

Town Board Meeting

October 18, 2021

6:30 p.m.

Remote via www.zoom.us (id#: 83888654500 password 523981)

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

Also, Present: Allan Wellington, Bridgett Winkelman, Miranda Robinson, Brian Buff, Paula Powell, Karen Barkdull, Kim Benda, Jason Gabak, Joe Dwyer, Linda Dwyer, Beth Battle, Jorge Battle, Sharon Tanner, Dick Eldredge, Dan Kwasnowski, Jessie Brill (Senator Mannion's Office).

Joe Dwyer – Retirement Recognition: Supervisor Aaron announced Water Foreman Joe Dwyer retired from his position after 23 years of service to the Town. A small ceremony was held at the Town Hall, and he was presented with a picture of Skaneateles Lake and a Chamber gift certificate along with a certificate of appreciation. Joe worked for the Town for 23 years, starting in 1998 as the Municipal Recycling Liaison at the Transfer Station. He managed the Transfer Station from 1998 to 2000. He then began working for the Water Department, and became foreman in 2002, and remained foreman in the Water Department until he retired last Tuesday, October 12th. She stated we all appreciated the service Joe provided to the community. Joe was always quick to respond for anything needed or when anybody called with a water problem. The Board thanked Joe for his years of service to the Town.

Joe Dwyer thanked the Board and all the employees for their help over the years. He especially thanked former water foreman Bruce Famoly for all his support and teaching him the water system. He also thanked the Highway Department and Highway Superintendent Allan Wellington. They never hesitated to jump in a ditch and help. And the Town Hall employees that supported him and the Water Department. He also thanked Town Engineer Miranda Robinson for her help and support. He also thanked his family. He appreciated the opportunity to serve the Town.

Supervisor Aaron thanked Joe for all his work for the Town and its residents. She stated he had also gotten his CDL license to help with snow plowing. That is what it all about with the Town departments, working together, supporting each other, and that's what we appreciated about Joe, the service he provided to all the residents.

Councilor Alexander also thanked Joe for all his work for the Town.

Joe Dwyer stated Brandon Mercado was hired in the Water Department this year and he will do a good job for the Town and the Water Department.

Highway, Water, Transfer Station: Highway Superintendent Allan Wellington reported the Highway Department crews cleaned debris from a flooded cross pipe on Heifer Road, installed a catch basin along Crow Hill Road, replaced a driveway pipe along Heifer Road, helped the Town of Elbridge pave Mead Road. They had a safety walk thru at the Highway garage with the insurance carrier and made equipment repairs. They wired and hung pegboard at the new Loan Closet shed, started to outfit trucks for winter plowing and, installed a radar speed sign on County Line Road. The average speed was reported at 49mph. He had composed an advertisement to hire a Motor Equipment Operator for the Highway Department. In the Water Department Joe Dwyer, Water

Foreman retired on October 12th and he will be missed. On October 13th they had two large water main breaks, they checked on low water pressure at a residence on School Street, they graded a water valve install on Mottville Road, and graded a water service on New Seneca Turnpike, and they started to winterize hydrants. At the Transfer Station the DEC inspected the Transfer Station on October 7th and everything looked good. The hard fill area had been regraded, and the brush pile had been pushed up. Councilor Alexander provided new posters for metals cans in the recycling building and baled cardboard is currently at \$185 per ton.

Councilor Tucker stated the Board might have to consider hiring someone else in the Water Department with Joe's retirement.

Councilor Legg stated the Swap Shop was rained out this past weekend and the last Saturday for the Swap Shop would be October 30th.

Engineer: Engineer Robinson reported they completed the SMTC project proposal for the additional pathway along route 321 with help from Planning Secretary Karen Barkdull. This will require input from the Village of Skaneateles and the NYSDOT. The NYSDOT had a positive response to the sketched proposal and the resident engineer for Onondaga County West is sending the request to the traffic and safety group for input.

Engineer Robinson reviewed the PRV Discussion. She stated after some extensive research and discussion with the Water Department, the team had decided this project would best be suited to go out to bid for a contractor. We have all of the quotes for the material, and she stated it would be in the Town's best interest to provide the material to the contractor to alleviate some construction administration during the project as well as contractor overhead costs.

