  
**Subject:** FW: INHS - 46 South Street - Revised EAF

Laura -

Below please find a response to your questions, in red, in connection with your review of the most recent revised Project FEAF:

Section B. Government Approvals

c. Village ZBA – *Potential SUP for Community Room* – Application Date **TBD?**

**(Applicant will insert "TBD; Dependent on Zoning Determination" in Sec.B.c.)**

Section B. Government Approvals

h. Federal – *USACOE* – Projected application date: February 2018 **(Has this permit been issued? If so, do we have copy of it?)**

Section D.2. Project Operations

b. [Affected wetlands], v. [Proposed mitigation] *ACOE permits to be obtained?*

**No permit has been issued at this time. The first step in the process of obtaining permits through the USACE Nationwide Permitting program is to obtain a preliminary jurisdictional determination, which was provided to the Village in March, 2018. Prior to starting construction, permits for disturbing 0.07 acres of wetlands (0.02 acres of wetland A and 0.05 acres of wetland B) will be obtained through the USACE Nationwide Permitting program; Nationwide Permit 29 (NWP29) will be applied for. Under NWP29, if the total wetland disturbance stays below 0.10 acres then no mitigation will be required. The Project is proposing to disturb only 0.07 acres of wetlands so no mitigation will be required. Note that the USACE**

**determined Wetlands D & E to be isolated wetlands and an Approved Jurisdictional Determination was made indicating a USACE permit is not required to work in, or disturb, these wetlands.**

Section D.2. Project Operations

j. [Substantial increase in traffic or transportation demand]:

i. [when] *Morning, Evening* **Does not include nursery school pickup hour at noon (approx. 30-40 + students) (Applicant will add 12:00 p.m. - 1:00 p.m. to reflect the peak time for the Nursery School pickup hour in Sec.D.2.j.i)**

Section D.2. Project Operations

l. Hours of operation

ii. During Operations: 8:00-5:00 *Day Care Center* **(The nursery school operates morning programs 9 AM – noon; “Day Care Center” contradicts project description in Section A., Construction of a nursery school ....) (Applicant will modify response to reflect “Nursery School” in Sec.D.2.l.ii)**

Also, below please find a chart indicating where you can locate the requisite exhibit in connection with certain documents referenced in the EAF:

Traffic Impact Study	December 14, 2017 - Application for Preliminary Site Plan Review (Exhibit Q)
Project Lighting Plan	June 27, 2018 - Response to Comments from May 24th Public Hearing (Exhibit B) & June 28, 2018 - Response to April 18, 2018 Comments from MRB Group (Exhibit F)
Flora and Fauna Report/Rare Flora and Fauna Survey	December 14, 2017 - Application for Preliminary Site Plan Review (Exhibit V)
USACOE Preliminary Jurisdictional Determination	June 28, 2018 - Response to April 18, 2018 Comments from MRB Group (Exhibit C)

Please let me know if you have any other questions in connection with your review of the revised Project FEAF. We look forward to discussing these changes and working through Part II of the FEAF at the upcoming Planning Board meeting. We are also working on a revised request for a zoning determination in connection with the TBurg Nursery School and Community Lounge per our discussion, and when submitted, we will address how the February support letter from TCNS impacts, if at all, the previous determination by Matt that the TBurg Nursery School does not require a SUP from the ZBA.

Thanks!

Joseph

---

**From:** zoning@trumansburg-ny.gov [mailto:zoning@trumansburg-ny.gov]  
**Sent:** Tuesday, August 14, 2018 1:01 PM  
**To:** Joseph C. Smith  
**Cc:** Lance.Brabant@mrbgroup.com; Adam S. Walters  
**Subject:** RE: INHS - 46 South Street - Revised EAF

Joseph,

Thanks for sending the revised EAF Part I. Regarding Planning Board’s requested modifications, I have a few questions as follows:

Section B. Government Approvals

c. Village ZBA – *Potential SUP for Community Room* – Application Date [blank] **TBD?**

h. Federal – U.S. ACOE – Projected application date: February 2018 **Has this permit been issued? If so, do we have copy of it? See also response to Section D2. Project Operations, b. [Affected wetlands], v. [Proposed mitigation] ACOE permits to be obtained.**

