RESTORE FORWARD RETREAT CENTER AND CAMPGROUND

Town of Ava Sketch Plan Review Submittal

Submitted by Black Women's Blueprint

For May 5, 2021 Planning Board Meeting

Prepared with Assistance by
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Community Planning and Environmental Associates

Contents

Town of Ava Site Plan Application

Restore Forward - a Retreat Center and Campground
at 11518 Webster Hill Road

Preliminary Narrative for Sketch Plan Review
May 5, 2021

About Black Women's Blueprint

Black Women's Blueprint (BWB), is a civil and human rights organization with its headquarters in Brooklyn, New York and more recently at 201 Main Street, in Boonville, NY. BWB is a women's organization with a history of providing broad-based education and training and community engagement as well as holistic healing services. Some of its activities have included the convening of learning exchanges, conferences, talks and testimony and healing circles at the United Nations, via the first ever Truth and Reconciliation Commission and other convenings. It has partnered with governments, college campuses, universities and other organizations to convene technical assistance roundtables on the implementation of human rights principles and partnered with corporations to deliver diversity and inclusion curricula.

About the Restore Forward Retreat Center and Campground

To further its organization's goals, Black Women's Blueprint is proposing a retreat center and campground at its property on Webster Hill Road to create a serene location where people from all walks of life, including those from the Town of Ava, Boonville, surrounding communities in the Tug Hill, and beyond can come to visit, restore themselves and their families, and participate in the following:

1. Holistic education activities, like workshops, yoga, reiki, spa, meditation, pottery, Zen gardens, gardening, art, silent retreats, book readings, farming, and food as medicine; and
2. Recreational activities like fishing, skiing, picnics, camping, hiking/walking trails, and wildlife observation.

The Restore Forward Retreat Center and Campground features an adaptive reuse of the former Ava Test Annex facility as our centerpiece, surrounded by restored farmland, event facilities, lodging opportunities and camping. These major features will be augmented with greenhouses, walking trails through the woods, a nature playground for children, a healing center, sanctuary, and more. Our goal is to not only rehabilitate the existing building for the Center and provide these other facilities on-site, but to restore the open lands to productive farming to enable Restore Forward to be a 'Farm to Table' location.

Environmental Restoration, Resiliency, and Consistency with Town of Ava Goals Underpins Restore Forward

Restore Forward understands and embraces the Town's desire to protect its environment, maintain its rural character, and responsibly grow its economy. This project can accomplish all those goals. This site was chosen for precisely those very values, and the project will be designed and developed in a way that respects these same principles.

To ensure our project is consistent with the Town's policies and goals, the project site and conditions have been carefully studied and its natural resources needing protection identified. Our concept site plan outlines features and amenities that will be phased in over time and is designed specifically to create a retreat center that focuses on the restorative nature of farming and the outdoors.

Our team understands the Town of Ava's Comprehensive Plan and has developed a concept site plan to ensure Restore Forward is consistent with that Plan and the Town's long-range policies and land use regulations. Our project was designed with the understanding that:

The Town of Ava desires to:

- Retain rural character along with its open spaces, clean air, water, and land,
- Enhance and revitalize farming in the Town,
- Protect the environment, including protecting forested habitats, and wildlife and habitat diversity, and preserve blocks of woodlands and the habitats they support,
- Encourage community development that is compatible with surrounding properties and community character,

- Advance uses that do not adversely impact health or safety of the public and do not place an undue burden on community services or facilities.
- Promote development that is sensitive to neighbors and compatible with neighboring land uses,

These goals will be met because Restore Forward will:

- Maintain the vast majority of forested areas on site and create a building envelope that uses the currently open area along with a small portion of woods along the edge of the existing forested land for building activities. This will ensure that the area is maintained as a significant wildlife habitat link and protect the wetlands on site. About 90 acres are planned to be included in the developed portion of the ~300-acre site.
- Restore and use about 14 acres of existing open land for farming including row crops, a small paddock area, and a barn and greenhouses.
- Promote outdoor recreation using the many existing trails and pathways on the site along with creation of new paths and trails to enable visitors to enjoy the woods, small streams, and wetlands found throughout the property.
- Adaptively reuse the former test site structure for a new and productive use. The main structure will be used for events and programs. It will be enhanced with features such as a green roof for gardening, patios, and landscaping.
- Design project infrastructure such as septic systems, roads, sidewalks, and building locations in a manner that first and foremost protects the many wetlands, streams, and other environmental features on site. The project will require an additional new water well, and decentralized septic systems designed to serve different locations on site. The decentralized nature will allow us to grow in phases and add to the required infrastructure as needed.
- Use this secluded site in a quiet and peaceful manner that will be consistent with the neighborhood and landscape.

Restore Forward Will Protect Ava's Attributes

Our proposal is carefully developed to maintain other aspects of Ava's rural character:

- There will be no large noise-generating events so the quiet rural atmosphere will be maintained.
- The scenic nature of the area will not be changed as the site and activities are not seen from Webster Hill Road and is completely buffered and surrounded by forested areas onsite that will be preserved.
- There will be no activities that will produce adverse odors or pollution.
- All water quality and waste treatment requirements of Oneida County and the State will be met. We will demonstrate that there will be no adverse impact on ground water quality or quantity.

- The project will not result in new roads or other public infrastructure.
- Access to the site will be over the existing driveway. We will demonstrate that the amount of traffic to and from the site will not adversely impact the neighborhood or burden existing roads.
- Campfires will be limited. We propose two camping areas and a fire pit near the main building. Not every structure will have a campfire and there is limited potential for air impacts.
- We will be using Dark Sky compliant lighting fixtures and bulbs and will ensure proper height and placement of lights to minimize glare and other lighting impacts.
- There will be no impact on community services or facilities. Given the nature of the use, it is anticipated that there will be a very limited need for engaging with local emergency service providers.

Restore Forward will Promote Local Jobs

Restore Forward is committed to being part of the Ava community and we plan on hiring existing residents in Town to staff the retreat center. Local hiring will benefit the community by promoting new economic opportunities.

New job opportunities will include:

- Construction (BWB has already hired Dana Charbonneau from the Town)
- Electricians and other utility specialists (BWB hired Battle Electric from Boonville)
- Security
- Sanitation
- Farming and agricultural assistance
- Snow and seasonal plowing and road maintenance
- Hospitality (housekeeping, hosting)
- Cooks, chefs, waiter/waitress
- Office management and assistants
- We will work with police, fire, and ambulance services to ensure appropriate emergency access.

New job opportunities, including summer jobs for youth, will be available in the following phases:

Year 1, Phase 1: 2-10 new jobs
Year 3, Phase 2: 10 to 20 jobs
Year 5, Phase 3: 30-60 new jobs
Year 10, Phase 4: 60+ new jobs

Restore Forward Features - General Description

See Concept Site Plan (Next page)

Farming
The farm (14 acres) will have greenhouses, barns, hoop houses, canning kitchens, silos, stables, and processing facilities. The farmed land will have infrastructure to manage the harvest such as irrigation systems and electric fences. The current year 2021 will apportion and prepare the land for farming. The land will be developed yearly through 2024 for sustained growth.

- Restore the open land to active agriculture.
- Restore Forward will rely on food grown on premises and farming will be a major piece of our retreat work.
- We plan to augment and restore soils for crop production and will extend our growing season with greenhouses.
- We plan to incorporate use of renewable energy. We plan to use solar scaled to help provide for our energy needs.
- Cluster buildings to have the least impact on the environment. Clustering will also minimize roads and other infrastructure needed to service the built areas.
- We will design to reduce our impact on the environment in other ways such as by using low-flow water toilets, sinks and appliances to reduce water needs.
- Create small hamlet-style nodes within the site with hamlet-scale instead of suburban-style-sprawl development.
- We will have a small number of livestock/farm animals, and manure best management practices will be used.

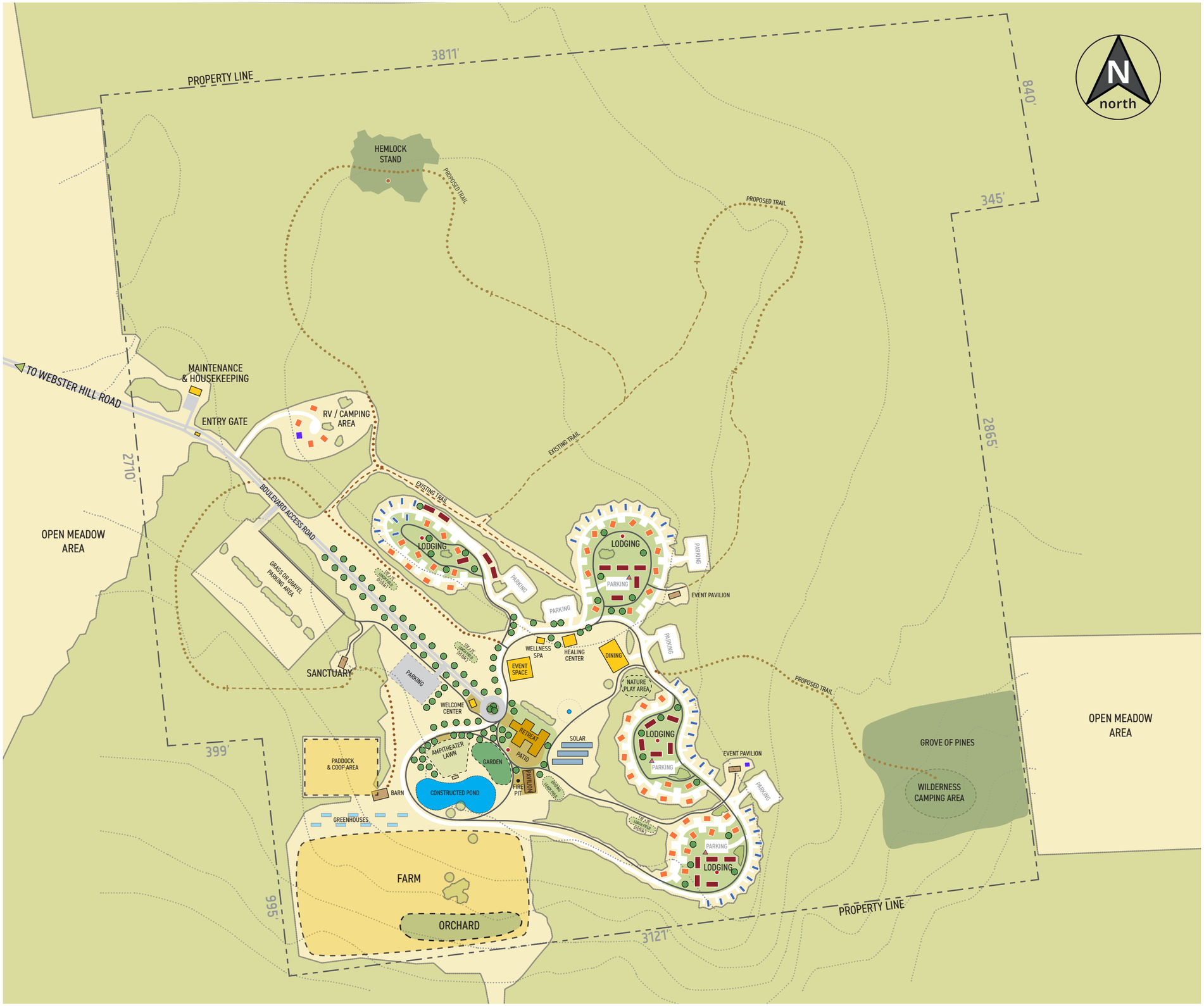
Camping:
The site will include several camping opportunities. These include a campground for tents along with a bathhouse, a wilderness camping area (tents only, no bathhouse), and an RV camping area with service connections. These will accommodate the following:

- Camping Area (Tent and RV) (accommodating 20 tent and 20 RV and a bathhouse)
- Wilderness Camping Area (accommodating 20 tent campsites in later phase)

RESTORE FORWARD

BLACK WOMEN'S BLUEPRINT

SCHEMATIC SITE PLAN CONCEPT
294 ACRES



- Tiny House Approx. 400sf (13x30)
- Bungalow Approx. 800sf (25x30)
- Lodge - Dorm Style Approx. 1500sf (50x30)
- Bathhouse/Restrooms
- Gazebo
- EV Car Charging Station
- Existing Water Well
- New Trees / Plantings
- Existing Trees to Remain
- Public Access Road / Parking Areas
- Limited Access Drive
- Pedestrian Pathway
- Proposed Trail
- Existing Trail
- Topographic Contour (10' Increments)

0' 100' 200' 300' 400'

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APRIL 26, 2021

Retreat Center and Event Spaces
The existing building (12,000 square feet) will be used for the retreat center. The existing building will be renovated to house a hall, with an auditorium to present theatrical, film and other media productions. The building will be renovated to include new restrooms, an office, and two green rooms. If feasible, the roof will be used for event space and a roof garden.

There will be a commercial grade kitchen within the retreat center to cater to these spaces. The rooftop will have an access ramp from the outside to help disabled people access the rooftop garden.

Event Spaces and Pavilions
A 10,000 square foot event space will be added to the project along with 3 roofed pavilions to be used for outdoor events/picnic areas.

Health and Wellness Center and Spa
A healing center and spa (two structures, 1,600 SF each). Construction on the first healing center and spa will begin in 2024 and be phased to create the second building in 2026. The healing center and spa will help visitors and clients achieve better health by balancing the whole mind, body, and spirit. It will use a variety of holistic treatments like acupuncture, sound therapy, massage therapy, aroma therapy, acupressure, mud moxibustion, air cupping by licensed practitioners to treat a variety of problems, such as gastrointestinal disorders, gynecological disorders, pain both acute and chronic, immune system disorders, and stress.

Amphitheater/Garden/Pond
A (1-acre) farm pond will be excavated to support recreational activities and stocked for fishing, and swimming. Creation of the pond area will allow an outdoor amphitheater to be built for outdoor use. Gardens (flowers, herbs, and vegetables will also be placed in this area. The pond will be used not only for recreation, but for farm and greenhouse irrigation and available with dry hydrant for fire suppression.

Living/Lodging
Lodging is not just for tourism, but it may be used as residential living or long-term living by staff. Housing on-site will be provided for approximately one-quarter of the anticipated number of employees at the retreat center and will be hired by year ten. Residential homes for staff and employees will be a combination of:

- 10 tiny homes
- 5 communal homes (5 to 10 people)
- 25 two/three-bedroom homes

Temporary lodging to be phased in will allow for up to 500 visitors to stay at the retreat center using a combination of:

- 50 tiny home, single occupancy cabins
- 30 dorm style lodges accommodating ten guests each
- 50 double occupancy cabins (Bungalow)

We anticipate 90% of our guests will utilize the retreat center during the Spring, Summer and Fall seasons.