Engineer Robinson reviewed the water main breaks. She stated it was an unfortunate occurrence but there were two watermain breaks last Wednesday. The Highway Department came to the rescue and did a great job with the repairs. We also received some help from the Town of Elbridge. From the watermain break we recognized that we needed to get some of the water drawings digitized and they were dropped off with C&S this afternoon.

Supervisor Aaron stated we are continuing to work on digitizing records; we're doing a great job at getting records so that they're in a records management program and can be easily accessed. We need to plan for future information that will be needed. She thanked Miranda for starting to work on digitizing the water maps.

Parks: Parks Director Sue Murphy reported for the Parks Department youth soccer is going to be done this week. The lights on the baseball fields are continuing to be installed. The Farmer's Market is done for the season, Saturday was the last day and it was a great year for the vendors. She thanked all those that attended and supported the vendors. They will be taking down the volleyball courts and the tennis nets and windscreens. They will be closing the Sims building as the weather gets colder. They just received funding for the Playday program from the County for the 2021 program. They will be advertising for the position of Crew Leader.

Councilor Alexander stated they are continuing to work on the sign project.

Town Historian Beth Battle recognition: Supervisor Aaron announced Beth Battle, along with her husband George and Meg O'Connell were named Citizen of the Year by the Chamber of Commerce. We are all delighted that she was recognized and today we had a little gathering at the Town Hall to recognize Beth.

Supervisor Aaron stated Beth Battle has been our Town Historian, since 2000. She helped us celebrate the Town's 175th anniversary. She organized with Chase Design the history plaque that we currently have at Town Hall. She also worked very hard to get grants from the Pomeroy Foundation for historic signs at the Benson Road Cemetery. She worked to have both Mottville, and Shepard Settlement Cemeteries recognized on the State and National Historic Register.

Before she was Town Historian, she was a member of the Veterans Committee as a veteran. She worked to help organize the names at the Shotwell Park War Memorials. She continues to work with veterans to add names of veterans who qualify. In 1990, when the creamery building was purchased by the Village, Beth was the president of the Historical Society, and worked to help the building be totally renovated. This building is now the home of the Creamery Museum, which holds the Historical Society.

Supervisor Aaron and the Board congratulated Beth Battle on this recognition.

Minutes of October 4, 2021: On a motion of Councilor Alexander seconded by Councilor Tucker, and with a (5-0) affirmation of the Town Board the minutes of October 4, 2021, were accepted as presented.

Public Hearing - Introductory Local Law D of 2021 "Proposed Amendments to Town Zoning Code §148-8-9": Supervisor Aaron stated this Proposed Local Law had been introduced and the Town Board had been deemed lead agency. Attorney Smith stated the Board would need to complete the SEQR process after the Public Hearing. Once the Board had completed the Full Environmental Assessment Form, they would have met all the legal obligations and are free to vote on Introductory Local Law D of 2021.

Supervisor Aaron reviewed the Introductory Local Law. There are three changes to the Zoning Law proposed in this Local Law. Most of them had to do with impermeable surface coverage. She asked Planning Clerk Karen Barkdull to review the Introductory Local Law further.

Planning Clerk Karen Barkdull stated the three changes to the Zoning Code effect the non-conforming section, 8-9 of the Town of Skaneateles Zoning Code. These are minor changes, one is with our new version of the zoning code our outside consultant had modified one section stated when an applicant has non-conforming impermeable surface, and they want to increase it, they would now go to the Planning Board, and then it would be up to the applicant to prove that it is for safety reasons they need the extra impermeable surface. They would also like to go back to the way it was written in the previous Zoning Code, which means what is being proposed today, is that if you have non-conforming impermeable surface and you want to increase it even further, an applicant will have to get a variance from the Zoning Board. The second proposed change would be written as it was in our prior code. There had been a comment in there that said, if you have non-conforming impermeable surface coverage and you want to reduce your driveway, the Board encouraged reduction, and the applicant would not be forced to come to the Planning Board and have to deal with redevelopment. That was not included in the amended version, and we would

like to put that back in to encourage people to reduce impermeable surfaces. And then the third change is when an applicant had previously been in front of the Planning Board, and had paid into the Land Rights Acquisition Fund, they locked in their impermeable surface coverage. This would be available to those people who had nonconforming impermeable surface and wanted to do a project that couldn't get their impermeable surface down to 10%, and there wasn't land in the area they could find to purchase, they would pay into the fund. The fund is then used in the Town to secure conservation easements. What changed in the amended Zoning Code was credit was not given to people who had previously paid into the fund for a different project, we made them pay all over again. That didn't seem fair since they had already preserved some land through paying into the fund. We would like to put this back into the language in the Zoning Code.

