

**Town Board Meeting**

**June 5, 2023**

**6:30 p.m.**

**Zoom:** Meeting Id: 860 5687 7138 Passcode: 406061

**Present:** Supervisor Aaron, Councilor Alexander, Councilor Tucker, Councilor Legg, Councilor Dove, Attorney Smith.

**Also, Present (via Zoom):** Bob Herrmann, Brian Buff, Karen Barkdull, Jason Gabak (Skaneateles Press), Sue Murphy, Miranda Robinson, Paula Powell, Willard Mahood, Dick Eldredge.

**Also, Present (In Person):** Tim Dobrovosky, Holland Gregg, Steve White, Dessa Bergan.

**Highway & Water:** Highway Superintendent Tim Dobrovosky submitted his report to the Board for their review. He reported the Highway Department had done ditching on various roads, milled and paved Highland Ave with the support of Elbridge and Sennett. Tree clean up, fixed signs, worked on the water and highway building to begin work on floor replacement, replaced broken catch basin on Ceil Arthur, roadside mowing, Jake Fey, and Frank Lessongang attended water school, helped with a water service installation and the new skid steer was delivered.

**Transfer Station:** Municipal Recycling Liaison Brian Buff reported they had sent out 8 loads of trash, 8 loads of construction and demolition material, and 4 containers of recycling. He reported they had found a place where Town of Skaneateles residents can dispose of hazardous waste. The company's name is Empire Recycling out of Solvay, NY. There is a charge, but they will take waste from Skaneateles residents, this information will be posted on the Town website.

Brian also asked the Board to consider his request to purchase a loader bucket for the loader at the Transfer Station. He had received three quotes:

Star Tractor Ltd.	\$ 5,700.00
Komatsu	\$ 6,000.00
Five Star Equipment	\$14,162.50

Brian Buff recommended the Board authorize the purchase of the loader bucket from Star Tractor out of Texas. This price included shipping and the bucket is the same make and model as what is being replaced. This is in the 2023 budget.

The Board agreed this was the best option.

On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, the Board authorized the purchase of a loader bucket from Star Tractor, LTD not to exceed \$5,700.

**Planning and Zoning:** Planning and Zoning Clerk Karen Barkdull reported there were 5 open projects at this time. Ms. Barkdull reviewed the status of existing projects still open; Community Solar Array TJA Solar, Lakelawn – proposed brick and stone masonry wall to replace wood fence along West Lake Road, this project is on hold. Victory Sports – The application is pending as the applicant is considering the potential for smaller scale development on the property, and Haba Toys- Expansion application is on hold as they re-evaluate the entire property. Other activities included 3 pre-application meetings, 2 Shoreline Committee meetings, completed 4 Codes Enforcement Officer training hours, 2 Hamlet Committee meeting and safety training.

**Codes:** Codes Officer Robert Herrmann stated at this time there were 47 permits that were expired. And, permitting is still moving along this month. The permit for the Cohlan residents had finally been closed.

\*Codes Office May 2023 report attached.

**Parks:** Parks Director Sue Murphy reported she is gearing up for the summer and they are still looking for counselors and lifeguards for the 2023 season. The baseball fields are open for Lakeshore Baseball but play time had been cut back with the rain. At the end of the month, they are having a star watch event with the Syracuse Astronomy Club. The Farmers Market starts at the end of the month, and they are waiting for more information on the Green Market. She thanked the Town staff for the help they had provided during their busy season and wanted to thank them in advance for the upcoming summer.

**Water:** Councilor Legg reported he had received the Water System Operation Report from Forman Shane Christman and all the testing for the Town water was all negative, within normal range.

**Engineer:** Town Engineer Miranda Robinson reported she had been working on the establishment of the Andrews Road Water District and the PRV replacement project. She also stated she and Water Forman Shane Christman would be attending water school on Wednesday.

**Budget:** Budget Officer Keri Fey reported she was working with the auditors to finish the 2022 AUD. The auditors would be back in the Town Hall on Wednesday to complete the 2022 audit.

Supervisor Aaron asked about the funds that were still in the Town's Recreation Reserve Funds. Budget Officer Fey stated she had researched the funds and reported they could be closed and moved into the General Parks Reserve Fund.

Attorney Smith stated these funds could be closed and the funds could be moved due to the change in operation in the Parks Departments. The Austin Pavilion used to house an ice-skating rink. This rink is gone therefore there is no need for the Reserve Funds to be set up for the ice rink.

The Board agreed to transfer the funds in the Recreation Reserve Funds to the General Parks Reserve Fund.

On a motion of Councilor Dove, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Town Board authorized the transfer of funds currently in the Recreation Reserve Funds to the General Parks Reserve Fund.

Supervisor Aaron also discussed the transfer of funds to the Town's NY Class account. She asked Budget Officer Fey to have the information on the fund transfers to NY Class by the next Town Board meeting so the Board could authorize the transfer. The Board agreed.

**Fire Department:** Councilor Dove reviewed the May 2023 Skaneateles Fire Department report.  
\*Report Attached

**Minutes of May 15, 2023, and May 18, 2023:** On a motion of Councilor Alexander, seconded by Councilor Legg and with a (5-0) affirmation of the Town Board, the minutes of May 15, 2023, were accepted as presented.

On a motion of Councilor Alexander, seconded by Councilor Legg and with a (4-0) affirmation of the Town Board, Councilor Tucker abstained due to absence, the minutes of May 18, 2023, were accepted as presented.

**Budget Amendments:** No Budget Amendments

**Abstract #23-10:** On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board vouchers #23-0607 - #23-0679 were authorized from the following funds:

General:	\$103,332.04	Highway:	\$ 3522.50
Street Lgt:	\$ 405.37	Part Town:	\$ 64.20
Water:	\$ 16,873.42	Hwy Part Twn:	\$ 98,151.06
T&A	\$ 219.19	Sewer:	\$ 825.03
Total:	\$223,392.81		

**RFQ - Town of Skaneateles Water System Improvements - NYS EFC Project No. 19100:** Supervisor Aaron stated the Town had prepared and advertised for a Request for Proposals for Engineering Services for the Town of Skaneateles Water system Improvement – NYS EFC Project #19100. This was a condition of the grant the Town had been awarded for the water project.

The Town sent out 15 requests for proposal packets to engineering firms. One proposal was received today June 5, 2023, at 4:00 p.m. from C&S Engineering. Attorney Smith stated only receiving one proposal still met the requirement.

Supervisor Aaron stated the next part of the process is for the committee the Board had approved at the last meeting to meet and review the proposal. The committee consisted of Councilor Alexander, Councilor Legg, Councilor Tucker, Engineer Miranda Robinson, and Town Attorney Smith.

The Town Board agreed.

**Tim Johnson, Anchor QEA Contract:** Supervisor Aaron stated the Board was in receipt of a contract with Tim Johnson. The agreement was for Construction Oversight for Owners Representative-Austin Park Renovation Phase I. The cost would not exceed \$8,994.00.

Councilor Alexander stated this would be for a small portion of the owner representative oversight for the project. The Board had discussed working with Town Codes Officer Bob Herrmann and Town Engineer John Camp for oversight as well.

On a motion of Councilor Alexander, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board, the Town Board approved the contract with Tim Johnson and Anchor QEA as presented, not to exceed \$8,994. This contract would be for professional services therefore it would not need to follow the Town's Procurement Policy.

**“Introductory Local Law D of 2023 Proposed Local Law Amendment Related to Solar Energy”:** Supervisor Aaron stated the Town Board opened the public hearing for Local Law D of 2023 at the May 15, 2023 Town Board meeting. The Board had agreed to keep the public hearing open.

Supervisor Aaron stated one letter had been received since May 15<sup>th</sup>, when the public hearing was opened. The letter was from The Mahoods, and it was distributed to the Board.

Attorney Smith summarized the proposed changes to Local Law D of 2023 “Introductory Local Law D of 2023 Proposed Local Law Amendment Related to Solar Energy” .

On a motion of Councilor Legg, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Town Board authorized the continuation of the Public Hearing on Local Law D of 2023.

Supervisor Aaron asked if anyone would like to speak.

**Dessa Bergan:** Ms. Bergan asked if the Board would consider not allowing these farms to be constructed anywhere in the watershed. Supervisor Aaron stated they did change the distance to 1,500 feet from the lake. Councilor Alexander stated it is hard to say the watershed, if it is not in the Skaneateles Lake watershed it would be in another watershed, such as the Owasco Lake watershed.

Attorney Smith stated they did add, to the maximum extent feasible any visual impacts need to be minimized, from the lake or any public road. There is a presumption that there would be visual impacts and there are some hidden areas within the watershed that would work for a solar farm.

Ms. Bergan stated she appreciated the work the Board had done on the local Law.

**Bill Mahood:** Mr. Mahood stated the letter he had submitted stated he and his wife could not find any data regarding the leakage of material from solar panels. He recommended Solar Farms be placed in landfills or Brownfields, such as the old Stauffer site. He reviewed the rest of his letter and thanked the Board for their time.

Supervisor Aaron stated the Stauffer site is privately owned and it is not in the Town's control if they put a solar farm on the site.