- The project will attract young people and young adults to the area and our staff, residents, and visitors will support local businesses and services (i.e., restaurants, the B&Bs, markets, gas, and other town amenities).
- Our goal is to become involved with the community. We want to become active in and contribute to the community. BWB has also purchased a Bed and Breakfast in Boonville not only for our use, but to continue providing an important business in the area and supporting tourism.
- Approximately 30-60 school aged children who come to live on the property with their parents will be involved in youth programs as well as be a part of a homeschooling cooperative. At least half of the children may attend the local school system (Adirondack Central School system, children k through 6 go to West Leyden, and Junior High and Senior High students go to Boonville.) To that end Restore Forward will add a small school bus waiting structure at the end of Hughes Road.

Proposed Project Phasing and Construction Schedule

The project is anticipated to be built out over a period of 10 years. The site is designed so that necessary infrastructure will be decentralized to support additional phases independently. The initial emphasis will be on farmland reclamation and rehabilitation of the existing structure on site). Four function areas are planned, each one having the capacity to operate sustainably and independently but complementing and supporting each of the other areas as the project moves toward full build out. Phase 1 is scheduled to begin late summer 2021 and be completed during the winter 2021. The remaining existing building renovations shall be constructed throughout 2022 to early 2023. The construction of the remaining features will be phased in from 2023 to 2031.

2021 - 2022: Restore farmland, build barn, fence paddock area, maintenance and housekeeping building, begin existing structure rehabilitation, create pond/amphitheater and prepare ground for garden; drill new well, update septic system to address phase 1 capacity needs; install

lighting for access drive, signage, access driveway tree planting. Install access road and parking improvements; establish welcome center.

2022-2023: Placement of greenhouses; nature play area; complete existing structure rehabilitation and patios; pavilions; initiation of first lodging area and its necessary parking, water and septic infrastructure; solar panels, establish bathhouse and camping areas. Continue to upgrade farmland and farmland soils. Expand walking trails and pathways.

2024-2025: Construct dining hall; event space; wellness spa; healing center, sanctuary; solar panels and second lodging village. Connect with sidewalks and additional pathways.

2025-2031 Construct lodging areas 3 and 4 along with their necessary parking, and expanded water and septic infrastructure to service those lodging areas.

Existing Conditions

Please refer to Appendix A for a full narrative and maps of existing conditions. Once beyond the sketch phase of the site plan review process, the full site plan application will also show surveyed topography, all dimensions scaled, and wetlands closest to the building envelope delineated as needed.

Restore Forward Features - List of Specific Proposed Features

A. Restore Forward is proposed as a cluster of uses and structures in a campus-style building envelope. The building envelope encompasses the current open areas of the parcel and the portion of woodland grown since the mid-1990s. A clustered approach has several benefits including a) efficient use of infrastructure, b) minimization of road building and impervious surfaces, c) preservation of the critical mass of woodland so that habitats and ecosystems are maintained, d) preservation of the most mature portion of woodland, and e) creation of a campus-style, more hamlet-like character. The farmed areas of the property are also within the building envelope as shown on the concept site plan.

   The following features integral to the Restore Forward retreat center are shown on the attached concept site plan.

   - Access Road – Connecting site from Webster Hill Road: 1.95 acres (from 2 deeds), 60’ wide easement, with 18’ existing pavement (~60’ wide entranceway)
   - Amphitheater (created when pond is constructed as informal sloped lawn for seating)
   - Bathhouse (2; one at camping area, one at eastern Pavilion Area)
   - Camping Area (1 tent camping for 20 campsites, one RV camping area for 20 RV’s))
   - Constructed Pond for water activity and fishing (1 acre size)

- Dining Center (10,000 square feet)
- Entry Gate/Sign (Sign will be at Webster Hill Road)
- Event Space (10,000 square feet)
- Existing trails and pathways on site
- Existing water well location (additional new water well locations to be determined)
- Farm (14 acres):
    - Paddock and Coop fenced-in area
    - Barn (1800 square feet)
    - Greenhouses (up to 8 planned)
    - Field and Orchard areas
- Fire Pit
- Gazebos (6 in total throughout site)
- General landscaping showing locations for mature tree plantings; full landscape plan to come later
- Health and Wellness Center (3000 square feet total) and Spa
- Leach field absorption area (3 locations to serve different areas of site to be phased in).
- Limited access drive connecting all internal locations; constructed to Town specifications and to accommodate suitable emergency access
- Lodging Villages (one for employees and 3 for temporary visitors) with amenities. Each will have:
    - Gazebo
    - Parking areas
    - Driveways to each unit (no garages)

  Employee residences (first phase) will be:

    - 10 tiny homes
    - 5 communal homes (5 to 10 people)
    - 25 two/three-bedroom homes

  Temporary lodging, to be phased in, will allow for up to 500 visitors to stay at the retreat center using a combination of:

    - 30 communal/dorm-style lodges accommodating ten guests each
    - 50 single occupancy tiny houses/cabins
    - 50 double occupancy cabins (bungalow)

B. Additional amenities and structures to be utilized by both employees and temporary guests will include:
   - Maintenance and Housekeeping Building (3,000 square feet)
   - Nature Play Area
   - Parking (for Wellness Spa and Healing Center 10 cars)
   - Parking (for lodging areas)
   - Parking, Reserve Area, for Guests (approximately 200 cars, shown as grassed or gravel)
   - Parking, Staff (50 cars)
   - Pavilion (3 in total)
   - Pedestrian pathways to connect all areas on campus – crushed gravel at first and then with asphalt or other surfaces)
   - Proposed trails into woodland areas, unpaved
   - Retreat Center in Existing Structure on site (12,000 square feet), with Covered Patio and landscaping
   - Sanctuary (1250 square feet)
   - Solar Panels (for on-site use only)
   - Unbuilt forested areas to remain (~240 acres; may change as we fine tune site)
   - Welcome Center (300 square feet)
   - Wilderness Camping Area (at Grove of Pines)
   - Zen or other landscaped garden

Description of the easement for ingress and egress, indicating emergency access points
The parcel is accessed through two permanent easements for a right of way for an access road. The first easement (1.98 acres) was conveyed by Raymond R. Owens in 1958 (Oneida County Deed Book 1591, Page 510) and the second (0.2 acres) conveyed by Charles Hicks in 1959 (Oneida County Deed Book 1634, Page 447). These easements allow for full vehicular access to the site as well as for telephone lines and cable, electrical lines and cable, drainage systems, water lines, and sewer lines. They also allow for construction, maintenance, repair, operation, patrol, replacement and/or removal of such road and infrastructure as well as to trim, cut, fell and remove trees and underbrush and obstructions and any other vegetation, structures or obstacles within the limits of the right of way as is necessary to provide adequate clearance and to eliminate interference to the structures or utilities placed on, over, under or across the land within the easement area.

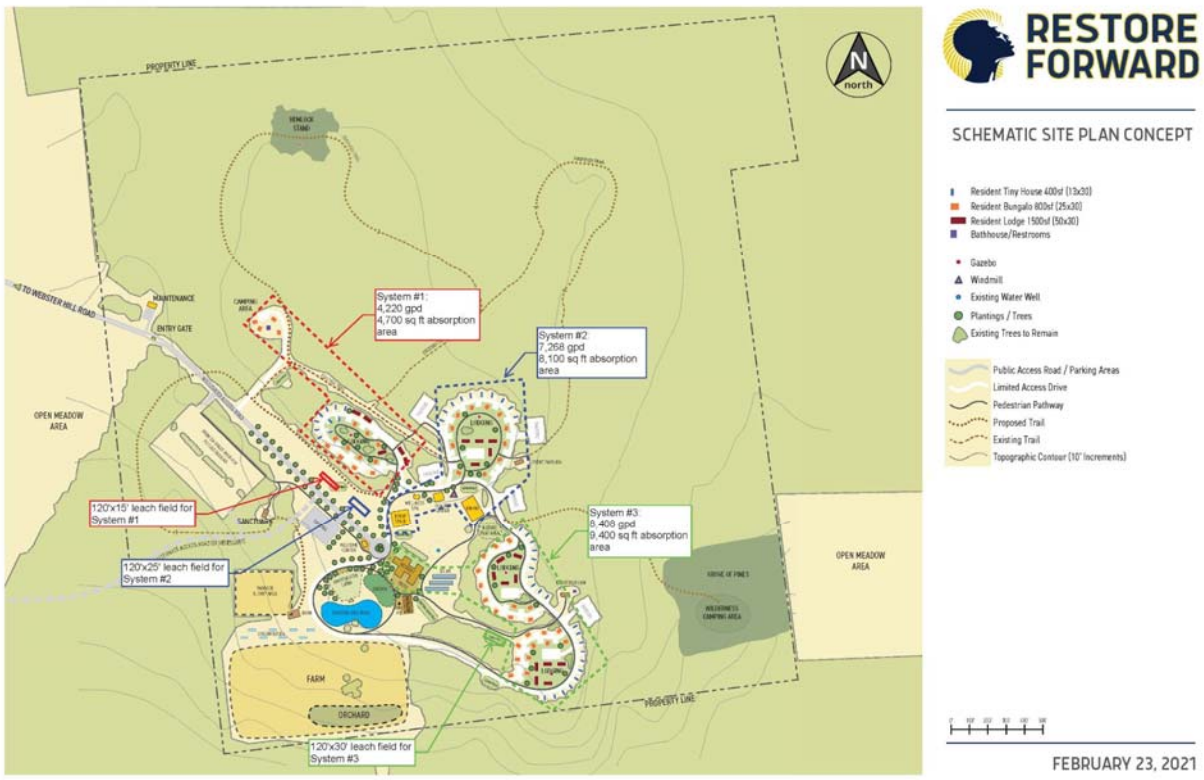
The current right of way area currently has an 18’ paved surface. It is not a public road but is shown on some public maps as being called “Hughes Road”. This will serve as access for all ingress and egress, including for emergency access to the site. Internal roads will be designed to be consistent with low volume rural recreational land access roads. There is an approximately 60’ wide entrance where the access road intersects Webster Hill Road. Site distances from this location will be further evaluated and detailed in the site plan application to satisfy Section 5.6 of the Town of Ava Rural Land Use Law.

Number and description of parking spaces and description of internal roads, sidewalks and pathways

Article 7 of the Town of Ava Rural Land Use Law will be used in the design of parking. There will be no parking on either Webster Hill Road or the "Hughes Road" access way to the site. Each lodging area will provide for parking for two cars per unit in driveways, plus a staff parking lot for 40 cars, an additional parking lot in each lodging village for 70 cars, and an overflow parking lot for 200 quests.

Description and plans for method of sewage disposal, location, design, construction materials, capacity

The sewage disposal system will be a fully engineered, on-site waste treatment (OSWT) system to meet all NYS Department of Health, NYSDEC, and Town requirements. It will be designed as a decentralized system with three separate treatment systems (each including a septic tank and absorption bed area) located to serve different sections and phases of the project. Each OSWT will have a septic tank (2–4-thousand-gallon range), a dosing pump (or gravity fed if topography allows for that) and a distribution box leading to absorption trenches. The figure below shows potential locations and sizes for proposed leach fields. Three systems are currently being considered: #1 - a 4,200 gpd system with 4,700 sf absorption area; #2 - a 7,268 gpd system with 8,100 sf absorption area; and #3- a 8,408 gpd system with 9,400 sf absorption area. The final site plan will locate and size each system appropriately taking into account perc tests, soil conditions observed through deep hole tests, and capacity needs. It is anticipated that each system individually will have a capacity of less than 10,000 gallons per day, and a total capacity less than 30,000 gpd such that the facility may be covered under a NYSDEC Private/Commercial/Institutional (PCI) General Permit.



Description and plans for method of securing potable water, location, design, construction materials, capacity

The current potable water supply located on site is a drilled well that is 279 feet deep and is a bedrock well producing ~7 gpm. The water has been tested for quality and was shown to have iron content that may need water treatment. The estimated maximum daily water demand is 26,600 gpd which requires a well (wells) yielding close to 20 gpm. An additional well or wells will be drilled on-site to provide for the additional potable water needs. It is envisioned that two hydromatic tanks would be used to provide short-term storage and adequate water pressure throughout the site. Water treatment, including chlorination and possible iron treatment will be provided for pursuant to required permitting and NYSDOH guidelines for a water system. BWB will provide for a certified water treatment operator to monitor and service the water system if required. Appropriate well-head protection areas will be included in the final site plan. Note that the additional well used onsite for coolant purposes by the Air Force will not be utilized for potable water.

Description of electrical and solar energy to be used

BWB has arranged for new electrical service to be provided by the Municipal Commission of Boonville. Energy will be supplemented by on-site solar panels designed to provide for energy needs of Restore Forward. Similar to residential-scale facilities, the solar will be ground-mounted and scaled to provide for on-site use. This is not intended to be a commercial-scale solar farm.

Narrative on traffic to be generated, times of day traffic expected, site distances at driveway
The site distance at the driveway intersecting Webster Hill Road is approximately 60 feet. Traffic to be generated will be from staff/employees who work and live on site, and transient visitors. Traffic will include cars, small shuttles, occasional buses, and small trucks for normal delivery and maintenance of the facility (for example UPS/FedEx, trash hauler, lawn care, etc.). Traffic to be generated will also include small trucks with campers and RV's using the campsite area.

Visitors are anticipated to use the site mostly during spring, summer and fall seasons. Traffic will include sporadic daily use from staff/employees and visitors, with increased traffic when an event is scheduled on site. AT full build out, there may be events once a month that generate traffic. BWB plans on providing for small shuttles (four) to pick guests up at the Syracuse Airport and the train stations in Syracuse and/or Utica. Occasionally, buses will bring visitors in as well.

It is estimated that 50% of visitors will come by rail or air with the remainder in individual vehicles and/or bus. BWB plans on establishing pre-activities, and phased arrivals to spread arrivals and departures out over time to limit traffic in peak hours. A Restore Forward site will also encourage carpooling and ensure that visitors are aware of and recognize the importance of farm activities and farm vehicles that may be in the area on local roads.

It is estimated that 50% of visitors will come by rail or air. Those will be served by shuttle and/or rental cars. At full buildout, 125 to 200 cars per event could be generated in addition to the shuttles and/or buses, and 100 employees (75 - 100 cars) living on site would potentially have cars, but not entering or exiting on a daily basis. The remainder of staff are anticipated to be living in the area and will arrive/depart by vehicle.

Lighting Plan – location and design
The full site plan will include a lighting plan. It is anticipated that 18' pole lights with decorative LED/Dark Sky Compliant lighting fixtures will be placed along the access road. Interior roads will include dark-sky compliant poles/lights, lights for wayfinding signs, safety lights along sidewalks and buildings, and parking lots. Any sign needing illumination will be externally lighted with light fixtures placed to downlight the sign. The lighting plan will be designed to provide adequate light but in a manner that does not create glare off-sight, light pollution that would adversely affect the dark sky on or near the site, or over-light the area.