Supervisor Aaron stated these changes to the Code still allow protection of the Lake and the Watershed.

Attorney Smith also reviewed the proposed changes with the Board, as they are worded in the Code Book.

On a motion of Councilor Alexander, seconded by Councilor Tucker, and with a (5-0) affirmation of the Town Board, the Town Board opened the Public Hearing for Introductory Local Law D of 2021 "Proposed Amendments to Town Zoning Code §148-8-9".

Supervisor Aaron asked if there were any comments regarding Introductory Local Law D of 2021 "Proposed Amendments to Zoning Code 148-8-9".

No one commented.

On a motion of Councilor Tucker, seconded by Councilor, and with a (5-0) affirmation of the Town Board, the Town Board opened the Public Hearing for **Introductory Local Law D of 2021 "Proposed Amendments to Town Zoning Code §148-8-9"**.

Attorney Smith reviewed the following resolution:

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

Proposed Amendments to Section 148-8-9 of the Town Code

WHEREAS, Pursuant to Municipal Home Rule Law Section 20(4), for consideration Local Law No. 3 of 2021 entitled "A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles." (the "Proposed Local Law"); and

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

WHEREAS, a public hearing was held on October 18, 2021; and

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

WHEREAS, the Onondaga County Planning Board passed a resolution dated October 6, 2021, stating that the Proposed Local Law shall have no significant adverse inter-community impact; and

WHEREAS, at its meeting on September 9, 2021, this Board declared itself to be lead agency for the evaluation of environmental impacts associated with this action and no other agency has objected.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Town Board hereby classifies the Proposed Local Law as a Type 1 Action under SEQRA and declares that the proposed action will not result in any significant adverse environmental impacts; and

BE IT FURTHER RESOLVED that the Town Board hereby adopts the Proposed Local Law.

Attorney Smith reviewed the long form SEQR and Full Environmental Assessment Form with the Board. He stated the Board would need to complete Part 2 of the Long Environmental Assessment Form since this is considered a Type 2 action.

The Board prepared Part 2 of the Full Environmental Assessment Form with the following answers:

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

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site? **NO**

If no move to section 2

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual landforms on the site (e.g., cliffs dunes, minerals, fossils, caves)? **NO**

If no move to section 3

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)? **NO**

If no move to section 4

4. Impact on Ground Water

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 aquifer? **NO**

If no move to section 5

5. Impact on Flooding

The proposed action may result in development on lands to flooding. **NO**

If no move to section 6

- 6. Impacts on Air**
 The proposed action may include a state regulated air emission source.
NO
If no move to section 7
- 7. Impacts on Plants and Animals**
 The proposed action may result in the loss of flora or fauna? **NO**
If no move to section 8
- 8. Impact on Agricultural Resources**
 The proposed action may impact agricultural resources. **NO**
If no move to section 9
- 9. Impact on Aesthetic Resources**
 The land of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource? **NO**
If no move to section 10
- 10. Impact of historical and archeological Resources**
 The proposed action may occur in or adjacent to a historic or archeological resource? **NO**
If no move to section 11
- 11. Impact on Open Space and Recreation**
 The proposed action may result in a loss of recreational opportunities, or a reduction of an open space resource as designated in any adopted municipal open space plan? **NO**
If no move to section 12
- 12. Impact on Critical Environmental Areas**
 The proposed action may be located in or adjacent to a critical environmental area (CEA)? **NO**
If no move to section 13
- 13. Impact on Transportation**
 The proposed action may result in a change to existing transportation systems. **NO**
If no move to section 14
- 14. Impact on Energy**
 The proposed action may cause an increase in the use of any form of energy. **NO**
If no move to section 15
- 15. Impact on Noise, Order and Light**
 The proposed action may result in an increase in noise, odors, or outdoor lighting? **NO**
If no move to section 16
- 16. Impact on Human Health**
 The proposed action may have an impact on human health from exposure to new or existing sources of contaminants? **NO**
If no move to section 17
- 17. Consistency with the Community Plan**
 The proposed action is not consistent with adopted land use plans? **YES**
If no move to section 18 if yes answer questions a-h

	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"/>
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"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	✓	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	✓	<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"/>
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"/>
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"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character? **NO**
If no move to section Part 3

Attorney Smith reviewed Part 3 of the Full Environmental Assessment Form – “Evaluation of the Magnitude of the Importance of Project Impacts and Determination of Significance”. Based on the answers given by the Board in Part 2 of the Full Environmental Assessment Form Attorney Smith recommended the Board agree that Introductory Local Law D of 2021 “will result in no significant adverse impacts on the environment and therefore an environmental impact statement need not be prepared. Accordingly, this negative declaration issued” and check A on Part 3 of the Full EAF.