**Steve White:** Steve White spoke about his concerns over the 1,500 feet from the lake. He did not think this was a long enough distance. Construction 1,500 feet from the lake is too close. He also spoke of his concerns over the remediation of these farms in the future. Mr. White asked if the Board would consider creating a map where solar could be allowed in the Town. Supervisor Aaron stated this law was only for larger solar farms, homeowners could have solar panels for their property and so could farms.

Councilor Alexander stated large farms over 20 megawatts, the State had control over, if the Town had zoning in place for the smaller large-scale projects it would protect the Town. The electric grid can only manage so much power, so the scale of these farms would be limited.

**Dessa Bergan:** Ms. Bergan asked about the panels from China, if it is a good idea to use panels from a government that does not look favorably on the United States.

Supervisor Aaron stated the Board could not regulate where the material came from.

Attorney Smith stated determining where these farms could go by parcels would not be a good idea. This could be considered "spot zoning" which is illegal. The Special Permit description shows the areas in the Town that these farms would be allowed with a Special Permit.

Steve White stated, sooner or later we will have to look at these panels, he just hoped the Town's zoning code is protective enough of the lake.

**Dick Eldredge:** Dick Eldredge asked if this discussion was regarding the zoning code or specific solar projects. Supervisor Aaron answered that this discussion was regarding the zoning code.

**Holly Gregg:** Holly Gregg thanked the Board for their work on the updated zoning. He stated he wanted to echo Steve White's and Dess Bergan's concerns regarding the watershed. We have to decide what a 5 megawatt or more represents. Should it be considered an industrial use and should only be considered in industrial zoning areas. We don't know what we don't know. Solar panels are becoming more efficient and will accelerate, what if in 10 years from now the footprint for a 5 megawatt farm could create a larger quantity of electricity and it would require larger electric lines and cabling in the watershed, has the Town considered this.

Councilor Alexander stated after 20 megawatts it is out of the Town's jurisdiction and the State can do what they want, we have no control over it.



Attorney Smith stated the committee really considered the visual impact of these farms and took that into consideration. Would it be industrial? There is no truck traffic or smokestacks. If this changes the Board would have to react to these changes in the future. The interconnection agreement with National Grid tells the owner what they can and can't do. The access to infrastructure is the main bottleneck of the larger projects.

Planning Secretary Barkdull stated the Special Permit is based on the size of project not the amount of output.

Councilor Legg stated the solar farm at the Transfer Station was originally planned to be larger but National Grid's transmission limitation made the farm smaller.

Councilor Dove stated this is something we will need to keep looking at as technology changes.

Dessa Bergan stated if the State wanted this to happen, the State should look for places that are appropriate. The State should take the initiative.

Councilor Dove said neighbors of areas the State chooses might not be happy with that either.

On a motion of Councilor Dove, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, the Town Board closed the Public Hearing for Introductory Local Law D of 2023.

Supervisor Aaron stated the committee, Planning Board and Town Board worked very hard on this solar law. While it may not provide what everybody wants it gives the Planning Board the ability to make sure solar projects are done correctly and in the right locations.

Attorney Smith reviewed the next steps if the Board would like to approve this Local Law. In the introductory resolution the Board declared the Town Board as the lead agency and declared this a type 1 action. Lead agency letters and referrals were sent out to the County Planning Board. Even though this is a type 1 action there is no actual project that would impact the land therefore Part I of SEQRA is abbreviated. For this reason, the Board would not need to go through the 18 questions on Part II of the EAF. The Board agreed.

Attorney Smith stated that if the Board wished to vote the final resolution had been prepared which included the negative declaration for SEQRA, the amendments to the law and ends the moratorium.

Councilor Legg commented that it may seem to the public that the Board had just looked at this law but in fact the Town Board, Planning and Zoning Boards and the committee had worked on this amendment for months. We tried to address each item that people had brought to the Board, and this is a strong law as it is written.

Supervisor Aaron agreed. She stated this Town Board listens and made changes along the way with the public's concerns in mind. We worked hard to protect our community and the lake. This

is another step to be prepared for new waves of the future. She stated, she is support of this local law as presented. The Board agreed and approved the following resolution:

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

**Proposed Zoning Law Amendment Related to Solar Energy Systems**

**WHEREAS**, pursuant to Municipal Home Rule Law Section 20(4), Board Member Legg has introduced for consideration Local Law No. 4 of 2023 entitled “A Local Law Amending the Requirements for Offsite/Community and Utility Solar Uses in the Town of Skaneateles” (the “Proposed Local Law”); and

**WHEREAS**, the purpose of the Proposed Local Law is to amend Article 5 of the Town of Skaneateles Zoning Law (the “Zoning Law”) to address land use requirements for the construction or erection and location of Offsite/Community and Utility Solar uses (as defined in the Zoning Law) in the Town of Skaneateles (the “Town”); and

**WHEREAS**, when reviewing a proposal for a Offsite/Community or Utility Solar use, the Town of Skaneateles Planning Board (the “Planning Board”) and/or the Town of Skaneateles Zoning Board of Appeals (the “ZBA”) should take into account the surrounding land uses to determine the suitability of the proposed use in a given location; and

**WHEREAS**, because of the potential impact that Offsite/Community and Utility Solar uses may have on the community character of surrounding lands and the scenic, natural and historic character of the Town, the Planning Board and ZBA should give particular consideration to these impacts before approving such uses; and

**WHEREAS**, the Town Board desires to comply with the requirements of the State Environmental Quality Review Act (“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, and pursuant to those laws, referred part 1 of the EAF to County Planning and sent lead agency letters in order to comply with the rules governing coordinated review; and

**WHEREAS**, Onondaga County Planning, the Zoning Board and the Planning Board did not recommend substantive changes to the Proposed Local Law; and

**WHEREAS**, the Town desires to comply with the requirements of the New York State Town Law and held a public hearing to allow the public to comment on the Proposed Local Law on May 15, 2023; and

**WHEREAS**, the Town currently has a moratorium in place that will not longer be necessary once the new regulations are implemented.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board hereby confirms and adopts the following conclusions as SEQRA lead agency:

1. The Town Board hereby confirms its preliminary classification of the Proposed Local Law as a Type I Action under SEQRA (the “Action”);
2. The following impacts are expected to result from the Action, when compared against the criteria in Section 617.7 (c) of the Regulations:
  - a. There will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

Although the Proposed Local Law concerns development that could potentially occur within the Skaneateles Lake watershed, this Action will not result in an adverse impact to the surface water quality or quantity of Skaneateles Lake. At worst, no change to surface water quality or quantity will occur as a result of the Action. However, surface water quality may improve as a result of the Action because it prohibits development of large solar energy systems adjacent to the lake.

- b. There will not be large quantities of vegetation or fauna removed or destroyed as the result of the Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the Action; there will not be a significant impact upon habitat areas; there are no substantial adverse impacts on any known threatened or endangered species of animal or plant, or the habitat of such species; nor are there any other significant adverse impacts to natural resources.
  - c. There are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action.
  - d. The Action will not result in the creation of a material conflict with the Town’s current plans or goals as officially approved or adopted. To the contrary, the Proposed Local Law is meant to further these goals.
  - e. 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.

The Proposed Local Law is intended to preserve community character and aesthetic resources by requiring a more careful review of proposed solar development projects.

- f. There will not be an increase in the use of either the quantity or type of energy



resulting from the Action.

- g. There will not be any hazard created to human health.
  - h. There will not be an irreversible change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland.
  - i. The Action will not encourage or attract 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.
  - j. There will not be created a material demand for other Actions that would result in one of the above consequences.
  - k. There will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact.
  - l. There are not two or more related Actions which would have a significant impact on the environment.
3. Based upon the information and analysis above, the Action **WILL NOT** result in any significant adverse environmental impacts;
  4. The information available concerning the Action was sufficient for the Town Board to make its determination;
  5. The Town hereby approves and adopts the attached Full Environmental Assessment Form for the Action (Parts 1, 2, and 3);
  6. A Determination of Non-Significance on the proposed Action is hereby issued;
  7. The preparation of an environmental impact statement for the Action shall not be required;
  8. The Town Supervisor is hereby directed to sign the Full Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Town Board's determination;
  9. This Determination of Non-Significance has been prepared in accordance with SEQRA and the Town Clerk is hereby directed to file, publish and distribute a notice of this Negative Declaration pursuant to 6 NYCRR § 617.12(a)(1);

**BE IT FURTHER RESOLVED** that the Town Board hereby adopts the Proposed Local Law, and that henceforth it shall be designated Local Law No. 4 of 2023; and

**BE IT FURTHER RESOLVED** that the Town Clerk is hereby directed to file the Proposed Local Law with the Secretary of State pursuant to Municipal Home Rule Law Section 27 and to make any publications required by law; and

**BE IT FURTHER RESOLVED** that the Proposed Local Law shall take effect immediately upon filing with the Secretary of State; and

**BE IT FURTHER RESOLVED** that pursuant to this resolution, the moratorium currently in place will automatically terminate immediately up filing of the local law.

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

Janet Aaron	Voting	Aye
Courtney Alexander	Voting	Aye
Sue Dove	Voting	Aye
Chris Legg	Voting	Aye
Mark Tucker	Voting	Aye

The resolution was thereupon declared duly adopted.

