



PERMIT WRITING FORM – P2026-0063

Assigned EPS: D. Korn Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

APPLICANT

Project Sponsor(s): CIDC Essex, LLC
Landowner(s): Aaron Tur
Authorized Representative: Jeffrey Anthony, Studio A

PROJECT SITE

Town/Village: Moriah County: Essex
Road and/or Water Body: Plank Road (Essex C.R. 7)
Tax Map #(s): 96.2-1-23.100 and 96.2-1-25.000
Deed Ref: William J. Brennan, Jr. to Aaron F. Tur, dated September 25, 2021, recorded March 24, 2022 as Instruments #2022-1528 (96.2-1-25.000) and #2022-1531 (96.2-1-23.100)

Land Use Area(s): []H [x]MIU []LIU []RU []RM []IU
Project Site Size: 38.75± acres
[]Same as Tax Map #(s) identified above
[]Only the []H []MIU []LIU []RU []RM []IU portion of the Tax Map #(s) identified above
[x]Other (describe): 96.2-1-23.100 and a portion of 96.2-1-25.000

Lawfully Created? [x]Y []N []Pre-existing subdivision: n/a
River Area: []Y [x]N If Yes: []Wild - []Scenic - []Recreational Name of River: n/a
CEAs (include all): [x]Wetland - []Fed Hwy - []State Hwy - []State Land - []Elevation - []Study River

PROJECT DESCRIPTION

Construction of an educational facility including an approximately 107,600 square-foot building, a sugar house, greenhouse, and operations & maintenance garage. A parking lot for 195 cars will be constructed and 14 additional dedicated parking for fleet vehicles, buses, and tractor trailers will be provided. A 1.48-acre parcel will be created from 96.2-1-25.000 and merged with 96.2-1-23.1 for construction of an access driveway for the site from Plank Road. The facility will be served by existing municipal water and sewer infrastructure along Plank Road.

JURISDICTION (including legal citation)

810(1)(b)(5) – Structure in excess of 40 feet in height in Moderate Intensity Use (MIU) land use area
810(2)(a)(6) – Construction of a public or semi-public building in a MIU land use area

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

None

FINDINGS OF FACT – ENVIRONMENTAL SETTING

LAKES, PONDS, NAVIGABLE RIVERS & STREAMS

Check if none [x]

Table with 3 columns: Field Name, Value, and Check status. Fields include Water Body Name, Length of Existing Shoreline (feet), and Minimum Lot Width.

Structure Setback (APA Act): n/a Meets standard: Y N
 Structure Setback (River Regs): n/a Meets standard: Y N
Y N Cutting proposed within 6 ft of MHWM? If Yes, < 30% vegetation? Y N
Y N Cutting proposed within 35 ft of MHWM? If Yes, < 30% trees 6" dbh? Y N
Y N Cutting proposed within 100 ft of river area? (If Yes, include under jurisdiction)

Non-Navigable Streams in proximity to development

Check if none

Permanent Stream Intermittent Stream Classified? Y N

[DEC Environmental Resource Mapper](#) stream classification: n/a

Wetlands

Y N Jurisdictional wetland on property, or
Y N Wetlands are a basis of development jurisdiction If Yes, RASS biologist consulted
 → If Y, coertype: n/a
 → If Y, value rating: n/a
Y N Draining, dredging, excavation of wetland
 Area of wetland loss: n/a Permanent? Y N
Y N Fill/structure in wetlands
 Fill/structure area: n/a
Y N Shading of wetland
 Area of shading: n/a
Y N Clearcutting >3 acres of wetland *RASS forester consulted
 Clearcut area: n/a
Y N Untreated stormwater discharge into wetland
Y N Pollution discharge into wetland
 Pollution type: n/a
Y N Pesticide/Herbicide application in wetland
 Pollution type: n/a
Y N OSWTS within 100 feet of a wetland
 Distance to Wetland: n/a

Ecological / Wildlife

Y N Natural Heritage Sites/listed species or habitat present, including bat
Y N Forest management plan existing or proposed If Yes, RASS forestry analyst consulted
Y N Biological Survey required by RASS Biologist 2 or Supervisor If Yes, completed

Special Districts

Y N Agricultural District

Slopes

RASS engineer consulted if structure proposed on >15%, driveway on >12%, or wwts on >8/15%

Existing slope range: 0 – 8% Building area(s) if authorizing development: < 8%

Soils

Y N Deep-hole test pit completed? (Necessary for every building lot) **Check if N/A**

If Yes, soil data information determined or approved by RASS soil analyst?
 NRCS Mapped Soil Series or Other Comments: Test pitting done for stormwater management purposes. Well drained soils: Pyrities fine sandy loam. No on-site wastewater treatment is necessary – project will utilize existing municipal wastewater infrastructure.

