Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Part 3 narrative

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
as described in the Part 3 narrative

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Ithaca Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Meinig Fieldhouse, 239 Tower Road, Ithaca, NY 14850 - Site Plan Review and Variances

Name of Lead Agency: City of Ithaca Planning Board

Name of Responsible Officer in Lead Agency: Nikki Cerra

Title of Responsible Officer: Environmental & Landscape Planner

Signature of Responsible Officer in Lead Agency: Nikki Cerra Digitally signed by Nikki Cerra Date: 2024.09.09 10:17:45 -04'00' Date: 09/09/24

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

For Further Information:

Contact Person: Nikki Cerra

Address: 108 E Green St , Ithaca NY 14850

Telephone Number: 607-274-6550

E-mail: ncerra@cityofithaca.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM – Part III
Project Name: Cornell University Meinig Fieldhouse Indoor Sports and Recreation Facility
Date Created: 01/30/24 Updated 02/05/24, 02/12/24, 05/15/24, 06/17/24, 07/16/24, 08/05/24, 08/28/24, 9/3/24

PROJECT DESCRIPTION

The applicant proposes to construct the Meinig Fieldhouse, an indoor sports and recreation center of approximately 90,000 SF on the existing Robison Alumni Fields which is composed of natural grass and artificial turf fields, sidewalks, spectator viewing areas, and parking lots. The Meinig Fieldhouse will accommodate an artificial turf field that will be programmed to support NCAA requirements for women and men lacrosse competitions; a varsity soccer pitch and/or varsity football field for practices; and the facility will host campus recreation, club, and intramural sport teams. The proposed building will also include a mechanical room, restrooms, a training room, and storage on the ground floor; two team rooms, restrooms, an area for elevated filming and mechanical spaces on the second level mezzanine accessible by both stairs and elevator; and on each level an area for a limited number of spectators. Site changes include construction of a multipurpose artificial turf field, proposed landscaping, lighting, and bike racks. The project is located in central campus and the limit of disturbance is proposed to be approximately 7 acres in total, with 5.8 acres in the City and 1.2 acres in the Town of Ithaca.

The project site is located in the U-1 Zoning District in the City of Ithaca and will require no variances and is located in the Low-Density Residential Zoning District in the Town of Ithaca and will require variances in the town. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.1(b), (n), and 8(a), and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (11) and is subject to environmental review.

IMPACT ON LAND

The project is located on a tax parcel in the City of Ithaca approximately 147-acres and located on a parcel in the Town of Ithaca approximately 31 acres. The limit of disturbance, and the project site itself is approximately 7.3 acres, with 5.8 acres in the City and 1.2 acres in the Town. The project site is a previously developed, relatively flat site located in the Cornell University central campus. The project site is bounded by Tower Road on the north, Weill Hall on the west, Bartels Hall and parking lot to the south, and the Robert J. Kane Sports Complex Field on the east. The site currently has a black chain link fence along the entire perimeter enclosing an open natural turf area/grassy playing fields in the western portion and an existing artificial turf field hockey pitch, Robison Alumni Fields, on the eastern portion.

Project implementation will require the demolition of the grass fields and the associated utilities, the artificial turf field, and infrastructure. Construction is expected to last approximately 16 months.

As the existing conditions include a field hockey pitch and the applicants' previous submission included a proposed 77,354 SF field hockey field with amenities, and now the revised project scope includes a proposed 92,098 SF (93,098 SF with perimeter curb) multipurpose synthetic turf athletic field that will support a variety of sports activities for much of the year, City Planning staff has recommended the environmental review be segmented because a future portion of this project, the replacement of the field hockey field will take place entirely within the Town of Ithaca, City of Ithaca Planning Board approval of the proposed Meinig Fieldhouse does not commit the Town of Ithaca to approve any of the development of a field hockey field associated with the property on Game Farm Road in the Town of Ithaca, and segmentation of the environmental review for the new Meinig fieldhouse in the City of Ithaca and Town of Ithaca from the environmental review for any future

development of the field hockey field in the Town of Ithaca will not be less protective of the environment, because the construction and use of a fieldhouse in the City of Ithaca in central campus does not share common environmental impacts with the construction and use of a new field hockey field over one and half miles away off of central campus in the Town of Ithaca in terms of traffic, noise, lighting, visual, stormwater, utilities and other impacts. The permissible segmentation will be included in the C/SEQR determination resolution in which the Lead Agency will determine.

The proposed 90,000 SF building will be located in the SE section of the approximate 305,000 SF project site, with a building footprint approximately 2.1 acres The total area of disturbance for the proposed building and associated improvements is 7.3 acres. The area of impervious surface will increase from 4.07 acres to 5.79 acres, for a net increase of 1.72 acres of impervious surfaces. According to the application, no material will be removed from the site (3600 CY cut and fill); all excavated materials will remain on site. The Alumni Field work will require an additional 3,500 CY of imported aggregate (Supplemental Information, June 10, 2024, submitted by the applicants).

In the *Report on Cornell University Indoor Sports and Recreation Center & Field Hockey Pitch* dated February 2024 and prepared by H & A of New York Engineering and Geology, LLP, the engineers determined the site to be "generally favorable for supporting new building loads on conventional spread footing foundations founded directly on naturally deposited soils." The report specifies the design for the shallow foundations of the proposed indoor sports facility. As for the artificial turf, at the time of the report it was proposed to be a field hockey turf, they recommended removal of existing topsoil down to subgrade elevation, then using a large compaction roller to prepare "firm, dry and stable subgrade," and "maintaining a dry and undisturbed design subgrade" during the construction of the artificial turf field and for the permanent condition, "At a minimum, the sub-turf drainage systems must be designed such that the system is entirely and at all times above groundwater level." The engineers detailed the system as such:

> *Pending further discussions with Sasaki regarding final surface grading and estimated runoff volume calculations, we recommend a sub-turf drainage system design comprised of a layer of double-washed, AASHTO No. 57 crushed stone (Sasaki to determine minimum thickness required) with perforated HDPE pipes (sized by Sasaki) embedded within the crushed stone so as to effectively collect and transport by gravity any accumulated runoff water that filters from the turf layer above to an appropriately sized on-site collection/groundwater recharge/infiltration system (or direct discharge into a permitted storm drain). Prior to placing the crushed stone and perforated piping, and to facilitate vertical drainage of stormwater, a nonwoven geotextile fabric (Mirafi 160N or similar) should be placed on top of the prepared and approved subgrade.*