**Water and Septic Emergency Contract:** Supervisor Aaron stated the current contract with Brillo Excavation for emergency water and septic services had expired. The current charges were specified in the contract. The new contract proposes a 5% increase in the prices as specified in the contract. Town Engineer Robinson agreed. She stated the original contract was to provide aid to the water department when needed. Since the Town has taken over the Lauder Lane septic district maintenance and any repairs would also be covered in this contract.

Councilor Alexander asked if this could be extended outside of a one-year contract and is the 5% increase necessary?

Councilor Legg stated the City of Syracuse could possibly provide the same services, we are just trying to address the current year and would look into using the City of Syracuse in the future.

Town Engineer Robinson stated the Village currently contracts with the City of Syracuse for services so we can look into also using the City of Syracuse for this type of service.

On a motion of Councilor Legg and seconded by Councilor Tucker, and with unanimous (5-0) affirmation of the Town Board, the Board approved the contract with Brillo Excavation for a one-year contract for emergency water and septic services at a cost not to exceed 5% of the initially contract cost.

\*price chart attached

**Reschedule Jordan Road PRV Replacement Bid Opening – June 21, 2023, at 10:00 a.m.:** Supervisor Arron report no bids were received for the Jordan Road PRV replacement project at the bid opening on May 31<sup>st</sup>, therefore they would need to reschedule the bid opening.

On a motion of Councilor Dove, Seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board, the Board rescheduled the bid opening for the Jordan road PRV replacement for June 21, 2023, at 10:00 a.m.

**Seneca Meadows Resolution Opposing the Increase of the Permitted Landfill Height and Extended Life of Seneca Meadows, Inc:** Supervisor Aaron stated she had attended a rally in Waterloo in support of not expanding Seneca Meadows Landfill. The Town of Skaneateles has been asked to adopt a resolution in support of not expanding the Seneca Meadows Landfill. It would also extend the permit of the existing landfill for 15 years. This resolution is presented to the Board.

On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, the following resolution was approved:

**TOWN OF SKANEATELES RESOLUTION  
RESOLUTION OPPOSING THE INCREASE OF THE PERMITTED LANDFILL HEIGHT  
AND EXTENDED LIFE OF SENECA MEADOWS, INC.**

**WHEREAS**, Seneca Meadows, Inc. (SMI) is seeking to increase the life of its existing landfill ("Landfill") located at 1786 Salcman Road in the Towns of Seneca Falls and Waterloo, Seneca County, New York, and

**WHEREAS**, the project would add approximately 47 million cubic yards of air space used for the disposal of non-hazardous residential, commercial, institutional, and industrial wastes in the proposed SMI Valley Infill Area (Valley Infill"), and

**WHEREAS**, The Valley Infill will involve the construction of approximately 47 acres of newly lined landfill area, as well as overfilling above approximately 191 acres of currently permitted landfill area, and

**WHEREAS**, an increase in the existing maximum permitted Landfill height by about 70 feet, and

**WHEREAS**, the type of waste being received at the facility (Municipal Solid Waste) and the approved design capacity of the Landfill, which is 6,000 tons per day (TPD), would not change, however, Landfill operation would be extended approximately 15 years, depending on the waste volume received in a given year; and

**WHEREAS**, this extension and expansion would impact the quality of life in Skaneateles and the Finger lakes; and

**WHEREAS**, the Town of Skaneateles and the Towns and Villages in the Finger Lakes

region are greatly impacted by garbage trucks traveling through our communities bringing garbage to Seneca Meadows from New York City and other areas outside of Central New York to include travel on more than 35 miles of state highways within the Skaneateles Lake watershed in close proximity to the lake; and

**WHEREAS**, Skaneateles Lake provides unfiltered drinking water to over 200,000 people in Skaneateles and surrounding communities including the City of Syracuse; and

**WHEREAS**, the project sponsor must obtain the following project approvals from the New York State Department of Environmental Conservation ("NYSDEC"): modification of its existing Solid SMI Facility Permit under NYCRR Parts 360 and 363 ("the Part 360/363 permit"); a Change-of- use approval for the Tantalio Landfill Class 4 Superfund Site; and coverage under the SPDES MulitSector General Permit for Stormwater Discharges from Industrial Activities (GP-0-17-004). SMI must also obtain approval from the Town Boards of Seneca Falls and Waterloo ("Town Boards") for the Site Plan for the Valley Infill project Landfill. In addition, the Site will require Site Plan Approval from each Town's Planning Board, and the Project will also require Special

Use Permit approvals from Seneca Falls Zoning Board of Appeals and the Town of Waterloo. In addition, the project sponsor must also undergo an obstruction review by the Federal Aviation Authority ("FAA"); and

**WHEREAS**, traffic to and from the existing Landfill site impacts the Finger Lakes community beyond the Towns of Seneca Falls and Waterloo, presents visual blight upon entering the Finger Lakes area from the Thruway, thereby being incompatible with the community character of the region, together with unmitigated odors emanating therefrom, already negatively impacts regional roads, and air quality and environmental conditions in the immediate area causing these neighborhoods adjacent thereto to be designated disadvantaged communities by the NYSDEC; and

**WHEREAS**, The Town of Skaneateles is not currently named as an interested party, however the residents of the Town will be directly affected by the award of approval or by failure for SMI to receive approval; and

**WHEREAS**, the impact of a landfill decreases the value of properties, increases greenhouse gases, violates New York's climate law and guidelines as proposed by the Climate Action Council, and provides the potential for additional toxins to impact the region;

**NOW, THEREFORE BE IT RESOLVED**, The Town of Skaneateles does hereby oppose any increase in the existing maximum permitted Landfill height by about 70 feet, as well as the extension of the life of the landfill by approximately 15 years, without due consideration of its impact on adjacent communities; and

**BE IT FURHTER RESOLVED**, That the Town of Skaneateles seeks to be named an interested party due to the impacts on our community and therefore requests an enhanced public participation process for this proposed expansion; and

**BE IT FURTHER RESOLVED** that the Town of Skaneateles directs the clerk to forward a copy of this resolution to the NYSDEC, the Town Boards of Seneca Falls and Waterloo and the Seneca Falls Zoning Board of Appeals and the Town of Waterloo, and the Seneca County Board of Supervisors.

**Town of Skaneateles Town Hall Floating Holiday – July 3, 2023:** Supervisor Aaron stated to the Board the employees in the Town have 2 floating holidays. They use one floating holiday for the Friday after Thanksgiving and the employees are requesting to use the second floating holiday on July 3, 2023.

The Board agreed to this request.

On a motion of Councilor Dove, seconded by Councilor Alexander the Board approved the request for the Town employees to use their floating holiday on July 3, 2023.

**Town Hall Office Equipment Reserve Fund Transfer for Zoning Board & Planning Board Tablets/ Codes Office Laptop and Software - \$10,000:** Supervisor Aaron stated the Planning Board, Zoning Board and Codes Office has requested to purchase tablets for meetings and software upgrades. This was budgeted for in 2023.

On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, the Clerk was instructed to advertise to transfer from the following fund subject to the permissive referendum requirements of Town Law: Town Hall Office Equipment Reserve Fund for the following: tablets and software upgrades for Planning , Zoning and Codes Enforcement.

#### **Announcements/Correspondence/Updates**

***Plan Onondaga – Onondaga County Wide Plan Release:*** Supervisor Aaron announced Onondaga County had released their County wide comprehensive plan and is being presented to the public. She would be attending the meeting on June 13, 2023.

***Hamlet Committee Meeting – June 12, 2023, at 5:30 p.m.:*** Councilor Legg announced the Hamlet Committee meeting would be held on June 12, 2023, at the Town Hall.

***Shoreline Committee Update:*** Councilor Tucker stated the committee would be meeting again on Wednesday and would hopefully be submitting the plan to the Town Board by the next meeting.

***Conservation Committee Update:*** Councilor Alexander announced the Conservation Committee had taken off Matt ‘Leveroni as the new chair. He motivated the group and is making things happen. It is a great group of volunteers. They had done tree planting and invasive species removal. They had tended to the board work and the overlook. Replacements of boards on the boardwalk and creating a much safer area. Boy Scout Troop 61 would be camping out and they are excited for this camp out to becoming back. We also have our Parks & Recreation fund that people can donate to.

**Public Comment:** No Public Comment.

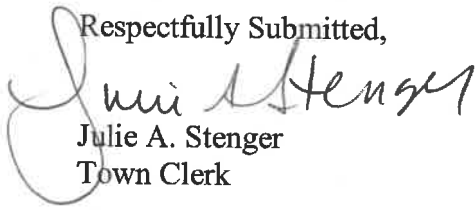


On a motion of Councilor Legg, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to attorney advice at 8:20 p.m.

On a motion of Councilor Dove, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting returned to open session at 9:20 p.m.

On a motion of Councilor Dove, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned at 9:20 p.m.