SWPPP/grading and drainage plan map including drains, culverts, etc.
A full grading plan along with a Stormwater Pollution Prevention Plan (SWPPP), designed to meet all NYS DEC requirements will be included in the full site plan application.

Landscaping plan showing general treatment for entrance road, signage, sidewalks, and paths; include location, size and design of proposed signs; show those locations where woodland is proposed to be removed.
A full landscaping plan showing proposed landscaping along the access road, signage, sidewalks, and paths will be included in the full site plan application. The landscaping plan will show building areas where existing vegetation will be removed, as well as areas to remain wooded.

List of all other permits that may be needed
The following permits are likely associated with this project:

- Town of Ava Site Plan Review
- Town of Ava Land Use Permit
- Town of Ava Mobile Home Permit
- Town of Ava Building Permit
- Town of Ava Septic System Permit
- NYS DEC Stormwater Permit/SWPPP
- Public Water Supply Source Approval
- Food Service Establishment Permit
- Campground Permit (to meet 10NYCRR Subpart 7-3)
- NYS DOH Notice of Intent to Construct, Enlarge, Convert a Facility
- Temporary Residence Approval (Hotel/Motel/Bungalow/Colony)
- Wastewater Treatment System Approval (NYS DEC PCI Permit)

It is the intent of the project not to disturb any wetland or wetland buffer, stream or streambank, so no other DEC permits are anticipated.

SEQR Full Environmental Assessment Form Part I filled out, expanded by attaching data, studies or other information relevant to the consideration of potential impacts.
This project likely involves the physical alternation of 10 acres (or more) and thus exceeds the threshold for a Type I Action pursuant to 6 NYCRR Part 617.4. We have determined that this is therefore a Type I Action under SEQR and have submitted Part I of the Full Environmental Assessment Form accordingly. See attached Part I FEAF (Appendix B). See also Appendix A for supporting maps and other inventory and site assessment information related to environmental resources on site.

Agricultural Data Statement
See Appendix C for the Agricultural Data Statement. The Restore Forward parcel is not within a NYS Certified Agricultural Districts but is adjacent to two areas that are within 500’ of the project and within the Certified Agricultural District. Adjacent landowners in the Ag District are Cleveland C. Lansing and Mark Thornton. Those adjacent farms include 237.8 acres. Those farm fields are largely used for hay crops. No active farming has taken place on the Restore Forward parcel for at least 50 years since the property was acquired by the Air Force.

Referrals
A 239-m and 239-nn (f) referral to the Oneida County Planning Board will be required as part of this site plan review process. We request that the Town refer the application to County Planning when the application is deemed complete for review by the Planning Board.

Consistency with Town of Ava Zoning

The local laws relevant to this project include the Town of Ava Rural Land Use Law (Local Law 1 of 1997) and the Town of Ava Local Wetlands Law (2/25/2001). LL1 of 1997 is applicable pursuant to 1.4 (construction of a new building, change in the use of a building or land, addition to a building or structure, and certain expansion of the area used in the conduct of a business or other non-residential use). A land use permit and site plan approval by the Planning Board will be sought.

Restore Forward is a diverse development coordinated on one parcel. Its components include both permitted uses and those requiring site plan approval. The project includes agriculture, campground, residential, recreational, and tourist home type uses, along with accessory uses such as pavilion, gazebos, parking, playground, walking paths, barns, sheds, and other accessory structures such as signs.

Pursuant to 4.2 of LL 1 of 1997, agricultural structures on existing/non-subdivided agricultural land are considered permitted uses. Pursuant to 4.4, some aspects of Restore Forward are exempt uses and structures including: those structures with less than 144 square feet of ground area;

- enlargement or addition to a building or structure lawfully in existence before the law was enacted;
- signs;
- fences or walls;
- interior structural alterations;
- posts/sidewalks/driveways/playground;
- agricultural practices;
- and conservation and open space uses.

Restore Forward involves several land uses that do require site plan approval including tourist home, multi-family home, and campground. Other uses such as the various event spaces, sanctuary, healing center and spa, dining facility, and welcome center are uses not specifically detailed in LL1 of 1997. Any use not specifically listed in Sections 4.2 or 4.4 shall be permitted only with Site Plan approval by the Planning Board.

The project site is consistent with dimensional requirements of Article 5 as follows:

5.1: The project site is well over the 1.5-acre minimum lot size.

5.2: The project does not meet the 200’ road frontage requirement but is to be considered a non-conforming existing lot as the parcel was created without such road frontage prior to LL1 of 1997 being in effect.

5.3: Because of the size and layout of the property. all structures planned on the site far exceed the minimum required setbacks. All structures and accessory structure locations will exceed minimum setback requirements.

5.4: No new lots are to be created with this project. Since more than 2 dwellings are proposed on the lot, the project will need approval by the Planning Board. The project will be designed as a cohesive, planned unit, having components traditionally associated with a campground, recreational, service, and multi-family (apartment) development.

Appendix A: Existing Conditions

The following report was prepared for BWB by Community Planning & Environmental Associates to inventory and describe existing conditions. (Note the following document is independently numbered as a standalone document and not sequentially in this narrative.)

Restore Forward

Site Analysis & Concept Site Plan

Prepared for Black Women's Blueprint

Prepared by Community Planning & Environmental Associates

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Acknowledgements

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Photographs by Nan Stolzenburg, Rick Lederer-Barnes, and Michael Allen

Introduction

This report summarizes and documents current conditions at the Black Women's Blueprint's Restore Forward site in Ava, NY and presents a conceptual site plan for consideration. Ultimately, it is hoped that the site plan will guide the full development of the site to bring the Restore Forward retreat center to reality. The purposes of this report are to:

- Articulate Black Women's Blueprint's (BWB) vision for the Restore Forward project site.
- Present existing site conditions including topography, soil, land cover, hydrology, existing infrastructure, and other features on site to further understanding of the property.
- Provide site information and present it in mapped form that can be used by subsequent engineers and developers to fine tune design and details for site development.
- Offer potential opportunities and challenges that the landscape presents such as wetlands or old infrastructure needing upgrades to be incorporated into full site plans for as the project moves forward.
- Present a conceptual site plan. It is understood that the site plan will be amended after input from BWB and after preliminary input from engineers on water and septic systems.

In preparation of this report and conceptual site plan, consultants from Community Planning & Environmental Associates performed the following tasks:

- Participated in a kickoff meeting with BWB.
- Discussed project with staff from Oneida County Department of Health to learn preliminary permitting requirements for water and septic.
- Discussed project with Town of Ava Building Inspector to learn preliminary town-level permitting requirements.
- Coordinated information exchange with Dana Charbonneau (contractor) to locate existing water well and septic system.
- Conducted a site visit to collect information about the property and document it through photographs.
- Collected mappable data for topography, forest cover, soil, aerial photography, and wetlands.
- Accessed NYS Department of Environmental Conservation data to identify whether any critical habitats, endangered/threatened/rare species, or other state-identified natural resources are found on site.
- Accessed NYS Historic Preservation Office data to identify whether historical or archeological features or concerns are present on the site.
- Coordinated and communicated about the project and property with BWB staff.
- Initiated coordination of water testing with potential engineers in Central New York.

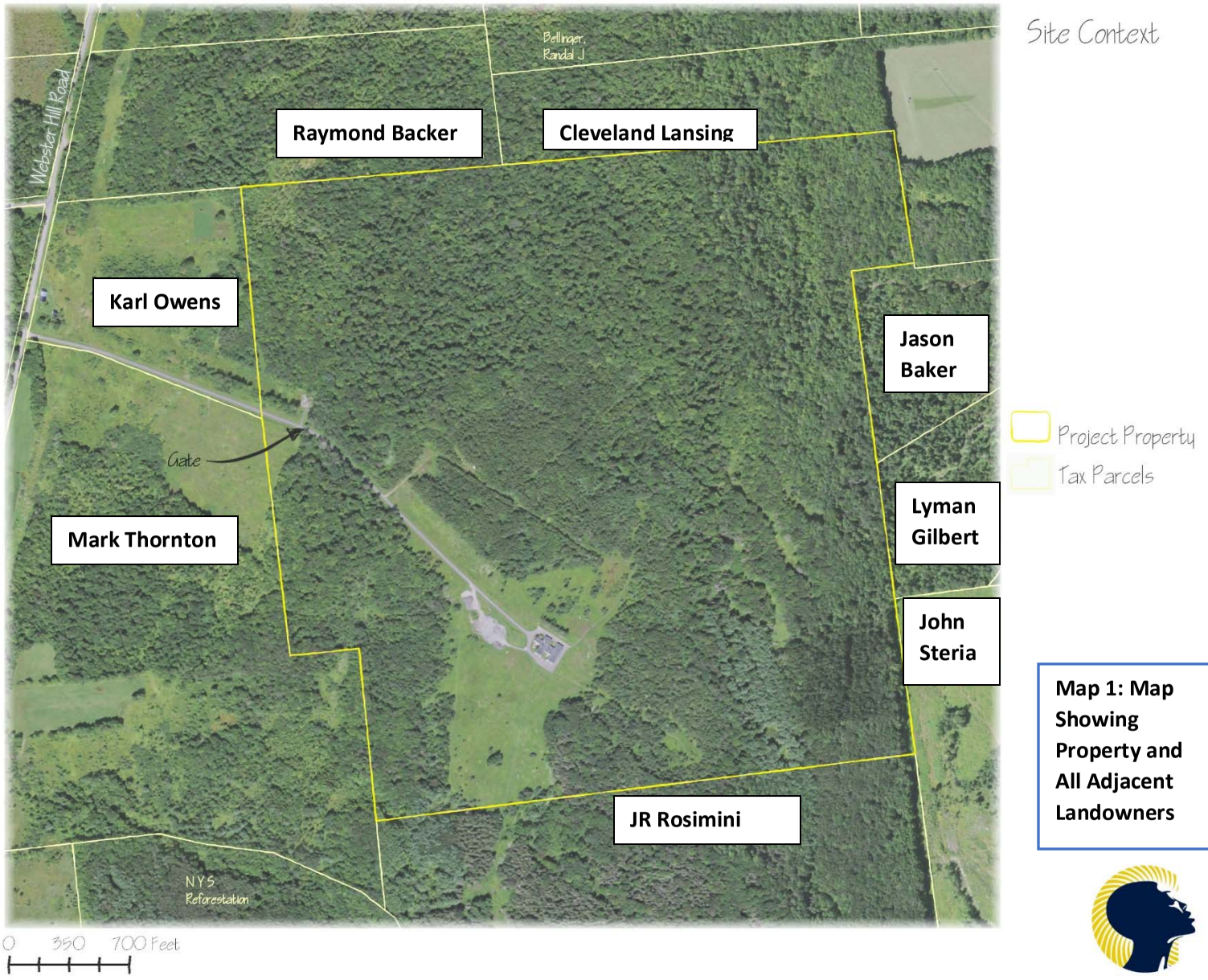
- Initiated collection of basic information related to septic system placement and sizing.
- Analyzed property for additional road access to the site.
- Conducted an existing conditions site analysis and created map(s) showing results.
- Worked with team to mesh BWB vision with site conditions to create a conceptual site plan.
- Created a conceptual site plan.

Existing Site Conditions

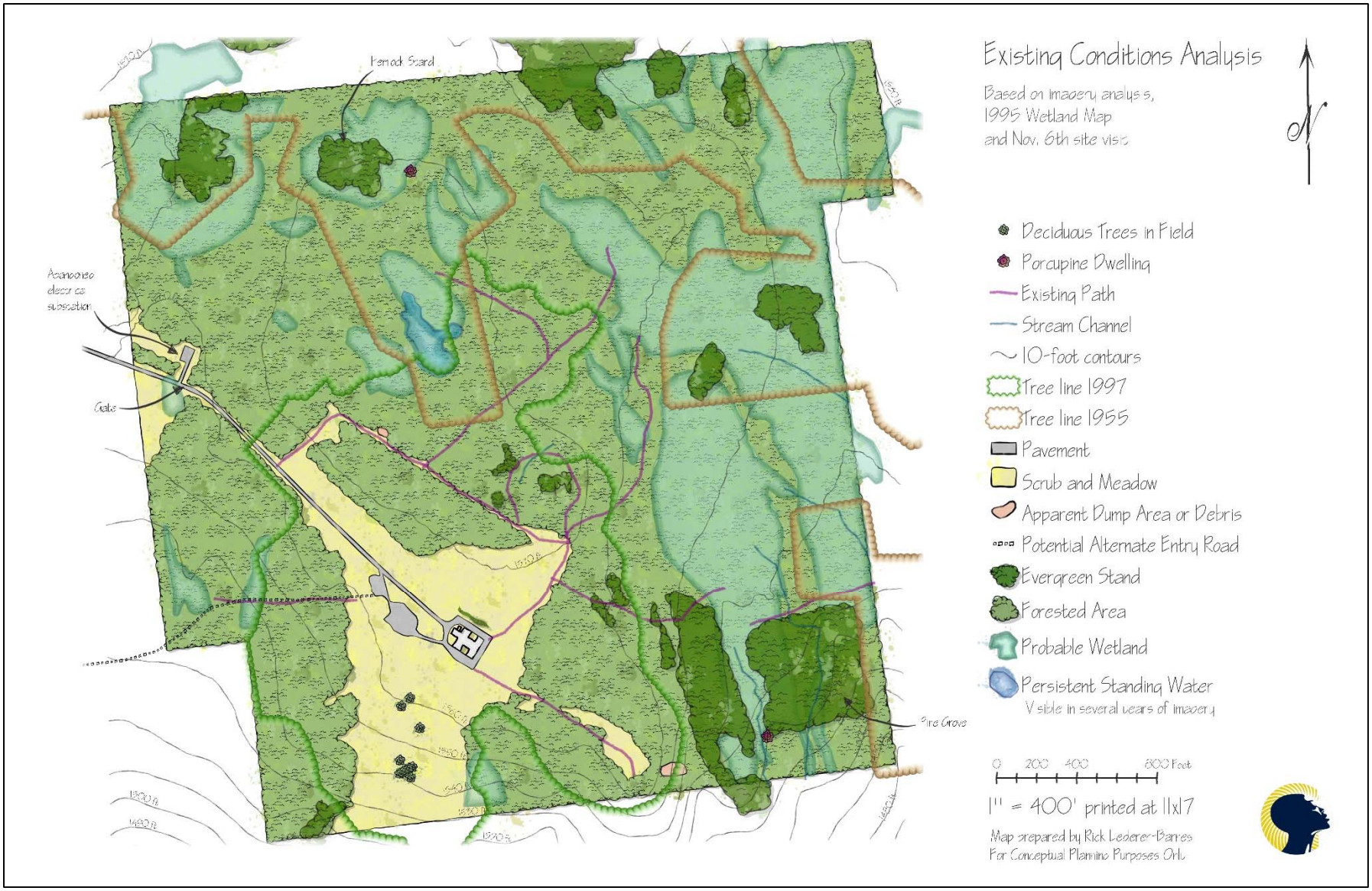
See Maps 1 and 2. The site is located at 11518 Webster Hill Road. Formerly used as the Rome Air Development Center (Rome Air Force Research Laboratory) and otherwise referred to as the "Ava Test Annex", the site was a facility used for the testing and development of long-distance radio transmitters and missile detection systems. The Town of Ava acquired the property and used it for highway department storage for many years until sold to Black Women's Blueprint.

