

Town Board Meeting

December 7, 2020

6:30 p.m.

Remote Meeting via www.zoom.com (id#: 834 9333 3445 password 523733)

Present: Supervisor Aaron, Councilor Tucker, Councilor McCormack, Councilor Alexander, Councilor Legg, Attorney Smith

Also, Present: Bridgett Winkelman, Sue Murphy, Kim Benda, Miranda Robinson, Allan Wellington, Paula Powell, Jason Gabak (Skaneateles Press), Chris Buff, Howard Brodsky, Scott Molnar (Planning and Zoning Attorney), Dessa Bergen.

Supervisor Aaron stated we are working hard to keep the Town Hall safe for the employees and the public during the COVID Pandemic. The Board and all departments encourage residents to apply for their new Transfer Station permits by mail or online. The 2021 tax bills will be mailed out by the end of the month and Lori Milne, Tax Collector is asking people to pay by mail or make an appointment to pay in person.

Highway, Water, Transfer Station: Highway Superintendent Allan Wellington reported in the Highway Department the plows had been out eight times since the last Board meeting, they installed a driveway culvert on County Line Road, and employees had been doing truck maintenance and garage housekeeping. In the Water Department they continued to winterize hydrants, worked on a water service leak along Route 20, near the Kwik Fill, and repaired a water service break on Old Seneca Turnpike. At the Transfer Station they finished insulating and sheathing the guard shed. They now have three employees checking hang tags and permits. They mowed brush and removed small trees at the capped landfill. Installed new anchors for the guard rail in front of the recycling building, the loader had been repaired and delivered back to the Transfer Station, and they received a proposal for grinding brush and selling the mulch from Green Renewable Inc., out of Manchester, New York. Highway Superintendent Wellington stated he would have a proposal from Green Renewable at the next meeting for the Board to consider. Supervisor Aaron stated this company is used by the Town of Onondaga, Camillus and Onondaga County (OCRA).

Planning & Zoning: Councilor Tucker reported the Planning and Zoning Department had 7 existing projects currently open; Hidden Estates, Graham County Line Road Subdivision, Zechman Subdivision, Graham Multi-Family Residences, Meunier, and Victory Sports. And, 7 open projects. Other activity included the completion of all the required CEO training for 2020, they conducted two pre-application meetings, they had prepared an analysis of the fees with recommendations in conjunction with Codes Officer Bob Herrmann, and prepared an analysis of the DRA of land sales for the last five years with recommendations to the Town Board.

Codes: Councilor Tucker reported there were 19 new permits issued totaling \$9,631.90 in fees and a total of \$ 1,555,818.00 in value and 6 Certificates of Completions were issued.

Codes Officer Herrmann reported at had been a little busier this month. Expired permits are up a little; 53 at this time-still 6 of the original 350 are still open. Working on trimming those numbers

down now. He reported his training is completed for the year- Karen is also completed for the year, Ben has almost completed his training, he passed his required in service exam and is about 75% done with his required 24 hrs. Fire inspection database still in process.

Parks: Parks Manager Sue Murphy reported with the winter months approaching the Parks Staff will do their best to keep the walking path at Austin Park clear during the winter. She reminded the public of the leash law at the Charlie Major Nature Trail. Supervisor Aaron stated she could talk to the Town Dog Control Officer, David Wawro and maybe he could check the Nature Trail from time to time.

Staff Engineer: Staff Engineer, Miranda Robinson reported on the Solar Project stating the Central New York Regional Planning and Development Board had a meeting with Abundant Solar and they are waiting on the final decision from True Green Capital for the award of construction for the project. This will hopefully come later this week or next. With the Sailors and Soldiers Monument the final invoices are being submitted. For the Smart Cities project, the equipment is in route and the town can still utilize the grant monies for the Transfer Station cameras. This is a big win for the Town. The water schedule of fees is being revamped for resubmission at the end of this week.

Budget: Budget Officer Winkelman reported the 2021 tax rate had been set. Bookkeeper to the Supervisor, Keri Fey started on November 30th and completed her first payroll. The Town's independent auditors, Inscerno, Inc will begin their preliminary review this week for the 2020 audit. Supervisor Aaron welcomed Keri Fey to her new position.

Minutes of November 16, 2020, and November 18, 2020: On a motion of Councilor Alexander, seconded by Councilor Legg, and with a (5-0) affirmation of the Town Board the minutes of November 16, 2020 and November 18, 2020 were accepted as presented.

Town of Skaneateles Local Law Proposed Local Law “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles”, and the Draft “Comprehensive Plan” with the appendix “Town of Skaneateles Open Space Plan”: Attorney Smith reviewed the process of SEQRA for the proposed Local Law C of 2020 “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles”, and the Draft “Comprehensive Plan” with the appendix “Town of Skaneateles Open Space Plan”. He explained Part 2 of the Environmental Assessment Form must be completed by the Board for each proposed document. The State Environmental Assessment Form required the Town consider the environmental impacts possible from the proposed Local Law and Comprehensive Plan. The proposed documents are an action by the Town Board therefore the Environmental Assessment form needs to be completed. Part 1 of the Environmental Assessment form was completed at the beginning of this process, and tonight the Board will complete Part 2. Part 1 reviewed the specific project. Part 2 reviewed the potential environmental impacts. If no significant impacts are considered as part of this action the Board would deem a negative declaration. If any significant impacts are considered the Board would deem a positive declaration and additional studies would have to be completed.

Attorney Smith verbally reviewed part 2 of the State Environmental Assessment Form:

1. **Impact on Land:** The proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. The Board agreed the answer is “No”.

2. **Impact on Geological Factors:** The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site. The Board agreed the answer is “No”.

3. **Impacts on Surface Water:** The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds, lakes).

Attorney Smith stated the code does not reduce protections in the watershed it increased the protection to Skaneateles Lake Watershed. For example, the shared lake front and recreation provisions were modified to increase protection by amending the requirement of 10 feet of lake frontage for each property sharing the frontage by increasing this requirement to 15 feet. The lake overlay district requirements for lot coverage had been clarified. In the hamlet district, north of the village and IRO districts modifications were made to allow for modest increases in lot coverage outside the watershed to encourage development outside the Skaneateles Lake watershed. With these clarifications, the Board agreed the answer is “No”.

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. The Board agreed the answer is “No”.