The artificial turf has a life cycle of approximately 8-12 years. The applicants in their letter to the City dated July 8, 2024 indicated that the synthetic turf and its various components will be reused and recycled in the following ways:

1. The performance shock pad will be used for 2-3 synthetic turf cycles and can be recycled for use in future shock pads

2. The infill for the field will be extracted and either reused in replacement fields or recycled at a turf processing facility
3. The blades can be repurposed for other sports facilities or converted to mixed polymer plastic products

The July 8th letter further cites recent removal of synthetic turf projects at Cornell:

> *1. The Schoellkopf Synthetic Turf Replacement project from 2016 included sand and rubber infill reuse that was extracted from the existing field and used on the new field. The turf was repurposed by Artificial Grass Recycling Corporation.*
> *2. Portions of the outfield synthetic turf, from the Hoy Baseball Field 2023 project, were reclaimed and used in the indoor hitting facility at Booth field. The turf and rubber and sand infill were sent to ReTurf, an artificial turf reuse company based out of Statesville, North Carolina.*

As artificial turf is an impervious synthetic surface, the Lead Agency asked the applicants to consult a natural turf expert regarding the feasibility of using natural turf instead of artificial turf. Dr. Frank Rossi, New York State Extension Turfgrass Specialist and Associate Professor of Horticulture in the School of Integrative Plant Science at Cornell University Ithaca campus submitted a letter to the Lead Agency dated August 29, 2024, outlining his professional opinion on the proposal for the outdoor synthetic turf field. Dr. Rossi states:

> *Synthetic turf systems have advantages for usage, especially during the spring sports season, that simply cannot be matched by any currently available natural grass systems… Considering cost, benefit, and environmental concerns, natural grass systems cannot meet the expected use demands of these fields for spring sports seasons, even with investments in the latest technology and not considering energy intensive inputs of mowing, irrigation, and nutrient use (we currently manage the field with few pesticides). The latest technology is also very expensive, typically employed only by professional sports teams and major Division 1 athletics programs for competition fields and involves artificial lighting and temperature-controlled root zone systems using hydronics for heating and cooling—practices that come with an associated energy inputs and carbon emission cost.*

Dr. Rossi further elaborates that he does share the concerns of some community members regarding the PFAS and microplastics, but that latest research papers indicate eliminating crumb rubber infill and using a plant-based infill addresses most of these concerns. He further states, "While this would have the effect of limiting some use of the outdoor field in the coldest winter months due to freezing, I have strongly recommended to the project team that they consider this change and develop best practices for managing natural in-fill surfaces."

Dr. Rossi also recognizes the stormwater system proposed by the project engineers. David Herrick, T.G. Miller, Principal Engineer with P.C. Engineers and Surveyors, confirmed at the City of Ithaca Planning Board meeting on September 3, 2024, the proposed stormwater system will remove sediments, including microplastics, down to a particle size of 0.212 millimeters. This is adequate to prevent movement of microplastics larger than .212 millimeters off the playing surface in stormwater.

The applicants stated at the City of Ithaca Planning Board meeting on September 3, 2024, that they are committed to meeting the goal that there artificial turf will not contain or be treated with PFAS in the New York Article 27, Title 33 Carpet Collection Program Environmental Conservation (ENV) CHAPTER 43-B, ARTICLE 27- NY Carpet EPR (Extended Producer Responsibility) Law that will go into effect on December 28, 2024. Further, the applicants agreed to third party testing of the artificial turf carpet before it leaves the manufacturer. The results will be submitted to the City staff.

The Lead Agency has determined that based on the information above, no significant impact to land is anticipated.

IMPACT ON GEOLOGIC FEATURES

The site is in a previously developed area at Cornell University with no geologic features present.

The Lead Agency has determined that based on this information, no significant impact on geologic features is anticipated.

IMPACT ON SURFACE WATER

The site does not contain surface water features. The natural turf fields generally drain towards the west over <2% gentle slopes and the artificial turf field/field hockey field generally pitches to the south.

The proposed building is approximately 90,000 SF and replaces an existing artificial turf field hockey field and associated amenities. A synthetic turf field of 93,098 SF with perimeter curb is proposed to the west of the building and will be built as a multipurpose athletic field. According to the FEAF I submitted by the applicant, the net change in impervious materials will be an increase from the existing 2.3 acres to proposed 5.6 acres impervious surfaces. A total increase of approximately 1.72 acres of impervious surfaces.

The applicants propose, “Stormwater drainage improvements in support of the proposed building and artificial turf field will include a system of drainage inlets, manholes, underdrains, roof leader connections, and swales. Drainage patterns will remain consistent with the existing conditions to the maximum extent possible.” (Site Plan Review Application Report, 12/15/23). As well, the Report further elaborates the stormwater systems:

> *Runoff from the proposed building and artificial turf field will be conveyed to a single below grade detention system with the required volume to detain the 1% chance storm event. This system will use manufactured chamber units encased in an envelope of stone and be located underneath the turf field. Diversion structures will be placed upstream of the detention system to direct runoff from low flow events to the system’s pretreatment “isolator rows”. Higher flow events will bypass the isolator rows and enter the system directly. An outlet control structure will be installed downstream of the system to ensure discharge rates do not exceed the existing conditions. Water quality treatment, including both the required water quality volume (WQv) and runoff reduction volume (RRv), will be provided by means of infiltration. Permeability testing will be performed in accordance with the NYSDEC Stormwater Design Manual. A bioretention filter located in the open space north of the building will provide additional WQv treatment as well as contribute to (RRv). Additional WQv will be provided by a*

Hydrodynamic Separator which will treat runoff collected from adjacent impervious areas. All of the proposed permanent stormwater management practices will be located within the City of Ithaca.