The property does not have direct road frontage on Webster Hill Road. It is accessed through an easement over a neighboring parcel owned by Karl Owens. The easement road is paved and shows on some maps as "Hughes Road". There is no information to confirm that this was ever anything but a private road. A gate at the property line exists and is indicated on the map.

As viewed from Webster Road, the existing building and all other site features are not visible due to forested conditions.



Map 1: Map Showing Property and All Adjacent Landowners



Map 2: Existing Conditions Site Plan Showing a Composite of All Site Features. See Maps Later in the Report Showing Forest Cover and Wetlands.

Ava's history is mainly as an agricultural community. One hundred years ago, cheese factories dotted the countryside. In more recent times, lumbering and related industries have become a part of the local economy. It is also home to the well-known Boy Scout Camp, Camp Kingsley. The Town is attractive to many second homeowners as well.

The region's rolling hill topography is dominated by forest lands intermixed with farmland. Since the soil conditions are better suited for grazing than growing grain, dairy farming is the most common type of farm. Active farmlands in the area are predominantly used for hay. More recently, the region has been attractive to several Amish farm families.

"Forestry, farming, and recreation are important segments of the Tug Hill economy and are viable because of the region's environment. Historically the region's forests supported wood products and paper manufacturing. Although elements of that economy have declined in recent years, forestry remains an important element of both the economy and way of life on Tug Hill. Water is one of Tug Hill's most abundant and important resources, and is used for recreation (kayaking, canoeing and world-class fishing), generating electric power, and municipal and industrial water supplies. Traditional pastimes such as hunting, fishing, trapping, and hiking have been enjoyed for generations by Tug Hillers. The abundant snow on Tug Hill has created a large network of snowmobiling trails, and more recently ATV trail riding has become more popular and widespread".[1]

Several New York State Forests are nearby, but not on or immediately adjacent to the property. These include Jackson Hill State Forest to the northeast, and Webster State Forest, Buck Hill State Forest, Clark Hill State Forest, and Penn Mountain State Forest to the south and southeast.

Property Measurements

Acreage of the various features on the site are:

- Total property size: 293.1 Acres
- Acres of forest on property: 258 Acres
- Land area shown within the 1997 "Building Envelope": 90 Acres (This area is open, has the best soils, and is the most conducive area for development and farming. This is the area shown within the green line labeled 1997 Tree Line). See also Map 3 showing this area.
- Land in the open area (labeled Scrub/Meadow on map): 35 Acres

[1] From https://tughill.org/tug-hill-region/#:~:text=The%20Tug%20Hill%20region%20lies,York%20State%20and%20the%20Northeast

Contour Lines - Map 2

Topography on the site is mostly flat to slightly rolling. The highest elevation as shown on Map 2 is 1570 feet above sea level. This elevation is found north of where the existing building, road, and other infrastructure are. From that point, the land slopes gently to 1520 feet at southwestern corner of the property. That is about a 50' change in elevation over ~1800 feet or less than 3% slope. A moderate slope (about 10% grade) is found in the southeastern portion of the property where the site transitions from upland woods to wooded wetlands. The land's topography is not a barrier to further development on this site.

Scrub and Meadow Open Areas - Map 2

The open areas of the property are old fields. Once farmed, these areas have been kept open over the years from tree growth through periodic mowing. It appears however, that they have not been mowed for a year or two. The open areas are predominated by golden rod – a plant common to old, unmaintained fields.

The 35-acre open area will be the best location for farming activities as well as infrastructure such as septic system.

Scattered within the large ~32-acre open area are clusters of deciduous and evergreen trees. These clusters not only add visual interest and landscape diversity but are important habitats to maintain. These pictures show the slightly rolling topography and views from the site.

Figure 4: Close up of open area showing large expanses of golden rod and a cluster of trees.

Figure 5: View of open area on site showing tree clusters, and large expanses of golden rod plants.

Forested Areas and Evergreen Stand - Maps 2 and 3

About 258 acres of the property are forested (See Map 3). Decades ago, the land was open and farmed, but after abandonment, it converted to deciduous forest land cover[2]. The forest types are all upland tree species which are highly influenced by soil conditions, especially wetlands. As shown on the Existing Conditions Map, several locations have evergreen forest cover, but the majority is a mixture of beech, maple, cherry, oak, and aspen. The evergreen patches are small compared to the whole property but are very important components of the forest that will provide shelter and different microclimates than the deciduous portion of the property.

Tree Lines

The Existing Conditions Site Plan shows the progression of reforestation over the years. This forest regrowth can be seen by analyzing aerial photographs and historic USGS topography maps. In 1955, about 1/3 of the property was forested (shown on the map as the 1955 tree line) and the remainder of the site was open/farmed. As farming decreased, more fields converted to forest. By 1997, over half the parcel was forested. Since 1997, forest regrowth has continued. Now the parcel is mostly forested with 258 acres of forest and 32 acres of open land (along with 2.8 acres paved/building).

A large portion of the property is forested. Some forested areas are older than others. The newer forest growth found within the 1997 tree line represents the most suitable area on-site for building and farming.

[2] Deciduous means that the leaves die and fall off and the tree is dormant during winter months. These are trees like maples, oak, cherry, beech, and birch which are common on the property.

Figure 6: Mature forest on parcel.

Figure 7: Newer forest that has grown on the old field since 1997.

Map 3: Tree Cover on the Property. Dark Green Line Shows the 1997 Tree Line and Represents Advisable Buildable Area (90 acres)

This pattern of forest regrowth is important to the ecology of the area because it adds to the diversity of the habitats. A more diverse habitat means more diverse wildlife populations. The most mature trees can be found from the edges of the property to the 1955 tree line. There, the forest has a very mature canopy greater than 65 years old. The forest that grew between 1955 and 1997 is now about 65 years old. There are signs of previous logging throughout the forest. Between the 1955 tree line and the 1997 tree line, it is likely the Air Force kept this area open until they ceased operations. Since then, forest growth has occurred. This young forest is about 23+/- years old and would not be considered mature, but more 'pole' stage dominated by early successional trees like aspen.

Evergreen Stands

The evergreen stands found on the parcel are unique features that add not only diversity to the ecology of the site but are captivating landscape features for Restore Forward visitors. We feel these are important areas to be preserved and can be unique destinations for residents and visitors. While evergreen trees and clusters of trees are scattered throughout the site, two large clusters in particular are enchanting natural destinations: The Hemlock Stand and the Grove of Pines (See Existing Conditions Map.) The pictures below illustrate the differences between this part of the forest and others on site.

Figure 8: The Grove of Pines is a planted grove of white pine. While considered an ecological 'mono-culture' they are also important wintering areas for some wildlife as snow depths and wind there can be lower and temperatures higher.

Wetlands - Maps 2 and 4

There are a significant number of wetland acres on the site. Most of these are wooded wetlands as the open areas are relatively well drained and drier. There are several types of wetlands on the property. Some are regulated by the New York State Department of Environmental Conservation (NYS DEC) (those that are 12.4 acres or larger or hydrologically connected to each other) and some may be regulated by the Federal Clean Water Act via the United States Army Corps of Engineers (less than 12.4 acres and part of the National Wetlands Inventory or NWI wetlands). Note that available online mapping shows that the federal NWI wetlands may under-represent those wetlands, and the NYS DEC may over-map wetland locations (See Map 4). Map 4 shows the discrepancies between the mapping sources.

Map 4 shows that NYS DEC considers a very large area of the parcel as state-regulated wetland. It also shows the Federal mapping (via US Fish and Wildlife Service National Wetlands Inventory (USFWS NWI)) indicating small areas of federally-regulated wetlands. However, in 1995, the Air Force mapped wetlands on the property. That data source offers information that appear to be closer to what is seen on the ground.

A combination of data yields probable wetland locations on the property. A more likely representation of where wetlands are is shown on the Existing Conditions Map (labeled Probable Wetlands). This is our best approximation of where wetlands are on the site. They were mapped from merging data from the US Air Force wetland maps (1995), image analysis, and our on-site observations. Note that a formal wetlands delineation would be needed in any areas proposed for development, including 100' from any proposed disturbance, due to wetlands potentially being regulated by NYSDEC.

Given that a significant portion of the property has either State or Federal wetlands, it is recommended that building, grading, clearing, or other activities stay away from all wetlands to the maximum extent. Those areas can remain intact for recreational and low impact uses such as camping. If any portion of the proposed site plan for this property may infringe on wetlands or wetland buffers, then just those wetlands should be mapped and delineated.

Wetland Types

There are three types of wetlands on the site:

1. Palustrine Evergreen Wetland: The Hemlock Stand (shown on Site Plan) and several other similar evergreen clusters are called palustrine wetlands. These are forested wetlands dominated by evergreen trees, deciduous shrubs, and persistent vegetation like mosses and lichens, and are seasonally flooded or saturated with water for extended periods of time during the growing season.

2. Palustrine Deciduous Wetland: Other deciduous forest areas are also wooded wetlands that are seasonally flooded and saturated with water but have broad-leaved, deciduous tree species such as red maple.

3. Freshwater Emergent Wetland: These are another form of a wetland that is found in the wooded areas on site, but have emergent vegetation that is erect, rooted, and herbaceous (not woody) that only grow in wet areas. These wetlands are small, narrow features found in low laying areas on the parcel. These are often associated with the small streams running through the property.

There are many wetlands on the site and are mostly wooded wetlands having wet soils all year long. These are natural features regulated by either New York State or the federal government and should be avoided to the maximum extent to avoid requiring permits and to protect the important role wetlands play in the environment.

Map 4: Forest Cover on the Property. Dark Green Line Shows the 1997 Tree Line and Represents Advisable Buildable Area.

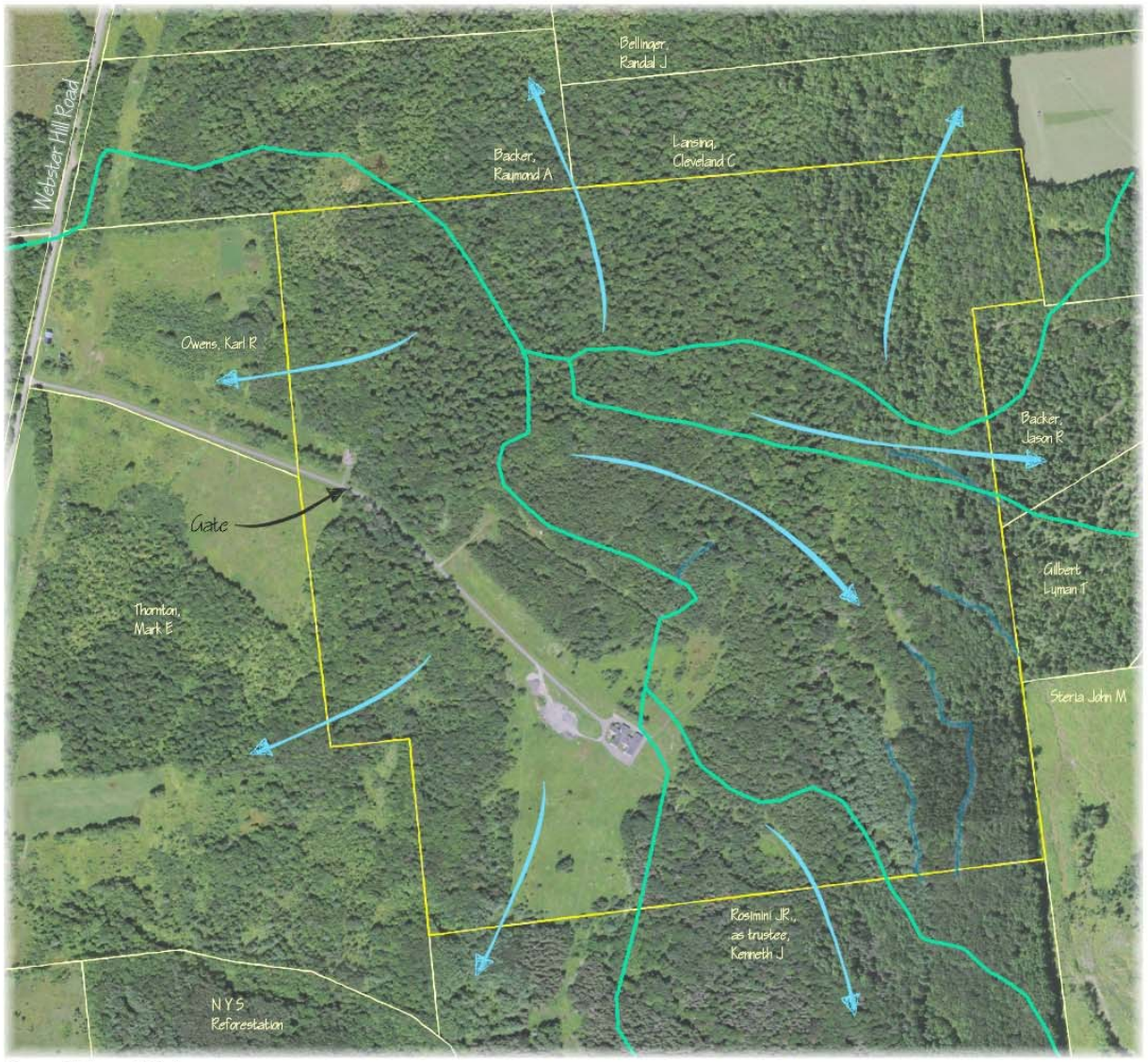
Streams and Persistent Standing Water - Map 2 and 5

Figure 9: Example of small streams that flow through the property.

There are no major streams flowing through the site. However, there are many small, unnamed streams running through the property. These small streams are shown on Map 2 and Map 5. Most appear to be associated with wetlands found on site. The general flow of water from these small streams is mostly south-southeast, except on the northern portion of the property where it flows northeast (Map 5).

Outside the property, there are several larger streams including Chase Creek, Clark Brook, and Dunn Brook. The small streams on the property are tributaries to and flow into one of these streams. The high-quality environmental health of the broader area is exemplified in that all three of these nearby streams are classified by the New York State Department of Environmental Conservation as A (T). NYS DEC gives a classification of A to waters used as a source of drinking water. The (T) designation means that it may also support native trout populations – which require cold, clean waters. These are valuable and sensitive fisheries resources that the small streams on the property flow into.

There is one spot in the center of the property that has persistent standing water (see Existing Conditions Map 2). This is located within the moderately well-drained woodland there.



