

Site Plan

Town of Orangetown Planning Board Meeting **Wednesday, April 22, 2020**

Time: 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

Project Name: Tappan Plaza Subdivision and **Site Plan**

Location of Parcel: The site is located at 3-58 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 33, 34, 35, 36, 37 & 41 in the CS & LIO zoning district; in the Route 303 Overlay zone.

Distribution:

Rockland County:

- *Planning Department*
- *Highway Department*
- *Park Commission*
- *Environmental Resources*
- *Drainage Agency*
- *Health Dept.*
- *Sewer #1*

Town of Orangetown:

- *Drainage Consultant*
- *OBZPA*
- *DEME*
- *Highway*
- *DTA*
- *Fire Prev. (2)*
- *TAB*
- *ZBA*

Other:

- *New York State Department of Environmental Conservation*
- *New York State Department of Transportation: Permits/SEQRA*
- *U.S. Army Corps of Engineers*
- *Orange and Rockland Utilities*
- *Suez*
- *Borough of Northvale, New Jersey*

Project Description: Prepreliminary/ Preliminary Subdivision and Prepreliminary/ Preliminary Site Plan Review

Please forward your completed review to this office by the meeting date. If your comments are not received by this date, the Board assumes your agency does not have any comments.

**Town of Orangetown Planning Board Meeting of
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Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Planning Board Office.

If your agency does not have any comments at this time, please respond to this office by sending back this sheet.

- U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962
- Email to Planning Board at ccoopersmith@orangetown.com, or
- Fax to the Town of Orangetown Planning Board @845 359-8526

- () Comments Attached (or to be provided prior to Meeting date noted above)
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

Dated: _____

Agency Name
By: _____
Please Print Name

**PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT**

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: C3 **OFFICIAL USE ONLY** **ACREAGE:** 7.56
Inspector: Dos **Date App Received:** 12-27-19 **Received By:** CCC
Permit No. 491804 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: \$57,732 **Ck#** 10371 **Paid By** LIDL US, LLC
GIS Fee: \$190 **Ck#** 23634 **Paid By** Bohler Engineering, Inc
Stream Maintenance Fee **Ck #** 23635 **Paid By** _____
Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By** _____
1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____
2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____

OVERCROUCH

APPLICANT COMPLETES:

DEC 27 2019

Note: See inside for instructions for completing this application.
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 3 Route 303, Tappan, NY, 10983
Section: 77.15 **Block:** 1 **Lot:** 34
Property Owner: Benbrooke Tappan LLC

Mailing Address: 1270 General De Fermay Ave, Washington's Crossing, PA, 18977

Email: ga@benbrooke.com **Phone #:** 2675734855

Lessee (Business Name): _____
Mailing Address: _____
Email: _____ **Phone #:** _____

Type of Business /Use: Shopping Center

Contact Person: Donald Brenner **Relation to Project:** Project Attorney
Email: brennerlaw@optonline.net **Phone#:** 8453592210

Architect/Engineer: K. DeLuca **NYS Lic #** 087724
Address: 2929 Expressway Drive North, Hauppauge, NY 11789 **Phone#:** 6317381200

Builder/General Contractor: TBD **RC Lic #** _____
Address: _____ **Phone#:** _____

Plumber: TBD **RC Lic #** _____
Address: _____ **Phone#:** _____

Electrician: TBD **RC Lic #** _____
Address: _____ **Phone#:** _____

Heat/Cooling: TBD **RC Lic#:** _____
Address: _____ **Phone#:** _____

Existing use of structure or land: Shopping Center

Proposed Project Description: Partial demolition of existing building and erection of new standalone building on site.
Includes site improvements including but not limited to: Curbs and paving, landscape, lighting and site utilities.

Proposed Square Footage: 25,656 SF **Estimated Construction Value (\$):** \$3.2M

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 21, Section 21-A(4) requires Planning Board Approval

[Signature]
1/10/2020

[Signature]
1-16-2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME

Notice of Lead Agency Coordination

Town of Orangetown Planning Board Meeting: Wednesday, April 22, 2020

Meeting Time - 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

Project Name: Tappan Plaza Subdivision and Site Plan

Location of Parcel: The site is located at 3-58 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 33, 34, 35, 36, 37 & 41 in the CS & LIO zoning district; in the Route 303 Overlay zone.

Please be advised that the Orangetown Planning Board is in receipt of an application for **Tappan Plaza Subdivision and Site Plan** and related Part 1 Environmental Assessment Form for the proposed project. Among other approvals, the proposed requires a review of by the Orangetown Planning Board. In accordance with the implementing regulations of the New York State Environmental Quality Review Act, found at Title 6 Part 617 NYCRR, the Town Planning Board at it's meeting of **Wednesday, April 22, 2020**, will adopt a motion to (1) declare the proposed development an unlisted action; (2) identify other involved and interested agencies, and (3) initiate coordinated review of the proposed action pursuant to Title 6 Part 617 NYCRR.