The applicants are proposing a 2,295 SF bioretention filter with a forebay approximately 850 SF in the northwest corner of the project which will receive runoff from 24% of the roof area of Meinig Fieldhouse as well as runoff from .32 acres of the site. The filter will remove pollutants, slow down and cool the stormwater. The applicants' letter to the City dated 7/8/24, further elaborates "The remaining area of the roof is collected and conveyed to the below-grade detention and sand filter system below the new outdoor field." The entire Alumni field and green space north of the building drain to a below- grade detention and sand filter system while the sidewalks and landscape area to the south of the building drain through a Hydrodynamic separator.

David Herrick, T.G. Miller, Principal Engineer with P.C. Engineers and Surveyors, confirmed at the City of Ithaca Planning Board meeting on September 3, 2024, the proposed stormwater system will remove sediments, including microplastics, down to a particle size of 0.212 millimeters, using a sand filter and non-woven geotextile. With all of the above for stormwater management, all of the stormwater will be treated.

The total area of disturbance is greater than 1 acre, so the project team will submit a Full SWPPP, including erosion and sediment control practices during construction to the City of Ithaca in order to comply with NYSDEC regulations.

Therefore, based on the information above and complete adherence to an accepted SWPPP, the Lead Agency has determined that no significant impact to surface water is anticipated.

IMPACT ON GROUNDWATER

The proposal is a project in a previously developed area of natural and artificial turf and as such does not include operational activities that impact groundwater. The average depth to the water table on the project site is approximately greater than 24 ft.

According to the *Report on Cornell University Indoor Sports and Recreation Center & Field Hockey Pitch* dated February 2024 and prepared by H & A of New York Engineering and Geology, LLP, groundwater was encountered in two of the ten borings, located 14-10.4 ft bgs, located approximately at 860-864.6 elevation. At the other eight test boring locations, "groundwater was not encountered to the bottom of the test boring (approximately 12 to 20 ft bgs)." The engineers further stated, "Locally perched groundwater levels may be encountered at other locations across the site associated with trapped stormwater." Any groundwater encountered during excavation will be handled in accordance with all state and local laws. The engineers also detail the sub-turf drainage systems in the report, see also **Impact On Land**.

The Lead Agency has determined that based on the information above, no significant impact to groundwater is anticipated.

IMPACT ON FLOODING

The project site is not located in a flood zone, and it is not near any waterbody that may contribute to flooding.

The Lead Agency has determined that based on the information above, no significant impact on flooding is anticipated.

IMPACTS ON AIR

According to information provided by the applicant, construction is projected to last approximately 16 months. Excavation and preparation of foundations additionally create the potential for increased airborne dust and dirt particles. Impacts to air quality will be limited to the period associated with construction activities. During construction, the applicant will employ the following applicable dust control measures, as appropriate:

- Misting or fog spraying the site to minimize dust;
- Maintaining crushed stone tracking pads at all entrances to the construction site;
- Re-seeding disturbed areas to minimize bare exposed soils;
- Keeping roads clear of dust and debris;
- Requiring construction trucks to be covered; and
- Prohibiting burning of debris on site.

The Lead Agency has determined that with the mitigation measures during construction identified above, no significant impact to air is anticipated.

IMPACTS ON PLANTS AND ANIMALS

The project site is in a previously developed area located south of Tower Road and is bordered by Weill Hall on the west, Bartels Hall and a parking lot to the south, and the Robert J. Kane Sports Complex Field on the east. The 7.3-acre project site has an existing artificial turf field hockey field on the eastern portion and natural turf fields on the western side. On the southern side of the project is a row of deciduous trees, which includes Red Oak, Quercus rubra. Wildlife likely to be encountered on or near the project site include invertebrates, small mammals, and birds including red-tailed hawks who nest on the sports lighting poles.

The applicants propose to remove 18 trees, including one 6" red maple and 17 red oaks ranging in size from 6-10" DBH for the project (Site Protection & Removals Plan L1-01, dated 04/19/24 prepared by Sasaki). The applicants expect to have a net addition of 42 trees to the project site. According to the Planting Plan L5-01 and the Planting Schedule L5-02 both dated April 19, 2024 and prepared by Sasaki, the applicants proposed 60 new trees, many shrubs, diverse groundcovers, and a low mow native upland species mix on the site. The applicants propose to plant meadow grasses, a rain garden, native trees, and native shrubs.

The applicants will also maintain the two existing sports lighting poles that serve as nesting locations to a pair of red-tailed hawks. According to Additional Materials dated April 19, 2024 prepared by the applicants, "The nesting season for red-tailed hawks typically runs from March to June, which is being taken under consideration for the construction of the fieldhouse and outdoor field. The hawks seem especially resilient, since numerous construction projects have occurred during their occupation in this area of campus, and they continue to make this location their home." Miyoko Chu, Senior Director, Communications, at the Cornell Lab Of Ornithology wrote in her letter written June 6, 2024, "Disturbance close to the nest should be minimized to reduce the

chances of disruption or abandonment. Nesting typically occurs February through June. During those months, the contractor should coordinate with the Cornell Lab of Ornithology advisory team to identify workarounds where possible and adjust if needed based on the hawks' behaviors."

The Lead Agency has determined that based on the information above and following the consultation and guidelines of the Cornell Lab of Ornithology during construction, no significant impact on plants and animals is anticipated.

IMPACT ON AGRICULTURAL RESOURCES

The project site is not in or adjacent to an agricultural area, therefore, the Lead Agency has determined no significant impact to agricultural resources is anticipated.

IMPACT ON AESTHETIC RESOURCES

According to the Tompkins County Scenic Resource Views, there are no scenic resources located adjacent to or in vicinity of the Project Site. Additionally, there are no locally identified scenic resources located near the project site.

The proposed building will be a mixture of materials composed mainly of metal panels installed horizontally and angled glazed storefront windows at each corner of the building to provide views in and out and allow natural light into the sports center. The proposed artificial multipurpose alumni field to the west will fit in with the Kane field complex to the east. The applicants propose natural landscape spaces around the building.

The building and site materials will be further reviewed during the site plan review.