On a motion of Councilor Tucker, seconded by Councilor Alexander, and with a (5-0) affirmation of the Town Board, the Board declared Introductory Local Law D of 2021 entitled “A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles.” after review of the SEQR Full Environmental Assessment Form and determined that the proposed action will not result in any significant adverse environmental impacts.

Attorney Smith said if the Board agreed they could declare this action Type 2 under SEQR and could vote to adopt this proposed Local Law.

With the agreement of the Board, they made the following vote:

On a motion of Councilor Alexander, seconded by Councilor Tucker, and with a (5-0) affirmation of the Town Board, the Board adopted Local Law 3 of 2021 entitled "A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles."

Public Hearing - Introductory Resolution – Local Law E of 2021- "A Local Law to Override the Tax Levy Limit Established by Section 3-C of the New York General Municipal Law":

Supervisor Aaron stated this Introductory Local Law E of 2021 has to do with overriding the tax levy limit, established by section 3C of New York General Municipal Law. Several years ago, New York State put a tax cap rate requirement on local governments stating their budgets had to be within the percentage that was outlined by the state. This year the percentage that the Town Board is allowed to increase their budget over last year is just over 1%. Working on the budget, the Town Board has found that it may be necessary to override the 1% requirement. And in doing so, the law required that Towns adopt a Local Law stating they plan to increase the budget by more than 1%. The Town Board does not want to have this happen. They are trying to keep the percentage, under 1%, but because of employees retiring and trying to bring in new employees to learn these jobs so there is a seamless transition it has increased our budget more this year than normal. We are still in the process of working on the budget before it goes to public hearing on November 1st. But at this time, it's been recommended that we pass this Local Law, in case the 2022 budget goes over the 1.05% requirement.

Budget Officer Bridgett Winkelman stated the figure the Board is looking to reduce the Town's \$4 million budget, about \$90,000. This is the difference between meeting the tax cap or exceeding it. And right now, the Town has three new employees built into the 2022 budget. That alone would put the budget over the tax cap so we have made cuts in other areas, The Board is still working to try to get it down to where it might be able to stay within the tax cap. They would hate to compromise the rest of the budget, trying to meet this tax cap. At this time, her recommendation is to adopt this Local Law, it is the right time to do it.

Supervisor Aaron stated it is a struggle trying to maintain the services that people expect from local government, and we work hard to keep the budget as low as we possibly can.

Councilor Legg stated this percentage is calculated by the State, and 1.05% is an extremely small number, especially when you look at what the Board is doing to ensure a smooth transition and no change to services for the residents, and taxpayers. But in reality, we have just seen a 5.9% inflation rate that was placed on to federal benefits for the coming year. For us to go forward and be well below that 5.9% is pretty significant given the transitions that we're trying to work at the same time.

Councilor Legg asked Budget Officer Winkelman if there had been a tax cap this low in the past. Ms. Winkelman stated it is either 2% or the inflation rate whichever is higher. It is usually closer to the 2%.

On a motion of Councilor Legg, seconded by Councilor Tucker, and with a (5-0) affirmation of the Town Board, the Town Board opened the Public Hearing for Introductory Local Law E of 2021 - "A Local Law to Override the Tax Levy Limit Established by Section 3-C of the New York General Municipal Law".

Supervisor Aaron asked if there were any comments regarding Proposed Local Law E of 2021 "A Local Law to Override the Tax Levy Limit Established by Section 3-C of the New York General Municipal Law".

No one commented

On a motion of Councilor Tucker, seconded by Councilor Legg, and with a (5-0) affirmation of the Town Board, the Town Board closed the Public Hearing for Introductory Local Law E of 2021 - "A Local Law to Override the Tax Levy Limit Established by Section 3-C of the New York General Municipal Law".