5. **Impact on Flooding:** The proposed action may result in development on lands subject to flooding. The Board agreed the answer is “No”.

6. **Impacts on Air:** The proposed action may include a state regulated air emission source. The Board agreed the answer is “No”.

7. **Impacts on Plants and Animals:** The proposed action may result in a loss of flora or fauna. The Board agreed the answer is “No”.

8. **Impacts on Agricultural Resources:** The proposed action may impact agricultural resources. The Board agreed the answer is “No”.

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. Attorney Smith clarified the zoning districts had not changed with this update. The Board agreed the answer is “No”.

10. **Impact on Historic and Archeological Resources:** The proposed action may occur in or adjacent to a historic or archaeological resource. The Board agreed the answer is “No”.

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. The Board agreed the answer is “No”.

12. Impact on Critical Environmental Areas: The proposed action may be located within or adjacent to a critical environmental area (CEA). The Board agreed the answer is “No”.

13. Impact on Transportation: The proposed action may result in a change to existing transportation systems. The Board agreed the answer is “No”.

14. Impact on Energy: The proposed action may cause an increase in the use of any form of energy. The Board agreed the answer is “No”.

15. Impact on Noise, Odor, and Light: The proposed action may result in an increase in noise, odors, or outdoor lighting. The Board agreed the answer is “No”.

16. Impact on Human Health: The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. The Board agreed the answer is “No”.

17. Consistency with Community Plan: The proposed action is not consistent with adopted land use plans. Attorney Smith explained this Town Zoning Code was updated be consistent with the updated Comprehensive Plan. The Board agreed the answer is “No”.

18. Consistency with Community Character: The proposed project is inconsistent with the existing community character. The Board agreed the answer is “No”.

Attorney Smith stated this completed part 2 of the Environmental Assessment Form. Considering the Board answered “No” to all the environmental questions he recommended the Board declare a Negative Declaration for Proposed Local Law C of 2020.

On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board, based on the foregoing, and pursuant to SEQR’s Regulations for determining the significance of an action, 6 NYCRR §617.7, the Proposed Action, a Type I action under SEQR’s Regulations will have no significant adverse environmental impacts and, therefore, the Town Board hereby issues a Negative Declaration.

Attorney Smith stated with the Board’s determination of a Negative Declaration the Board would pass this amendment as a Local Law. The Local Law 3 of 2020 “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles”.

Supervisor Aaron read Planner Joel Russell’s statement. Mr. Russel was unable to attend this evening and wanted his statement part of the record.

“Town Supervisor Janet Aaron has asked me to prepare a statement she can read at the December 7th meeting describing two key issues that were raised at the public hearing: affordable housing and protection of the lake.

First, I would like to thank all of the dedicated volunteers, staff, citizens, and consultants who worked together so effectively to bring this revised Zoning Law to completion and adoption. It took a long time, but that was because people in Skaneateles really care about their community and wanted to get this right. There were no short-cuts taken and the result reflects a lot of hard

work by many people. As you have heard before, this is a living document, and it was designed to be updated and revised as the needs of the community evolve over time. It will undoubtedly require tweaking and correcting based upon your experience using it.

I will now turn to the two issues that emerged as most significant at the public hearing.

Affordable Housing

The knotty problem of affordability was raised by several commenters. It is a serious concern and there are no easy fixes, partly because the main causes are outside the control of the Town. Housing markets are regional and housing affordability is a regional issue that can best be addressed regionally. However, there is no regional government entity that can do this effectively. Much of the affordability problem in Skaneateles results from the fact that the Town is an extremely desirable place to live because of its physical beauty, excellent schools, and cultural attractions. This has resulted in a shortage of supply which has driven prices higher. The pandemic has not helped, as it has induced people to flee cities and move to smaller communities where they feel safer. Housing construction has not kept pace with demand, putting further pressure on housing prices. New housing that has been built, even on relatively small lots, is very expensive because there is so little of it and it is in such great demand.

Throughout the 28 years that I have been privileged to work with Skaneateles, the issue of housing affordability has been discussed and it has only become more pressing over time. The existing zoning, adopted in 1996 and 2005, already had a number of provisions designed to address this issue, and the proposed new zoning takes this somewhat further. Some of the changes that will have a positive effect on housing affordability include:

1. Allowing and encouraging a wider range of housing types, particularly those in the so-called “missing middle,” which includes a range of housing options that lie between single-family homes and large apartment buildings. Some of these options include duplexes, triplexes, townhouses, cottage courts (also called “pocket neighborhoods”), small apartment buildings, and cohousing communities.
2. Offering density incentives for housing that is restricted as affordable.
3. Encouraging accessory apartments in houses and accessory dwelling units in outbuildings.

There are other measures that are not part of zoning that can play a critical role in making housing more affordable. Two important ones are expansion of sewer services and subsidies. These are costly to implement and most communities lack the necessary resources. It is impossible to achieve greater density in appropriate locations without adequate sewer services, which has been an ongoing problem in Skaneateles. Housing subsidies have historically been available from the federal and state government, but those have been severely curtailed over the past 30 years. Without regional governance, sewer infrastructure, and subsidies, one Town can only do so much to mitigate this problem.

Skaneateles Lake

The “jewel” of the community is treasured by all who live here and visit. The existing zoning is already more protective of the lake than the zoning found in most other communities, and Skaneateles is justifiably proud of its strong emphasis on protecting this wonderful resource. While everyone agrees on this goal, which is central to the community’s Master Plan, there are different views on how best to achieve it. Some commenters expressed a strong desire to make the zoning as protective as possible, while others pointed out that protective measures that are too broad or strict can impose unnecessary administrative and financial burdens on landowners, and may even have unintended negative consequences.

Some of the changes that have made the zoning more protective of the lake include:

1. Tightening the requirements for shared lakefront recreation to curtail overuse of lakefront parcels that provide lake access to lots that do not have lake frontage.
2. Instituting site plan review for more activities near the lakeshore. The proposed zoning originally contained a requirement of site plan review for all structures within 1000 feet of the lake line. After hearing comments that this could impose an undue burden on very small buildings that are far from the lake, this was modified to exempt fences and structures of less than 200 square feet from the site plan review requirement. Site plan review is still required for all structures that are within 200 feet of the lake line, and many other uses require site plan review regardless of their location.
3. The proposed lot coverage requirements were modified to eliminate an unintended incentive for landowners to increase impermeable surface coverage.
4. The standards for granting variances were enhanced in 2005 by making consideration of lake impacts a key consideration, and this is continued in the proposed zoning.