Based on the information above, the Lead Agency has determined that no significant impacts to aesthetic resources is anticipated.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

The site is not located within a historic district, and the existing site is not designated at the local or state level as an historic resource. The closest historic building is Fernow Hall which is located approximately 350' to the north of the project site, while historic districts are located over 1700' from the project site.

Based on the information provided above, the Lead Agency has determined no significant impact on historic and archaeological resources is anticipated.

IMPACT ON OPEN SPACE AND RECREATION

The project site is located on a previously developed area on the Cornell campus. The site is surrounded by other athletic fields and university buildings with athletic functions. The proposed building, landscape, pedestrian, and bicycle amenities fit into the context of the existing space in this part of central campus.

As a result of the information provided above, the Lead Agency has determined that no significant impact to open space and recreation is anticipated.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

There are no critical environmental areas located within the City of Ithaca and the Town of Ithaca for this project. However, Tompkins County identifies Unique Natural Areas ("UNAs") throughout the county, which are part of the landscape that has outstanding geological and environmental qualities, such as special natural communities, or plants and animals that are rare or scarce elsewhere in the county or region. A UNA is not a regulatory designation and does not provide legal protection for an area but signals that special resources may exist that require project modification.

The closest UNA to the project site is UNA 136, Cascadilla Creek Gorge, separated from the project site by access roads, buildings, Campus Road, and Hoy Road. The building is not visible from the gorge.

As a result of the information provided above the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

IMPACT ON TRANSPORTATION

Pedestrians & Cyclists

The applicants propose many pedestrian paths through the site and around the perimeters of the proposed building and proposed artificial turf filed. These paths will be asphalt and concrete, a minimum of six feet wide, and will connect with the existing pedestrian network. Other amenities include precast concrete seat walls, cast-in-place concrete stairs, stainless steel railings and guardrails, and a black vinyl chain link fence with appropriate gates along the alumni field perimeter.

According to *Additional Materials* dated April 19, 2024 and submitted by the applicants, "Bicycle parking on the site has been reconfigured and includes a total of 21 bicycle parking spaces separated into three bicycle parking facilities…bicycle parking facilities will be easily accessible from pedestrian or fire access pathways and not intrude into these walkways."

Vehicular & Fire Access

The project will not add any new parking spaces, however there are adjacent parking lots that can serve the proposed building. Adjacent to the north of the project site is the Alumni Lot which has 225 spaces 3 of which are permanent ADA parking spaces and to the south of the project is the Bartels Lot which will have 79 parking spaces with the removal of one space due to this project, eight of which are ADA accessible spaces. The new facility is expected to be used primarily by students, so there will be little demand for parking.

According to the applicant, in the Site Plan Review Application Report prepared 12/15/23:

> *The project site will be accessible to fire and emergency vehicles from four points. Two 20-feet wide angled curbs are proposed to the north of the Meinig Fieldhouse structure from the Alumni Field parking lot, and two 20-feet wide flush curbs are proposed to the south of the structure, from the parking area adjacent to the Friedman Wrestling Center. A continuous pathway of minimum 20 feet width is proposed around the entire perimeter of the Meinig Fieldhouse structure, allowing access for fire apparatus. The pathway along the north side of the Meinig*

Fieldhouse structure is proposed to be 26 feet wide, offset from the building facade between 15 feet and 30 feet to accommodate fire apparatus aerial access. The northernmost lane of the existing parking area adjacent to the Friedman Wrestling Center (20 feet minimum width) will serve fire apparatus access along a portion of the southern access route. A paved point of access at the northeast corner of the exterior turf field will provide access onto the playing surface for emergency vehicles. The Fire Apparatus Access Routes sheet and Vehicle Tracking diagrams are provided in the technical drawing set under separate cover.

Construction Related Impacts
Construction is expected to take approximately 16 months, and the applicants anticipate the third quarter in 2025 to be the busiest time of construction, with a maximum of 80 workers expected on site in a single day. "Construction vehicles will be directed to access the site via a prescribed route from Tower Road for new field work and from Campus Road for the building work." (Site Plan Application Report, 12/15/23).

The applicants submitted a construction logistics diagram labeled *Site Construction logistics, approximately November 2024 - March 2026* in their April 19, 2024 submittal which shows locations for construction staging, construction entrance, fire access, etc. As well in the same submission the applicants state:

Construction staging and laydown will be located north of the proposed building and west of the existing Robison Alumni Field Hockey Field. Palm Road lot will be used as overflow contractor parking and staging as needed.

Construction vehicles will be directed to access the site via a prescribed route from Tower Road for new field work and from Campus Road for the building work. The project will generate approximately 1,200 truck roundtrips over a three- month period. The largest volumes of truck activity would be associated with importing general fill used for rough grading the site and bringing the new building up to finished floor elevation, when a maximum of 30 trucks could be expected to arrive on site in a single day.

Most long-distance delivery routes to/from Cornell's campus utilize route 81 north or south. Traffic leaving the site and heading north would exit campus on Tower Road, utilize route 366 to route 13 to 81 north. Traffic leaving the site and heading south would exit campus on Hoy Road, use Pine Tree Road to route 79 to 81 south. Route diagrams are included below.

As for utility work, Tower Road will need to be closed for two weeks during the summer and rerouting traffic will be necessary, and two parking lots, one south of Tower Road and North of Campus Rd will need to be closed for approximately two weeks. The existing sidewalks will be demolished and reconstructed, so pedestrian traffic will be rerouted to the south of Bartels Hall to the existing sidewalk along Campus Rd and rerouted to remain on the existing sidewalk between Weill Hall and the Biotechnology Building.

As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

IMPACT ON ENERGY

On August 4, 2021, the Ithaca Energy Code Supplement (IECS) went into effect for all new buildings constructed in Ithaca. The IECS prioritizes electrification, renewable energy, and affordability with the following objectives:

"deliver measurable and immediate reductions in greenhouse gas (GHG) emissions from new buildings, major renovations, and new additions; promote best practices in the design of affordable buildings to deliver reduced GHG emissions; and provide a rapid but orderly transition to buildings that do not use fossil fuels for major building energy needs such as space heating and hot water heating, by 2026. For construction subject to the Ithaca Energy Code Supplement, requirements for reductions in GHGs go into effect in three steps: 2021, 2023, and 2026."