Attorney Smith reviewed the Local Law and stated the Board had complied with the requirement to hold a Public Hearing. This does not require SEQR determination, it is considered a Type 2 action which makes it exempt from SEQR. This local law would take effect once it is filed with the Secretary of State. This local law requires that not less than 60% of the board authorize the law.

On a motion of Councilor Tucker, seconded by Councilor Legg, and with a (5-0) affirmation of the Town Board, the Town Board adopted Local Law 4 of 2021 - "A Local Law to Override the Tax Levy Limit Established by Section 3-C of the New York General Municipal Law".

Appointment – Municipal Recycling Liaison: Supervisor Aaron stated the position of Municipal Recycling Liaison was previously held by David Newell and Joe Dwyer. The Town Board changed the structure of departments so the Transfer Station was overseen by the Highway Superintendent. With the changes made at the Transfer Station over the past year it had come to the Board's attention on sight management was needed.

Supervisor Aaron stated the Transfer Station is the most expensive department in the Town and the services are absolutely needed by the residents of our community, and we are trying to manage the costs. We have found that an onsite manager would be the better option at this time to look at different opportunities to help enforce what's coming into the Transfer Station and make sure only refuse from the Town of Skaneateles comes in. It is the Town taxpayers who are supporting this department.

She stated earlier this year the Town Board decided to change the operations and appoint an on-sight manager. This position was posted in all departments for any interested employees.

Supervisor Aaron stated interviews were conducted and the Board had chosen to consider the appointment of Brian Buff to the position of Municipal Recycling Liaison. Brian Buff is currently the foreman in the Highway Department. The Board agreed it is important to start this position before the end of the year to work with Highway Superintendent Allan Wellington before he retires at the end of the year.

Supervisor Aaron stated Brian started with the Town in 2001, with the Highway Department. He has been a great employee with the Town. He had been foreman of the Highway Department for several years, and his mechanical abilities are an asset to all departments. Brian had also worked at the Transfer Station doing repairs to the equipment and helping with the operation. His input and work experience will be a considerable benefit at the Transfer Station in trying to find new markets for recyclables and trying to keep more out of the waste stream to reduce costs.

She stated Brian has indicated his enthusiasm to start this position and to improve the Transfer Station operation.

Councilor Legg stated the process in interviewing candidates was challenging, the qualifications of Brian stood out with his technical expertise and his experience, including the significant previous experience for the Transfer Station. Councilor Legg stated he is looking forward to working with Brian as they go forward, he strongly endorsed approving this appointment.

Supervisor Aaron stated she agreed. They had some really good interviews for this position. And we're thankful to have the employees we do with the Town.

On a motion of Councilor Alexander, seconded by Councilor Legg, and with a (5-0) affirmation of the Town Board, the Town Board appointed Brian Buff to the position of Municipal Recycling Liaison starting October 30, 2021.

Supervisor Aaron congratulated Brian Buff and stated the Board is looking forward to working with him.

Hamlet Planning Grant Proposals: Supervisor Aaron announced they had received two proposals for the Hamlet Planning Grant. Onondaga County had funded the Town \$50,000 for finding a planner who would work at looking at Hamlet development in the Town of Skaneateles specifically in the Mottville and Skaneateles Falls Hamlets.

Councilor Legg gave a brief overview. He stated Onondaga Planning Agency Director Dan Kwasnowski had been the main point of contact and he is an expert in this area. A meeting was held at the Mottville Fire Department two years ago with the residents and Mr. Kwasnowski provided an understanding of the grant and examples of the use of this form of planning process. The County granted \$50,000 towards this project on the Town has dedicated \$35,000. The area of study would include both Mottville and Skaneateles Falls. These two Hamlets share a great deal of commonality and characteristics, but as pointed out in the Comprehensive Plan, they are areas that were most focused on for further development. The intent of these plans is to come up with a more cohesive way to follow the Comprehensive Plan. And in the process examine to see if there's any need to change the zoning laws, or the zoning maps.

Councilor Legg explained this process began about a year ago for the request for proposals. It was certainly affected drastically by COVID and delayed the process. Two proposals had been submitted and both of the consultants who submitted proposals have experience working through COVID to address ideas on how to make engagement happen, even within a COVID environment.

Councilor Legg stated the proposals were submitted by Bergman Associates and EDR. The Town Board and the Hamlet Committee had reviewed the proposals and provided some observations in

the course of their review. The general consensus was that either one of these consultants are very well qualified. And it would be more a matter of what features we see individually that might be more important to us as the Town of Skaneateles.