Site Context

Map 5: Water Flow on the Property.

Stream Channel
Project Property
Tax Parcels
Drainage Divide
Water Flow Direction

Soils - Map 6

Understanding soils on the property will be key to identifying locations suitable for building structures, for placement of septic system(s), and for farming. Wet and poorly drained soils on significant areas of the property are limiting factors for building and farming. The land shown within the 1997 tree line are the best soils for both farming and building.

See Map 6. See also Appendix 1 for description of soil types and their suitability for septic systems. The soils map tells us a lot about the property and potential uses. This map shows the different soil classes by how well they drain the land. The soil map is used to help determine suitability for septic systems, building foundations, and even for determining suitability for particular crops. Wetland soils do not drain well, and the wet soils will match locations of wetlands. The soil classifications are described in Table 1.

The property contains soils having a variety of drainage classifications – from well drained to very poorly drained, as shown on Map 2. The well drained soils coincide with the open areas and building area on the site. The woodlands from the center to eastern portions of the parcel are poorly drained. This is where most of the wetland are also found.

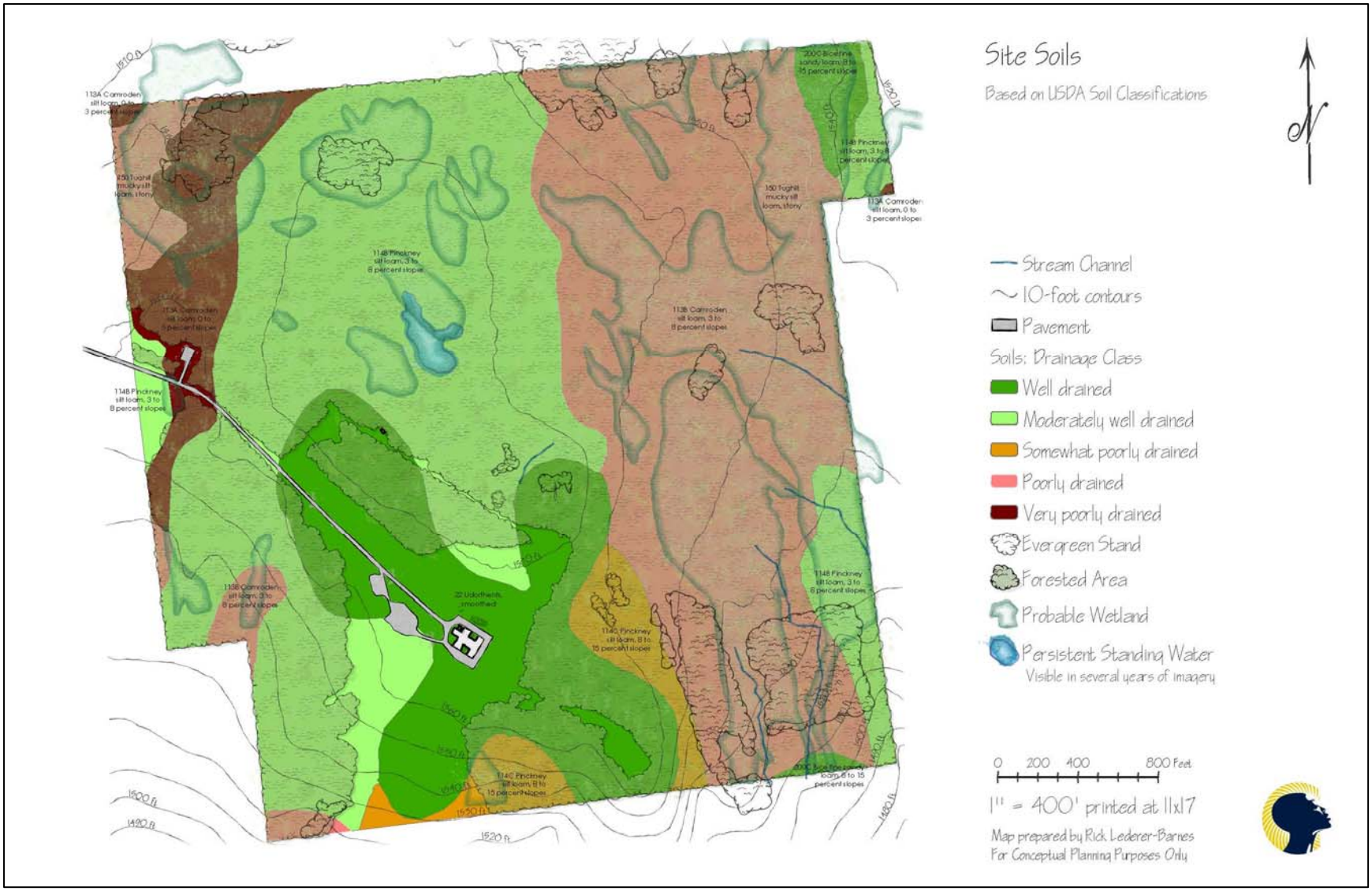
The woodlands from the center to western portions are moderately well drained. The northwestern corner of the property is the largest area on site that has very poorly drained lands.

Due to the need to have septic systems to handle wastewater treatment, those will need to be in areas that are well drained to moderately well drained. Note that the soil boundaries are generalized, and on-site soil testing would be needed for septic system analysis and/or construction of a pond.

Table 1: Soil Drainage Class Descriptions from the U.S. Department of Agriculture, Natural Resources Conservation Service.

Soil Drainage Class	Description
Well Drained	Water is removed from the soil readily but not rapidly. Internal free water occurrence commonly is deep or very deep; annual duration is not specified. Water is available to plants throughout most of the growing season in humid regions. Wetness does not inhibit growth of roots for significant periods during most growing seasons.

Soil Drainage Class	Description
Moderately Well Drained	Water is removed from the soil somewhat slowly during some periods of the year. Internal free water occurrence commonly is moderately deep and transitory through permanent. The soils are wet for only a short time within the rooting depth during the growing season, but long enough that most mesophytic crops are affected. (Mesophytic refers to plans that grow under conditions of well-balanced moisture supply that is neither too dry or too wet.)
Somewhat Poorly Drained	Water is removed slowly so that the soil is wet at a shallow depth for significant periods during the growing season. The occurrence of internal free water commonly is shallow to moderately deep and transitory to permanent. Wetness markedly restricts the growth of mesophytic crops unless artificial drainage is provided. The soils commonly have one or more of the following characteristics: low or very low saturated hydraulic conductivity, a high-water table, additional water from seepage, or nearly continuous rainfall.
Poorly Drained	Water is removed so slowly that the soil is wet at shallow depths periodically during the growing season or remains wet for long periods. The occurrence of internal free water is shallow or very shallow and common or persistent. Free water is commonly at or near the surface long enough during the growing season so that most mesophytic crops cannot be grown unless the soil is artificially drained. The soil, however, is not continuously wet directly below plow-depth. Free water at shallow depth is usually present. This water table is commonly the result of low or very low saturated hydraulic conductivity of nearly continuous rainfall, or of a combination of these.
Very Poorly Drained	Water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season. The occurrence of internal free water is very shallow and persistent or permanent. Unless the soil is artificially drained, most mesophytic crops cannot be grown. The soils are commonly level or depressed and frequently ponded.



Map 6: Soils map showing soil drainage classes and some site features

Farming Opportunities

The area shown on the existing site map as scrub/meadow is the best location for farm activities. If open areas need to be expanded to accommodate building and farming, land within the 1997 tree line is the best place for this. The open land shown on Map 2 (scrub/meadow) are the best lands for farming because it is a) currently open and could more easily be brought back to active agriculture, and b) are well-drained to moderately well-drained soils.

There are many resources to help BWB restore the farmland here. Contact:

Oneida County Soil and Water Conservation District (OC SWCD): This county agency provides technical assistance for landowners and farmers. They can help with an agricultural value assessment and offer technical information on soils and improving soil productivity. Contact them at 315-736-3334 and at http://oneidaswcd.org/

Natural Resource Conservation Service (NRCS): This federal agency offers a variety of services related to soils and can help you learn about federal programs that you might be interested in related to small farm activities. Contact them at http://oneidaswcd.org/access-to-nrcs-conservation-programs/. They work closely with the OS SWCD, and the Farm Service Agency and share office space.

Cornell Cooperative Extension – They have a variety of agricultural programs. Contact Jeff Miller, Agronomist, at jjm14@cornell.edu or call 315-736-3394 extension 120. Bonnie Collins or Holly Wise at that same office also address farming and gardens and can assist. Bonnie's extension is 104 at the same number.

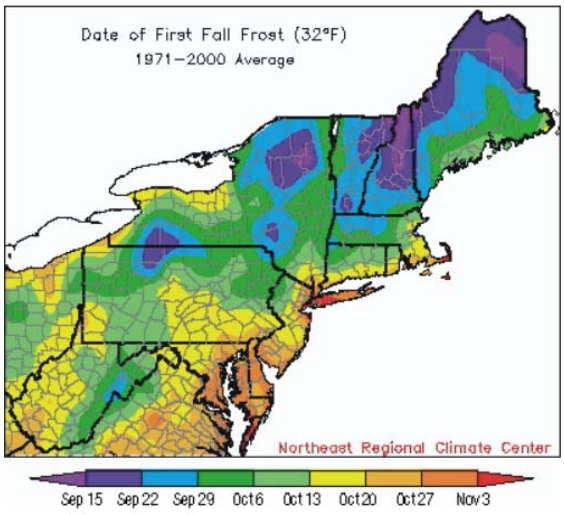
Cornell Small Farms: They support farmers at all phases of small farm development. They have a great newsletter and webpage with a lot of information about farming, courses, and resources. See https://smallfarms.cornell.edu/ and Cornell Cooperative Extension, (Jeff Miller or Bonnie Collins is the local contact for the Cornell Small Farms program initiatives).

New York State Department of Agriculture and Markets Beginning Farmers Program. See https://agriculture.ny.gov/farming/beginning-farmers as a one stop shop for information including funding, resources for training, and posting apprenticeships. Funding opportunities (typically as loans) for new farmers may be available through Farm Credit (https://www.farmcrediteast.com/products-and-services/new-farmer-programs) or the USDA Farm Services Agency (https://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index). New York's Beginning Farmer email is newfarmer@agriculture.ny.gov and their phone number is 718-722-2040. Note that FSA has a program for minority and woman farmers (See https://www.fsa.usda.gov/programs-and-services/farm-loan-programs/minority-and-women-farmers-and-ranchers/index) that you might want to look into. Use the numbers above to contact USDA/FSA for access and information about this program.

The following information about restoring farming activities on the site is from Jeffrey J. Miller, Agronomist for Cornell Cooperative Extension, Oneida County (jjm14@cornell.edu):

- Soils at the location most suitable for crops are Udorthents and Udipsamments. They have wet substratum and are areas of disturbed soils where the upper soil material has been removed, filled or graded. They are moderately well drained, gravelly, and sandy soil areas located within areas of glacial fluvial deposits. At least some of the soils on site have been graded and disturbed.
- Drainage does not seem to be an impediment to growing a crop.
- If the previous site was used for production of electronics, and waste was left on the site I would recommend testing for heavy metals both in the soil and if present on site, the well.
- Crop production may need irrigation especially for fruit or vegetable production so make sure there is an adequate water supply on the site.
- The organic matter of these soils is stated to be at 2%, but it would be beneficial to test organic content to confirm. Organic matter holds on to water and nutrients for plant production, and a 2% organic level is fairly low. A goal would be to increase the organic matter content to support enhanced crop production.
- Conduct a standard soil test to measure the levels of the plant essential nutrients, available through many sources including Cornell Cooperative Extension.
- Consider the season length at the location, which is between the date of first frost and the date of the last spring frost.
- Consider temperatures that intended crops can survive, especially perennial crops like strawberries, and blueberries.

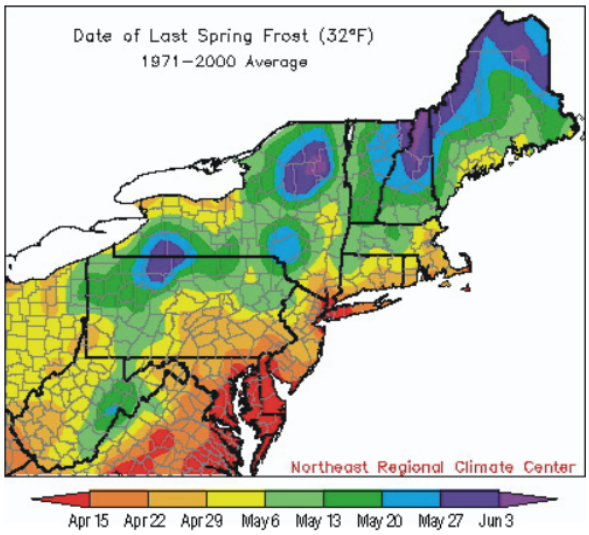
First Frost



The average date of the first fall frost ranges from mid-September to early November.

As shown above, the average date of first frost for the northern half of the region is October 6. This fall, only a few areas in New York, northern Vermont and New Hampshire, and most of Maine have seen frost as of that date. A similar situation was in place in 2008, but during the third week of October, a cold air mass brought a quick end to the growing season in the Northeast.

Average Last Frost Dates



The average date of the last frost ranges from mid-April to early June.

About half of the Northeast has passed the date of the average last frost. With the long-range outlook as of May 9 leaning towards above normal temperatures through May 23rd, the rest of the region could escape a late frost. If a frost or freeze is anticipated, watches and/or warnings will be issued by your local National Weather Service Office.

Existing Built Structures, Infrastructure – Map 7

The cement block, concrete roofed 12,000 sf building is the most significant existing structure on site. But there are other built or man-made features left over from previous uses. These include:

- the paved area surrounding the existing structure
- a large gravel/pavement area to the west of the building
- several areas showing debris or junk dumps,
- Remnants of towers used by the air force including concrete footings, wooden platforms, poles, or left-over wires
- Fencing
- Abandoned electrical substation at the gate

Figure 10. Cooling System Well.

Figure 11: Apparent dump site showing partially buried junk.

Figure 12: Old culvert and other left-over debris.

Building Infrastructure

See Map 7. This shows the original Air Force facility infrastructure that supported operations at the site. These include:

- Cooling system well
- Dry well and piping
- Drinking water well and piping
- Septic system distribution box and laterals for septic system field
- Underground electric lines

Map 7: Existing infrastructure map

Pathways and Other Site Features

Numerous pathways can be found on the property, especially in the woodland between the scrub and meadow open areas and the 1955 tree line as shown on the Existing Conditions Map. These have been well maintained over the years and can form the basis for a network of trails. In the future, these will likely only need mowing and the occasional tree-trimming to keep

open. They offer a wonderful opportunity for Restore Forward residents and participants to reach different areas of the property. In the future, additional trails through the woods can be developed to ensure foot traffic to other locations on the property. Of special interest would be to expand the existing pathways with trails to the Hemlock Stand and to the Pine Grove. The pictures below show the current state of some of the pathways on the property.