The Planning Board has expressed its desire to serve as lead agency in the environmental quality review of this proposed development. The Planning Board believes that it is the most appropriate lead agency pursuant to the criteria for determining lead agency, as found at Title 6 Part 617.(e)(5). Your agency has been identified as a potential involved agency. Accordingly, please consider this memorandum as notice that a lead agency must be designated within thirty (30) calendar days of this mailing. If you have any objection to the Planning Board's assumption of lead agency status, please respond within the prescribed time frame. Please see the attached response letter.

Please take note that if the attached letter is not received within 30 days of receipt of this mailing, the Town of Orangetown Planning Board assumes your agency does not have interest in being Lead Agency.

Town of Orangetown Planning Board

Planning Board Meeting: Wednesday, April 22, 2020

**Location: Greenbush Auditorium, 20 South Greenbush Road,
Orangeburg, New York 10962**

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**Response to request that the Town of Orangetown Planning Board
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

**On behalf of _____ (involved
agency), I acknowledge receipt of the Lead Agency Notice in this matter.**

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: _____

Agency Name

By: _____

Signature

Printed Name of Signer

Please return within 30 days by

Fax: (845) 359-8526

E-mail: ccoopersmith@aol.com



BOHLER[™]
ENGINEERING

Site Plan
2929 Expressway Drive North, Suite 120
Hauppauge, NY 11749
PHONE 631.738.1200
14 Penn Plaza, Suite 814
New York, NY 10122
PHONE 646.661.4200

February 17, 2020
Via Hand Delivery

Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown
20 South Greenbush Road
Orangeburg, New York 10962

Re: **Tappan Plaza**
3-58 Route 303
Tappan, NY 10983
Tax Map #: 77.15-1-33-37 & 41
Project Narrative

Dear Ms. Coopersmith,

A Bohler Engineering, NY LLC has been retained to develop a Site Plan for a proposed 25,656 SF Lidl Supermarket and associated site work, including closure of the existing center curb cut, realignment and restriping of the parking lot, additional landscaped islands, new lighting, and new signage, at the above referenced location. The existing site is approximately 11.19-acre (487,237 SF) parcel with +/-847 linear feet of frontage along NYS Route 303. As part of the development, the existing multi-tenant building is proposed to be modified to demolish approximately 20,000 SF consisting of the previous buffet restaurant tenant space. All other tenants within the multi-tenant building are to remain. In addition, the pad buildings within the subject site are to remain undisturbed.

Additionally, as part of the site development the owner proposes to subdivide the existing parcel. A subdivision plan outlining the subdivision and parcels under contiguous ownership is provided under a separate application. The application proposes that the existing 11.19AC parcel be subdivided into three (3) new lots while maintaining three (3) additional existing lots resulting in a total of six (6) lots.

If you have any questions regarding the subject development, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING, NY PLLC

Kristin DeLuca, P.E.
Project Manager

RP/cm
W:\2019\N19156\Admin\Letters\2020\N19156 - Project Narrative dated 2-17-2020.doc

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____
 ASSIGNED _____
 INSPECTOR: _____

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Lidl Supermarket - Tappan

Street Address: 3-58 Route 303, Tappan, NY 10983

Tax Map Designation:

Section: 77.15 Block: 1 Lot(s): 34-36
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the east side of NYS Route 303, approximately 235 feet south of the intersection of Oak Treet Road and NYS Route 303 the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>11.19</u>	Zoning District <u>CS & LIO</u>
School District <u>South Orangetown</u>	Postal District <u>Tappan</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Tappan</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Proposed 25,656 sf supermarket and associated site work within the Tappan shopping center.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 2/19/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Lidl US, LLC Phone # 703-819-5305

Address: 144 LeFante Way Bayonne NJ 07002
Street Name & Number (Post Office) City State Zip Code

Property Owner: Benbrooke, LLC (c/o Pretium PM, LLC) Phone # 856-667-7601

Address: 130 Washington Ave Haddonfield NJ 08033
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Bohler Engineering, NY PLLC Phone # 631-738-1200

Address: 2929 Expressway Drive N Suite 120 Hauppauge NY 11749
Street Name & Number (Post Office) City State Zip Code

Attorney: Donald Brenner Phone # 845-359-2210

Address: 4 Independence Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Contact Person: Donald Brenner Phone # 845-359-2210

Address: 4 Independence Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input checked="" type="checkbox"/> County Stream |
| <input checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

