

**RESOLUTION REGARDING DETERMINATION
OF ENVIRONMENTAL SIGNIFICANCE UNDER SEQR
FOR THE ADOPTION OF THE SKANEATELES, NEW YORK
JOINT COMPREHENSIVE PLAN 2015**

NEGATIVE DECLARATION FOR TYPE ONE ACTION

WHEREAS, the Town Board of the Town of Skaneateles (the "**Town Board**") and the Village Board of the Town of Skaneateles (the "**Village Board**") appointed the Skaneateles Comprehensive Plan Special Board (the "**CPSB**") to prepare a proposed joint comprehensive plan for the Town of Skaneateles and the Village of Skaneateles, pursuant NY Town Law ("**NY Town Law**") § 272-a(4) and NY Village Law ("**NY Village Law**") § 7-722(4); and

WHEREAS, the CPSB recommended to the Town Board and the Village Board a proposed comprehensive plan, titled "**Skaneateles, New York Joint Comprehensive Plan 2015**" (the "**Proposed Comprehensive Plan**") on May 4th, 2015; and

WHEREAS, the Town Board formally introduced the Proposed Comprehensive Plan on May 7, 2015 and the Village Board formally introduced the Proposed Comprehensive Plan on June 11, 2015; and

WHEREAS, the Town Board and the Village Board made the Proposed Comprehensive Plan available for public review at each entity's clerk's office and on each entity's website; and

WHEREAS, the Town Board referred the Proposed Comprehensive Plan to the Town of Skaneateles Planning Board (the "**Town Planning Board**") and the Town of Skaneateles Zoning Board of Appeals (the "**Town Zoning Board**") for review and recommendation; and

WHEREAS, the Village Board referred the Proposed Comprehensive Plan to the Village of Skaneateles Planning Board (the "**Village Planning Board**") and the Village of Skaneateles Zoning Board of Appeals (the "**Village Zoning Board**") for review and recommendation; and

WHEREAS, the Town Planning Board and the Town Zoning Board both recommended that the Town Board adopt the Proposed Comprehensive Plan; and

WHEREAS, the Town Board and the Village Board received, and duly considered, comments and recommendations from the Town Planning Board, the Town Zoning Board, the Village Planning Board, and the Village Zoning Board; and

WHEREAS, in accordance with NY General Municipal Law § 239-m, the Town Board referred the Proposed Comprehensive Plan to the Syracuse Onondaga County Planning Agency ("**SOCPA**") for its review under said statute; and

WHEREAS, SOCPA approved the Town Board and the Village Board's adoption of the Proposed Comprehensive Plan and provided the following comments: "[SOCPA] commends the Town and Village for updating the Joint Comprehensive Plan, especially for its emphasis on the protection of rural land and open space, the promotion of smart-growth principles, and the adoption of transect zones. [SOCPA] encourages a continued focus on infrastructure strategies and revisions to existing zoning and subdivision ordinances, in order to further the Town and Village goals to preserve natural resources and to support traditional neighborhood development;" and

WHEREAS, pursuant to NY Town Law § 272-a(6)(c) and NY Village Law § 21-2102, the Town Board and the Village Board held a joint public hearing on July 13, 2015 and duly considered the comments received during said hearing; and

WHEREAS, the Town Board and the Village Board initiated the environmental review procedures under the NY State Environmental Quality Review Act ("**SEQR**"); and

WHEREAS, pursuant to Part 617 of Title 6 of NY's Compilation of Codes, Rules, and Regulations ("**SEQR's Regulations**"), 6 NYCRR § 617.2(b) and 6 NYCRR § 617.3(g), the "action," as defined under SEQR, is the Town Board and the Village Board's adoption of the Proposed Comprehensive Plan (the "**Proposed Action**"); and

WHEREAS, pursuant to SEQR's Regulations, 6 NYCRR § 617.4(b)(1), the Proposed Action is a Type I action under SEQR; and

WHEREAS, the Town Board and the Village Board each resolved that the Town Board would serve as Lead Agency for SEQR purposes with regard to the Proposed Action; and