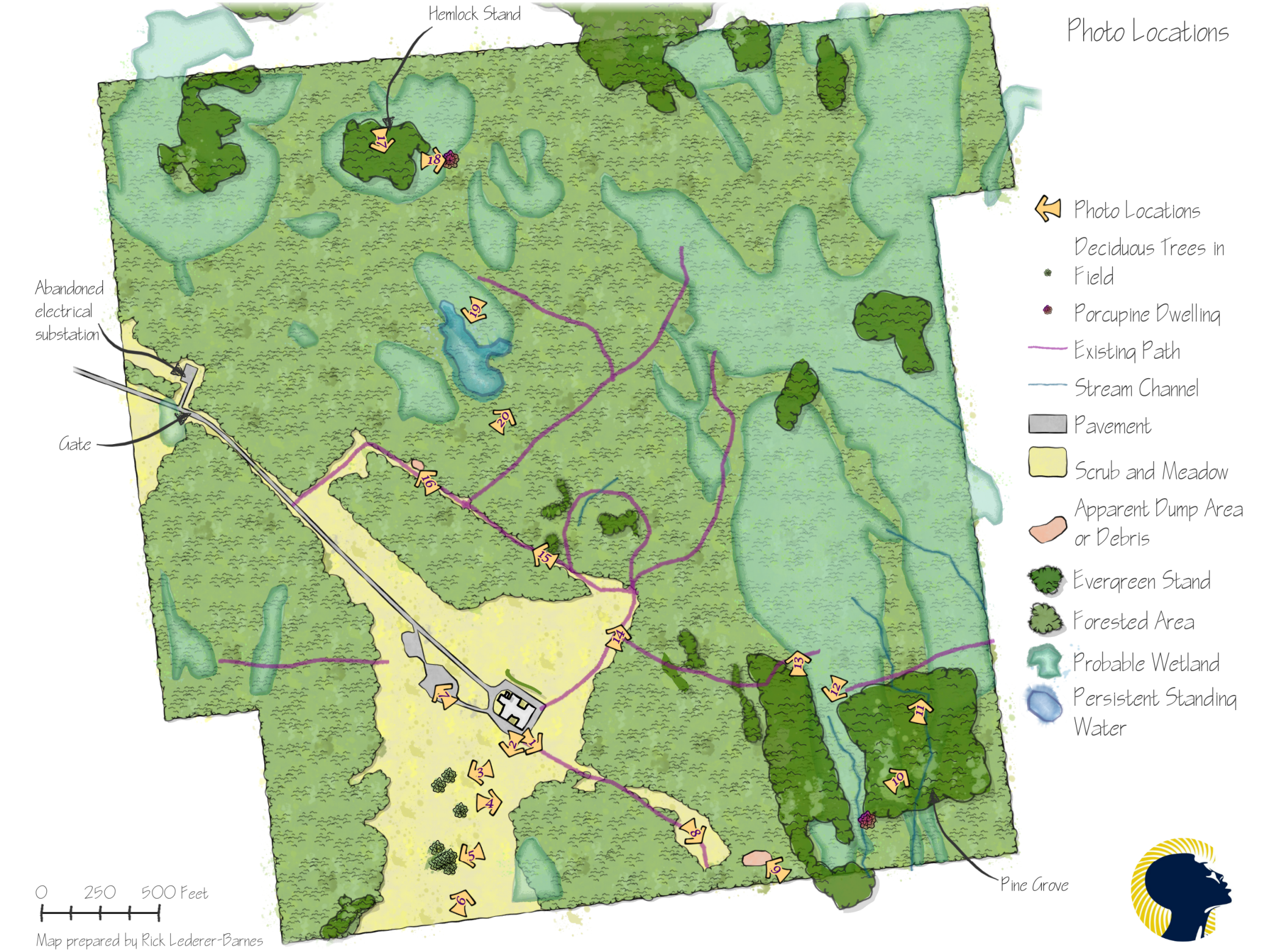


Photo Locations
Hemlock Stand
Abandoned electrical substation
Gate
Pine Grove
Photo Locations
Deciduous Trees in Field
Porcupine Dwelling
Existing Path
Stream Channel
Pavement
Scrub and Meadow
Apparent Dump Area or Debris
Evergreen Stand
Forested Area
Probable Wetland
Persistent Standing Water
0 250 500 Feet
Map prepared by Rick Lederer-Barnes

Photo Location 1

View of scrub meadow open area from building looking southeast. This view looks towards the area where the existing septic field is placed. This is a likely area for expansion of, or replacement of the existing septic system due to the well drained soils here.

Photo Location 2

View of scrub meadow open area from building looking south into the expansive open area. From the building here, one can see to the far southern end of the property. The open area is exclusively grown up with golden rod, a common old field plant.

Photo Location 3

View or scrub meadow open area and deciduous tree cluster looking southwest. This was taken from within the open area.

Photo Location 4

View of scrub meadow open area looking east showing the field of golden rod in the foreground and the forest edge in the distance. This shows a diversity of deciduous and evergreen trees at the edge, which makes for more of a diverse wildlife habitat.

Photo Location 5

View of the scrub meadow looking west toward two clusters of trees within the open area. The cluster to the right is a deciduous tree cluster while the one to the left is an evergreen cluster. Both are interesting landscape elements and important features to be maintained to the maximum.

Photo Location 6

View of the scrub meadow looking north towards the existing building. The tree cluster is to the left and the tree line of the forest is to the right.

Photo Location 7

View of previously graded and gravel-covered area to the west of the building and parallel to the access road. This area is likely a ready-made location for Restore Forward parking.

Photo Location 8

View of small clearing in the woodland looking southeast.

Photo Location 9

View of an area within the woodland that appears to have been some sort of dump in the past. It has some surface debris, but the 'hill' seen in the background could be a bulldozed pile that may have other debris in it. This is an area that should be further examined and at some point in the future, cleaned up.

Photo Location 10

View of Pine Grove from within that woodland feature. These are planted pine trees, likely part of a forest regrowth project 50 to 60 years ago. Within this grove, all trees are white pine and they have a unique and majestic character that includes very tall trees that significantly shades the forest floor so it is very open and park-like underneath. While a man-made feature (because it was planted), this is likely a spot useful to animals in the winter where snow depths would be less, and temperatures and wind moderated. We feel this could be an excellent loca-

Photo Location 11

View of a small stream at the edge of the Pine Grove. This narrow and shallow stream is common in this corner of the property. They are part of a larger hydrologic system connected to the many wooded wetlands in this area as well.

Photo Location 12

View of an open and wet area in the southeastern corner of the property. This is part of a larger wetland complex as seen on the site plan map. Openings like this within the woodland are important ecologically, and will support different plant, bird and other wildlife species.

Photo Location 13

View of an open area within the woodland at the edge of an existing pathway looking north into the wetland. Note that at this location, there was evidence of recent passage of four-wheeler motorbikes and the wet area seen in the foreground is from ruts in this trail. Again, this wetland complex is ecologicall important and will be a place with higher diversity of plants and wildlife species. These types of wetlands are likely important for many species of amphibians and reptiles.

Photo Location 14

View of scrub meadow looking west from the edge of the wetland/woodland.

Photo Location 15

View of the existing pathway looking north west. Note the well-maintained trail that will be a great opportunity to be included in the property trail network. This trail goes through the younger woodland, so the trees are smaller, shorter, and closer together here than in the more mature woodland locations on the property.

Photo Location 16

Further north west, the existing pathway goes past an area that has left over debris from either the Town or Air Force ownership. This view shows plastic container (empty) and a very large culvert with an abandoned vehicle inside.

Photo Location 17

View of the Hemlock Stand. This evergreen wooded wetland is a lovely and unique 'island' within the larger deciduous woods. It's character is entirely different due to the evergreen trees and is moist, but shady. We recommend this be a destination within the trail system. It could be augmented with a bench for rest and contemplation. There are no existing pathways to this spot on the property so a new trail would need to be developed through the woods to get here.

Photo Location 18

View of the ground level of a porcupine den. The cover of this report includes a photo showing the top level of the den with the resident porcupine resting high above the ground. This picture shows many months of porcupine droppings and indicates that the animal has been using this area for quite some time.

Photo Location 19

View of a wooded wetland that supports persistent, standing water. As shown by the 'banks' at the edge of this wetland seen in this photograph, it will fill up with more water depending on rainfall. In times of drought, it is likely this area has a very shallow water table so that it will remain wet to some extent year round.

Photo Location 20

View of mature woodland in the center of the property.

Concept Site Plan

Previous sections of this report are designed to detail existing conditions on the site. One priority of BWB for Restore Forward is to ensure that the design of the retreat center recognizes and respects the landscape. Therefore, the detailed information presented above helps provide the foundation and tells the story of the landscape here. Once the various environmental elements and landscape features are understood, features desired by BWB for the site can be located on the site. This section of the report meshes BWB vision with site realities.

BWB Vision Elements

Early in the planning process, BWB identified several foundational philosophies, needs, and desires. The principal goals are to:

- To create a retreat center that produces an environment designed to both restore women and honor the land.
- To rehabilitate the existing structure into a meeting, conference, workshop, and gathering space that may attract upwards of 500 people multiple times a year.
- To utilize as much of the existing infrastructure as possible.
- To be self-sufficient by having a farm that can produce vegetables for residents and visitors, and by having renewable energy supplies such as wind power and solar panels. The farm will also serve as a holistic healing activity.
- To partner with local residents and organizations in the Ava and Boonville community.
- To include a Lodging Village having small cottages and homes for permanent residents living and working at the Restore Forward site.
- To include a Healing Center where 5 to 10 women can live on a temporary basis for healing and restoration in a supportive atmosphere.
- To have a 'campus' feel where buildings and activities are connected with pathways, landscaping, pavilions, gazebo's, and covered outdoor spaces.
- To have public areas where people can appreciate the nature of the site.
- To have a lake or pond as a focal point.

- To allow residents and visitors to enjoy and be awed by the beauty of the landscape.

Consultant Recommended Site Plan Concepts

In our understanding and interpretation of the above vision and philosophy for the Restore Forward project, Community Planning & Environmental Associates approached the site design with the following concepts and understandings in mind (not in any kind of priority order). These features are shown on Map 8 or incorporated into the concept plan:

- **The scrub/meadow is most conducive for farming. Open fields will need to be restored with mowing, plowing, and fertilizing. We recommend that the farmed area be augmented with greenhouses.** Farming in the Tug Hill is challenging due to a shorter growing season and significant snow. Farming on the property is further challenging because it has been decades since the soil was worked for crops. We believe that the active farm field areas will need to be augmented with greenhouses or hoop houses to extend the season and provide for quality soils, at least in the beginning. An orchard would be a realistic and doable component of the farm operation but also takes time for trees to mature and produce fruit. Farming area and greenhouse areas have been added to the site plan.

- **Use the 1997 forest tree line to define the building envelope for all building, infrastructure, farming, and living areas.** The woodlands on the property are part of a much larger, unfragmented forest system. Unfragmented forests are considered the most resilient and sustainable land cover in terms of dealing with climate change. Thus, the concept site plan largely directs building and other major activities to the already disturbed areas found within the 1997 tree line building envelope. The wooded areas are lovely and can be used for trails, benches, picnic tables, small campsites, and other recreational uses.

- **We feel there should be the least amount of disturbance to the oldest woodland areas.** The parcel has both older and younger woodlands. The oldest forested areas are also the wettest, so protecting the oldest woods will also protect the wetlands. The area between the existing building and the 1997 tree line is young forest and has well drained or moderately well-drained soils and are thus more conducive for development activities. That is land in addition to the scrub and meadow open area – creating a 90-acre building envelope. Thus, we recommend that the 'building envelope' in which all construction, grading and disturbance takes place is within the 1997 tree line.

- **Regulated wetlands will limit development in many of the wooded areas on the property.** The parcel has sensitive wetland locations and small streams to be accounted

for that are part of a larger watershed and ecological system. We recommend avoiding or minimizing disturbance of wetlands or any regulated wetland buffer. State wetlands have a 100' regulated buffer around them to stay clear of. Any wetland area that may be affected by the project should be professionally delineated and mapped for permitting. To maintain the environmental integrity of the area and to limit the need for state or federal wetlands permits, avoid all wetland and stream areas and their buffers to the maximum extent.

- **Water and septic are potentially limiting infrastructures that will need to be designed, sited, and permitted. The best place for these will be also within the scrub/meadow area.** Water and septic will ultimately dictate where, and how much residential and visitor use can take place on the property. General areas are identified on the site plan (Map 8), but project engineers will ultimately advise as to where and how big these facilities must be.

- **The site plan submitted to Ava should show all accessory structures like gazebo, pavilion, benches, lighting, and signage.** Map 8 shows some of these features, but BWB may add others.

    - Decide if the sign would be at Webster Hill Road, or at the gate. This will need to be shown in the final plan that goes to the Town. The Town may also want to see basic sign design such as size, height, and whether it will be illuminated or not.

    - Site elements such as parking must be designed to meet Town of Ava requirements and be shown on the site plan submitted to the Town for site plan approval. Parking is shown on the site plan to meet residential and visitor parking needs. Small parking areas have been added to each Lodging Village.

    - Internal roads leading to the Lodging Villages can be gravel and not paved. This will allow for less expensive construction, and to limit water run off from the road surface (water will infiltrate into the ground easier).

    - The Lodging Village concept is to create small clusters that are walkable within and to other locations on the property. Villages and other main sites can be connected with concrete or permeable pavement. Pathways outside of the main campus into the woods should be mowed trails.

- Different types of lighting will need to be identified on the site plan. These include access road lighting, building lighting, and accent lighting along walkways and at other locations. These are not currently shown on the concept plan but will need to be identified in the submittal to the Town. Lighting should meet Dark Sky Association standards for lighting fixtures. These are designed to provide adequate lighting in a way that does not produce light pollution. A good lighting plan is needed and should be designed to both limit light pollution, be energy efficient, and to have the right pole, accent lighting, and building lighting fixtures to create the ambiance BWB seeks.

- We recommend placement of new structures within the open areas and younger forest to limit adverse impacts on the mature woods and wetlands on site. Tucking the Lodging Villages into those treed areas can help maintain the rural atmosphere you are seeking and leave more of the open meadow area for farming.

- We have split the Lodging Village into several clusters. In this way, they can remain as smaller more intimate 'hamlet' style areas. Another reason for clustering them is that it may be more efficient and cost effective to provide several smaller septic systems rather than one big community-wide system. This also allows phasing of new structures being built over time as the facility grows without significant disruption of other campus operations. Each Lodging Village is designed with a mix of small, bungalow, and group (dormitory) style structures. We suggest that the number of streets and paving be limited to create a walkable community. As such we suggest a parking area for each village, but no driveways for each home as that would create a more suburban atmosphere. Exact location of septic systems for each cluster will be a principal point of discussion with the engineers.