State Road - NYS Route 303, Municipal Boundary - NY/NJ state line, Sparkill Creek

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 47,699 SF total buildings
- 2) Total square footage 53,387 SF total buildings
- 3) Number of dwelling units N/A

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area No

Are there streams on the site? If yes, please provide the names. Sparkill Creek

Are there wetlands on the site? If yes, please provide the names and type:

Attribute PFO1A

Project History:

Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

77.15-1-33,36 & 41

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

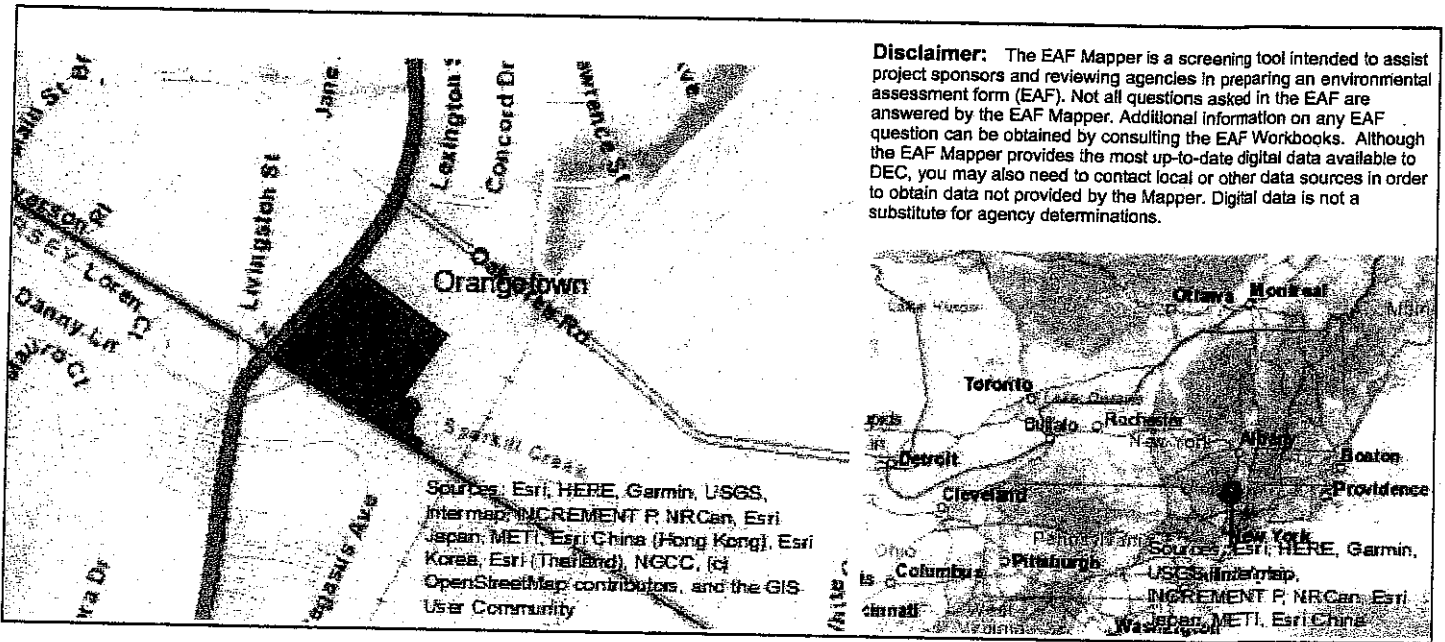
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Lidl Supermarket - Tappan				
Project Location (describe, and attach a location map): 3-58 Route 303, Tappan NY 10983				
Brief Description of Proposed Action: Proposed 25,656 SF supermarket and associated site work within the Tappan Plaza shopping center.				
Name of Applicant or Sponsor: Kristn DeLuca, Bohler Engineering NY PLLC		Telephone: (631) 738-1200 E-Mail: kdeluca@bohlereng.com		
Address: 2929 Expressway Drive North, Suite 120				
City/PO: Hauppauge		State: NY	Zip Code: 11479	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Rockland County Health Department, Rockland County Planning, NYSDOT, NYSDEC, Orangetown - Planning, Zoning, Architectural Review, Building Department			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		11.19 acres		
b. Total acreage to be physically disturbed?		3.54 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.19 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. 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? b. 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ The existing wetland on site is to remain undisturbed. _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discharge will flow to proposed inlets that will be connected to the existing stormwater system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
(2) 72' x 35' temporary sediment basins during construction with a total capacity of 13,824 CF	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Kristin DeLuca, Bohler Engineering NY PLLC</u> Date: <u>2/12/20</u>		
Signature: <u>Kristin DeLuca</u> Title: <u>Project Manager</u>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

