

### **Exhibit IX.A.2.b.6 - Protected habitats & Species**

As required as part of the SEQR process, as well as completion of the project Stormwater Pollution Prevention Plan, Urda Engineering, PLLC completed a baseline review of existing conditions relating to protected habitats and species. The project area is predominantly open areas previously maintained as a 9-hole golf course and continued to be maintained in similar fashion. Limited habitat exists within the project area for any species. The project site is not within any NYS Department of Environmental Conservation radius of rare or endangered species according to their NYSDEC Environmental Resource Mapper. The U.S. Fish and Wildlife database was also consulted and no known protected habitats or species within their listings are known to be within the project site. This information is reported on within the project Stormwater Pollution Prevention Plan (Exhibit IX.A.2.b.4).

#### **Wetlands**

Barnes-Williams Environmental Services, LLC (BWES) was also consulted to determine any potential project impacts on wetlands and wetlands species. Robert Williams, Director of Environmental Studies for BWES, has over 40 years in environmental assessment and impact work. Mr. Williams completed the wetland review of the project site. Their report located potentially jurisdictional wetland areas within the preliminary design. Traditions revised their site plan to protect these areas and avoided any impacts. BWES concluded that the project limits of disturbance would avoid any federally regulated wetlands on site, as well as areas they designated as possibly jurisdictional wetlands. Design components were withdrawn from these areas to conserve there natural conditions. Refer to Exhibit VIII.C.3.a.5 Wetland Investigation for the BWES wetland reporting.

#### **Archaeology**

As a result of archaeological investigations, additional habit areas have been preserved. Archaeological investigations were required as established by the Town of Union, as well as a requirement of the NYSDEC SPDES General Permit for Stormwater Discharges for Construction Activity (project disturbance greater than one acre). Binghamton University's Public Archaeology Facility (PAF) was selected as the archaeology consultant to complete a Phase 1 Cultural Resource Survey (Phase 1) and Phase 2 Site Examinations (Phase 2). They completed the Phase 1 field work and documented it in their Phase 1 Cultural Resource Survey dated March 7, 2014. This was provided to the Town of Union, Broome County 239 review group, and the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Division for Historic Preservation. NYSOPRHP responded in a letter April 21, 2014 regarding three areas requiring Phase 2 evaluations.

PAF completed the required Phase 2 evaluations and completed a Phase 2 End-of-Field Summary, dated May 7, 2014 for the specified areas. This document was provided to the Town of Union, Broome County 239 review group, and NYSOPRHP for review. NYSOPRHP

## Exhibit IX.A.2.b.6

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responded in a letter May 7, 2014 regarding their recommendation that all three sites are eligible for listing on the State National Register of Historic Places.

Traditions chose to modify their design at two of the locations to fully avoid any impact. The third location is within the proposed access road. PAF did not find anything during the Phase 2 within this area would require changes in design at this location, however, as recommended by NYOPRHP as avoidance is not feasible, a Phase 3 data recovery investigation will be completed to eliminate any concern of adverse impacts. This will take place in November, 2014. The NYDEC was contacted regarding the Phase 2 findings as recommended by NYOPRHP.

PAF provided their Final Phase 2 Site Examination Report, dated June 9, 2014.