From August 4, 2021, until 2023 all new buildings must produce 40% fewer greenhouse gas emissions than the Energy Conservation Construction Code of New York State requires. Beginning in 2023, the IECS will increase the requirements of new construction to produce 80% fewer greenhouse gas emissions than the Energy Conservation Construction Code of New York State requires, and by 2026 all newly constructed buildings in Ithaca will be required to be net-zero buildings that do not use fossil fuels. The IECS supports Ithaca's Green New Deal which aims to "achieve an equitable transition to carbon-neutrality" community-wide by 2030.

The Building Division will oversee implementation and enforcement of the IECS.

Further, at the September 3, 2024, City of Ithaca Planning Board meeting, the applicants confirmed they are proposing to purchase offsite renewable energy to meet the energy requirements.

As a result, from the information provided above, the Lead Agency has determined that no significant impact to energy is anticipated.

IMPACT ON NOISE, ODOR & LIGHT

Based on information provided by the applicant construction will last approximately 16 months. The project is in a developed area on Cornell campus. Noise producing construction activities, especially foundation work, will temporarily affect residents in the immediate area. The exterior lighting will be LED and dark sky compliant. The interior lighting will utilize an LED system, and daylight and occupancy-based control systems where required.

Noise producing construction activities will temporarily impact residents in the immediate area. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

As a result of this information, the Lead Agency has determined no significant impact on noise, odor, and light is anticipated.

IMPACT ON HUMAN HEALTH

The project site has no reported spills in the NYDEC Spills Incidents database or in the Environmental Remediation database.

The applicants are proposing a synthetic turf system at the outdoor Alumni Field as well as inside the Meinig Fieldhouse. The indoor artificial turf field is proposed to contain an infill comprised of sand, and either recycled crumb rubber or a virgin synthetic rubber. The indoor field will have walk-off mats for the materials at the field exits. The outdoor artificial turf field is proposed to contain a plant-based infill and possibly sand.

According to the *Additional Materials* submission dated April 19, 2024 by the applicants:

> *[the artificial fields] are composed of a dual long-fiber system, with both slit film and monofilament polyethylene fibers, sand and rubber infill, and a performance shock pad. The synthetic turf system is chosen based on the One Turf Concept that considers individual components, longevity, and overall performance requirements including player safety. The One Turf Concept was created by International Federation of Association Football {FIFA), World Rugby, and International Hockey Federation {FIH). Performance requirement parameters, as shown in the chart below, include shock absorption, vertical all roll {large ball), and vertical ball rebound.*
>
> *Synthetic turf fields are replaced every 8-12 years depending on performance and wear. During the field replacement process, the existing turf will be recycled.*
>
> *Cornell University is advancing the use of synthetic turf to provide a surface that can be used for athletic, recreation and wellness activities even when the weather is not favorable. Due to rain and/or snow, synthetic turf allows for heavy use by all university programs throughout the entire year. The current grass fields are not usable November - April and during periods of prolonged inclement weather. Additionally, synthetic turf significantly reduces the need for high levels of maintenance: mowing, fertilizing, painting lines, and repairing any damage done to the grass.*

The applicants submitted an 11-page memo from H & A of New York Engineering and Geology, LLP, dated April 2, 2024, which provides "a summary of recently published studies and reports that evaluate the safety (health and environmental risks) of using synthetic turf athletic fields, with focus on chemicals contained in or associated with synthetic turf." The memo "addresses potential health and environmental effects associated with synthetic turf field system components, with a focus on crumb rubber and EDPM infill, and a focus on the shock pad, backing, and turf blade components."

The memo cites several peer-reviewed research studies and from these studies focused on the chemical and health and environmental effects associated with crumb rubber and EDPM infill, the engineers summarize, "The information provided by these studies demonstrate that the chemicals that are in crumb rubber infill are unlikely to come out of the materials at concentrations that would harm people or the environment. By comparison chemicals are present at lower concentrations in EDPM and would not come out at concentrations that would harm people or the environment. Consequently, rubber infills are safe for contact by people and will not harm groundwater or surface water." The memo also evaluates peer-reviewed research pertaining to the heat island effect and artificial turfs and summarizes, "Collectively, this information suggests that, while synthetic turf field surfaces get warmer than natural turf field surfaces, air temperatures above synthetic turf

surfaces warm only marginally more than those above natural turf field surfaces, and that synthetic field surfaces do not retain heat once daytime heating is discontinued. These differences are substantially minimized on cloudy days and do not exist on overcast days."

The New York State Department of Health (NYDOH) provides information about health and safety issues related specifically to crumb-rubber infilled synthetic turf on its website last revised in October 2018 via a Fact sheet (https://health.ny.gov/environmental/outdoors/synthetic_turf/crumb-rubber_infilled/fact_sheet.htm). NYDOH summarizes the information as follows: studies have found no consistent differences in injury rates between natural and rubber-infilled synthetic turf; skin cuts and abrasions may result from contact with any athletic field natural or synthetic turf; results from numerous studies suggest the potential for chemical exposures from crumb rubber or synthetic turf is low but does mention further studies at the federal government level and California are underway to fill data gaps; and that surface temperatures on crumb-rubber infilled synthetic turf fields "can reach levels of discomfort and may contribute to heat stress. This warrants consideration when making decisions about installing and using a synthetic turf field. While watering synthetic turf may briefly reduce surface temperatures, a number of factors may influence its effectiveness. People using these fields should be advised to remain hydrated and to seek relief from the heat in shaded areas."

NYDOH sites several research studies including one at Brigham Young University in Utah in June 2022, University of Missouri, and Penn State University indicating synthetic turf fields absorb heat, resulting in surface temperatures much higher than the surrounding air temperatures. Surface temperatures on synthetic turf fields ranged from 117 degrees to a maximum of 200 degrees Fahrenheit.