Respectfully Submitted,



Julie A. Stenger  
Town Clerk

# Skaneateles Fire Department

77 West Genesee Street Skaneateles, NY 13152  
Phone: 315-685-3496 Fax: 315-685-3480

## June 5, 2023- Town Board Report

### Calls for the month:

- See attached Chief's Report (5/1/2023 – 5/31/2023)

### Member hours for the month:

- See attached Members Hour Report (5/1/2023 – 5/31/2023)

### Upcoming trainings:

- 6/11-Apparatus EVOC-08:00
- 6/12-Hose Advancement-19:00
- 6/19-Ladders/ Truck Scrub-19:30
- 6/26-WR-1,2 training-19:00

### Meetings for the month:

- Labor Day – TBA
- Truck – TBA
- Trustees & Board of Directors-TBA
- Officers--TBA

### Other business:

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- Tickets are now available for the High Stakes Money Drawing and are available from any firefighter or online at [www.skaneatelesvfd.com](http://www.skaneatelesvfd.com). As of June 1st<sup>b</sup>, 513 tickets have been sold. This year there are only 850 tickets available for purchase. Mark your calendars now for the 10<sup>th</sup> Annual Casino Night and High Stakes Money Drawing scheduled for Saturday September 23, 2023 at Skaneateles Station #1.

Respectfully submitted,



Pete Buellner  
Fire Chief

# Chief's Report

Skaneateles

**From: 5/1/2023 To: 5/31/2023**

**From: 1/1/2023 To: 12/31/2023**

**Membership**

Total calls: 39	Total calls: 147	Active: 62
Structure Fires: 1	Structure Fires: 10	Career: 0
Vehicle Fires: 0	Vehicle Fires: 3	Inactive: 24
Vegetation Fires: 1	Vegetation Fires: 1	Probationary: 2
Acres Burned: 0	Acres Burned: 0	Military Leave: 0
EMS: 13	EMS: 38	Medical Leave: 0
Rescue: 0	Rescue: 1	Disability: 0
MVA: 7	MVA: 15	Social: 8
Extrication: 1	Extrication: 2	
Hazardous Condition: 3	Hazardous Condition: 8	
Service Call: 0	Service Call: 14	Firefighter: 61
Good Intent Call: 1	Good Intent Call: 4	Interior Firefighter: 27
False Alarm: 12	False Alarm: 41	CFR: 0
Cancelled Enroute: 1	Cancelled Enroute: 12	EMT: 6
Other: 0	Other: 0	Paramedic: 1
Mutual Aid Given: 3	Mutual Aid Given: 19	Driver: 17
Mutual Aid Received: 10	Mutual Aid Received: 62	Diver: 9
Average Personnel: 10.2	Average Personnel: 11.4	Fire Police: 5
Average Enroute Time: 1:22	Average Enroute Time: 1:46	Haz-Mat: 21
Average Onscene Time: 4:52	Average Onscene Time: 5:12	Juniors, Explorers, RAMS: 1
Firefighter Injuries: 0	Firefighter Injuries: 0	Student, Bunk-in: 0
Firefighter Deaths: 0	Firefighter Deaths: 0	Support Staff: 4

Meetings: 2	Meetings: 6
Drills: 6	Drills: 27
Training: 0	Training: 5
Miscellaneous: 7	Miscellaneous: 44
Stand-by: 0	Stand-by: 0

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Prepared by: \_\_\_\_\_

Thursday, June 1, 2023

# Member Hours Report

From: 5/1/2023

To: 5/31/2023

Skaneateles

MEMBER	Drills	Education	EMS / MEDICAL	FIRE / RESCUE	Misc.	Monthly Meeting	TOTAL
202 Alexander, Michael	7.00	0	15.21	21.44	8.00	4.00	55.65
40 Andrews, Bill	0	0	0	0	0	0	0.00
3 Astemborski, Ted	0	0	0	0	0	0	0.00
17 Atkinson, Bill	0	0	0	0	0	3.00	3.00
79 Bailier, Dennis	0	0	0	0	0	0	0.00
13 Bailier, Richard	7.00	0	6.58	14.84	0	1.00	29.42
80 Bailier, Rob	2.00	0	0	0	1.00	4.00	7.00
900H Barron, Dee	0	0	0	0	0	0	0.00
6 Battle, Jorge	2.00	0	19.38	23.63	0	4.00	49.01
136 Blum, Tory	0	0	0	0	4.00	3.00	7.00
901H Brown, Jim	0	0	0	0	0	0	0.00
143 Buehler, Keith	0	0	0	0	0	0	0.00
68 Buetler, Pete	9.50	0	35.57	31.36	7.00	4.00	87.43
12 Buff, Jim	0	0	9.75	4.70	4.00	3.00	21.45
160 Busa, Steve	2.00	0	10.05	11.87	0	4.00	27.92
14 Card, David	0	0	0	0	0	0	0.00
15 Carlson, Gordon	7.00	0	20.28	19.47	1.00	4.00	51.75
4 Casper, Steve	0	0	2.70	0	0	0	2.70
180 Caza, Christopher	7.00	0	2.08	10.18	0	4.00	23.26
113 Clark, Jay	0	0	0	0	0	0	0.00
39 Clarry, Randy	5.00	0	21.08	16.76	4.00	4.00	50.84
911C Coepper, Becky	0	0	0	0	0	0	0.00
115 Cross, Don	0	0	0	0	0	0	0.00
29 D'Amico, Adam	0	0	0	0	0	3.00	3.00
21 Dean, Doug	0	0	0	0	0	0	0.00

# Member Hours Report

From: 5/1/2023

To: 5/31/2023

Skaneateles

MEMBER	Drills	Education	EMS / MEDICAL	FIRE / RESCUE	Misc.	Monthly Meeting	TOTAL
195 Dickover, George	5.00	0	14.42	9.37	3.00	0	31.79
183 Dove, Ryan	5.00	0	14.17	17.71	0	1.00	37.88
912H Dove, Susan	0	0	0	0	1.00	0	1.00
11 Dudden, Tammy	0	0	0	0	0	0	0.00
2 Evans, Daniel S	0	0	19.21	20.32	3.00	4.00	46.53
191 Evans, Emily	0	0	0	0	0	0	0.00
199 Evans, Thomas	7.00	0	17.91	22.76	3.00	4.00	54.67
178 Fedor, Christopher	0	0	0	0	0	0	0.00
117 Frank, Bob	7.00	0	9.33	1.22	3.00	4.00	24.55
186 Frank, William	3.00	0	0	0	0	0	3.00
62 Gannon, Pat	7.00	0	9.36	1.18	0	4.00	21.54
203 Gerardi, Justin	2.00	0	0	0	0	0	2.00
902H Gleason, Lorrle	0	0	0	0	0	0	0.00
33 Graham, Schulyer	0	0	0	0	0	0	0.00
909H Gray, Robby	0	0	0	0	0	0	0.00
197 Hainling, William	5.00	0	11.45	15.57	3.00	4.00	39.02
19 Hall, Todd	0	0	0	0	0	0	0.00
198 Hertzendorf, Cameron	7.00	0	13.36	13.93	3.00	4.00	41.29
914H Hubbard, Marty	0	0	0	0	0	3.00	3.00
25 Jones, Paul	0	0	15.73	3.03	3.00	3.00	24.76
201 Keller, Ed	0	0	0	0	0	0	0.00
194A Kenyon, Lauren	0	0	0	0	0	3.00	3.00
170 Kipp, Jacob	0	0	0	0	0	0	0.00
43 Landers, Ed	0	0	0	0	0	0	0.00
45 Lee, Dave	0	0	0	0	0	0	0.00



# Member Hours Report

From: 5/1/2023

To: 5/31/2023

Skaneateles

MEMBER	Drills	Education	EMS / MEDICAL	FIRE / RESCUE	Misc.	Monthly Meeting	TOTAL
127 Lessaongang, Frank	5.00	0	3.51	6.60	3.00	1.00	19.11
101 Lessaongang, Ray	2.00	0	3.00	2.67	3.00	4.00	14.67
174 Lockhart, Marcus R	7.00	1.00	11.44	9.38	4.00	1.00	33.82
107 Loperfido, Joe	0	0	0	0	0	3.00	3.00
157 Lynn, Bill	0	0	0	0	0	0	0.00
156 Lynn, Marty	0	0	0	0	0	0	0.00
51 Major, Charlie	0	0	0	0	0	0	0.00
904C Major, Peter	0	0	0	0	0	0	0.00
52 Marchand, Dick	0	0	0	0	0	0	0.00
905C McGrath, Thomas	0	0	0	0	0	0	0.00
185 Mead, Ariel	5.00	0	10.28	2.50	10.00	4.00	31.78
162 Mead, Kevin	5.00	0	0	2.50	0	4.00	11.50
181 Mead, Paul W	0	0	1.47	0	0	3.00	4.47
131 Murphy, Bill	7.00	0	0	10.05	7.00	4.00	28.05
7 Murphy, Kathy	4.00	0	6.36	8.77	7.00	4.00	30.13
60 Murphy, Paul	0	0	0	0	0	0	0.00
96 Newell, David	5.00	0	9.44	11.93	0	4.00	30.37
184 Orsen, Joe	0	0	0	0	3.00	0	3.00
188 Paddock, Heather	2.00	0	10.74	0	3.00	1.00	16.74
171 Paddock, Mike	3.00	0	9.56	9.25	3.00	0	24.81
63 Perkins, Dick	2.50	0	7.89	9.29	1.00	4.00	24.68
116 Pickering, Dana	9.50	0	17.13	25.81	6.00	4.00	62.44
200 Plummer, Paul	2.00	0	11.48	7.32	3.00	4.00	27.80
69 Roberts, Ed	0	0	0	0	0	0	0.00
910C Roulette, Paula	0	0	0	0	0	0	0.00