These are just some examples of what the new zoning does. Probably the biggest change is simply making the document easier to navigate and understand.

I want to express my appreciation to the Town for its commitment to fulfilling its planning goals and for giving me the opportunity to work and learn with you over nearly three decades.”

Supervisor Aaron thanked Joel Russell for his statement and all his work with the Town of Skaneateles.

Supervisor reviewed the following timeline and history of this Amendment to the Zoning Code:

“Resolutions”

- 9.24.15 Village Adoption of the Joint Comprehensive Plan
- 8.20.15 Town Resolution Adopting Comprehensive Plan

In December 2015 Joel Russell was once again retained by the Town Board to correct some inaccuracies that were in the 2015 Plan and to make sure that the zoning was consistent with what was in the Comprehensive Plan. The zoning was completely redesigned by Joel to be more user

friendly. The draft zoning and Comprehensive Plan were circulated in 2017 and Joel scheduled a series of meetings with the community to listen and to discuss their different perspectives. The Town then held a public information meeting. In 2019 a zoning committee was formed consisting of Karen Barkdull, Zoning Clerk, Howard Brodsky, Town Planner, Scott Molnar, Town Planning and Zoning Attorney and Brody Smith, Town Attorney to work with Joel to incorporate the changes and prepare the documents and to coordinate with the Town Board to prepare the documents for review.

On September 24th an informational meeting was held with questions answered by Joel Russell and the Zoning Committee Members. On October 15th we held a public hearing and after the hearing was closed the Town agreed to leave the record open for any additional comments until October 26th. ** I have a timeline that shows just how many meetings Joel had and the reviews by our PB and ZBA along with final reviews by the Zoning Committee.

We certainly appreciate all the comments received. Some of the comments are stand alone issues that could change policy and they should be reviewed and considered on their own. Town will follow through on this. The Zoning Ordinance is a living documents that will require regular updates as needed. With all the greatest of efforts that were put forward and with changes in the Town Board from two Town elections, changes in our Planning and Zoning Boards and COVID19, we are now, five years later at the point to consider adoption.

Timeline

- May 2016 An organizational meeting with Joel Russell & Howard Brodsky
- Feb. 2017 First Zoning Draft
- July 2017 Draft Zoning posted on website
- Aug-Oct//17 6 meetings of Planning and zoning Boards reviewing draft and submitting comments to Joel
- Oct 2017 Joel provides summary and recommendations
- 2018 Project Stalled
- Jan 2019 Zoning Committee formed to review final revisions and provide comments to Joel. This included Brody, Scott, Howard and Karen.
- Feb 2019 Revised draft zoning
- May-Aug 19 Zoning Committee meets 5 times to respond to zoning questions
- July 2020 Joel provides updated zoning draft
- Aug 2020 Zoning Committee finalizes zoning draft
- Aug 2020 Drafts of the zoning code and comprehensive plan were submitted to the Village of Skaneateles, all surrounding Towns; Onondaga County Planning Board and Cayuga County.

- September 24, 2020 Zoom Informational Meeting with questions answered by Joel Russell and the Zoning Committee members
- October 15, 2020 Zoom Public Hearing. The public comment period was left open until October 26th.”

Supervisor Aaron thanked the Board, the Zoning Committee and Joel Russel for all their work and commitment.

Councilor McCormack asked for clarification on the section regarding structures within 1000 feet of the lake. Attorney Smith explained the committee considered restrictions on any structures within 1000 feet of the lake. The protections have increased within the lake watershed with this amendment. The amendment restricts structure other than small structures , such as sheds within 1000 feet of the lake. He explained most proposed structures within 1000 feet of the lake would now be subject to Site Plan review by the Planning Board.

The board approved the following resolution:

**RESOLUTION
OF THE TOWN BOARD
OF THE TOWN OF SKANEATELES**

A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles

December 7, 2020

WHEREAS, pursuant to Municipal Home Rule Law Section 20(4), Board Member McCormack introduced, seconded by Board Member Tucker, for consideration of Local Law No. C of 2020 entitled “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles” (the “Proposed Local Law”) at the Town of Skaneateles Town Board’s (the “Town Board”) meeting on August 17, 2020;

WHEREAS, the purpose of the Proposed Local Law is to amend Chapter 148 of the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the “Zoning Law”);

WHEREAS, the Zoning Law was originally adopted on May 28, 1996, amended in its entirety on December 1, 2005, and has had portions of the law amended since that time on numerous occasions;

WHEREAS, the Town retained the services of zoning consultant Joel Russell to advise on the preparation of the Proposed Local Law and to hold a series of meetings with stake holders to gather input in connection with the preparation of the Proposed Local Law from October 10-12, 2017; and a further informational meeting was held on September 24, 2020;

WHEREAS, following the stakeholder and informational meetings, Mr. Russell prepared draft revisions to the Zoning Law that were further reviewed and amended by the Town Planning Board and planning staff;

WHEREAS, the Town Board held a public hearing on October 15, 2020 to consider the adoption of the Proposed Local Law;

WHEREAS, the Town Board has met its obligations to refer the Proposed Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

WHEREAS, the Town Board has met its obligations to refer the proposed Local Law to the Town of Skaneateles Planning Board for its review and report pursuant to Section 148-46(B) of the Zoning Law; and

WHEREAS, the Town Board has met its obligations to refer the Proposed Local Law to the clerks of the towns of Niles, Spafford, Marcellus, Camillus, Elbridge, Owasco, Sennett, the Village of Skaneateles and Cayuga County pursuant to Section 148-46(C) of the Zoning Law and Town Law Section 264(2); and

WHEREAS, the Town Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617 with respect to these proposed amendments to the Zoning Law;

NOW, THEREFORE, BE IT RESOLVED, that the Board confirms and adopts the following conclusions:

SEQRA

1. The Board hereby confirms its preliminary classification of the Action as a Type I Action under SEQRA.

2. The Board has compared the impacts that may reasonably be expected to result from the Action to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.