WHEREAS, the Town Board identified the Town Board and the Village Board as the only involved agencies for SEQR purposes with regard to the Proposed Action; and

WHEREAS, the Town Board completed a SEQR Full Environmental Assessment Form ("**EAF**") Part I for the Proposed Action ("**EAF Part I**"), a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, the Town Board identified 27 interested agencies for SEQR purposes with regard to the Proposed Action and provided said agencies with: (A) notice of the Proposed Action; (B) a copy of the EAF Part I; (C) notice of the Town Board's appointment as Lead Agency; (D) an opportunity to comment on the Proposed Action; and (E) an opportunity to object to the Town Board's appointment as Lead Agency;

WHEREAS, none of the 27 interested agencies provided comments or recommendations to the Town Board and none of the 27 interested agencies objected to the Town Board's appointment as Lead Agency; and

WHEREAS, the Town Board desires to determine the significance of the Proposed Action pursuant to SEQR's Regulations, 6 NYCRR § 617.7, and set forth its determination and its reasoning therefor, in this written resolution, pursuant to SEQR's Regulations, 6 NYCRR § 617.7(b)(4),

NOW, THEREFORE, the Town Board:

RESOLVES to adopt the following findings and determinations:

(I) The Proposed Action, the adoption of the Proposed Comprehensive Plan, is the culmination of more than 12 months of research, collaboration, negotiation, and other work on behalf of many individuals and businesses inside and outside the Town and Village of Skaneateles.

(II) The process to create the Proposed Comprehensive Plan began in 2014 with the formation of the CPSB. The CPSB included planners, professionals, and community volunteers who, among other tasks, reviewed the existing comprehensive plan, researched the issues and potential improvements in adopting a new comprehensive plan, and completed numerous meetings and work sessions to create the several drafts that ultimately became the Proposed Comprehensive Plan.

(III) The CPSB obtained substantial public input and collaboration during public information sessions, which were held on December 8, 2014 and January 4, 2015, at which time the then-existing draft comprehensive plan was presented to the community and reviewed by the public, with participation encouraged. The public information sessions were well attended and resulted in dialogue between the public and the CPSB, as well as revisions to the initial draft based upon such dialogue. Furthermore, the public had an opportunity to meet with the CPSB, participate in working groups, and contribute to the ideas contained in the draft versions of the Proposed Comprehensive Plan. The CPSB conducted its official public hearing, as required by statute, on March 4, 2015.

(IV) In preparing the Proposed Comprehensive Plan, the CPSB drew on its members' expertise, personal and professional experience, and knowledge of the Skaneateles community, as well as the following written documents and reports: (1) the Town of Skaneateles's existing comprehensive plan; (2) Strategies for Sustainable Skaneateles, prepared by the Graduate Urban Design Studio at the University of Notre Dame School of Architecture; (3) the Natural, Rural, Sub-Urban, General Urban, and

Urban Center Transect Zone Descriptions; (4) the Skaneateles Architectural & Visual Identification Team ("SAVIT") Sub-Committee Report; (5) the Skaneateles existing Open Space and Recreation Plan; (6) the Fennel Street Corridor Study; and (7) the Village of Skaneateles Climate Action Plan. In adopting this Resolution, including its negative declaration, the Town Board duly considered the same documents and reports.

(V) In considering the Proposed Comprehensive Plan, the Town Board recognizes that, among the Proposed Comprehensive Plan's goals, was **to preserve, protect, and improve the environmental elements of and in the Skaneateles community** and that its drafters took care to avoid potential negative environmental impacts, especially avoiding those that could be considered significant negative environmental impacts.

(VI) With regard to SEQR, the Town Board and the Village Board are the only involved agencies concerning the Proposed Action and both resolved that the Town Board shall serve as Lead Agency for SEQR purposes. Accordingly, in accordance with 6 NYCRR § 617.7(b)(3), the Town Board has taken a deliberate and thorough review of the potential areas of environmental concern, as set forth in SEQR's Regulations, to determine if the Proposed Action may have a significant adverse impact on the environment.