# Member Hours Report

From: 5/1/2023

To: 5/31/2023

Skaneateles

MEMBER	Drills	Education	EMS / MEDICAL	FIRE / RESCUE	Misc.	Monthly Meeting	TOTAL
88 Rusin, Jim	2.00	5.00	15.39	13.07	4.00	4.00	43.46
66 Russell, Gene	0	0	12.40	11.66	3.00	1.00	28.06
907H Scriven, John	0	0	0	0	0	0	0.00
71 Scriven, Ted	0	0	0	0	0	0	0.00
103 Self, Eric	5.00	0	0	3.68	11.00	4.00	23.68
176 Self, Thomas	0	0	0	1.18	5.00	3.00	9.18
109 Shappell, Gary	0	0	0	0	0	3.00	3.00
74 Sheppard, David	4.00	0	9.44	10.65	1.00	4.00	29.09
133 Short, Scott	0	0	0	0	0	4.00	4.00
908H Simmons, Doreen	0	0	0	0	0	3.00	3.00
909C Sisson, Barry	0	0	0	0	0	0	0.00
78 Spearing, Dave	0	0	0	0	0	0	0.00
82 Squires, Fred	0	0	0	0	0	0	0.00
187 Stanczyk, Mike	7.00	0	0	0	3.00	4.00	14.00
24 Stebbins, Mark	4.00	0	5.78	0	0	1.00	10.78
84 Surbeck, Greg	0	0	0	0	0	0	0.00
146 Tate, Jodi	5.00	0	1.47	2.90	3.00	4.00	16.37
93 Truswell, Roy	0	0	0	0	0	0	0.00
76 Wallace, Charles	2.00	5.00	0	0	4.00	4.00	15.00
92 Wellington, Allan	3.00	0	10.36	0	0	3.00	16.36
196 Willey, Mike	3.00	0	6.25	5.87	0	0	15.12
41 Woodford, Clint	9.50	0	35.57	33.03	4.00	4.00	86.10
192 Yengo, Chris	5.00	0	0	5.05	0	3.00	13.05
<b>Total Hours</b>	<b>205.00</b>	<b>11.00</b>	<b>466.58</b>	<b>452.50</b>	<b>142.00</b>	<b>173.00</b>	<b>1450.1</b>

**Notice of Public Hearing**  
**Introductory Local Law D of the Year 2023**  
**“Proposed Zoning Law Amendment Related to Solar Energy Systems”**

NOTICE IS HEREBY GIVEN that a public hearing shall be held by the Town Board of the Town of Skaneateles at 7:00 p.m. on May 15, 2023 regarding Introductory Local Law D of 2023 “Proposed Local Law Amendment Related to Solar Energy Systems”,

A copy of the local law and related materials is available for review at the Town Clerk’s Office of the Town of Skaneateles, 24 Jordan Street, Skaneateles, New York or at [www.townofskaneateles.com](http://www.townofskaneateles.com). An opportunity to be heard in regard to this proposed local law will be given at the hearing to those favoring or opposing the same, as well as any comments. Communication in writing in relation thereto may be filed with the Town Board or at such hearing.

Said Hearing will be held on Monday, *May 15, 2023 at 7:00 pm* in person the Skaneateles Town Hall, 24 Jordan Street, Skaneateles, NY 13152 and via Zoom at <https://us02web.zoom.us/j/https://us02web.zoom.us/j/84166550100>, Meeting ID: 841 6655 0100, Passcode: 177372 or dial by your location +1 646 876 9923 US (New York). At that time, all persons will be heard or have an opportunity to provide written comment.

Dated: Skaneateles, New York  
April 4, 2023

COMMUNITY MEDIA GROUP, LLC  
PO BOX 182  
ELIZABETHTOWN NY 12932  
(518)873-6368ext  
Fax (315)434-8883

ORDER CONFIRMATION

Salesperson: SYRACUSE LEGAL

Printed at 04/04/23 13:26 by lcong

Acct #: 2254411

Ad #: 308943

Status: New WHOLD

TOWN OF SKANEATELES  
ATTN ACCOUNTS PAYABLE  
24 JORDAN ST  
SKANEATELES NY 13152

Start: 04/12/2023 Stop: 04/19/2023  
Times Ord: 2 Times Run: \*\*\*  
LGL 1.00 X 63.00 Words: 219  
Total LGL 63.00  
Class: 001 LEGAL ADS  
Rate: LGL Cost: 57.84  
# Affidavits: 1

Contact: JULIE STENGER  
Phone: (315)685-3473  
Fax#: (000)000-0000  
Email: jstenger@townofskaneateles.c  
Agency:

Ad Descrpt: LOCAL LAW D OF YEAR 2023  
Given by: \*  
P.O. #:  
Created: lcong 04/04/23 13:21  
Last Changed: lcong 04/04/23 13:26

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
C05	A	96	W	Wed 04/12/23	2	Wed 04/19/23	W

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

COMMUNITY MEDIA GROUP, LLC  
PO BOX 182  
ELIZABETHTOWN NY 12932  
(518)873-6368ext  
Fax (315)434-8883

ORDER CONFIRMATION (CONTINUED)

Salesperson: SYRACUSE LEGAL

Printed at 04/04/23 13:26 by lcong

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Acct #: 2254411

Ad #: 308943

Status: New WHOLD WHOI

**Notice of Public  
Hearing**

**Introductory Local Law  
D of the Year 2023  
"Proposed Zoning Law  
Amendment Related to  
Solar Energy Systems"**

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Passcode: 177372 or dial by your location +1 646 876 9923 US (New York). At that time, all persons will be heard or have an opportunity to provide written comment.

Dated: Skaneateles,  
New York  
April 4, 2023  
PO-308943



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  
Town Board of the Town of Skaneateles \_\_\_\_\_ 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 Amending the Requirements for Offsite/Community and Utility Solar Uses in the Town of Skaneateles

Name of Lead Agency: Town Board of the Town of Skaneateles

Name of Responsible Officer in Lead Agency: Janet Aaron

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date: 6-7-23

**For Further Information:**

Contact Person: Janet Aaron

Address: 24 Jordan Street, Skaneateles, NY 13152

Telephone Number: (315) 685-5449

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>

**PRINT FULL FORM**

Project : Date : 

**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.

- a. There will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems. Although the Proposed Local Law concerns development that could potentially occur within the Skaneateles Lake watershed, this Action will not result in an adverse impact to the surface water quality or quantity of Skaneateles Lake. At worst, no change to surface water quality or quantity will occur as a result of the Action. However, surface water quality may improve as a result of the Action because it prohibits development of large solar energy systems adjacent to the lake.
- b. There will not be large quantities of vegetation or fauna removed or destroyed as the result of the Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the Action; there will not be a significant impact upon habitat areas; there are no substantial adverse impacts on any known threatened or endangered species of animal or plant, or the habitat of such species; nor are there any other significant adverse impacts to natural resources.
- c. There are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action.
- d. The Action will not result in the creation of a material conflict with the Town's current plans or goals as officially approved or adopted. To the contrary, the Proposed Local Law is meant to further these goals.
- e. 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. The Proposed Local Law is intended to preserve community character and aesthetic resources by requiring a more careful review of proposed solar development projects.
- f. There will not be an increase in the use of either the quantity or type of energy resulting from the Action.
- g. There will not be any hazard created to human health.
- h. There will not be an irreversible change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland.
- i. The Action will not encourage or attract 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.
- j. There will not be created a material demand for other Actions that would result in one of the above consequences.
- k. There will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact.
- l. There are not two or more related Actions which would have a significant impact on the environment.

**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

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

Agency Use Only [If applicable]

Project :   
 Date :

**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	
<b>1. Impact on Land</b> 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

*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 <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) 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"/>

<b>8. Impact on Agricultural Resources</b>			
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>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>

<b>9. Impact on Aesthetic Resources</b> 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
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
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"/>		

<b>10. Impact on Historic and Archeological Resources</b> 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
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
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"/>

<b>11. Impact on Open Space and Recreation</b> 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
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>	
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"/>	

<b>12. Impact on Critical Environmental Areas</b> 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
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>	
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.  
(See Part 1. D.2.j)

 NO YES

*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.  
(See Part 1. D.2.k)

 NO YES

*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.  
(See Part 1. D.2.m., n., and o.)