Stormwater

Y N Greater than 1 acre disturbance, or
Y N Proposed ground disturbance < 100 feet from wetlands
 If Yes, stormwater management reviewed and approved by RASS engineer
 Setback to wetlands: > 200 FT

Character of Area

Nearby (include all): Residential Commercial Industrial Agricultural Forested
 Adjoining Land Uses / State Land: Private residential / None
 Is nearby development visible from road? Y N
 → If Y, name road and describe visible development: Existing uses and development are visible from Plank Rd, including residential, commercial, and the current CVES campus

Additional Existing Development (ex: dam on site, etc.): Old stone walls / fences transect the development area

Existing Development
PRINCIPAL BUILDINGS

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
None	n/a	n/a

ACCESSORY STRUCTURES

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
None	n/a	n/a

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ
 Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
Educational Facility	107,600 SF	≤ 45 FT	n/a	< 8 %

Have necessary density? Y N N/A - Town has ALLUP and regulates density
 # remaining potential principal buildings = 20 from survey or estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	# Bedrooms	Slopes
Operations & Maintenance Garage	5,244 SF	< 40 FT	n/a	< 8 %
Sugar House	800 SF	< 12 FT	n/a	< 8 %
Green House	800 SF	< 12 FT	n/a	< 8 %
PE Pavilion 1	900 SF	< 12 FT	n/a	< 8 %
PE Pavilion 2	450 SF	< 12 FT	n/a	< 8 %

ACCESS

*Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile

Driveway is <input type="checkbox"/> existing / <input checked="" type="checkbox"/> proposed	Length: 1,750 FT	Width: < 40 FT
Sight distance evaluated? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Slopes: ≤ 5 %	
Need clearing/grading? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Comments: First 400 FT of roadway from Plank Road will include turning lanes for exiting vehicles. Internal parking lanes and spaces will also be developed. All driving surfaces will be asphalt. (Note if HOA or shared maintenance involved)	
Need hwy access permit? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
Need easement? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Need signs? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		

VISUAL / AESTHETICN/A – no proposed/authorized developmentY N Proposed development visible from public areas

If Y, list public viewpoints: Monument sign, access road and facility will all be visible or partially visible from Plank Road. Primarily as viewed travelling north.

Y N Existing topography / vegetation will screen, if retainedY N Planting plan proposed If Yes, RASS forestry analyst consulted**WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans** Individual on-site Municipal Community N/A - no proposed/authorized developmentY N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)Y N Suitable 100% replacement area identified? Existing WWTS proposed to remain (needs suitable 100% replacement area)**WATER SUPPLY** Individual on-site Municipal N/A – no proposed/authorized developmentY N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)**STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer**N/A – no proposed/authorized developmentY N Does proposed development maintain existing drainage patterns?Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)**UTILITIES**Available on site? Y N Overhead UndergroundAvailable at road? Y N Overhead UndergroundProposed for site? Y N Overhead Underground

FINDINGS OF FACT – COORDINATED REVIEW

- | | | | |
|---------------------------------------|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | Archeologically Sensitive Area, according to OPRHP | <input checked="" type="checkbox"/> If Yes, OPRHP consulted |
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | Structures > 50 years old on or visible from site | <input checked="" type="checkbox"/> If Yes, OPRHP consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Solar Project > 50 acres requiring ZVI & historic inventory | <input type="checkbox"/> If Yes, APA AHPO consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Within Lake George Park | <input type="checkbox"/> If Yes, LGPC consulted / application submitted |
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | Public water supply | <input checked="" type="checkbox"/> If Yes, DEC / DOH application submitted |
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | Greater than 1,000 gpd wastewater | <input checked="" type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Disturbing bed or bank of classified/navigable water body | <input type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Disturbing 300 LF or more of a stream (temp + perm) | <input type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Disturbing ¼ acre of Corps wetlands (temp + perm) | <input type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Creating 5 or more lots less than 5 acres each | <input type="checkbox"/> If Yes, DOH application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Army Corps involvement * | <input type="checkbox"/> If Yes, ACOE consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Agency-approved Local Land Use Program | <input type="checkbox"/> If Yes, Town/Village consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Local Land Use Program | <input checked="" type="checkbox"/> Town/Village consulted |

*- Review the Pre-Construction Notification (PCN) thresholds for the [Buffalo District](#) and the [New York District](#) to help determine if an application (PCN) needs to be submitted to the Corps. Additionally, review the [Section 10 waters list](#) to determine if a Section 10 Navigable Waters permit might be required from the Corps.

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Check if N/A

Justification if merger required: As proposed for access purposes.