3. The Board has not identified any significant adverse environmental impacts associated with the Action and none are known to the Board. Based upon its review, and for the reasons set forth in the FEAF, the Board hereby determines that the Action will not have any significant adverse impacts on the environment and reaches the following further conclusions:

(A) The Action will not result in: (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;

(B) The Action will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g);

(C) The Action will not conflict with the community's current plans or goals as officially approved or adopted;

(D) The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;

- (E) The Action will not result in a major change in the use of either the quantity or type of energy;
- (F) The Action will not result in the creation of a hazard to human health;
- (G) The Action will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;
- (H) The Action will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (I) The Action will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;
- (J) The Action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
- (K) The Action will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).

4. The information available concerning the Action was sufficient for Board to make its determination.

5. The Board hereby approves and adopts the FEAF for the Action (Parts 1, 2, and 3), issues a Negative Declaration, and will not require the preparation of an environmental impact statement for the Action.

6. The Board hereby directs the Supervisor to execute the FEAF and to make any filing(s) and publication required by law related to this Negative Declaration.

BE IT FURTHER RESOLVED, that the Board hereby adopts the Proposed Local Law, and that henceforth it be designated Local Law No. 3 of 2020;

BE IT FURTHER RESOLVED, that the Proposed Law shall take effect on January 1, 2021;

BE IT FURTHER RESOLVED, that the Board directs the Town Clerk to file the Proposed Local Law with the Secretary of State pursuant to Municipal Home Rule Law Section 27; and

BE IT FURTHER RESOLVED, that the Board directs the Town Clerk to publish a summary or abstract of the Proposed Local Law “in a newspaper published in the town, if any,” or in a county newspaper having circulation in the town pursuant to Town Law Section 264(1).

The adoption of the foregoing Resolution was moved by McCormack, seconded by Legg, and duly put to vote, which resulted as follows:

Supervisor Aaron	Yes	
Councilor McCormack	Yes	
Councilor Tucker	Yes	
Councilor Alexander	Yes	
Councilor Legg	Yes	Carried 5-0

Attorney Smith reviewed the proposed Comprehensive Plan. The Comprehensive Plan is a document that would be adopted by resolution of the Town Board, not Local law. It would be filled with Onondaga County Planning. SEQRA would need to be completed by the Town Board.

Attorney Smith verbally reviewed part 2 of the State Environmental Assessment Form:

- 1. Impact on Land:** The proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. The Board agreed the answer is “No”.
- 2. Impact on Geological Factors:** The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site. The Board agreed the answer is “No”.
- 3. Impacts on Surface Water:** The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds, lakes). The Board agreed the answer is “No”.
- 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. The Board agreed the answer is “No”.
- 5. Impact on Flooding:** The proposed action may result in development on lands subject to flooding. The Board agreed the answer is “No”.
- 6. Impacts on Air:** The proposed action may include a state regulated air emission source. The Board agreed the answer is “No”.
- 7. Impacts on Plants and Animals:** The proposed action may result in a loss of flora or fauna. The Board agreed the answer is “No”.
- 8. Impacts on Agricultural Resources:** The proposed action may impact agricultural resources. The Board agreed the answer is “No”.
- 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. The Board agreed the answer is “No”.
- 10. Impact on Historic and Archeological Resources:** The proposed action may occur in or adjacent to a historic or archaeological resource. The Board agreed the answer is “No”.

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. The Board agreed the answer is “No”.

12. **Impact on Critical Environmental Areas:** The proposed action may be located within or adjacent to a critical environmental area (CEA). The Board agreed the answer is “No”.

13. **Impact on Transportation:** The proposed action may result in a change to existing transportation systems. The Board agreed the answer is “No”.

14. **Impact on Energy:** The proposed action may cause an increase in the use of any form of energy. The Board agreed the answer is “No”.

15. **Impact on Noise, Odor, and Light:** The proposed action may result in an increase in noise, odors, or outdoor lighting. The Board agreed the answer is “No”.

16. **Impact on Human Health:** The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. The Board agreed the answer is “No”.

17. **Consistency with Community Plan:** The proposed action is not consistent with adopted land use plans. The Board agreed the answer is “No”.

18. **Consistency with Community Character:** The proposed project is inconsistent with the existing community character. The Board agreed the answer is “No”.

Attorney Smith stated this completed part 2 of the Environmental Assessment Form. Considering the Board answered “No” to all the environmental questions he recommended the Board declare a Negative Declaration for Proposed Local Law C of 2020.

On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board, based on the foregoing, and pursuant to SEQR’s Regulations for determining the significance of an action, 6 NYCRR §617.7, the Proposed Action, a Type I action under SEQR’s Regulations will have no significant adverse environmental impacts and, therefore, the Town Board hereby issues a Negative Declaration.

Attorney Smith stated with the determination of a negative declaration he recommended the Board Pass the town of Skaneateles by the following resolution:

**RESOLUTION
OF THE TOWN BOARD
OF THE TOWN OF SKANEATELES
Amendment to Comprehensive Plan
December 7, 2020**

WHEREAS, on August 17, 2020 Board Member Tucker introduced, and seconded by Board Member Alexander, a resolution for purpose of amending the Skaneateles, New York Joint Comprehensive Plan 2015, including the revision of the title of the document to the “Town of

Skaneateles Comprehensive Plan 2020”;

WHEREAS, pursuant to Section 272-a of the Town Law, the purpose of this resolution is to adopt the attached Town of Skaneateles Comprehensive Plan 2020 and to add the Open Space Plan as an appendix to that document (hereafter referred to collectively as the “Comprehensive Plan”);

WHEREAS, the Town Board seeks to make certain amendments to the Comprehensive Plan to clarify particular points and to address certain resident concerns. The revisions proposed do not affect the basic purpose, vision, or concepts of the 2015 Joint Comprehensive Plan.