- The Lodging Villages are tucked in the woods where there will be the least disturbance of more mature woodlands and in areas having better soils for building and septic infrastructure. The clusters are designed to promote a sense of privacy and retreat, can be broken up into smaller pods for phasing the build out, as well as keeping them at more intimate scale where possible to give them private, individual character.

- **Pine Grove and the Hemlock Stand is a potential camping/retreat area with wonderful vibes**.

- **The scrub/meadow has expansive views of the property** and we have placed most structures out of the front/downhill portion of the site so that they do not interrupt

views looking south from the main building, but instead they look out over gardens, farm, and orchard.

- **We have added in a constructed pond.** The exact location may be determined based on soils and bedrock and will need to be finessed by the engineers. This is a site plan element where engineer advise is needed. The constructed pond is paired with an amphitheater which would be created by the digging and grading for the pond. At this location it cannot be much bigger due to slopes. It is shown as about ½ acre in size.

- **Trees within the Lodging Village "oval" clusters are currently not shown on the site plan, but it is our intention that they would be constructed while keeping some trees scattered around so that it is not just one big open clearing but more of "houses in the woods".**

- **We recommend a second ingress/egress road to the site be included in the plans.** As discussed, this could be an expansion of the current road if feasible from the easement. Another option is to negotiate purchase of a large enough strip of land to construct two roads, each about 16' to 18' wide with a landscaped strip in between and with adequate road shoulders. We have analyzed other locations for ingress/egress road placement and due to wetlands and topography off property, options are limited. We have identified one other location to the southwest of the property leading to Webster Hill Road that may be feasible for emergency access via an easement or purchased land. See Appendix for access analysis.

- **In addition to County Health permits for water and septic, all local laws will need to be met.** The Town of Ava's zoning is general and does not have a category that matches the Restore Forward concept closely. There are several aspects of this project that will need to be discussed with the town including

  a) parking (current zoning requires 2 spots per residential unit or 1 space per employee for non-residential parking).
  b) minimum dimensions of land that may be required for each housing unit.
  c) road frontage requirements that may be needed within the property, if any (current zoning requires a 200' road frontage for each residence. But given this is not a single parcel with one home per parcel, this will have to be treated differently.)
  d) The town may require additional emergency access.
  e) setbacks (current zoning requires 60' setback between homes along with 30' side yard and 50' rear yard. Again, this is not something that can apply to your concept.)

  - In terms of Ava's zoning, the project has elements like a mobile home park, as well as a campground. The Town has regulations for mobile home park, but no specific standards for a campground. But in our opinion, neither fit 100% to the BWB proposal, and we recommend that the project should be discussed and proposed as a unit, not as an individual building lot.

  - Close communication with the Town via the Building Inspector and Planning Board should be fostered to aid in the efficient review and approval of the project.

- There is adequate information now to engage an engineer, architect, and landscape architect so they can take the concept site plan to a more detailed level for permitting and ultimately, for construction.

- The concept site plan will evolve based on input from BWB, and after initial evaluation of water and septic capacity.

The acreage of features shown on the proposed site plan:

- Building Envelope (land within the 1997 tree line): 90 acres
- Lodging Villages: Range from 2 to 2.4 acres each.
- Proposed Pond: 1 acre
- Farm/Orchard Area: 35 Acres total South of Building
- Small Parking Area Close to Building: .5 acres
- Large Parking Area: 3.4 acres
- Existing Access Road Width: 18 Feet

Next Steps

Summary of Approval Process:

The approval process will require a land use permit, site plan approval, and building permit from the Town of Ava; Oneida County Department of Health approvals for water and septic; and possible wetlands permit if any NYS DEC or Federal wetlands are to be impacted (not anticipated). Within the Town of Ava approval process, the Planning Board will follow their zoning requirements and process and will conduct an environmental review as per NYS requirements (ECL Part 617), refer the application to Oneida County for approval (General Municipal Law 239-m), and hold a public hearing. No construction will begin until all those steps have been carried out.

Recommended Major Steps to be Accomplished in Order of Tasks:

- BWB Review and Comment on this Site Analysis and Conceptual Site Plan.
- Soil Testing with Cornell Cooperative Extension and/or others for Farm Planning
- Water Quality and Quantity Evaluation – To Be Carried Out by An Engineer to Determine the Amount of Water Currently Available in Wells, And to Evaluate Water Quality. These Will All Be Needed Later for Oneida County Health Department Permits.
- Septic System Preliminary Evaluation – To Be Carried Out by An Engineer to Determine the Most Advantageous Location and Approximate Amount of Space Needed to Accommodate Septic System(S).
- Engineers to evaluate need for Phase 1 Environmental Site Assessment.
- Update Concept Site Plan – Nan Stolzenburg and team from Community Planning & Environmental Associates will Update the Site Plan Based on Information from Above Steps.
- Develop and Send Out Request for Proposal (RFP) To Secure Services for Architect, Landscape Architect, Engineer to Develop the Full Design.
- Interview/Select Design and Engineer Consultants.
- From a Town of Ava perspective, determine how this project fits into local zoning.
- Engineer/Designers and Others to Assist in Development of Project Budget.
- Engineers and Designers, With BWB To Fine Tune Site Plan to Incorporate Requirements for Water, Sewer, And Site Features as Per Town of Ava Site Plan Review Submission Requirements and Vision Of BWB.
- Ongoing Fundraising By BWB.

- Prepare All Submissions to Town of Ava. This Will Include Preparation of The Part I of Environmental Assessment Form, which Is Required State Environmental Quality Review (Part of Town of Ava Site Plan Review Process), and Oneida County Planning Board Review.
- Submit Site Plan and Supporting Materials for Review and Approval by Town of Ava.
- If any wetland is to be disturbed, and possibly for creation of a pond, the Town of Ava 2001 Wetlands law may require a permit.
- County and State (If Needed) Permit Applications for water, septic, and other
- Engineers/Designers to Develop Final Development Plans, Drawings, And Specifications
- Secure Construction Manager to Oversee Construction
- Develop Bids for Construction/Select Contractors
- Construction

Appendix B. SEQR FEAF Part I

Full Environmental Assessment Form
Part 1 - Project and Setting

Preliminary for Sketch Plan. To Be Updated with Full Site Plan Application As Needed.

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Restore Forward Retreat Center		
Project Location (describe, and attach a general location map): 1518 Webster Hill Road, Ava, NY		
Brief Description of Proposed Action (include purpose or need): To further its organization's goals, Black Women's Blueprint is proposing a retreat center at its property on Webster Hill Road (See Map 1 - Location Map) to create a serene location where people from all walks of life, including those from the Town of Ava, Boonville, surrounding communities in the Tug Hill, and beyond can come to visit, restore themselves and their families, and participate in recreational activities like fishing, skiing, picnics, camping, hiking/walking trails, and wildlife observation; and holistic education activities, like workshops, yoga, reiki, spa, meditation, pottery, Zen gardens, gardening, art, silent retreats, book readings, farming, and food as medicine. The Restore Forward Retreat Center features an adaptive reuse of the former Ava Test Annex facility as our centerpiece, surrounded by restored farmland, event facilities, lodging opportunities and camping. These major features will be augmented with greenhouses, walking trails through the woods, a nature playground for children, a healing center, sanctuary, and more. Our goal is to not only rehabilitate the existing building for the Center and provide these other facilities on-site, but to restore the open lands to productive farming to enable Restore Forward to be a 'Farm to Table' location.		
Name of Applicant/Sponsor: Black Women's Blueprint	Telephone: 646-263-1050 E-Mail: ftanis@blueprint.org	
Address: 201 Main Street		
City/PO: Boonville	State: NY	Zip Code: 13309
Project Contact (if not same as sponsor; give name and title/role): Faris Tanis, Co-Executive Director	Telephone: 646-263-1050 E-Mail: ftanis@blueprint.org	
Address: PO Box 24713		
City/PO: Brooklyn	State: NY	Zip Code: 11202
Property Owner (if not same as sponsor): Same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Review, Land Use Permit, Mobile Home Permit	May 5, 2021 preliminary submittal
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	Oneida County water and septic permits	TBD
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYS DEC, Stormwater Permit, Campground Permit	TBD
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYS Heritage Areas:Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

Oneida County has a county-wide agricultural and farmland protection plan

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Ava Rural Land Use Law does not separate any areas in town by zoning district.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Adirondack Central Schools, West Leyden Elementary School

b. What police or other public protection forces serve the project site?
County Sheriff and New York State Police

c. Which fire protection and emergency medical services serve the project site?
West Leyden Fire Department

d. What parks serve the project site?
Ava Town Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Retreat Center including lodging, camping, dining hall, farm areas with barn, retreat center for programs and events, welcome center, walking paths, gardens, pavilion, healing center, spa, sanctuary

b. a. Total acreage of the site of the proposed action? 293.1 acres
b. Total acreage to be physically disturbed? ~90 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 293.1 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) _____ month 2021 year
- Anticipated completion date of final phase _____ month 2031 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Project will start with rehabilitation of existing vacant structure and initiation of farm activities, along with lodging in one cluster. Other lodging clusters, camping area, and other buildings to be added as project and attendance grows.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	35			5
At completion of all phases	110			30

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 10-12

ii. Dimensions (in feet) of largest proposed structure: 35 height; 100 width; and 110 length

iii. Approximate extent of building space to be heated or cooled: Multiple Buildings square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: recreational pond and use of pond water for farm irrigation and fire suppression

ii. If a water impoundment, the principal source of the water: ☑ Ground water ☐ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 1 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

excavation, earth/clay

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☑ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Building envelope is planned to not affect any DEC and NWI wetland or wetland buffers.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 24,000 to 30,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☑ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
Exsiting well plus additional drilled wells on site

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: 14 to 21 gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☑ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

decentralized septic systems to be placed and designed for different parts of the project using leach field and absorption area

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

To be determined with full site plan

ii. Describe types of new point sources. none

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

on-site stormwater management facility/structures

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☐ Evening ☑Weekend ☐ Randomly between hours of 8 to 8.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): No trucks, but small shuttles from airport/train stations.

iii. Parking spaces: Existing 0 Proposed 200-300 Net increase/decrease +200-300

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Will use existing Hughes Road for access - via existing permanent right of way easement

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: To be done for site plan application

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Boonville Electric; on-site renewable energy (solar)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8-5
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: all day
- Saturday: all day
- Sunday: all day
- Holidays: all day

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Normal construction equipment noises from excavation, grading, etc.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: All existing buffers (consisting of existing forestland will remain.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Entrance lights along Hughes Road and internal circulation roads 18' poles, use of LED/Dark Sky Compliant lights. Security lighting on buildings and pathways. All adjacent properties will be buffered with existing woodland to remain.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: Woodland around all edges to remain as buffers with adjacent properties and Webster Hill Road.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

To be done for site plan application

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction waste to be included in construction bids and will contract with hauler to approved construction debris locations.
- Operation: Will contract with local solid waste hauler

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

No hazardous wastes will be generated.

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The area is rural with a mix of low density residential uses, farms, and forest lands.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested	258		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	35	21	
• Agricultural (includes active orchards, field, greenhouse etc.)	0	14	
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: The site is used by snowmobiles and four wheelers on occasion but it is not public lands.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

oil, PCB, asbestos and solvents used by the US Air Force when the site was used as a radar test site. Subsequent to the air force, the Town of Ava Highway Department used the site for equipment storage. The Air Force addressed hazardous materials and closed the annex in mid-1990's.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 9802728

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 20 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Urdothents, smoothed	58.8 %
Pinckney Silt Loam 3-8% slope	21 %
Pinckney Silt Loam 8-15%	20.1 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:
☑ Well Drained: 25 % of site
☑ Moderately Well Drained: 35 % of site
☑ Poorly Drained 40 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 876-591 Classification A(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) WL-2

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: TBD for site plan application

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: NYS DEC, Natural Heritage Program

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use: The land is not posted so some hunters may use the site. No hunting will be allowed on site after commencement of project.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑ Yes ☐ No

If Yes, provide county plus district name/number: ONEI002

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): NRCS Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

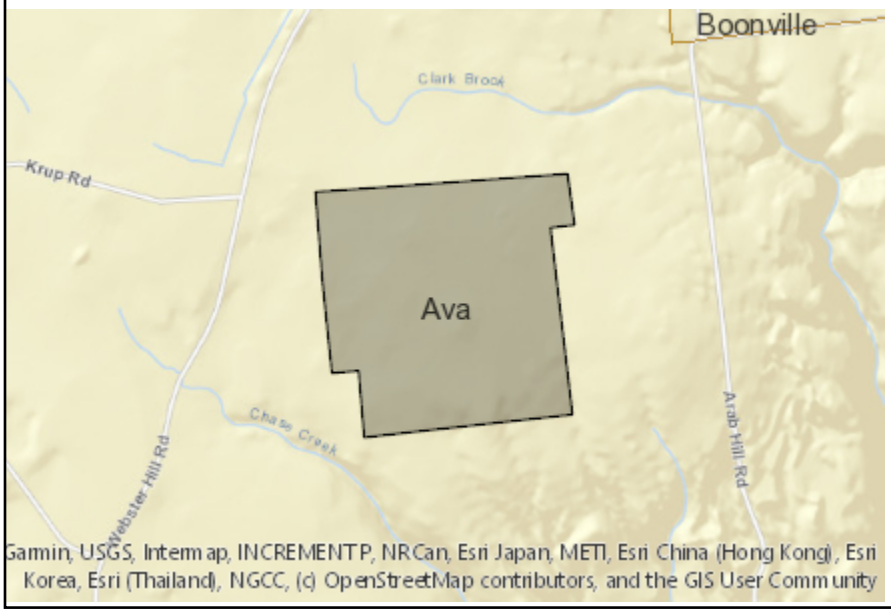
Applicant/Sponsor Name Black Women's Blueprint Date May 1, 2021

Signature _____ Title Founder and Co-Executive Director

PRINT FORM

EAF Mapper Summary Report

Tuesday, April 20, 2021 12:43 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	876-591
E.2.h.iv [Surface Water Features - Stream Classification]	A(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):1725.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	WL-2

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ONEI002
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Appendix C: Agricultural Data Statement

AGRICULTURAL DATA STATEMENT

1. Name and address of applicant:

Black Women's Blueprint
201 Main Street
Boonville, NY 13309

2. Location of the proposed action:

1518 Webster Hill Road

3. Description of the proposed action to include: (1) Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) The type of action proposed (e.g., single-family dwelling or subdivision, multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) and (3) project density.
[Please provide this information on the reverse side of this application and attach additional description as necessary.] See attached

4. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

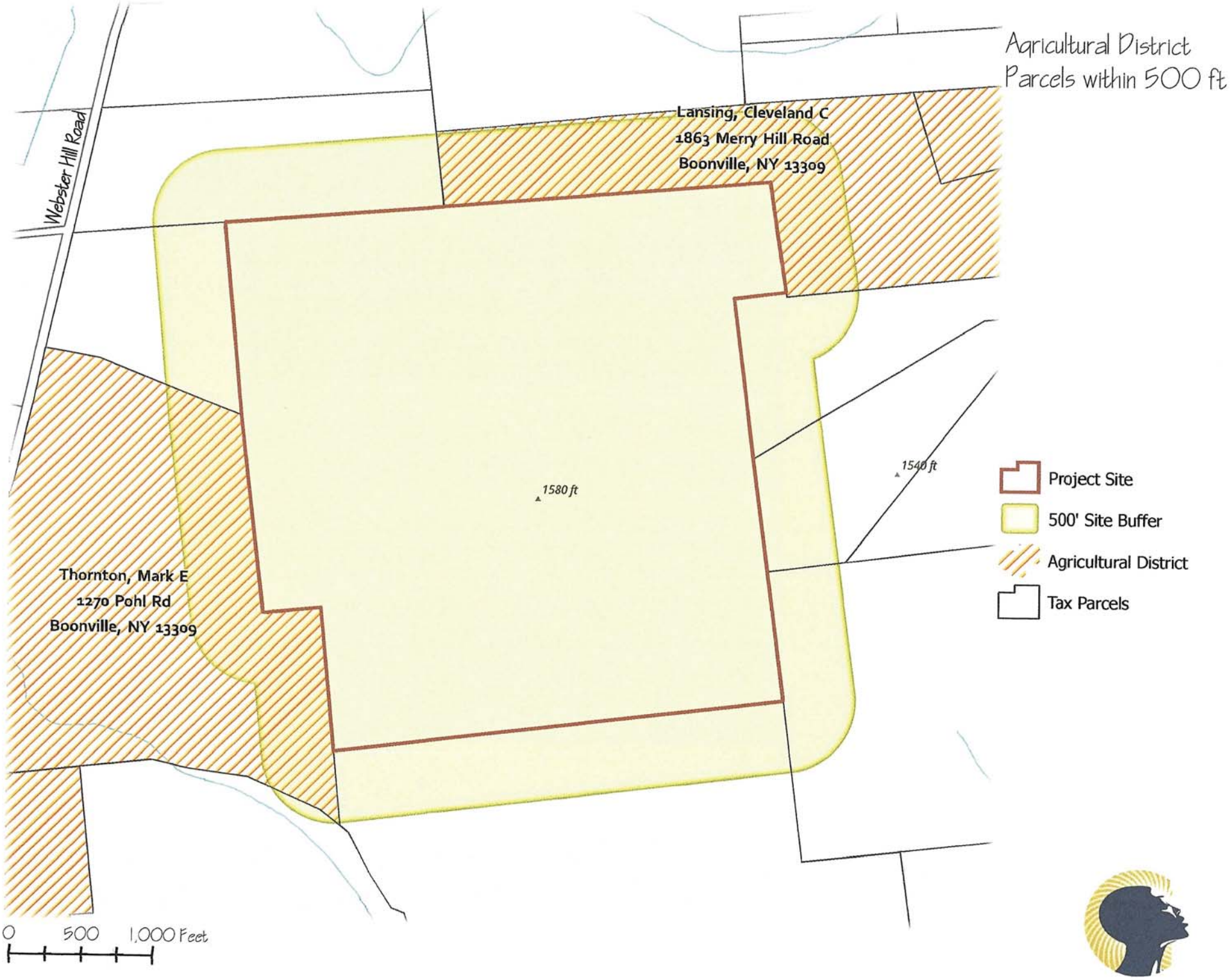
A. Name: Mark E. Thornton
Address & Telephone #: 1270 Pohl Rd, Boonville, NY 13309
Type of farm: Hay

B. Name: Cleveland C. Cansing
Address & Telephone #: 1863 Merry Hill Rd, PO Box 779, Boonville, NY 13309
Type of farm: Hay

C. Name:
Address & Telephone #:
Type of farm:

D. Name:
Address & Telephone #:
Type of farm:

5. Tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the ADS.


Agricultural District
Parcels within 500 ft
Webster Hill Road
Lansing, Cleveland C
1863 Merry Hill Road
Boonville, NY 13309
1580 ft
1540 ft
Thornton, Mark E
1270 Pohl Rd
Boonville, NY 13309
Project Site
500' Site Buffer
Agricultural District
Tax Parcels
0
500
1,000 Feet

Appendix D: Town of Ava Site Plan Review Application and Application for a Land Use/Zoning Permit

TOWN OF AVA

APPLICATION FOR LAND USE / ZONING PERMIT

ENFORCEMENT OFFICER

Joseph Pfeiffer Jr.
P. O. Box 251
Boonville, N.Y. 13309
Phone / Fax (315) 942-5705
Cell (315) 681- 8689
Email inspectorjoep@aim.com

TOWN CLERK

Jeanie Dano
P. O. Box 68
Ava, NY I3303
Town Hall (315) 942-5669
Home (315) 942 - 4638

INSTRUCTIONS

Please fill in all of the information requested on the permit. Return the completed Land Use Applications application to the Town Clerk.

If you have questions or need help please call the Zoning Enforcement Officer, Joseph Pfeiffer, Jr. at 315-942-5705 Weekdays 7 – 8:00 A. M., any evening after 8:00 or my cell phone ar 315-681-8689. You may also email me at inspectorjoep@aim.com if that's more convenient.

You will need an approved Land Use Permit in order to obtain a Town Building Permit (to build the structure).

There shall be no more than two dwelling unit on a single lot, will be allowed, without prior approval by the Planning Board. Each dwelling unit must comply with minimum lot area, minimum lot frontage and minimum lot set back requirements. There will be no new non-conforming lots created by enacting this law.

The landowners name and address must also be on the permit if different from the applicants. You also need to have a permission letter from the landowner to build on their land.

Location of development is the address of the location being developed or where the building is going, please use the new 4 or 5 digit number assigned to your location by the County 911 Data Processing Office.

Please provide the correct Tax ID number from your tax bill; it will look like 111.00 – 01 - 01.100

Please provide a complete description of your project.

An accurate and complete plot plan is required as explained on the application; applications will not be processed without a completed plot plan.

Thank you

Joseph Pfeiffer, Jr.
Code Enforcement Officer

TOWN OF AVA RURAL LAND USE APPLICATION

DATE _____ **Permit Fee $ 35.00** **PERMIT NUMBER** _____

To apply for a Land Use Permit you MUST provide this Land Use Application filled out (RETURN ALL PAGES), a check payable to the Town of Ava for the application fee and Two (2) copies of a Plot Plan drawn to scale (read directions on plot plan sheet).

Tax Map Number: Example (111.00-01-01.100)

Section: 80.000 **Block:** -1-10 **Lot:** _____

Proposed Construction Start Up Date: 9/2021 **Application Fee: $ 35.00**

Applicants Name: Black Women's Blueprint **Phone:** 646-263-1050

Applicants Mailing Address :(Street, Town, Zip) 201 Main street, Boonville, NY

Property owner's name (Other than applicant) Black Women's Blueprint **Phone:** 646-263-1050

Property owner's address 201 Main Street, Boonville, NY 13309

Type of Road your property abuts to CIRCLE ALL THAT APPLY (Regularly Maintained Road) Seasonal Road, Minimum Maintenance Road, Private Road, Town Road, (County Highway), State Highway).

Exact location of property to be developed (911 address) 11518 Webster Hill Road

Provide directions: Boonville SW on Route 294; left on E. Ava Road to Webster Hill Road; total distance from Boonville ~ 12 miles.

Describe the proposed development or use applied for (Single Family, Mobile Home, Storage Building, Garage, Home Occupation, Commercial, Retail, etc) Retreat Center + Campground

Size of Existing Building 12,000 sf. **Size of New Building/Structure** multiple Buildings

Size of Addition added to Existing Building Minor **Closest Distance to Lot Lines Right Side** 75 **ft.**

Left Side 1,380 **ft.** **Rear Lot Line** 1,145 **ft** (937' to closest parking) **To Center of Road** 1,700* **ft.**

Size of Road / Highway Easement _____ **ft** **Road Frontage** 0 **ft.**

Depth of Lot 3,515 **ft.** (at center) **Total Acreage** 294.93

CIRCLE YES OR NO IN EACH SECTION.

Is this project located in a Flood Zone – Yes or (No) **Is this project located in a Wet Land** – (Yes) or No

* 1,700' from maintenance Building to road
1,840' from new parking area to road
2,275' from "camping area" to road

The undersigned herby makes application for Rural Land Use Permit for the purposes and site describes herein, and agrees that such purposes shall be undertaken in accordance with all applicable laws, Ordnances, and requirements of the Town of Ava, Oneida County New York.

Signature of Applicant: _____ **Date:** 4/26/2021

Signature of Property owner: _____ **Date:** 4/26/2021

Email address ftanis@blueprint.org

FOR ENFORCEMENT OFFICERS USE ONLY

PERMIT NUMBER: _____

Application approved (YES, NO) **WORK MAY / MAY NOT COMMENCE**

Signature of Enforcement Officer: _____ **Date:** _____

Applications approved with conditions (YES, NO) SEE ATTACHED

Signature of Enforcement Officer: _____ **Date:** _____

WORK MAY NOT COMMENCE **REASON ATTACHED**

Signature of Enforcement Officer: _____ **Date:** _____

Application referred to: Town Planning Board Date: _____**., ZBA Date:** _____**.or**

County Planning Board Date: _____**.**

Decisions rendered by the Town Planning Board, ZBA, or County Planning Board,

Town Planning Board **(Approval, Denial) Date:** _____ **Restrictions:** _____

ZBA: **(Approval, Denial) Date:** _____ **Restrictions:** _____

County Planning Board: (Approval, Denial) Date: _____ **Restrictions:** _____

Application approved/ not approved based on decision of above board(s) (YES, NO) Date: _____

WORK MAY / MAY NOT COMMENCE

Signature of Enforcement Officer: _____ **Date:** _____

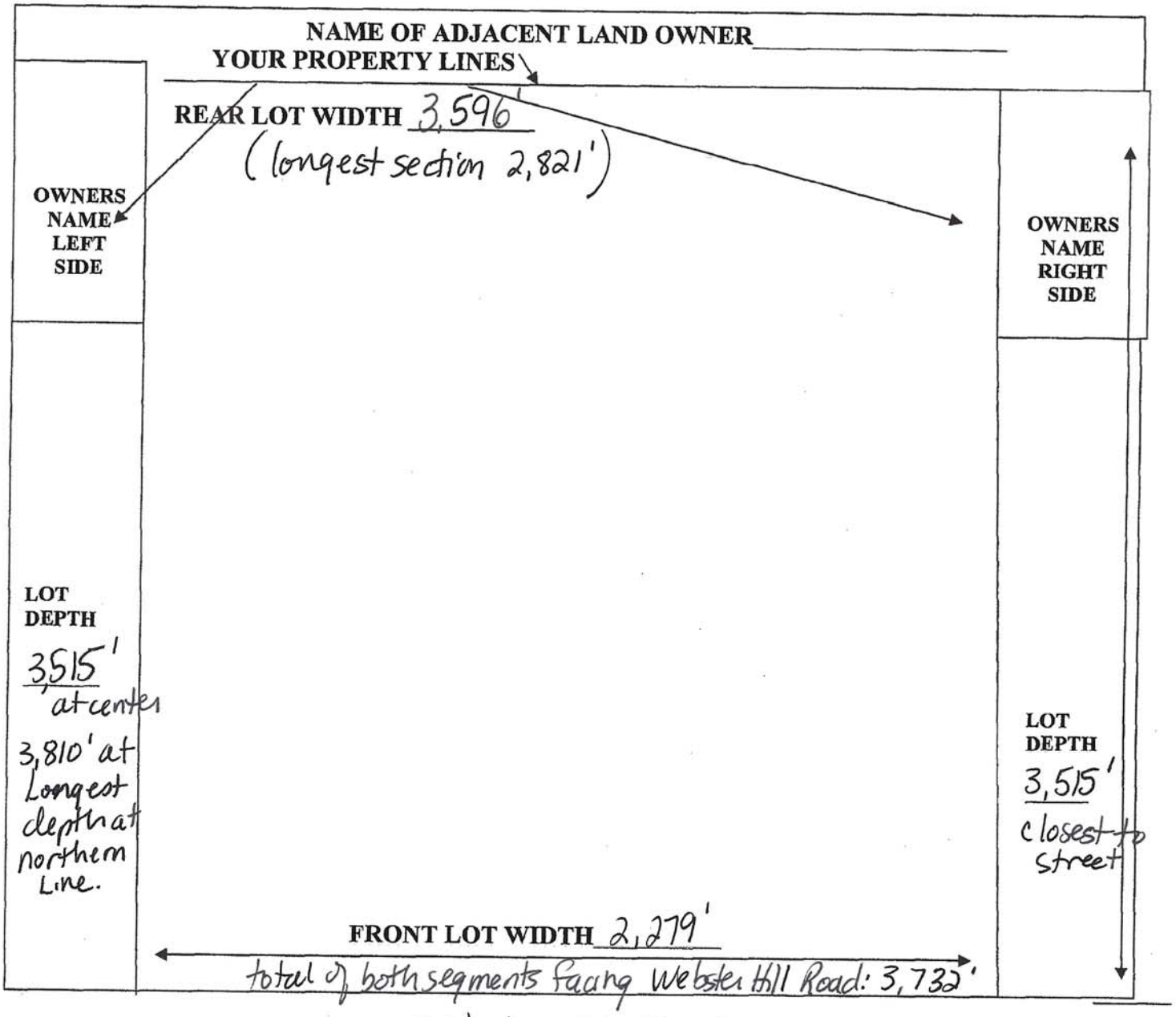
Certificate of Compliance

Final Approval ( ) I have examined the premises described above and found that the use or construction applied for is in compliance with the approved plans submitted, zoning and variance if granted. Pictures of the structures have been taken on this date as proof of compliance.

Signature of Enforcement Officer: _____ Date: _____

Use the space below or attach a separate sheet to show the location of the proposed building(s) in relation to all roads public or private, distance proposed building is from all bodies of water, the location of all wells and septic systems, existing and proposed, the distance between buildings and give the road name as well as the names of all adjacent landowners. Also show the lot width and depth, and show the distance of proposed building(s) to all property lines.
NOTE: GIVE THE DISTANCE OF ALL WELL AND SEPTIC SYSTEMS ON NEIGHBORING PROPERTIES TO YOUR PROPOSED WELL/SEPTIC IF CLOSER THAN 150FT.

PLOT DIAGRAM



ROAD NAME Webster Hill Road

THIS AREA REPRESENTS THE ROAD IN FRONT OF YOUR PROJECT, SHOW DRIVEWAY

See attached concept site plan, for full information.
Appendix A of narrative offers all adjacent land owner names.