(VII) In accordance with SEQR's Regulations, 6 NYCRR § 617.7(b):

(a) The Town Board has considered the Proposed Action in the context of the definitions regarding "actions" contained in SEQR's Regulations, 6 NYCRR § 617.2(b) and 6 NYCRR § 617.3(g). As set forth herein above, the Proposed Action is the Town Board and the Village Board's adoption of the Proposed Comprehensive Plan. The Proposed Comprehensive Plan contains information, goals, and visions that will be utilized for planning purposes and municipal decisions for many years into the future. Although the Comprehensive Plan will impact such planning purposes and municipal decisions, nothing in the Proposed Comprehensive Plan requires immediate action of any entity. Likewise, while the Proposed Comprehensive Plan encourages potential future actions, the Town Board recognizes that any such potential future actions will be subject to their own environmental review under SEQR.

(b) The Town Board reviewed the EAF Part I. Furthermore, the Town Board held a special meeting, noticed and open to the public, on August 6, 2015, to review and complete part II of the EAF ("**EAF Part II**"), a copy of which is attached hereto as **Exhibit B**. As set forth in the NY Department of Environmental Conservation's "SEQR Handbook" ("**SEQR Handbook**"), EAF Part II assists lead agencies in identifying major environmental categories, major environmental impacts, and potential magnitudes of such environmental impacts (SEQR Handbook, page 74). The Town Board recognizes that the EAF Part II's content is derived from SEQR's regulations regarding the criteria for determining significance contained in SEQR Regulations, 6 NYCRR § 617.7(c)(1).

During its August 6, 2015 meeting, the Town Board thoroughly reviewed and considered each and every category set forth in the EAF Part II to determine whether the Proposed Action may have a significant adverse impact on the environment. In completing such review of the categories in the EAF Part II, the Town Board also reviewed and considered each and every indicator of significance set forth in SEQR's Regulations, 6 NYCRR § 617.7(c)(1). The following is the Town Board's reasoned elaboration for its responses to the categories/indicators of the EAF Part II and SEQR's Regulations, 6 NYCRR § 617.7(c)(1). The following also serves as, and satisfies, the Town Board's completion of the procedure outlined in part III of the EAF ("EAF Part III"), which is to explain why a particular element of the Proposed Action will not result in a significant adverse environmental impact.

(1) **Impact on Land (6 NYCRR § 617.7(c)(1)(viii)).** As indicated above, among the Proposed Comprehensive Plan's goals, was to preserve, protect, and improve the environmental elements of and in the Skaneateles community. The Town Board considered the Proposed Comprehensive Plan's goals and recommendations, including with regard to their impact on land, and determined that the Proposed Action would not cause a significant adverse environmental impact on land because the goals and recommendations were designed to be environmentally more protective for the Skaneateles community's land. For example, the Proposed Comprehensive Plan's first and second goals suggest sustainability with regard to natural resources and preserving the rural landscapes in the Skaneateles community.

(2) **Impacts on Geological Features (6 NYCRR § 617.7(c)(1)(ii)).** The Town Board considered the Proposed Comprehensive Plan's goals and recommendations and determined that there would be no significant adverse environmental impact from the Proposed Action on geological features because the goals and recommendations were designed to be environmentally more protective of geological features, such as Skaneateles Lake and its tributaries. Furthermore, with regard to practices that may adversely affect the environmental, such as mining, the Proposed Comprehensive Plan's goals and recommendations seek to end the expansion of such practices.

(3) **Impacts on Surface Water (6 NYCRR § 617.7(c)(1)(i)).** The Town Board considered the Proposed Comprehensive Plan's goals and recommendations with regard to this category and determined there would be no significant adverse environmental impact from the Proposed Action as the Proposed Comprehensive Plan does not propose any adverse change to surface water resources. Again, the Proposed Comprehensive Plan's goals and recommendations were designed to be more environmentally protective. In reaching this conclusion, the Town Board discussed whether the future growth envisioned by the Proposed Comprehensive Plan could involve changes in wastewater treatment, but the Town Board concluded that the Proposed Action would not require or necessarily lead to such changes. Thus, the Town

Board concluded that the Proposed Action would not have a significant adverse environmental impact on surface water.