Instead, the proposed revisions generally relate to the following: (1) modifying plan provisions based on the recent history of demographic and development trends and eliminating provisions that were based on assumptions that never came to pass; (2) adding language explaining the plan’s role as a guidance document with no mandate for specific future actions; and (3) refining and condensing the text of the plan to make it more accessible and readable for the general public;

WHEREAS, the Town retained the services of planning consultant Joel Russell to advise on the preparation of the proposed amendments to the Comprehensive Plan and to hold a series of meetings with stake holders to gather input in connection with the preparation of the amendments from October 10-12, 2017, and a further informational meeting was held on September 24, 2020;

WHEREAS, following the stakeholder and informational meetings, Mr. Russell prepared draft revisions to the Comprehensive Plan that were further reviewed by the Town Planning Board and planning staff;

WHEREAS, the Town Board held a public hearing on October 15, 2020 to consider the adoption of the Comprehensive Plan;

WHEREAS, the Town Board has met its obligations to refer the Comprehensive Plan to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

WHEREAS, the Town Board also referred the proposed Comprehensive Plan to the Town of Skaneateles Planning Board for its review and report; and

WHEREAS, the Town Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617, and Section 239 of the General Municipal Law, with respect to these proposed amendments to the Zoning Law.

NOW, THEREFORE, BE IT RESOLVED, that the Board confirms and adopts the following conclusions:

SEORA

1. The Board hereby confirms its preliminary classification of the Action as a Type I Action under SEQRA.

2. The Board has compared the impacts that may reasonably be expected to result from the Action to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.

3. The Board has not identified any significant adverse environmental impacts associated with the Action and none are known to the Board. Based upon its review, and for the reasons set forth in the FEAF, the Board hereby determines that the Action will not have any significant adverse impacts on the environment and reaches the following further conclusions:

- (A) The Action will not result in: (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;
- (B) The Action will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g);
- (C) The Action will not conflict with the community's current plans or goals as officially approved or adopted;
- (D) The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (E) The Action will not result in a major change in the use of either the quantity or type of energy;
- (F) The Action will not result in the creation of a hazard to human health;
- (G) The Action will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;
- (H) The Action will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (I) The Action will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;
- (J) The Action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
- (K) The Action will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).

4. The information available concerning the Action was sufficient for Board to make its determination.

5. The Board hereby approves and adopts the FEAF for the Action (Parts 1, 2, and 3), issues a Negative Declaration, and will not require the preparation of an environmental impact statement for the Action.

6. The Board hereby directs the Chairperson of the Board to execute the FEAF and to make any filing(s) and publication required by law related to this Negative Declaration.

BE IT FURTHER RESOLVED, that the Board hereby adopts the Comprehensive Plan, including the Open Space Plan;

BE IT FURTHER RESOLVED, that the Comprehensive Plan shall take effect on January 1, 2021; and

BE IT FURTHER RESOLVED, that the Board directs the Town Clerk to file the Comprehensive Plan in the office of the county planning agency no later than thirty days from today.

The adoption of the foregoing Resolution was moved by Councilor Alexander, seconded by Councilor Legg, and duly put to vote, which resulted as follows:

Supervisor Aaron	Yes	
Councilor McCormack	Yes	
Councilor Legg	Yes	
Councilor Alexander	Yes	
Councilor Legg	Yes	Carried 5-0

Supervisor Aaron stated this had been 5 years in the making and a great accomplishment.

Onondaga County Planning Grant – Hamlet Planning Grant: Supervisor Aaron reviewed the grant opportunity from Onondaga County for Hamlet Planning. The development of the Hamlets is part of the Town’s Comprehensive Plan. The Onondaga County Planning grant would have a

total budget of \$85,000. The Town would support \$35,000 and the County \$50,000. The grant would focus on the Hamlets of Mottville north of the Village.

Councilor Legg liaison to the Hamlet Committee, stated it had been a challenge to keep this moving during COVID. The committee had met and discussed what they would be able to contribute to the scope of work and task list for this project. The project this grant is funding is to create a master plan for the Hamlets to provide framework for growth possibilities, balanced with environmental protection and protection of community identity.

Syracuse Onondaga County Planning Agency (SOCPA) would create an RFP (Request for Proposals) for a consultant. When a consultant was chosen the County would sign a contract for the scope of work. He stated the grant would be focused on the hamlets of Mottville and Skaneateles Falls.

Supervisor Aaron stated the County is working on the RFP and will go out to bid to choose the consultant.

Councilor Alexander asked for clarification on the grant. Is it specific to the hamlet of Mottville. Supervisor Aaron stated this is for both the Mottville and Skaneateles Falls hamlets. Councilor Legg stated he would contact Onondaga County to clarify that both hamlets would be listed in the contract and scope of work.

Councilor Alexander asked if there would be community input. Supervisor Aaron stated yes, it had been difficult with COVID but when it is possible they will reach out to the community.

On a motion of Councilor Legg, seconded by Councilor Alexander, and with a (5-0) affirmation of the Town Board, the Town Board authorized Supervisor Aaron to sign the Grant Disbursement Agreement with Onondaga County for the Town of Skaneateles Hamlet Plan Grant.

Schedule Special Meeting – 2021 Organizational Meeting: Supervisor Aaron stated the Town Board would need to schedule an Organizational Meeting to approve the Town of Skaneateles 2021 Annual Resolution. The Annual Resolution sets the positions, salaries and hours of operations for all Town boards, committees and departments. Since the Town Board had no member changes this year the meeting could be scheduled before January 1st.

On a motion of Councilor Tucker, seconded by Councilor Legg, and with a (5-0) affirmation of the Town Board a Town Board Special Organizational meeting was scheduled for December 29, 2020 at 10:00 a.m.

Patrick Allen, So Clean – Transfer Station Commercial Hauler Permit: Supervisor Aaron reviewed with the Board a situation with a Commercial Hauler at the Transfer Station. Patrick Allen, owner and operator of So Clean holds a 2020 Commercial Hauler Permit for the Town of Skaneateles Transfer Station. Mr. Allen has 26 residents he collects garbage for in the Town of Skaneateles. It had come to our attention, Mr. Allen had collected garbage from a residence outside the Town of Skaneateles and disposed of the trash at the Town's Transfer Station. Mr. Allen's permit was revoked in accordance with following section of the Town of Skaneateles Code:

“D. Prohibited refuse. The following refuse shall not be deposited at a Town refuse disposal area: (1) Refuse which has not originated or become waste while within the Town, unless the Town Board shall, by resolution, authorize such refuse to be deposited pursuant to a permit. If refuse deposited in a Town refuse disposal area is found to contain, as addressee or consignee, the name of a person not a resident of the Town or an address not in the Town, there shall be a rebuttable presumption that such refuse was deposited in violation of this chapter.”