 NO YES

*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"/>

<b>16. Impact on Human Health</b>			
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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</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 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"/>

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

**Proposed Zoning Law Amendment Related to Solar Energy Systems**

**WHEREAS**, pursuant to Municipal Home Rule Law Section 20(4), Board Member Legg has introduced for consideration Local Law No. 4 of 2023 entitled "A Local Law Amending the Requirements for Offsite/Community and Utility Solar Uses in the Town of Skaneateles" (the "Proposed Local Law"); and

**WHEREAS**, the purpose of the Proposed Local Law is to amend Article 5 of the Town of Skaneateles Zoning Law (the "Zoning Law") to address land use requirements for the construction or erection and location of Offsite/Community and Utility Solar uses (as defined in the Zoning Law) in the Town of Skaneateles (the "Town"); and

**WHEREAS**, when reviewing a proposal for a Offsite/Community or Utility Solar use, the Town of Skaneateles Planning Board (the "Planning Board") and/or the Town of Skaneateles Zoning Board of Appeals (the "ZBA") should take into account the surrounding land uses to determine the suitability of the proposed use in a given location; and

**WHEREAS**, because of the potential impact that Offsite/Community and Utility Solar uses may have on the community character of surrounding lands and the scenic, natural and historic character of the Town, the Planning Board and ZBA should give particular consideration to these impacts before approving such uses; and

**WHEREAS**, the Town Board desires to comply with the requirements of the State Environmental Quality Review Act ("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, and pursuant to those laws, referred part 1 of the EAF to County Planning and sent lead agency letters in order to comply with the rules governing coordinated review; and

**WHEREAS**, Onondaga County Planning, the Zoning Board and the Planning Board did not recommend substantive changes to the Proposed Local Law; and

**WHEREAS**, the Town desires to comply with the requirements of the New York State Town Law and held a public hearing to allow the public to comment on the Proposed Local Law on May 15, 2023; and

**WHEREAS**, the Town currently has a moratorium in place that will not longer be necessary once the new regulations are implemented.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board hereby confirms and adopts the following conclusions as SEQRA lead agency:

1. The Town Board hereby confirms its preliminary classification of the Proposed Local

Law as a Type I Action under SEQRA (the “Action”);

2. The following impacts are expected to result from the Action, when compared against the criteria in Section 617.7 (c) of the Regulations:

- a. There will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

Although the Proposed Local Law concerns development that could potentially occur within the Skaneateles Lake watershed, this Action will not result in an adverse impact to the surface water quality or quantity of Skaneateles Lake. At worst, no change to surface water quality or quantity will occur as a result of the Action. However, surface water quality may improve as a result of the Action because it prohibits development of large solar energy systems adjacent to the lake.

- b. There will not be large quantities of vegetation or fauna removed or destroyed as the result of the Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the Action; there will not be a significant impact upon habitat areas; there are no substantial adverse impacts on any known threatened or endangered species of animal or plant, or the habitat of such species; nor are there any other significant adverse impacts to natural resources.
- c. There are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action.
- d. The Action will not result in the creation of a material conflict with the Town’s current plans or goals as officially approved or adopted. To the contrary, the Proposed Local Law is meant to further these goals.
- e. 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.

The Proposed Local Law is intended to preserve community character and aesthetic resources by requiring a more careful review of proposed solar development projects.

- f. There will not be an increase in the use of either the quantity or type of energy resulting from the Action.
- g. There will not be any hazard created to human health.
- h. There will not be an irreversible change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss

of ten acres of such productive farmland.

- i. The Action will not encourage or attract 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.
  - j. There will not be created a material demand for other Actions that would result in one of the above consequences.
  - k. There will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact.
  - l. There are not two or more related Actions which would have a significant impact on the environment.
3. Based upon the information and analysis above, the Action **WILL NOT** result in any significant adverse environmental impacts;
  4. The information available concerning the Action was sufficient for the Town Board to make its determination;
  5. The Town hereby approves and adopts the attached Full Environmental Assessment Form for the Action (Parts 1, 2, and 3);
  6. A Determination of Non-Significance on the proposed Action is hereby issued;
  7. The preparation of an environmental impact statement for the Action shall not be required;
  8. The Town Supervisor is hereby directed to sign the Full Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Town Board's determination;
  9. This Determination of Non-Significance has been prepared in accordance with SEQRA and the Town Clerk is hereby directed to file, publish and distribute a notice of this Negative Declaration pursuant to 6 NYCRR § 617.12(a)(1);

**BE IT FURTHER RESOLVED** that the Town Board hereby adopts the Proposed Local Law, and that henceforth it shall be designated Local Law No. 4 of 2023; and

**BE IT FURTHER RESOLVED** that the Town Clerk is hereby directed to file the Proposed Local Law with the Secretary of State pursuant to Municipal Home Rule Law Section 27 and to make any publications required by law; and

**BE IT FURTHER RESOLVED** that the Proposed Local Law shall take effect immediately upon filing with the Secretary of State; and



**BE IT FURTHER RESOLVED** that pursuant to this resolution, the moratorium currently in place will automatically terminate immediately up filing of the local law.

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

Janet Aaron	Voting	Aye
Courtney Alexander	Voting	Aye
Sue Dove	Voting	Aye
Chris Legg	Voting	Aye
Mark Tucker	Voting	Aye

The resolution was thereupon declared duly adopted.

Dated: June 6, 2023

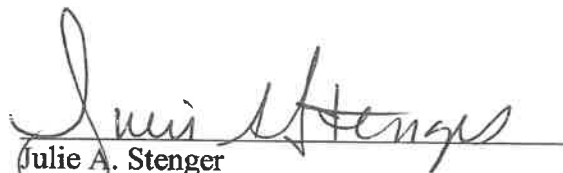
#### **CERTIFICATION**

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on June 5, 2023 the foregoing Resolution was duly moved by Councilor Alexander and seconded by Councilor Legg, a quorum of four members of the five-member Board being present, and each voted on the Resolution as follows:

Supervisor Janet Aaron	Aye
Councilor Mark Tucker	Aye
Councilor Courtney Alexander	Aye
Councilor Christopher Legg	Aye
Councilor Susan Dove	Aye

The Resolution was, therefore, duly adopted.

Dated: June 6, 2023

  
Julie A. Stenger  
Town Clerk

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Town of Skaneateles  
Local Law 4 of the Year 2023  
Local Law Amending the Requirements for Offsite/Community  
and Utility Solar Uses in the Town of Skaneateles

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**Section 1. Title**

This Local Law shall be referred to as “A Local Law Amending the Requirements for Offsite/Community and Utility Solar Uses in the Town of Skaneateles.”

**Section 2. Purpose and Intent**

The purpose of the Proposed Local Law is to amend Article 5 of the Town of Skaneateles Zoning Law (the “Zoning Law”) to address land use requirements for the construction or erection and location of Offsite/Community and Utility Solar uses (as defined in the Zoning Law) in the Town of Skaneateles.

**Section 3. Authority**

This Local Law is enacted pursuant to the provisions of the New York Town Law and the New York Municipal Home Rule Law.

**Section 4. Amendment to Zoning Law**

See attached page.

**Section 5. State Environmental Quality Review Act (SEQRA)**

The Town Board has considered the provisions of Article 8 of the Environmental Conservation Law (“SEQRA”) and the regulations adopted thereunder at 6 NYCRR Part 617 and finds this Local Law to be a Type I Action as defined therein. The Town Board, acting as lead agency, conducted a coordinated review pursuant to SEQRA and issued a determination of non-significance with respect to the proposed action.

**Section 6. Severability**

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 7. Effective date**

This local law shall take effect immediately upon filing with the Secretary of State.

## § 148-5-8 Solar Energy Systems

- A. Intent. The purpose of the following regulations is to promote and accommodate the provision of solar energy systems as an environmentally friendly alternative source of energy for town residents and businesses. The Town shares the general goal of encouraging solar energy generation with Federal and State programs. However, Federal and State programs focus on total energy production, the interface with public utilities, and operational characteristics of solar energy systems, while the Town is more concerned with the physical characteristics and impacts of solar energy systems. These regulations reflect the Town's concerns.
- B. Authority. All solar energy systems shall be established and maintained in conformance with this Section. The Town recognizes that solar technology for consumer use is a new and evolving technology and that some town standards may not apply to all solar energy systems. Therefore, this section authorizes limited modifications as deemed appropriate (see 148-5-8.D.4.d)).
- C. Solar Energy System Review & Dimensional Standards. The following table sets forth the review procedures and standards for solar energy systems. See also §148-12-2 Definitions (for terms with “\*”).

# 1. Table of standards

Solar Energy System Type*	ON - site/Individual*			OFF- site/Community*			Utility*
	BIPV	Building Mount	Ground Mount	BIPV	Building Mount	Ground Mount	Ground Mount
Solar Energy Installation type*:							
Zone Districts, permitted in:	All	All	All	All	All except HM		IRO
Town Review Procedure	Building-Zoning Permit	Building-Zoning Permit	Site Plan Review	Building-Zoning Permit	Building-Zoning Permit	Special Permit	Special Permit
Land use/structure type:	Equipment/accessory structure			Sole principal or 2 <sup>nd</sup> principal use			
Kilowatt, max.	Subject to NYSEDA limits			Subject to NYSEDA /NYS PSC limits			
Lot area, Min.	-	-	2 acres	-	-	10 acres	20 acres
<b>Solar Energy Materials &amp; Equipment*</b>							
<b>Solar Panel*</b>							
Maximum height/projection							
Wall/pitched roof	-	1 ft.	-	-	1 ft.	-	-
Flat/low pitch roof	-	6 ft.	-	-	6 ft.	-	-
Ground mount	-	-	15 ft.	-	-	15 ft.	15 ft.
<b>Solar Array*</b>							
% lot area, max.	-	-	5%	-	-	25%	50%
Impermeable surface coverage	-	-	exempt	-	-	exempt	exempt
Permeable Surface Coverage	-	-	exempt	-	-	exempt	exempt
Yard setbacks							
Front	-	-	Per Zone District Standards applicable to principal use/structure	-	-	100 ft.	100 ft.
Side	-	-		-	-		
Rear	-	-		-	-		

2. Off-site/Community solar system may be the sole principal use of a lot or may be co-located as second principal use with another principal use on a portion of a lot and shall be subject to town review and applicable standards. The solar collectors may be building-mounted or ground-mounted. The off-site/community system shall apportion solar collectors or electric output to individual end-users through a legally binding agreement and management system. This management system shall be documented, subject to town review and may show either collective ownership and management by the end-users OR ownership and operation by a third party with long-term leases to the individual end-users. Examples of the managing entity include subdivision homeowner association and other similar organization or a profit or nonprofit third-party.
3. Utility Facility system may be the sole principal use of lot or may be co-located as second principal use with another principal use on a portion of a lot and shall be subject to town review and applicable standards.