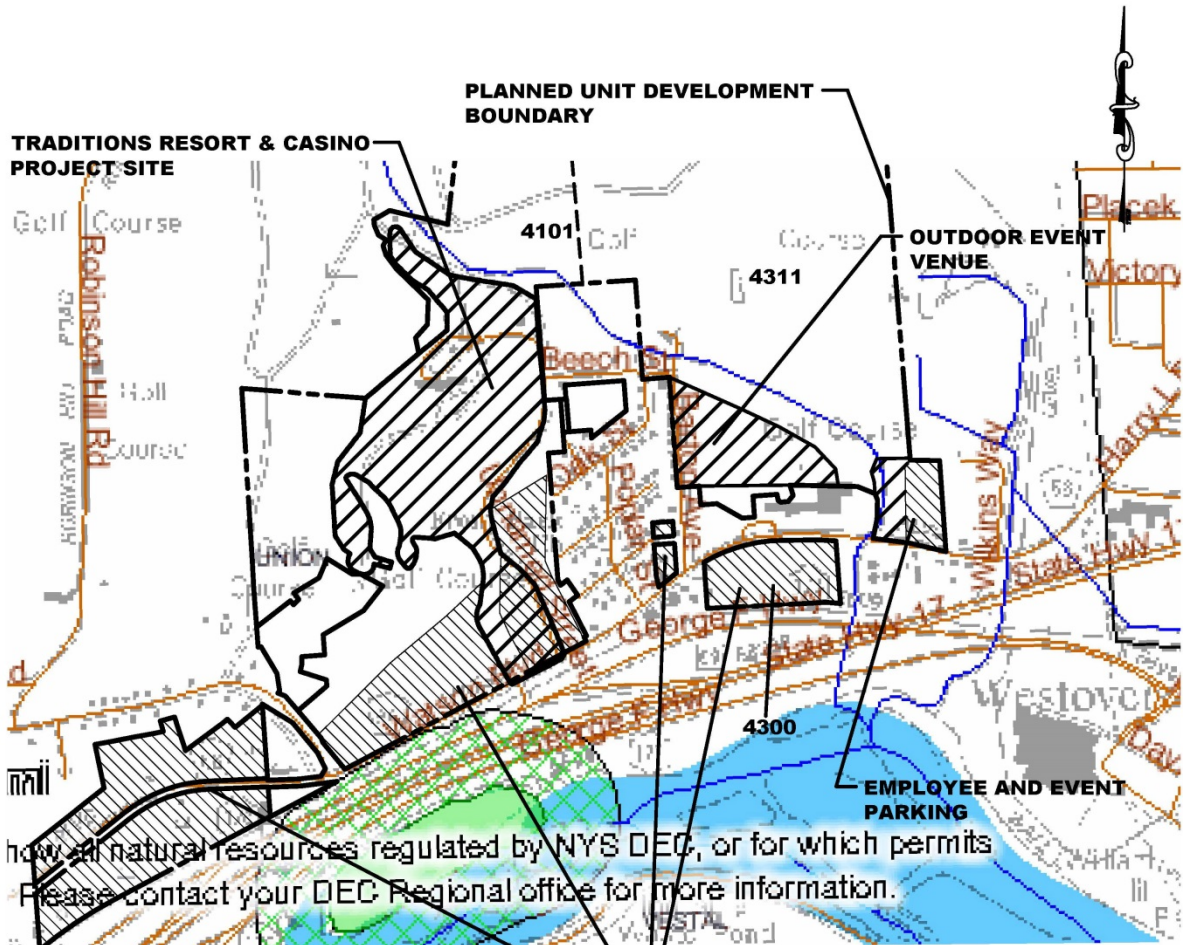
### **Open Space**

It should be noted that as part of the Traditions Planned Unit Development (PUD), 25% of the overall PUD area (approximately 110 acres) is dedicated to deeded open space and is regulated by the Town of Union Town Codes. A portion of this is wooded, another is buffering below the neighboring subdivision, and the third contains the majority of the Traditions golf course. To the northwest of the project area, is a piece of land (205 acres) that was previously donated and dedicated as a forever wild area and educational resource known as "The Glen." Refer to Exhibit VIII.C.1.c.1 Aerial Map (2011) for a view of the open space areas with respect to the proposed project site, as well as the amount of wooded and grassed habitat surrounding the project area.

### **Forward Thinking and Sustainability**

The Walsh Family and Traditions team are forward thinking and provide for long term, sustainable site development that is aware of the surroundings and need to protect habitat and species. As an existing premier local resort and golf course, Traditions grounds and landscaping are carefully maintained and transition nicely into the surrounding habitat. Refer to Exhibit VIII.C.5.a.5 Landscape Plan for areas to be maintained as open space on site. The project design has taken into account the surrounding landscape and has made efforts to limit site disturbance with minimal impact to forested areas. Parking and travel areas are limited to only those necessary based on projected facility demand and are limited primarily to areas previously developed within the 9-hole golf course as fairways, cart paths, and access roads. Creative design utilizing the sloped site allowed for nearly two acres of site parking to be removed and put underneath the building to limit site disturbance. Stormwater design takes into account water quality protection and construction protection against erosion and sediment control. This project specifically will be LEED certified utilizing sustainable construction methods.

The project will not have any local or regional impact on protected habitat of species. Refer to Figure 1 – NYSDEC ERM below.



how all natural resources regulated by NYS DEC, or for which permits  
 Please contact your DEC Regional office for more information.

**Map Layers & Legend**

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?

**EVENT PARKING  
(GRASSED AREAS)**

SCALE: 1 INCH = 1,000 FT

June 26, 2014

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		Sheet No.:
	<h1>Figure 1</h1>	