Supervisor Aaron read the request from Mr. Allen asking to have his permit reinstated. He stated he did not know the refuse was mixed in with the Town of Skaneateles resident’s trash. He stated he would not let this happen again and asked if he could have his permit reinstated.

The Board agreed a \$100 fine was in order and he could reapply for his permit in January 2021. Councilor Legg asked if it would be better to have him reinstated now in 2020 to allow his customers to apply for their 2021 permit and not have a break in service. The Board agreed this was reasonable.

On a motion of Councilor McCormack, seconded by Councilor Legg, and with a (5-0) affirmation of the Town Board, the Town Board agreed to reinstated Patrick Allen, So Clean’s Transfer Station Commercial Hauler Permit contingent on the payment of the \$100 fine, the permit would be reinstated on December 14, 2020.

Board of Assessment Review, Planning Board and Zoning Board of Appeals – Interviews: Supervisor Aaron stated there were openings on the Board of Assessment Review, the Zoning Board of Appeals and the Planning Board. The Board needed to schedule a Special Meeting to interview potential candidates for these positions.

On a motion of Councilor Tucker, seconded by Councilor Legg, and with a (5-0) affirmation of the Town Board, the Town Board scheduled a Special Meeting for December 14, 2020 at 3:00p.m to interview potential candidates for the Planning Board, Zoning Board of Appeals and the Board of Assessment Review.

Announcements/Correspondence/Updates

▪ *Skaneateles Historical Society – The Creamery Closure-* Supervisor Aaron announced the Historical Society Museum, The Creamery had announced they are closing to the public beginning November 18, 2020. Director Geralyn Huba stated in the email “This action was taken in an abundance of caution because of the area COVID numbers rising so dramatically. This proactive measure will ensure the health and safety of our volunteers and our visitors.”

▪ *Town Departments Holiday Closings:* Supervisor Aaron announced the following Holiday Town closings:

December 24 th & 25 th	Town Hall
December 25 th	All Departments including the Transfer Station
January 1 st	All Departments including the Transfer Station

▪ *Letter – Dessa Bergen:* Supervisor Aaron announced a letter was received from Dessa Bergen. It was a letter regarding the Skaneateles Library and its funding. She stated the Library services

and receives tax funding from Towns outside Skaneateles. Spafford, Niles and Sennett as well as two counties, Onondaga and Cayuga. In the letter she stated if the Library Board is asking any Municipality, in this case the Town of Skaneateles, to become involved in financially assisting the Library, then all participating municipalities should enter into this funding assistance. She also stated in her letter “the sale of the Skaneateles Town Property on Fennell Street should be placed on the open market and receive top dollar for the property. This money received should then be used to benefit Taxpayers in our Town” . Supervisor Aaron thanked Dessa Bergen for her letter.

▪ *Onondaga County Mortgage Tax Apportionment*: Supervisor Aaron announced the Mortgage Tax Apportionment was submitted to the Town in the amount of \$237,733.39. This was for the time period of April 1, 2020 – September 30, 2020.

▪ *NYS Association of Towns 2021 Annual Meeting & Training School – All Virtual*: Supervisor Aaron announced the 2021 Annual Meeting & Training School provided by the NYS Association of Towns will be an all-virtual event. The event will be February 14 – 17 and the registration fee is \$100.

▪ *Turbidity Events – November 15th, 16th & 22nd* : Supervisor Aaron announced the City of Syracuse notified the Town of three turbidity events, November 15th, 16th and 22nd. This means the Skaneateles Lake water supply exceeded the allowable limit of 5 Nephelometric Turbidity Units (NTU) for raw water turbidity levels at a filtration avoidance system (NYS Sanitary Code). As a result of these events a notice was sent to every water customer in the Town and was posted on the Town website.

John Visser – Letter: Supervisor Aaron stated a letter was received regarding the bunk house proposal from the Fire Department. The letter stated he is not in favor of the project. He stated there are other less expensive opportunities for rental properties. The Town and the Village should not be landlords. Supervisor Aaron stated this will be forwarded on to the Fire Department.

Councilor Tucker reviewed the request from Mr. Karlik on the west side of Skaneateles Lake. He is applying to the Farmland Protection Program, this would take the development rights off this property and only allow farming in the future. The size of the property is almost 100 acres. Mr. Karlik would receive grant monies in payment for the sale of these development rights. The application is to be submitted to the Onondaga Farmland Protection Board and Mr. Karlik is asking for a letter of support from the Town. The Board agreed this is a good program and it is always positive to contribute to the opportunity to preserve open space. Supervisor Aaron stated she would prepare a letter when more information was received for the Board to review at the next meeting.

Public Comment: Dessa Bergen stated to the Board the letter she submitted was for information to help the Board with their decision on the Library locating to the Town Fennell Street property. Ms. Bergen also stated that the Fennell Street property could be a good location for affordable housing.

Budget Amendments – On a motion of Councilor Legg, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the following budget amendments for Abstract #20-23 were approved:

General Fund

Assessor – C/E \$ 700.00	014404.01.004.00	Increase
Assessor – C/E – Legal \$ 700.00	014404.01.004.00	Decrease
Additional costs associated with Assessors Duties		
Building - Equip \$1,685.00	016202.01.002.00	Increase
Building - Equip Reserve \$1,685.00	016202.01.002.93	Decrease
Replace Hot Water Heater -		
Winter Rec – P/S \$3,600.00	071401.01.001.00	Increase
Summer Rec. – P/S \$3,600.00	071101.01.001.00	Decrease
Balance Personal Service lines – Between activities		
Planning – Comp Plan \$3,000.00	090558.01.008.00	Increase
Contingency \$3,000.00	019904.01.004.00	Decrease
Additional costs to support final review of Comp Plan		
Refuse / Garbage – PS \$ 1,600.00	081601.01.001.00	Increase
Refuse / Garbage – C/E \$47,000.00	081604.01.004.00	Decrease
Mortgage Tax \$48,600.00	003005.01.000.00	Increase
Cost associated with Garbage Disposal Contract		

Abstract #20-232 On a motion of Councilor McCormack, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board vouchers #20-1437-#20-1517 were authorized from the following funds:

General Fund:	\$ 91,959.11	Highway:	\$ 1,494.48
Water:	\$ 1,811.79	Part Town:	\$ 22,643.80
Street Lighting	\$ 743.57	Highway PT	\$ 765.53

T&A \$ 10,789.11

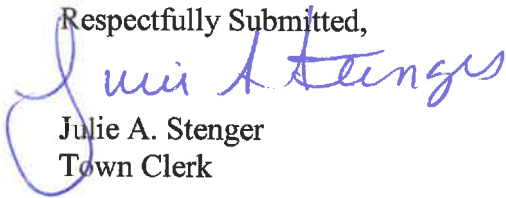
TOTAL: **\$ 130,207.39**

Executive Session: On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 8:10 p.m. for attorney advice and personnel

On a motion of Councilor Alexander, seconded by Councilor Tucker the meeting was returned to open session at 8:48 p.m.