Section D.2. Project Operations

j. [Substantial increase in traffic or transportation demand]:

i. [when] *Morning, Evening* **Does not include nursery school pickup hour at noon (approx. 30-40 + students)**

v. [new/ changed roads] *ref attached Traffic Impact Study* **Please provide or indicate document. \***

l. Hours of operation

ii. During Operations: 8:00-5:00 *Day Care Center* **The nursery school operates morning programs 9 AM – noon; “Day Care Center” contradicts project description in Section A., Construction of a nursery school ....**

Note \* other documents are referenced in the EAF that are not attached or specified: *project lighting plan* (in D.2.n.i.), *flora and fauna report* (in E.m.), and *rare Flora and Fauna Survey* (in E.o.).

Thank you,

Laura Schneider, LEED-AP  
Zoning Officer  
Village of Trumansburg  
56 E. Main St.  
Trumansburg, NY 14886  
(607) 387-6501

---

**From:** Joseph C. Smith [mailto:JSmith@phillipslytle.com]  
**Sent:** Friday, August 10, 2018 10:42 AM  
**To:** zoning@trumansburg-ny.gov  
**Cc:** Lance.Brabant@mrbgroup.com; Adam S. Walters  
**Subject:** FW: INHS - 46 South Street - Revised EAF

Laura -

As we discussed, attached please find a revised project FEAF with all modifications made that were requested by the Planning Board at the last meeting. As you can see from the email below, Lance has reviewed the same and confirmed that all of the requested revisions have been addressed.

Please let me know if you have any questions.

Thanks, and have a great weekend!

Joseph

---

**From:** Brabant, Lance [mailto:Lance.Brabant@mrbgroup.com]  
**Sent:** Thursday, August 09, 2018 12:10 PM  
**To:** Joseph C. Smith  
**Cc:** Adam S. Walters; Guy Krogh; Richard D. Geiger  
**Subject:** RE: INHS - 46 South Street - Revised EAF

I have completed a review of the submitted revised Full EAF Pat 1 based on the updates requested by the Village Planning Board at the July 26<sup>th</sup> meeting. I believe all of the requested revisions have been addressed.

Please sign page 13 of the Full EAF Part 1 and resubmit to the Village. Thank you.

**Lance Brabant, CPESC**  
Director of Planning Services



---

**From:** Joseph C. Smith <JSmith@phillipslytle.com>  
**Sent:** Wednesday, August 08, 2018 2:59 PM  
**To:** Brabant, Lance <Lance.Brabant@mrbgroup.com>  
**Cc:** Adam S. Walters <AWalters@phillipslytle.com>  
**Subject:** INHS - 46 South Street - Revised EAF

Lance -

Attached please find an updated FEAF for your review. Once you have had the chance to review, and as long as you see no issues, we will formally submit the same to the Village.

Thanks!

Joseph

**Joseph C. Smith**  
Associate



One Canalside  
125 Main Street  
Buffalo, NY 14203-2887  
Phone 716 847 5407  
Fax 716 852 6100  
[JSmith@phillipslytle.com](mailto:JSmith@phillipslytle.com)  
[www.phillipslytle.com](http://www.phillipslytle.com)  
[Download vCard](#)



Think before you print and save a tree.

This electronic transmission and any attachments hereto are intended only for the use of the individual or entity to which it is addressed and may contain confidential information belonging to the sender which is protected by the attorney-client privilege. If you have reason to believe that you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this electronic transmission is strictly prohibited. If you have reason to believe that you have received this transmission in error, please notify immediately by return e-mail and delete and destroy this communication.

**WARNING:** E-mail communications cannot be guaranteed to be timely, secure, error-free or virus-free. The recipient of this communication should check this e-mail and each attachment for the presence of viruses. The sender does not accept any liability for any errors or omissions in the content of this electronic communication which arises as a result of e-mail transmission.