The Centers for Disease Control and Prevention/Agency for Toxic Substances and Disease Registry (CDC/ATSDR) and the U.S. Environmental Protection Agency (EPA), in collaboration with the Consumer Product Safety Commission (CPSC), launched a multi-agency research effort in February 2016, entitled Federal Research Action Plan on Recycled Tire Crumb Used on Playing Fields and Playgrounds (FRAP) to characterize potential human exposures to the substances associated with recycled tire crumb rubber used on synthetic turf fields. The research was reported in two parts with Part 1 published in 2019 and Part 2 published in April 2024. The study is not a risk assessment but aims to be useful to the understanding of potential for human exposure to chemicals found in recycled tire crumb rubber used on synthetic turf fields. The overall conclusions for the playing fields study are as follows

> *In general, the findings from the entire playing fields portion of the FRAP activities (both the Tire Crumb Characterization Part 1 and the Tire Crumb Exposure Characterization Part 2 combined) support the conclusion that although chemicals are present (as expected) in the tire crumb rubber and exposures can occur, they are likely limited; for example:*
> - *Generally, only small amounts of most organic chemicals are released from tire crumb rubber into the air through emissions. For many analytes measured during active play at the outdoor fields, next-to-field concentrations in air were not different than background samples while others were somewhat higher.*

- *For metals, only small fractions are released from tire crumb rubber into simulated biological fluids (average mean about 3% for gastric fluid and <1% for saliva and sweat plus sebum) compared to a default assumption of 100% bioaccessibility.*
- *In the biomonitoring pilot study, concentrations for metals measured in blood were similar to those in the general population.*
- *No differences in PAH metabolites in urine were observed in the supplemental biomonitoring study between study participants using natural grass fields and those on synthetic turf fields with tire crumb rubber infill.*

Currently, there are no federal or New York state regulations for crumb-rubber infill or artificial turf. New York State passed a law, Article 27, Title 33 Carpet Collection Program Environmental Conservation (ENV) CHAPTER 43-B, ARTICLE 27- NY Carpet EPR (Extended Producer Responsibility) Law that will go into effect on December 28, 2024. This New York law establishes mandatory goals for recycling and post-consumer content in new carpet, convenient collection statewide, education and awareness, specific goals for closed-loop recycling, and the phase out of per- and polyfluoroalkyl substances (PFAS) from new carpet production. Artificial turf is included in the law. By December 31, 2026 no carpet offered for sale shall contain or be treated with PFAS substances. (https://dec.ny.gov/environmental-protection/recycling-composting/carpet)

At the September 3, 2024 City of Ithaca Planning Board meeting, the applicants agreed to third part testing to confirm the artificial turf they will use will not contain or be treated with PFAS.

See Impact on Land Section.

As a result of this information, the Lead Agency has determined no significant impact to human health is anticipated.

CONSISTENCY WITH COMMUNITY PLANS

The project is consistent with the City of Ithaca's Comprehensive Plan as this building is in support of Secondary Education. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances with the City.

The project site is also located in the Low-Density Residential (LDR) Zoning District in the Town of Ithaca. The town of Ithaca does not have a zone aligned with Higher Education or Institutional uses, and due to the limitations of the low-density residential zone, Cornell needs to obtain variances for nearly every project in the Town of Ithaca. The project is an allowed use with a special use permit in the LDR zone as part of an institution of higher learning. The project will require an area variance from the Town of Ithaca Zoning Boards of Appeals as the height of the proposed building is approximately 56' from average grade plan and LDR limits building height to 38 feet below interior grade or 36' below exterior grade. The project will also require an area variance for lot coverage as it adds approximately .5 acres of building footprint on the Town of Ithaca parcel, 67.-1-13.2. In a memo addressed to the City Planning and Development Board from the Town of Ithaca Planning Board dated July 23, 2024, the Town Board states the zoning variances are not expected to create significant adverse visual impacts, "considering that: (a) there are no locally or regionally recognized scenic resources or vistas that will be

impacted by the proposal, (b) it is typical for a university campus to contain buildings that are taller than residences, and (c) the proposed Meinig Fieldhouse building will be surrounded by much taller structures; thus, its height will not be out of character with the height of surrounding structures."

As a result of this information, the Lead Agency has determined no significant impact to consistency with community plans is anticipated.

CONSISTENCY WITH COMMUNITY CHARACTER

The project is a sports facility building, with a footprint of approximately 2.1 acres and approximately 90,000 SF of space that will provide. The proposed facility will support students and the campus with indoor practice and competition space for athletics, recreation needs and club sports.

The proposed building is located in a part of central campus that has several athletic facilities and fields, fitting in functionally to the surrounding character. The proposed building is designed to "embrace the spirit of outdoor play indoors." This is achieved through the materiality of the proposed building (Site Plan Review Application Report, 12/15/23):

> *The majority of the building envelope is composed of insulated metal panel installed horizontally and decreasing in width from the bottom of the facade to the top. The metal panel finish is paired in contrast with angled glazed storefront at each of the four corners. The large triangle shaped glazed openings provide views in and out of the facility and incorporate natural light into the activity space.*

The proposed building will be flanked by athletic fields, with the proposed artificial multipurpose alumni field situated to the west and the existing the Kane Sports Complex Field situated to the east of the building.

Based on the information provided above, the Lead Agency has determined no significant impact on community character is anticipated.

Prepared by: Nikki Cerra, Environmental & Landscape Planner and revised by the Planning Board

Agency Use Only [If applicable]

Project : Cornell University Meinig Fieldhouse

Date : 05/21/24

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

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☑
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: Foundation construction; artificial turf sub-turf drainage system and construction		☐	☑

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☑
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☑	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☐ NO ☑ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☑
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: Additional impervious surfaces are proposed to in crease by 3.3 acres		☐	☑

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☐NO ☑YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☑	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☑	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☑	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☑	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☑	☐
vi. 43 tons/year or more of methane	D2h	☑	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☑	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☑	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☑	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☑	☐
f. Other impacts: Construction impacts		☐	☑

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑NO ☐YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

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

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

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		□	□
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	□	□
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	□	□
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	□	□