(4) **Impact on Groundwater (6 NYCRR § 617.7(c)(1)(i)).** The Town Board discussed the impact of the Proposed Action on groundwater and concluded that an impact would be environmentally positive. For example, as the Town Board discussed, the Proposed Comprehensive Plan encourages growth outside of the Skaneateles Lake watershed and suggests that expansion of practices that may adversely affect groundwater, such as mining, be curtailed. Thus, the Town Board concluded that the Proposed Action would not have a significant adverse environmental impact on groundwater.

(5) **Impact on Flooding (6 NYCRR § 617.7(c)(1)(i)).** The Town Board discussed the Proposed Action's impact on flooding and concluded that the Proposed Comprehensive Plan does not encourage development of lands subject to flooding. Conversely, the Proposed Comprehensive Plan contains language that seeks to protect steep slopes, watercourses, and tributaries from adverse environmental impacts. In addition, the Town Board sought comment from its engineer regarding floodplains in the Skaneateles community and, in the engineer's opinion, there are not large floodplains in the Town of Skaneateles. Accordingly, the Town Board concluded that the Proposed Action would not have a significant adverse environmental impact on flooding.

(6) **Impacts on Air (6 NYCRR § 617.7(c)(1)(i)).** The Town Board discussed the Proposed Action's impact on air. The Town Board requested further information from its engineer regarding this question. The Town Board's engineer did not identify any potential significant adverse environmental impact regarding air from the Proposed Action. The Town Board concluded that the Proposed Action would not have a significant adverse environmental impact on air.

(7) **Impact on Plants and Animals (6 NYCRR § 617.7(c)(1)(ii)).** The Town Board considered the Proposed Action's impact on plants and animals. The Town Board considered the Proposed Comprehensive Plan's suggestion that residential and commercial development take place in certain parts of the Skaneateles community. As the Town Board discussed, even if the Proposed Action would impact plants and animals, the impact would not be significant. Accordingly, the Town Board concluded that the Proposed Action would not have a significant adverse environmental impact on plants and animals.

(8) **Impact on Agricultural Resources (6 NYCRR § 617.7(c)(1)(vii)).** The Town Board considered the Proposed Actions impact on agricultural resources. The Town Board discussed whether the Proposed Action would affect an existing or planned land management system, which it concluded the Proposed Action would not. The Town Board concluded that there would be no

significant adverse environmental impact on agricultural resources as the Proposed Comprehensive Plan suggests that the agricultural land in the Skaneateles community be preserved, protected, and enhanced.

(9) Impact on Aesthetic Resources (6 NYCRR § 617.7(c)(1)(v)).

The Town Board considered the Proposed Action's impact on aesthetic resources. In its discussions, the Town Board recognized that there is an existing comprehensive plan for the Town of Skaneateles. The Town Board further recognized that the Proposed Comprehensive Plan does not call for changes in aesthetics that are markedly different from the existing comprehensive plan. Furthermore, the Town Board recognized that among the goals of the Proposed Comprehensive Plan is the preservation, enhancement, and improvement of the Skaneateles community's aesthetic resources, such as the Village of Skaneateles, open space throughout the Town of Skaneateles, and view of Skaneateles Lake. Accordingly, the Town Board concluded that the Proposed Action would not have a significant adverse effect on the environment regarding aesthetic resources.

(10) Impact on Historical and Archeological Resources (6 NYCRR § 617.7(c)(1)(viii)). The Town Board disused historical and archeological resources in the Skaneateles community. As the Proposed Comprehensive Plan calls for preservation of valuable historical and archeological resources in the Skaneateles community, the Town Board concluded that the Proposed Action would not have a significant adverse effect on the environment concerning historical and archeological resources.

(11) Impact on Open Space and Recreation (6 NYCRR § 617.7(c)(1)(viii)). The Town Board discussed the Proposed Comprehensive Plan's impact on open space and recreation. The Proposed Comprehensive Plan does not suggest that open or recreational space be diminished. On the contrary, the Proposed Comprehensive Plan encourages preservation of open space. Thus, the Town Board concluded that the Proposed Action would not have a significant adverse impact on the environment with regard to open space and recreation.