Deed Covenant

Non-building lot being created? Y N

If Yes and lot is not being merged by condition, no PBs? Or no structures at all? Justification: n/a

Easement

Easement proposed or required? Y N

If Y, consult with Legal for conditions. Justification: n/a

Construction Location and Size (may be different for each subdivision lot)

Is new development (other than oswts) being authorized without further Agency review? Y N

→ If Y: Structure height limit and justification: 45 FT; As proposed and reviewed

Structure footprint limit and justification: 107,600 SF; As proposed and reviewed

→ If N:

→ Acceptable development sites identified for all subdivision lots with PB allocation? Y N

→ Review of future development required? Y N

→ If Y, justification: n/a

Guest Cottages (if authorizing a dwelling)

Check if N/A

Proposed and reviewed? Y N
If N, guest cottages potentially allowed? Y N
→ Justification for any conditions: n/a

Boathouses (if project site contains shoreline)

Check if N/A

Proposed and reviewed? Y N
If N, boathouses potentially allowed? Y N
→ If N, justification: n/a
→ If Y, review required (beyond definition limits)? Y N
→ If Y, justification: n/a

Docks (if project site contains shoreline)

Check if N/A

Proposed and reviewed? Y N
If N, docks potentially allowed? Y N
→ If N, justification: n/a
→ If Y, review required (beyond definition limits)? Y N
→ If Y, justification: n/a

Outdoor Lighting (if authorizing development)

Check if N/A

Plan proposed and reviewed? Y N

Building Color (if authorizing development)

Check if N/A

If color condition required, justification: As proposed and reviewed.

Tree Cutting / Vegetation Removal

Town with Northern Long-Eared Bat occurrences? Y N
Indiana Bat habitat indicated on Lookup? Y N

Vegetative cutting restrictions required? Y N

If Y, restrictions required (choose all that apply):

- within n/a feet of limits of clearing
- within n/a feet of road
- within n/a feet of river/lake/etc
- within n/a feet of wetlands
- Other: **Within the limits of clearing between April 1 and November 30**
- OR on entire site outside limits of clearing

Extent of cutting restriction necessary within the area noted above:

- Cutting of all vegetation prohibited
- Cutting of trees of n/a diameter dbh prohibited
- Other: **trees, shrubs, or other woody stemmed vegetation**

Justification: Ensure the protection of nearby NLEB and Indiana bat populations, minimize impacts to nearby and adjoining land uses, avoid impacts to wetlands and historic resources.

Plantings

Plan proposed and reviewed? Y N

If N, plantings required? Y N

→ If Y, species, number, location, and time of year: Native, non-invasive: 68 Balsam firs, 27 Red Maples, 11 River Birch, 42 White Spruce, 29 Eastern Hemlock, 58 Alder, 58 Holly, 78 fern, 168 pussy willow, 104 balsam willow. 24,000 SF rain garden, 59,661 SF conservation mix and 194,087 SF no-mow grass mix. To be planted during first growing season after final grading and maintained until in a healthy established growing condition.

Justification: Minimize visibility from off-site locations, stabilize soils, promote absorption of stormwater and enhance aesthetics.

Density (may be different for each subdivision lot)

Located in Town with ALLUP? Y N

(If Y, STOP, Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? Y N

If N and N, list existing PBs, including whether they are pre-existing/year built: n/a

Mathematically available # of new PBs (in addition to existing or replacement): **30**

Extinguishing PBs? Y N If Y, number: n/a

Wastewater (if authorizing construction of a new PB without further review)

Check if N/A

Municipal system connection approved?

Y N

Community system connection approved by RASS?

Y N

Proposed on-site system designed by engineer and approved by RASS?

Y N

If N, has RASS field-verified location for conventional standard trench system?

Y N

If N, has RASS field-verified location for conventional shallow trench system?

Y N

Suitable 100% replacement area confirmed for existing / proposed system?

Y N

Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)

Check if N/A

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: Avoid impacts resulting from development during and post-construction. Ensure the detention of high intensity storms (up to the 100-year storm) and the passive water quality treatment of low intensity storms.

Erosion and Sediment Control (if authorizing development)

Check if N/A

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: Ensure temporary surface water management, reduction of the sediment load in the receiving drainage ditches, and effective implantation of stabilization measures to significantly reduce the risk of erosion.

Infrastructure Construction (if authorizing development)

Check if N/A

Construction necessary before lot conveyance: n/a

Justification: n/a

For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings

Explain why no condition is needed: Building color as proposed and reviewed. Building will not be highly visible from public roadway and is located in an area of fairly dense development.

Additional Site / Project-Specific Concerns / Conditions Needed

- 1. Invasive Species Control
- 2. Signage

Justification:

- 1. Prevent and minimize the spread of invasive species to new locations in the Park.
- 2. Ensure signage complies with Agency guidelines.

Public Comment

Y N **Public comments received** If Yes, #: 4

Y N **Applicant submitted response (notes, if any)** Comments received from nearby landowners related to: the scale of development, traffic, stormwater, impacts to existing infrastructure, wildlife habitat fragmentation, and disruption to the natural and social landscape. Town of Moriah submitted letter of support (included in application materials) noting educational and community benefits. Essex County Industrial Development Agency also submitted letter of support (included in application materials) noting the economic and community benefits that result from investment in modern educational and workforce training facilities.

Proposed Stated Benefits

- 1. Provide expanded and upgraded instructional spaces to meet the needs of students with disabilities whose instructional needs cannot be met in their local districts.
- 2. Accommodate students currently on the waiting list for educational programming.
- 3. Accommodate increasing demand for upgraded technologies.
- 4. Implement state-of-the-art Career and Technical Education (CTE) workforce training and provide specialized spaces for students with special needs.
- 5. Provide a long-term community asset through workforce readiness.