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

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: Cornell University Meinig Fieldhouse		
Project Location (describe, and attach a general location map): Robison Alumni Fields - 239 Tower Road, Ithaca, NY 14850; Tompkins County; City Parcel 500700-31.-1-1.2; Town Parcel 503089-67.-1-13.2		
Brief Description of Proposed Action (include purpose or need): Cornell University is proposing to construct the Meinig Fieldhouse, an indoor sports and recreation center that will support students and campus with much-needed indoor practice and competition space for athletics, club sports, and recreation needs. The project site is on the central campus, in the area currently occupied by Robison Alumni Fields, with Tower Road to the north, Robert J. Kane Sports Complex Field to the east, and Weill Hall to the west. The proposed facility will enable year-round practice space and play for many field sports, and limited competition for NCAA lacrosse in early spring months. The facility will be a 90,000 square foot building that is 56' feet tall. Cornell's existing Marsha Dodson Field Hockey pitch will be relocated to the west, providing the field hockey athletes with a new synthetic turf field.		
Name of Applicant/Sponsor: Kimberly Michaels	Telephone: 607.227.1400 E-Mail: kam@twm.la	
Address: 1001 W. Seneca Street, Suite 201		
City/PO: Ithaca	State: NY	Zip Code: 14850
Project Contact (if not same as sponsor; give name and title/role): Elisabete Godden, Project Manager	Telephone: 607.255.2478 E-Mail: egodden@cornell.edu	
Address: 102 Humphreys Service Building		
City/PO: Ithaca	State: NY	Zip Code: 14853
Property Owner (if not same as sponsor): Cornell University	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	City of Ithaca Planning Board (SEQR and SPR), Town of Ithaca PB (SEQR, Special Permit, SPR)	Winter 2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Town of Ithaca Zoning Board (Height Variance and Lot Coverage)	Winter 2024
d. Other local agencies ☑Yes ☐No	City of Ithaca MS4: SWPPP Acceptance, Town of Ithaca MS4: SWPPP Acceptance	Winter - Spring 2024
e. County agencies ☑Yes ☐No	Tompkins County Planning (GML 239 Review), Tompkins County Health Department (backflow prevention device approval)	Winter - Spring 2024
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC for SWPPP	Winter - Spring 2024
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):

_____

_____

_____

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):

_____

_____

_____

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?
Town - LDR, Low Density Residential
City - U1, University

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? Ithaca City School District

b. What police or other public protection forces serve the project site?
Cornell University Police, Ithaca Police

c. Which fire protection and emergency medical services serve the project site?
Cornell University Fire and Life Safety, Ithaca Fire Department Station 2, Cornell University Emergency Medical Service

d. What parks serve the project site?
There are multiple green space areas nearby, including Cornell Botanic Gardens, Minns Garden, Rockwell Azalea Garden, Libe Slope, and other green spaces on campus.

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)? Institutional, recreational

b. a. Total acreage of the site of the proposed action? 7.3 acres
b. Total acreage to be physically disturbed? 7.3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.3 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: 16 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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				
At completion of all phases				

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 56 ft height; 382 ft width; and 224 ft length

iii. Approximate extent of building space to be heated or cooled: h: +/- 90,289; c: +/- 446 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: _____

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: _____ 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):

_____

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? Building foundations

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

- Volume (specify tons or cubic yards): 0
- 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.

Excavated materials will remain on site.

_____

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:

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: 3,600 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: Cornell University Water System (NYSDEC Permit #: 7-5030-00008/00007)
- 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:
  A new 10" HDPE water main will be connected to the existing high pressure system located along Tower Rd. and extended to the building.
- Source(s) of supply for the district: Fall Creek via the Cornell University Water Filtration Plant

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:
A public water supply will used for the proposed project.

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

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

i. Total anticipated liquid waste generation per day: 3,600 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):
Domestic wastewater only.

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

- Name of wastewater treatment plant to be used: Ithaca Area Waste Water Treatment Facility (IAWWTF)
- Name of district: Ithaca Area Waste Water Service Area
- 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: Sanitary sewage from the proposed building will be lifted to the University gravity sanitary sewer system along Campus Rd by means of a duplex grinder pump station through a new polyethylene force main.

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):

_____

_____

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 3.3 acres (impervious surface)

_____ Square feet or 7.3 acres (parcel size)

ii. Describe types of new point sources. Building roof drainage system, swales, athletic field underdrains.

_____

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)?

Runoff will be collected via a system of on-site drainage inlets, swales, and underdrains; then directed to a series of below grade detention facilities and green infrastructure practices with discharge connections to existing sewer systems. Existing drainage patterns and rates will be maintained.

- If to surface waters, identify receiving water bodies or wetlands: N/A
- 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)

None during operations. During construction: earth-moving equipment, trucks, material handlers, cranes, and boom lifts.

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

None anticipated.

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

None.

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 _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ Does the

iv. proposed action include any shared use parking? Yes ☐ ☑

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

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 Not applicable

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

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

_____

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: 7AM - 7PM
- Saturday: 7AM - 7PM
- Sunday: 7AM - 7PM
- Holidays: 7AM - 7PM

ii. During Operations:

- Monday - Friday: 24/7 (hours vary by programming)
- Saturday: 24/7 (hours vary by programming)
- Sunday: 24/7 (hours vary by programming)
- Holidays: 24/7 (hours vary by programming)

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:

During construction only. Rock removal using hydraulic hammers mounted on excavators will occur if needed.

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

Describe: _____

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:

See attached Narrative

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

Describe: _____

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

Not applicable

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)

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: _____
- Operation: _____

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:

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): University Campus

ii. If mix of uses, generally describe:

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	2.3	5.6	+3.3
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn and Natural Turf Sports Fields	5	1.7	-3.3

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

i. If Yes: explain: _____

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:

_____

_____

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): _____

☐ 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):

The EAF Mapper may identify several sites but they are all located more than 2000 feet from the project site and are hydraulically downgradient.

_____

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? >24 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:

Brown silt and clay (0-20 ft depth)	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: >24 feet

e. Drainage status of project site soils:

☑	Well Drained:	100 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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:
Wildlife common to developed urban and suburban areas.
Mating pair of red-tailed hawks nest on a light pole on site.

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: _____
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): _____

Lake sturgeon and Rusty-patched Bumble bee are listed in EAF Mapper report, however, the existing site is a sports field and therefore inhospitable to either of these species.