Councilor Legg stated he would recommend the Board defer a decision until they have had more time to review, As well as the Hamlet Committee.

Councilor Legg explained the Onondaga Planning Agency would be with the Town every step of the way to provide expert advice. They have processed the RFPs going through their purchasing department, and the County legal department.

Dan Kwasnowski, Director of Onondaga County Planning stated both firms, Bergman and EDR are really great. He had worked with both companies on different projects. They are both local, Bergman based in Rochester and EDR in Syracuse.

Mr. Kwasnowski stated the project grant budget is \$85,000. This would include public meetings and work sessions to develop plans and drawings. Both proposals are equivalent, and you would not go wrong with either company. He stated an important part on the implementation is the Town of Skaneateles Comprehensive Plan for potential future development. Skaneateles is a very pleasant place to live right now, and a lot of people probably aren't going to want to see a lot of change. They're going to want to be reassured that they are not going to be overly impacted and that the result of any development is going to be guided, whether it's through zoning changes or design guidelines or both.

Mr. Kwasnowski stated as the plan moves forward, he would have a very detailed plan to support the process, inform the residents and gather all their feedback. We are really excited about the process because Skaneateles is a unique part of Onondaga County that we can hopefully use as a demonstration model for other places in the County. This is a Board's decision, and they are both really good proposals.

Supervisor Aaron stated she had read through both of the proposals and liked both. She liked the fact both incorporated meetings with the residents. They also both emphasized walkability and connectivity. EDR noted having a concept so that developers will know what would be acceptable aesthetically, which I think is important for the community.

Supervisor Aaron stated she attended the County program regarding the development of a Comprehension Onondaga County Plan. EDR had done this plan and she liked the fact that quality of life was one of the focuses. Community engagement and quality of life is important. The plan was written to protect agriculture and open space. Both proposals are good.

Supervisor Aaron said she appreciated the work Mr. Kwasnowski is doing with the Hamlet Committee and the work that Hamlet committee is doing in trying to provide a better guideline for all of us in the future.

Councilor Legg stated it was interesting that EDR included a survey at the front end, and it looked like they had some creative methods to make the survey effective. Also, The Town's Comprehensive Plan addressed affordable housing. But we frequently end up development at market rate, and that's not affordable housing. Councilor Legg asked if Mr. Kwasnowski had any thoughts in that area as we move forward.

Mr. Kwasnowski stated he had worked on housing affordability in the City of Syracuse. Skaneateles has high home values but has a population of all incomes. Housing for young adults is difficult for those with lower income. It is important to create all price points. Building affordable units is possible but the trick is for the municipality to make sure the housing stays at an affordable rate. The Town would have to monitor the affordability. The County is working on ways to assist Towns with this process.

Councilor Alexander stated the residents will look forward to the community engagement part of this planning.

Supervisor Aaron thanked Dan and the Hamlet Committee for all their work. The Board would review these proposals and have their decision in a few weeks.

Schedule Public Hearing 2022 Budget – November 1, 2021: On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, the 2022 Town of Skaneateles Tentative Budget was accepted, and a Public Hearing for the Town of 2022 Budget was scheduled for November 1, 2021, at 7:00 p.m. .

Schedule Public Hearing – New York State Marijuana Regulation and Tax Act – November 15, 2021: Supervisor Aaron stated the Board would like to schedule a Public Hearing on the New York state Marijuana Regulation and Tax Act before the Board makes their decision on allowing dispensaries or onsite consumption facilities in the Town of Skaneateles.

On a motion of Councilor Tucker, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, a Public Hearing was scheduled regarding the New York State Marijuana and Tax Act for November 15, 2021 at 7:00 p.m.

Announcements/Correspondence/Updates

- *Letter from Justin Marchuska Town of Skaneateles Water Infrastructure – 844 West Genesee Street:* Supervisor Aaron announced a letter was received from Mr. Marchuska asking about the water and sewer infrastructure on the west side of Skaneateles to move forward with his proposed development project. Supervisor Aaron stated they are scheduling a meeting to discuss this with Mr. Marchuska. It is possible to use the ARPA funds for this type of infrastructure.
- *Agriculture and Markets Municipal Shelter Inspection Report:* Supervisor Aaron announced the Agriculture and Markets Municipal Shelter Report was received. This report reviewed Dog Control Officer Wawro’s yearly reports. The report indicated our services were rated satisfactory.
- *Letter From Don Peters regarding the County Line Subdivision:* Supervisor Aaron announced a letter was received from Don Peters stating his concerns regarding the County Line Subdivision and the location of the Peter’s Dairy Farm. Planning Secretary Karen Barkdull stated part of the application for the subdivision was that the applicant makes the buyers of these lots and future homes of the location of the dairy farm.