(12) Impact on Critical Environmental Areas (6 NYCRR § 617.7(c)(1)(iii)). The Town Board determined that there would be no significant adverse environmental impacts on Critical Environmental Areas ("CEA") because there are no CEAs in the geological area covered by the proposed Comprehensive Plan.

(13) Impact on Transportation (6 NYCRR § 617.7(c)(1)(ix)). The Town Board considered the Proposed Comprehensive Plan's goals and recommendations with regard to transportation, including without limitation, the Proposed Comprehensive Plan's suggestions to improve walkability, increase the number of sidewalks, expand bike paths, and implement a plan for the Fennell Street commercial district. The Town Board determined that such goals and recommendations

would have positive environmental impacts on transportation. The Town Board further determined that to the extent the Proposed Comprehensive Plan affected transportation at all, there would be no significant adverse environmental impact.

(14) **Impact on Energy (6 NYCRR § 617.7(c)(1)(vi)).** The Town Board discussed the Proposed Action's impact on energy. As the Town Board discussed, the Proposed Comprehensive Plan encourages exploration of alternative and sustainable forms of energy, such as wind, water, and solar. The Proposed Comprehensive Plan also encourages changes in certain uses to more sustainable options. The Town Board requested further information from its engineer regarding this question. The Town Board's engineer did not identify any potential significant adverse environmental impact regarding energy from the Proposed Action. The Town Board concluded that the Proposed Action would not have a significant adverse impact on the environment concerning energy.

(15) **Impact on Noise, Odor, and Light (6 NYCRR § 617.7(c)(1)(i)).** The Town Board discussed the Proposed Action's impact on noise, odor, and light and whether the Proposed Comprehensive Plan would have an impact on these elements. The Town Board discussed how the Proposed Comprehensive Plan does not require any entity to take action, that there is no proposed project or development at this time, that the Proposed Comprehensive Plan is designed to be more environmentally protection, and that this element of the EAF Part II appeared to be more "site specific." Likewise, the Town Board also discussed that while the Proposed Comprehensive Plan encourages potential future actions, the Town Board recognizes that any such potential future actions will be subject to their own environmental review under SEQR. For these reasons, the Town Board concluded that the Proposed Action would not have a significant adverse impact on the environment with regard to noise, odor, and light.

(16) **Impact on Human Health (6 NYCRR § 617.7(c)(1)(vii).** The Town Board discussed the Proposed Action's impact on human health and whether the Proposed Comprehensive Plan would have any impact on human health at all. The Town Board discussed how the Proposed Comprehensive Plan does not require any entity to take action and that this element of the EAF Part II appeared to be more "site specific." Likewise, the Town Board also discussed that while the Proposed Comprehensive Plan encourages potential future actions, the Town Board recognizes that any such potential future actions will be subject to their own environmental review under SEQR. For these reasons, the Town Board concluded that the Proposed Action would not have a significant adverse impact on the environment with regard to human health.

(17) **Consistency with Community Plans (6 NYCRR § 617.7(c)(1)(iv)).** The Town Board discussed the Proposed Action's consistency with other community plans. The Town Board recognized there is an existing comprehensive

plan for the Town of Skaneateles and further recognized that the Proposed Comprehensive Plan is, for the most part, consistent with the goals and aspirations of the existing one. Furthermore, the Town Board recognized that the Village of Skaneateles has an existing historic district plan and that the Proposed Comprehensive Plan is consistent with it as well. Accordingly, the Town Board concluded that the Proposed Comprehensive Plan would not have a significant adverse impact on the environment with regard to community plans.