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: _____

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: _____

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): _____

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 Kimberly Michaels Date December 15, 2023

Signature _____ Title Director of Landscape Architecture

PRINT FORM

APPROVED RESOLUTION
S/CEQR Negative Declaration

City of Ithaca Planning & Development Board
Meinig Fieldhouse- Indoor Sports & Rec Center
239 Tower Rd
September 3, 2024

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for an indoor sports and recreation center located at 239 Tower Rd by Kimberly Michaels, Trowbridge Wolf Michaels, a Fisher Associates Landscape Architecture Studio, and

WHEREAS: the applicant proposes to construct the Meinig Fieldhouse, an indoor sports and recreation center of approximately 90,000 SF on the existing Robison Alumni Fields which is composed of natural grass and artificial turf fields, sidewalks, spectator viewing areas, and parking lots. The Meinig Fieldhouse will accommodate a field that will be programmed to support NCAA requirements for women and men lacrosse competitions; a varsity soccer pitch and/or varsity football field for practices; and the facility will host campus recreation, club, and intramural sport teams. The proposed building will also include a mechanical room, restrooms, a training room, and storage on the ground floor; two team rooms, restrooms, an area for elevated filming and mechanical spaces on the second level mezzanine accessible by both stairs and elevator; and on each level an area for a limited number of spectators. The project is located in central campus and the limit of disturbance is proposed to be approximately 7 acres in total, with 5.8 acres in the City and 1.2 acres in the Town of Ithaca. The project site is located in the U-1 Zoning District in the City of Ithaca and will require no variances and is located in the Low-Density Residential Zoning District in the Town of Ithaca and will require variances in the town, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.1(b), (n), and 8(a), and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (11) and is subject to environmental review, and

WHEREAS: NYS Department of Environmental Conservation, Tompkins County Department of Health, City of Ithaca, Tompkins County Department of Planning and Sustainability, and Town of Ithaca, all potentially involved agencies in this action, have consented to the Planning Board acting as Lead Agency for this project, and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on January 23, 2024 declare itself Lead Agency in Environmental Review for the project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on September 3, 2022, review and accept as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Planning staff; Indoor Sports and Recreation Center & Multi-Purpose Field Packet (26 pp C100-L8-11) dated 04/19/24 and prepared by Project Consultants including Sasaki Architect + Landscape Architect, T.G. Miller, P.C., Lemessurier, RFS Engineering, Howe Engineers; Vehicle Tracking Study (2 pp) prepared by above consultants and dated 03/20/23; Seven diagrams dated 04/19/24 and prepared by TWLA A Fisher Associates Landscape Architecture Studio; and other application materials, and

WHEREAS: interested parties have been given the opportunity to comment on the proposed project, and any received comments have been considered, ***now, therefore, be it***

RESOLVED: That, per the requirements outlined in 6NYCRR Part 617.3(g) of the New York State Environmental Quality Review Act, the segmentation of the above-referenced action from future phases of development is warranted, given that:

1. City of Ithaca Planning Board approval of the proposed Meinig Fieldhouse does not commit the Town of Ithaca to approve any of the development of a field hockey field associated with the property on Game Farm Road in the Town of Ithaca;

2. As the proposed development of the field hockey field is located entirely in the town, the Town of Ithaca will establish itself as Lead Agency for this action; and

3. Segmentation of the environmental review for the new Meinig fieldhouse in the City of Ithaca and Town of Ithaca from the environmental review for any future development of the field hockey field in the Town of Ithaca will not be less protective of the environment, because the construction and use of a fieldhouse in the City of Ithaca in central campus does not share common environmental impacts with the construction and use of a new field hockey field over one and half miles away off of central campus in the Town of Ithaca in terms of traffic, noise, lighting, visual, stormwater, utilities and other impacts.

AND BE IT FURTHER RESOLVED*:* that the City Planning Board determined, as elaborated in the FEAF Part 3, that the proposed project will result in no significant adverse impacts on the environment and a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be issued in accordance with the provisions of Part 617 of SEQRA.

Moved by: Khoury
Seconded by: Rollman
In favor: Rollman, Khoury, Sutcliffe, Petrina
Against: None
Abstain: Godden
Absent: Correa
Vacancies: One

APPROVED RESOLUTION
Declaration of Lead Agency

City of Ithaca Planning & Development Board
Meinig Fieldhouse- Indoor Sports & Rec Center
239 Tower Rd
January 23, 2024

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for an indoor sports and recreation center located at 239 Tower Rd by Kimberly Michaels, Trowbridge Wolf Michaels, a Fisher Associates Landscape Architecture Studio, and

WHEREAS: the applicant proposes to construct the Meinig Fieldhouse, an indoor sports and recreation center of approximately 90,000 SF on the existing Robison Alumni Fields which is composed of natural grass and artificial turf fields, sidewalks, spectator viewing areas, and parking lots. The Meinig Fieldhouse will accommodate a field that will be programmed to support NCAA requirements for women and men lacrosse competitions; a varsity soccer pitch and/or varsity football field for practices; and the facility will host campus recreation, club, and intramural sport teams. The proposed building will also include a mechanical room, restrooms, a training room, and storage on the ground floor; two team rooms, restrooms, an area for elevated filming and mechanical spaces on the second level mezzanine accessible by both stairs and elevator; and on each level an area for a limited number of spectators. The project is located in central campus and the limit of disturbance is proposed to be approximately 7 acres in total, with 5.8 acres in the City and 1.2 acres in the Town of Ithaca. The project site is located in the U-1 Zoning District in the City of Ithaca and will require no variances and is located in the Low-Density Residential Zoning District in the Town of Ithaca and will require variances in the town, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.1(b), (n), and 8(a), and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (11) and is subject to environmental review, and

WHEREAS: NYS Department of Environmental Conservation, Tompkins County Department of Health, City of Ithaca, Tompkins County Department of Planning and Sustainability, and Town of Ithaca, all potentially involved agencies in this action, have consented to the Planning Board acting as Lead Agency for this project, ***now, therefore be it***

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by: Petrina
Seconded by: Correa
In Favor: Petrina, Correa, Khoury, Glass
Against: None
Abstain: Godden
Absent: None
Vacancies: Two