On a motion of Councilor Tucker, seconded by Councilor McCormack and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned at 8:48 p.m.

Respectfully Submitted,



Julie A. Stenger
Town Clerk

**RESOLUTION
OF THE TOWN BOARD
OF THE TOWN OF SKANEATELES**

Amendment to Comprehensive Plan

December 7, 2020

WHEREAS, on August 17, 2020 Board Member Tucker introduced, and seconded by Board Member Alexander, a resolution for purpose of amending the Skaneateles, New York Joint Comprehensive Plan 2015, including the revision of the title of the document to the “Town of Skaneateles Comprehensive Plan 2020”;

WHEREAS, pursuant to Section 272-a of the Town Law, the purpose of this resolution is to adopt the attached Town of Skaneateles Comprehensive Plan 2020 and to add the Open Space Plan as an appendix to that document (hereafter referred to collectively as the “Comprehensive Plan”);

WHEREAS, the Town Board seeks to make certain amendments to the Comprehensive Plan to clarify particular points and to address certain resident concerns. The revisions proposed do not affect the basic purpose, vision, or concepts of the 2015 Joint Comprehensive Plan. Instead, the proposed revisions generally relate to the following: (1) modifying plan provisions based on the recent history of demographic and development trends and eliminating provisions that were based on assumptions that never came to pass; (2) adding language explaining the plan’s role as a guidance document with no mandate for specific future actions; and (3) refining and condensing the text of the plan to make it more accessible and readable for the general public;

WHEREAS, the Town retained the services of planning consultant Joel Russell to advise on the preparation of the proposed amendments to the Comprehensive Plan and to hold a series of meetings with stake holders to gather input in connection with the preparation of the amendments from October 10-12, 2017, and a further informational meeting was held on September 24, 2020;

WHEREAS, following the stakeholder and informational meetings, Mr. Russell prepared draft revisions to the Comprehensive Plan that were further reviewed by the Town Planning Board and planning staff;

WHEREAS, the Town Board held a public hearing on October 15, 2020 to consider the adoption of the Comprehensive Plan;

WHEREAS, the Town Board has met its obligations to refer the Comprehensive Plan to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

WHEREAS, the Town Board also referred the proposed Comprehensive Plan to the Town of Skaneateles Planning Board for its review and report; and

WHEREAS, the Town Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617, and Section 239 of the General Municipal Law, with respect to these proposed amendments to the Zoning Law.

NOW, THEREFORE, BE IT RESOLVED, that the Board confirms and adopts the following conclusions:

SEQRA

1. The Board hereby confirms its preliminary classification of the Action as a Type I Action under SEQRA.

2. The Board has compared the impacts that may reasonably be expected to result from the Action to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.

3. The Board has not identified any significant adverse environmental impacts associated with the Action and none are known to the Board. Based upon its review, and for the reasons set forth in the FEAF, the Board hereby determines that the Action will not have any significant adverse impacts on the environment and reaches the following further conclusions:

- (A) The Action will not result in: (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;
- (B) The Action will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g);
- (C) The Action will not conflict with the community's current plans or goals as officially approved or adopted;
- (D) The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (E) The Action will not result in a major change in the use of either the quantity or type of energy;
- (F) The Action will not result in the creation of a hazard to human health;

- (G) The Action will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;
- (H) The Action will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (I) The Action will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;
- (J) The Action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
- (K) The Action will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).

4. The information available concerning the Action was sufficient for Board to make its determination.

5. The Board hereby approves and adopts the FEAF for the Action (Parts 1, 2, and 3), issues a Negative Declaration, and will not require the preparation of an environmental impact statement for the Action.

6. The Board hereby directs the Supervisor to execute the FEAF and to make any filing(s) and publication required by law related to this Negative Declaration.

BE IT FURTHER RESOLVED, that the Board hereby adopts the Comprehensive Plan, including the Open Space Plan;

BE IT FURTHER RESOLVED, that the Comprehensive Plan shall take effect on January 1, 2021; and

BE IT FURTHER RESOLVED, that the Board directs the Town Clerk to file the Comprehensive Plan in the office of the county planning agency no later than thirty days from today.

The adoption of the foregoing Resolution was moved by Councilor Alexander, seconded by Councilor Legg, and duly put to vote, which resulted as follows:

Janet Aaron	Voting	Aye
Courtney Alexander	Voting	Aye
Chris Legg	Voting	Aye
Kevin McCormack	Voting	Aye
Mark Tucker	Voting	Aye


The resolution was thereupon declared duly adopted.

Dated: December 7, 2020

CERTIFICATION

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on December 7, 2020 the adoption of the foregoing Resolution was moved Councilor Alexander, seconded by Councilor Legg, and duly put to vote, which resulted as follows:

Supervisor Aaron	Yes	
Councilor McCormack	Yes	
Councilor Legg	Yes	
Councilor Alexander	Yes	
Councilor Legg	Yes	Carried 5-0


Julie A. Stenger
Skaneateles Town Clerk

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

Agency Use Only [If applicable]
 Project: Comprehensive Plan
 Date: 12/7/2020

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.

		<input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES
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) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				
	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	<input type="checkbox"/>		<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>		<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>		<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>		<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>		<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>		<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>		<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>		<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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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) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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 development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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 occur	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
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, E1b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Project: Comprehensive Plan
Date: 12/7/20

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.