Public Comment: No one commented.

Budget Amendments: On a motion of Councilor Legg, seconded by Councilor McCormack, and with unanimous (5-0) affirmation of the Town Board the following budget amendments for abstract #21-20:

General Fund

\$ 1,750.00 Increase 014204.01.004.00 Attorney – C/E
\$ 1,750.00 Decrease 019904.01.004.00 Contingency

Additional Legal Support provided – 2021

\$ 255.00 Increase 016804.01.004.00 Central Data Processing
\$ 255.00 Decrease 019904.01.004.00 Contingency

Additional expenses associated with web pages / Zoom

\$ 5,000.00 Increase 051824.01.004.00 Street Lighting – C/E
\$ 5,000.00 Decrease 01994.01.004.00 Contingency

Additional Cost associated with maintenance Contract

\$ 425.00 Increase 070202.01.002.00 Rec Admin – Equip
\$425.00 Decrease 070204.01.004.00 Rec Admin – C/E

Adjustment to balance purchases within Rec Admin

Part Town

\$ 6,000.00 Increase 080124.02.004.00 Land Development
\$ 6,000.00 Increase 002555.02.000.00 Building Permits

Extra Support – H. Brodsky Planning & Zoning Support

Water – Consolidated

\$ 4,750.00 Increase 083204.08.004.00 Source of Supply
\$ 4,750.00 Decrease 090608.08.008.00 Health Insurance

Additional water expense – Village readings

Abstract #21-20: On a motion of Councilor McCormack, seconded by Councilor Alexander, and with unanimous (5-0) affirmation of the Town Board vouchers #21-1233 - #21-1336 were authorized from the following funds:

General Fund:	\$ 33,219.29	Highway:	\$ 12,794.59
Water:	\$ 14,573.75	Part Town:	\$ 3,683.53
Highway PT:	\$ 35,760.80	T&A:	\$ 47,524.69
Sewer:	\$ 1,479.73	Limeledge	\$ 14,948.00
TOTAL:	\$163,974.38		

Executive Session: On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 8:07p.m. for attorney advice and potential litigation.

On a motion of Supervisor Aaron, seconded by Councilor Alexander with unanimous (5-0) affirmation of the Town Board the meeting was returned to open session at 9:10 p.m.

On a motion of Councilor Legg, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Board approved the following update to the Town of Skaneateles COVID Policy:

Added October 18, 2021 to the Town of Skaneateles COVID-19 Policy

Employees are required to show proof of vaccination or a negative weekly test.

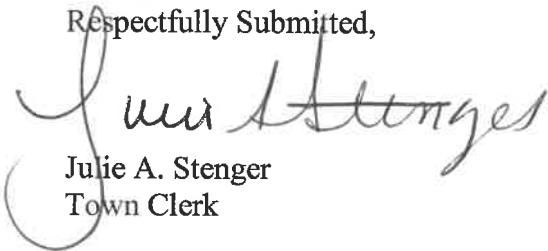
- Unvaccinated Employees must submit proof of COVID-19 test appointment to the Town Clerk by email (jstenger@townofskaneateles.com) or paper copy to the Town Clerk on or before Tuesday of each work week and provide test results to the Town Clerk in a timely manner.
- On a motion of Councilor Legg, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned at 9:10 p.m.

On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board approved the following policy for the Town Hall:

“Anyone conducting business at the Town Hall are required to sign in at the Town Clerk’s office before entering other offices in the Town Hall.”

On a motion of Councilor Tucker, seconded by Councilor Alexander with unanimous (5-0) affirmation of the Town Board the meeting was adjourned at 9:14 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julie A. Stenger". The signature is written in dark ink and is positioned above the printed name and title.