#### D. General regulations

##### 1. Safety and Security compliance

- a. *Electrical Connections. All solar energy systems shall be subject to electrical permit, inspection and certification for safe installation and operation. Prior to the time of the issuance of a building permit, the applicant/owner shall demonstrate to the Code Enforcement Officer a reliable and safe method for de-energizing the solar energy system in the event of an emergency.*
- b. *Utility Connection. All power lines from the solar energy system for on-site consumption shall be located underground; interconnections to the public utility grid shall be subject to the requirements of the public utility. All lines and connections shall be installed by certified professionals and must meet all applicable federal, state and local electrical codes.*
- c. *Security. ground mounted solar systems shall be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's contact information shall be placed on the entrance and perimeter of the fencing.*
- d. *Maintenance and Inspection.*
  - i. The land, structures and equipment associated with all solar energy systems shall be maintained in good condition and in accordance with all requirements of this section.

- ii. Upon notice to the owner or his/her agent, the Codes Enforcement Officer and/or Town Engineer shall have the right at any reasonable time to enter the premises on which a solar energy system is constructed to inspect all parts of the installation and require that repairs or alterations be made if in his/her judgment there may be a deficiency in the operation or the structural stability of the system. If necessary, the Codes Enforcement Officer or Town Engineer may order the system to be secured or to cease operation. If the Codes Enforcement Officer or Town Engineer has reason to believe that an emergency situation involving danger to life, limb or property exists, the Codes Enforcement Officer or Town Engineer may enter the premises for purposes of inspecting the system without notifying the owner or agent in advance and order immediate correction. (See also Discontinuance).

## 2. Visual Protection.

- a. Screening. All ground mounted solar energy systems shall be screened to the maximum extent feasible to minimize visual impacts to nearby residential properties, any public road ROW and Skaneateles Lake, taking into consideration site-specific conditions including topography, adjacent structures and roadways. Such screening may be accomplished using context-appropriate fencing, by preserving natural vegetation, the construction of berms, and providing additional landscape screening, as determined by the reviewing board. Existing vegetation must be preserved and used for screening whenever practical.
- b. Glare. All ground mounted solar energy systems shall be designed and located to minimize reflective glare.
- c. Significant view-sheds. No ground mounted systems shall be installed in any location that would substantially detract from or block the view(s) of all or a portion of a view-shed listed or referred to in the adopted Town of Skaneateles Open Space Plan or Comprehensive Plan or in any future officially adopted Town planning document. Off-site ground mounted systems placed within a recognized view-shed and that are directly observable within 1 mile from points of public access such as Skaneateles Lake or public ROW shall be positioned and screened to minimize alteration of the existing view. Any Off-site/Community or Utility Facility solar system shall be presumed to result in significant visual impacts. However, the applicant shall have the opportunity to rebut that presumption through the submission of detailed visual simulations. The Planning Board may exercise its discretion to grant a special permit for an Off-site/Community or Utility Facility solar system only if it is satisfied that there will be minimal negative visual impacts due to existing screening, topography or the installation of additional vegetative screening.



- d. **Spacing.** To prevent the oversaturation of Off-site/Community and Utility Facility solar systems in one area of the Town, no Off-site/Community or Utility Facility solar system shall be approved if it is within one mile of an already approved Off-site/Community or Utility Facility solar systems unless the reviewing board makes specific findings that it will not have a significant impact on the character of the area.
  - e. **Visual Impacts in the Skaneateles Lake Watershed.** No Off-site/Community or Utility Facility solar system shall be approved if any portion of the project is located within 1,500 feet of the shoreline of Skaneateles Lake.
  - f. **The Planning Board may require equipment associated with solar arrays to be painted a neutral color in order to minimize visual impacts on neighboring properties.**
3. **Other structures/improvements.** Any structures or improvements, such as driveways, parking, maintenance-storage buildings or offices incidental to off-site systems shall be subject to all zone district dimensional requirements normally applicable to the site.
4. **Exemptions and waivers**
    - a. **Agricultural exemption.** When an on-site solar energy system is part of a farm operation located within an agricultural district as defined in Article 25AA of the NYS Agriculture and Markets Law, it shall be considered to be part of the farm operation and shall be exempt from the requirement to obtain a special permit or site plan review as set forth in §148-5-8.C above. An Off-site Community or Utility system co-located on farm land as an unrelated and separate principal use shall NOT be considered an exempted agricultural activity and shall be subject to the provisions of this section.
    - b. **Setback/Height limited exemption building mounted systems.** Building mounted systems that otherwise comply with dimensional requirements in §148-5-8.C above may encroach into minimum required setbacks or exceed maximum height limits by up to [one (1) foot].
    - c. **Conflict with Federal or State Solar Programs.** In the event that there is conflict between the requirements of Federal and State solar energy programs and Town Zoning requirements the Board or Codes Enforcement Officer may adjust these Zoning requirements for a specific proposal to make reasonable accommodations among conflicting requirements.
    - d. **Modification for technological changes.** §148-5-8 assumes that building mounted solar energy systems are designed as flat rectangular panels

mounted flush or parallel to a building and that ground mounted systems are installed on two support posts with minimal disturbance of the ground surface. During Site Plan or Special Permit review the dimensional limits (height, setback) for solar energy systems may be modified by the reviewing board upon a finding that changes in solar technology require reasonable and minor adjustments to dimensional limits to enable installation of a solar energy system. The reviewing board may increase the setback encroachment by not more than one (1) foot and/or increase the height limit by an additional 10%.

- e. Permeable and Impermeable Surface Coverage- limited exemption. All ground mounted systems are exempt from Required Maximum Permeable or Impermeable Surface Coverage based on the observation and finding that existing mounting materials and installation methods result in negligible disturbance to the ground and any drainage systems, provided however, that the supporting posts and associated footings are no more than one (1) sq. ft. in area for each support post. Any posts, footings or structural bases for solar energy systems exceeding one (1) sq. ft. shall be subject to Permeable and Impermeable Surface Coverages.

## 5. Nonconformities

- a. **Pre-existing solar systems.** Any solar energy system installed prior to June 5, 2023, may continue to operate and be maintained and repaired. Any expansion of an existing solar energy system shall be in conformance with this Section.
- b. **Nonconforming uses.** A solar energy system may be installed on a lot occupied by a nonconforming use in compliance with this Section.
- c. **Nonconforming structures.** A solar energy system may be installed on a lot occupied by a nonconforming structure in compliance with this Section, provided that it does not increase the nonconformity of any structure. The solar energy system setback and height exemptions shall apply.
- d. **Nonconforming lots.** A solar energy system may be installed on a nonconforming lot provided the following conditions are met. Building mounted systems may be installed on conforming structures in compliance with this section. Ground mounted systems may be installed on nonconforming lots that have insufficient lot area or lot width provided that the solar energy system can meet the minimum applicable setback requirements applicable to principal buildings specified in §148-8-9.A.1 and that the lot has a minimum lot area of 20,000 sq. ft.

## 6. Discontinuance

- a. **Decommissioning.** If a solar energy system ceases to perform its originally intended function for more than 12 consecutive months as determined by the property owner, the property owner shall remove the system and associated equipment no later than 90 days after the end of the twelve month period.
  - b. **Mandatory Removal.** If the Codes Enforcement Officer, on the basis of investigation or information received determines that a solar energy system is inoperative or its use has been discontinued, the Codes Enforcement Officer shall provide written notification to the property owner. The owner shall either substantiate to the satisfaction of the Codes Enforcement Officer that the solar energy system is still operating or obtain a demolition permit from the Codes Enforcement Officer to decommission the system as provided in paragraph (§148-5-8.D.6.a) above within one year of said notification. Failure to obtain a demolition permit to remove the discontinued solar energy system in accordance with these regulations shall be a violation of this section, and at the option of the Town Board, the Town Board may cause the solar energy system to be removed. All expenses incurred by the Town to remove the solar energy system shall be assessed against the land on which the solar energy system is located and such expenses shall be levied and collected in the same manner as provided in the Town Law for the collection of a special ad valorem levy (See also Inspection).
7. **Change of Ownership.** The owner of an off-site/community or industrial solar system must notify the Town Code Enforcement Officer in writing no later than thirty (30) days prior to a change in ownership of the system that it will be sold or the lease assigned to another entity or person. Failure to comply with this requirement shall result in the special permit being terminated.