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ 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: ~~Local Law 3 of 2020~~ *Comprehensive Plan*

Name of Lead Agency: Town of Skaneateles

Name of Responsible Officer in Lead Agency: Janet L. Aaron

Title of Responsible Officer: Supervisor

Signature of Responsible Officer in Lead Agency: *Janet L. Aaron*

Date: 12/7/2020

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Janet L. Aaron

Address: Town Hall, 24 Jordan St., Skaneateles, NY 13152

Telephone Number: 315-685-6726

E-mail: jaaron@townofskaneateles.com

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>

**RESOLUTION
OF THE TOWN BOARD
OF THE TOWN OF SKANEATELES**

A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles

December 7, 2020

WHEREAS, pursuant to Municipal Home Rule Law Section 20(4), Board Member McCormack introduced, seconded by Board Member Tucker, for consideration of Local Law No. C of 2020 entitled “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles” (the “Proposed Local Law”) at the Town of Skaneateles Town Board’s (the “Town Board”) meeting on August 17, 2020;

WHEREAS, the purpose of the Proposed Local Law is to amend Chapter 148 of the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the “Zoning Law”);

WHEREAS, the Zoning Law was originally adopted on May 28, 1996, amended in its entirety on December 1, 2005, and has had portions of the law amended since that time on numerous occasions;

WHEREAS, the Town retained the services of zoning consultant Joel Russell to advise on the preparation of the Proposed Local Law and to hold a series of meetings with stake holders to gather input in connection with the preparation of the Proposed Local Law from October 10-12, 2017; and a further informational meeting was held on September 24, 2020;

WHEREAS, following the stakeholder and informational meetings, Mr. Russell prepared draft revisions to the Zoning Law that were further reviewed and amended by the Town Planning Board and planning staff;

WHEREAS, the Town Board held a public hearing on October 15, 2020 to consider the adoption of the Proposed Local Law;

WHEREAS, the Town Board has met its obligations to refer the Proposed Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

WHEREAS, the Town Board has met its obligations to refer the proposed Local Law to the Town of Skaneateles Planning Board for its review and report pursuant to Section 148-46(B) of the Zoning Law; and

WHEREAS, the Town Board has met its obligations to refer the Proposed Local Law to the clerks of the towns of Niles, Spafford, Marcellus, Camillus, Elbridge, Owasco, Sennett, the Village of Skaneateles and Cayuga County pursuant to Section 148-46(C) of the Zoning Law and Town Law Section 264(2); and

WHEREAS, the Town Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617 with respect to these proposed amendments to the Zoning Law;

NOW, THEREFORE, BE IT RESOLVED, that the Board confirms and adopts the following conclusions:

SEQRA

1. The Board hereby confirms its preliminary classification of the Action as a Type I Action under SEQRA.

2. The Board has compared the impacts that may reasonably be expected to result from the Action to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.

3. The Board has not identified any significant adverse environmental impacts associated with the Action and none are known to the Board. Based upon its review, and for the reasons set forth in the FEAF, the Board hereby determines that the Action will not have any significant adverse impacts on the environment and reaches the following further conclusions:

- (A) The Action will not result in: (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;
- (B) The Action will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g);
- (C) The Action will not conflict with the community's current plans or goals as officially approved or adopted;
- (D) The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (E) The Action will not result in a major change in the use of either the quantity or type of energy;
- (F) The Action will not result in the creation of a hazard to human health;

- (G) The Action will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;
- (H) The Action will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (I) The Action will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;
- (J) The Action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
- (K) The Action will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).

4. The information available concerning the Action was sufficient for Board to make its determination.

5. The Board hereby approves and adopts the FEAF for the Action (Parts 1, 2, and 3), issues a Negative Declaration, and will not require the preparation of an environmental impact statement for the Action.

6. The Board hereby directs the Supervisor to execute the FEAF and to make any filing(s) and publication required by law related to this Negative Declaration.

BE IT FURTHER RESOLVED, that the Board hereby adopts the Proposed Local Law, and that henceforth it be designated Local Law No. 3 of 2020;

BE IT FURTHER RESOLVED, that the Proposed Law shall take effect on January 1, 2021;

BE IT FURTHER RESOLVED, that the Board directs the Town Clerk to file the Proposed Local Law with the Secretary of State pursuant to Municipal Home Rule Law Section 27; and

BE IT FURTHER RESOLVED, that the Board directs the Town Clerk to publish a summary or abstract of the Proposed Local Law “in a newspaper published in the town, if any,” or in a county newspaper having circulation in the town pursuant to Town Law Section 264(1).

The adoption of the foregoing Resolution was moved by McCormack, seconded by Legg, and duly put to vote, which resulted as follows:

Janet Aaron	Voting	Aye
Courtney Alexander	Voting	Aye
Chris Legg	Voting	Aye
Kevin McCormack	Voting	Aye
Mark Tucker	Voting	Aye

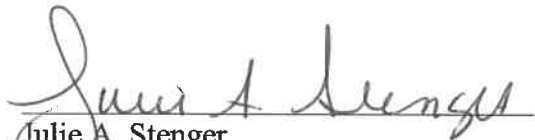
The resolution was thereupon declared duly adopted.

Dated: December 7, 2020

CERTIFICATION

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on December 7, 2020 the adoption of the foregoing Resolution was moved Councilor McCormack, seconded by Councilor Legg, and duly put to vote, which resulted as follows:

Supervisor Aaron	Yes	
Councilor McCormack	Yes	
Councilor Legg	Yes	
Councilor Alexander	Yes	
Councilor Legg	Yes	Carried 5-0


Julie A. Stenger
Skaneateles Town Clerk

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

Agency Use Only [If applicable]
 Project: Town Zoning - LL3
 Date: 12/7/2020

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		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)			
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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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. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

NO

YES

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) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>	
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>	
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>	
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>	
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	

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) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>	
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	<input type="checkbox"/>	<input type="checkbox"/>	
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
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, E1b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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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.

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ 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.

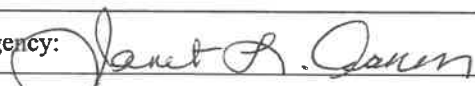
Name of Action: Local Law 3 of 2020

Name of Lead Agency: Town of Skaneateles

Name of Responsible Officer in Lead Agency: Janet L. Aaron

Title of Responsible Officer: Supervisor

Signature of Responsible Officer in Lead Agency:



Date: 12/7/2020

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Janet L. Aaron

Address: Town Hall, 24 Jordan St., Skaneateles, NY 13152

Telephone Number: 315-685-6726

E-mail: jaaron@townofskaneateles.com

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>

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