(18) **Consistency with Community Character (6 NYCRR § 617.7(c)(1)(v)).** The Town Board recognized that one of the main goals of the Proposed Comprehensive Plan was to preserve the Skaneateles community's character. Accordingly, while the Proposed Comprehensive Plan envisioned future growth in particular parts of the Skaneateles community, the Proposed Comprehensive Plan suggests that such growth be consistent with community character, that it takes place in areas targeted for such growth, and that it be completed in environmentally sustainable methods. For these reasons, the Town Board determined that the Proposed Action would not have a significant adverse impact on the environment with regard to community character.

(VIII) In reaching the above-described conclusions, the Town Board considered reasonably related long-term, short-term, direct, indirect, and cumulative impacts of the Proposed Action, including other simultaneous or subsequent actions which are: (a) included in any long-range plan of which the Proposed Action is a part; (b) likely to be undertaken as a result thereof; or (c) dependent thereon. Furthermore, in reaching the above-described conclusions, the Town Board considered the significance of a likely consequence (i.e., whether it is material, substantial, large, or important) in connection with: (a) its setting (e.g., urban or rural); (b) its probability of occurrence; (c) its duration; (d) its irreversibility; (e) its geographic scope; (f) its magnitude; and (g) the number of people affected.

FURTHER RESOLVES, that 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, an Environmental Impact Statement, as that term is defined in SEQR's Regulations, is not required for the Proposed Action; and

FURTHER RESOLVES, that based on the foregoing, and pursuant to SEQR's Regulations, the Town Board hereby issues a **NEGATIVE DECLARATION** with regard to the Proposed Action and pursuant to SEQR; and

FURTHER RESOLVES, in accordance with SEQR's Regulations concerning preparation of documents, 6 NYCRR § 617.12(a), that: (A) this Resolution, including its negative declaration, has been prepared in accordance with Article 8 of the NY Environmental Conservation Law; (B) the Lead Agency is the Town Board of the Town of

Skaneateles with an address of 24 Jordan Street, Skaneateles, NY 13152; (C) Supervisor Mary Sennett, with an address of 24 Jordan Street, Skaneateles, NY 13152 and a phone number of 315-685-3473 can provide additional information with regard to the Proposed Action; (D) the Proposed Action is the Town Board and the Village Board's adoption of the Proposed Comprehensive Plan; (E) the Proposed Action is classified under SEQR as a Type I action; and (F) the location of the Proposed Action is the entirety of the Town of Skaneateles, County of Onondaga, and State of New York and Village of Skaneateles, County of Onondaga, and State of New York; and

FURTHER RESOLVES, in accordance with SEQR's Regulations concerning filing and distribution of documents, 6 NYCRR § 617.12(b), that: (A) this Resolution, including its negative declaration, will be filed with the Town Board and the Village Board; and (B) the following documents concerning the Proposed Action will be maintained in files at the Town Board that are readily accessible to the public and made available upon request: all SEQR documents and notices, including without limitation, this Resolution, including its negative declaration, and the EAFs regarding the Proposed Action; and

FURTHER RESOLVES, in accordance with SEQR's Regulations concerning publication of notices, 6 NYCRR § 617.12(c), that notice of this Resolution's Type I negative declaration shall be published in the Environmental Notice Bulletin (the "ENB") and the Town Board's Attorney is directed to complete said publishing in the ENB.

CERTIFICATION

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles held at the Skaneateles Town Hall, located at 24 Jordan Street in the Town of Skaneateles, County of Onondaga, and State of New York on the 20th day of August, 2015, the foregoing Resolution, **the Resolution Regarding Determination of Environmental Significance under SEQR for the Adoption of the Skaneateles, New York Joint Comprehensive Plan 2015**, each of the 18 questions posed on the EAF Part 2 were read and each Town Board member voted "no" on each of the 18 questions, and the resolution was duly moved by Councilor Howard and seconded by Councilor Brace, a quorum of five members of the five-member Town Board being present, and each voted on the Resolution as follows:

Supervisor Mary Sennett	Yes
Councilor Connie Brace	Yes
Councilor Claire Howard	Yes
Councilor Jim Greenfield	Yes
Councilor Nancy Murray	Yes

The Resolution was, therefore, duly adopted.

Dated: August 21, 2015



Janet L. Aaron, Town Clerk, Town of Skaneateles