E. Supplemental Submissions for Solar Energy Systems. The following are additional and specialized submissions for solar energy systems that shall accompany, applications for building permit, Site Plan Review, Special Permit or Variance.

1. Statement of Compliance. All applications for solar energy systems shall provide documentation of compliance or the status of pending compliance with applicable requirements of NYSERDA, NYS PSC or any other regulatory agency with jurisdiction over the application.
2. Utility notification. Applications for solar energy systems that will have a utility connection shall include a signed interconnection agreement or letter of intent with the interconnecting utility company.
3. Manufacturer/installation Specifications. Documentation from the manufacturer w/graphics shall be supplied to the town for all solar energy systems.
4. View-shed analysis. All off-site/community and utility ground mounted systems shall include a site location map showing the site of the proposed placement of the solar energy system and its relationship to potential views from public access points within 1 mile of the site for each view shed recognized in Town Comprehensive Plan. Photo simulation of the impact of the proposed energy system may be required by the reviewing board.
5. Landscaping plan. All ground-based systems shall include as part of its Site Plan documentation information of existing and proposed site drainage, vegetation and strategies for screening. The Planning Board may specify the species, minimum height and configuration of vegetation that must be planted in order to minimize visual impacts. The Landscaping Plan shall be prepared by a professional arborist or landscape architect and include a Landscaping Maintenance Plan to ensure that vegetative screening and plantings shall be maintained, and if necessary, replaced as needed. The Planning Board shall require an escrow or bond to ensure that that the requirements of the Landscaping Maintenance Plan are enforced.
6. The Planning Board may require a sound study or analysis to determine whether the Project could result in sound impacts above ambient at the nearest property line. In the event that the Planning Board determines that the Project may result in a significant adverse noise impact on a neighboring property owner, the Planning Board may either require the applicant to mitigate those impacts or deny the application.

F. Supplemental Review Standards for Solar Energy Systems. The following are additional and specialized standards for solar energy systems that shall be considered by the reviewing board and shall be in addition to the general review standards applicable to Site Plan Review, Special Permit or Variance.

1. Site Plan Review – Special Permit. Solar energy systems required by this Section to obtain a Site Plan Review or a Special Permit shall comply with the procedures and standards of the applicable sections of §148-10-5 through §148-10-9.
2. Building mounted arrays may be arranged with minimal horizontal or vertical separation of panels. Building mounted the panels may be parallel to the wall/roof surface or when placed upon a flat or low slope roof angled to maximize exposure to solar radiation. The projection beyond the wall/roof plane is measured along a perpendicular line extending out from the wall/roof plane to the surface plane of the panel. (see also Table of Standards and Exemptions for setback – height)
3. Ground based arrays are typically arranged in rows with minimal side-to-side separation of panels and with an intermediate access path between rows of sufficient width for a person to walk for maintenance and to facilitate surface water run-off. Ground based arrays are regulated as a percentage of lot area per §148-5-8C. The exterior limits of the entire solar array with intermediate access paths are to be included within an array perimeter drawn upon a site plan. The basis of solar array coverage is the area contained within the array perimeter and shall be measured in square feet and as a percentage of the total lot area. Ground mounted panels are placed on vertical posts above the ground and angled to maximize exposure to solar radiation. The height of panels above the ground is measured along a perpendicular line extending up from the ground plane to the highest point of the solar panel.
4. Coverage for Ground mounted Array. A ground mounted solar array shall be evaluated by the Planning Board for the cumulative effect upon ground coverage of the grouping of solar panels. The Planning Board shall find (1) the area contained within the solar array is within the required zone district required setbacks established for a principal structure; (2) the proposed array is within the maximum allowable percentage of lot area (set forth in table above); (3) the intermediate paths between panel rows included in the array are reasonable and adequate for equipment and ground maintenance;(4) the ground within the array is covered with vegetation or appropriate permeable materials; and (5) that all surface water run-off is able to be directly absorbed into the ground and will be compatible with existing or planned drainage patterns for the site.
5. Preservation of Agricultural Resources. The Planning Board must consider the impact of the construction of a Solar Energy System on existing agricultural resources, including but not limited to, impacts on existing farm

operations, the availability of suitable land available for farmers to lease and the irreversible destruction of productive soils.



**TOWN OF SKANEATELES RESOLUTION  
RESOLUTION OPPOSING THE INCREASE OF THE PERMITTED LANDFILL HEIGHT AND EXTENDED  
LIFE OF SENECA MEADOWS, INC.**

**WHEREAS**, Seneca Meadows, Inc. (SMI) is seeking to increase the life of its existing landfill (“Landfill”) located at 1786 Salcman Road in the Towns of Seneca Falls and Waterloo, Seneca County, New York, and

**WHEREAS**, the project would add approximately 47 million cubic yards of air space used for the disposal of non-hazardous residential, commercial, institutional, and industrial wastes in the proposed SMI Valley Infill Area (Valley Infill”), and

**WHEREAS**, The Valley Infill will involve the construction of approximately 47 acres of newly lined landfill area, as well as overfilling above approximately 191 acres of currently permitted landfill area, and

**WHEREAS**, an increase in the existing maximum permitted Landfill height by about 70 feet, and

**WHEREAS**, the type of waste being received at the facility (Municipal Solid Waste) and the approved design capacity of the Landfill, which is 6,000 tons per day (TPD), would not change, however, Landfill operation would be extended approximately 15 years, depending on the waste volume received in a given year; and

**WHEREAS**, this extension and expansion would impact the quality of life in Skaneateles and the Finger lakes; and

**WHEREAS**, the Town of Skaneateles and the Towns and Villages in the Finger Lakes region are greatly impacted by garbage trucks traveling through our communities bringing garbage to Seneca Meadows from New York City and other areas outside of Central New York to include travel on more than 35 miles of state highways within the Skaneateles Lake watershed in close proximity to the lake; and

**WHEREAS**, Skaneateles Lake provides unfiltered drinking water to over 200,000 people in Skaneateles and surrounding communities including the City of Syracuse; and

**WHEREAS**, the project sponsor must obtain the following project approvals from the New York State Department of Environmental Conservation (“NYSDEC”): modification of its existing Solid SMI Facility Permit under NYCRR Parts 360 and 363 (“the Part 360/363 permit”); a Change-of-use approval for the Tantalito Landfill Class 4 Superfund Site; and coverage under the SPDES MultiSector General Permit for Stormwater Discharges from Industrial Activities (GP-0-17-004). SMI must also obtain approval from the Town Boards of Seneca Falls and Waterloo (“Town Boards”) for the Site Plan for the Valley Infill project Landfill. In addition, the Site will require Site Plan Approval from each Town’s Planning Board, and the Project will also require Special

Use Permit approvals from Seneca Falls Zoning Board of Appeals and the Town of Waterloo. In addition, the project sponsor must also undergo an obstruction review by the Federal Aviation Authority (“FAA”); and

**WHEREAS**, traffic to and from the existing Landfill site impacts the Finger Lakes community beyond the Towns of Seneca Falls and Waterloo, presents visual blight upon entering the Finger Lakes area from the Thruway, thereby being incompatible with the community character of the region, together with unmitigated odors emanating therefrom, already negatively impacts regional roads, and air quality and environmental conditions in the immediate area causing these neighborhoods adjacent thereto to be designated disadvantaged communities by the NYSDEC; and

**WHEREAS**, The Town of Skaneateles is not currently named as an interested party, however the residents of the Town will be directly affected by the award of approval or by failure for SMI to receive approval; and

**WHEREAS**, the impact of a landfill decreases the value of properties, increases greenhouse gases, violates New York’s climate law and guidelines as proposed by the Climate Action Council, and provides the potential for additional toxins to impact the region;

**NOW, THEREFORE BE IT RESOLVED**, The Town of Skaneateles does hereby oppose any increase in the existing maximum permitted Landfill height by about 70 feet, as well as the extension of the life of the landfill by approximately 15 years, without due consideration of its impact on adjacent communities; and

**BE IT FURHTER RESOLVED**, That the Town of Skaneateles seeks to be named an interested party due to the impacts on our community and therefore requests an enhanced public participation process for this proposed expansion; and

**BE IT FURTHER RESOLVED** that the Town of Skaneateles directs the clerk to forward a copy of this resolution to the NYSDEC, the Town Boards of Seneca Falls and Waterloo and the Seneca Falls Zoning Board of Appeals and the Town of Waterloo, and the Seneca County Board of Supervisors.

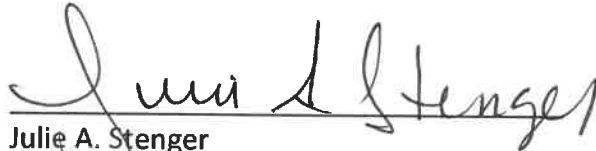
## CERTIFICATION

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on June 5, 2023 the foregoing Resolution was duly moved by Councilor Alexander and seconded by Councilor Legg, a quorum of four members of the five-member Board being present, and each voted on the Resolution as follows:

Supervisor Janet Aaron	Aye
Councilor Mark Tucker	Aye
Councilor Courtney Alexander	Aye
Councilor Christopher Legg	Aye
Councilor Susan Dove	Aye

The Resolution was, therefore, duly adopted.

Dated: June 6, 2023



Julie A. Stenger  
Town Clerk