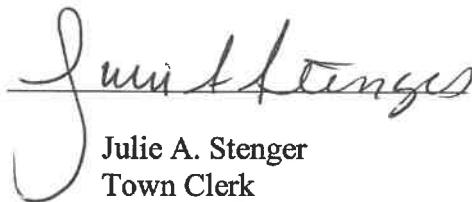
Julie A. Stenger
Town Clerk

AFFIDAVIT OF POSTING

STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss.:
TOWN OF SKANEATELES)

Julie A. Stenger, being duly sworn, deposes and says that she resides at 4479 Jordan Road, Skaneateles, New York and that on September 15, 2021 she posted on the sign board, maintained by the Town Clerk of the Town of Skaneateles at the Town Office Building, 24 Jordan Street, Skaneateles, New York, a notice the Town of Skaneateles will hold a public hearing a public hearing before the Town Board of the Town of Skaneateles of New York, at Town Hall, 24 Jordan Road, Skaneateles, New York, on the 18th of October, 2021 at 7:00 p.m. concerning proposed Local Law No. 2021-D, entitled " A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles".

Dated: September 15, 2021



Julie A. Stenger
Town Clerk
Town of Skaneateles

Subscribed and Sworn to before
me this 15th day of September 2021.



Paula Powell
Notary Public

**TOWN OF SKANEATELES
NOTICE OF PUBLIC HEARING**

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 October 18, 2021 regarding Proposed Local Law 2021-D “A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles”

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.

An opportunity to be heard in regard to such local law will be given at the hearing to those favoring or opposing the same, as well as any comments on the environmental significance of such local law. Communication in writing in relation thereto may be filed with the Town Board or at such hearing. **Said Hearing** will be held on **Monday October 18, 2021 at 7:00 pm** via Zoom at www.zoom.us, Meeting ID: 838 8865 4500 Passcode: 523981, as required by local and/or Executive Orders applicable to COVID-19.

At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this Proposed Local law and draft Plans.

Dated: Skaneateles, New York
September 20, 2021

Julie A. Stenger, Town Clerk
Town of Skaneateles

Town of Skaneateles
Local Law 3 of the Year 2021
A Local Law Amending
Chapter 148 of the Code of the Town of Skaneateles

Section 1. 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 2. Purpose

The purpose of the Proposed Local Law is to amend Section 148-8-9 of the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the “Zoning Law”).

Section 3. Amendments to Code

See the attached proposed amendments to Section 148-8-9 of the Zoning Law.

Section 4. 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 that the proposed amendments to the Zoning Code will not result in any significant adverse environmental impacts. Therefore, no further review is required under SEQRA.

Section 5. Effective Date

This Local Law shall take effect on January 1, 2022.

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

Proposed Amendments to Section 148-8-9 of the Town Code

WHEREAS, Pursuant to Municipal Home Rule Law Section 20(4), Board Member Councilor Alexander has introduced for consideration Local Law No. 3 of 2021 entitled “A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles.” (the “Proposed Local Law”); and

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

WHEREAS, a public hearing was held on October 18, 2021; and

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

WHEREAS, the Onondaga County Planning Board passed a resolution dated October 6, 2021, stating that the Proposed Local Law shall have no significant adverse inter-community impact; and

WHEREAS, at its meeting on September 9, 2021 this Board declared itself to be lead agency for the evaluation of environmental impacts associated with this action and no other agency has objected.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Town Board hereby classifies the Proposed Local Law as a Type 1 Action under SEQRA and declares that the proposed action will not result in any significant adverse environmental impacts; and

BE IT FURTHER RESOLVED that the Town Board hereby adopts the Proposed Local Law.

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

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

The resolution was thereupon declared duly adopted.

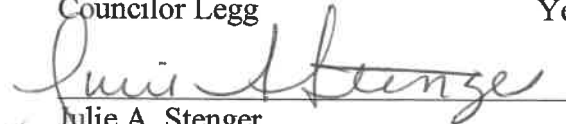
Dated: October 18, 2021

CERTIFICATION

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on October 18, 2018 the adoption of the foregoing Resolution was moved Councilor Alexander, seconded by Councilor Legg, and duly put to vote, which resulted as follows:

Supervisor Aaron	Yes
Councilor McCormack	Yes
Councilor Tucker	Yes
Councilor Alexander	Yes
Councilor Legg	Yes

Carried 5-0


Julie A. Stenger
Skaneateles Town Clerk

§ 148-8-9. Nonconforming Lots

- A.** Any lot of record in any zoning district, which was created prior to December 7, 2005 and complied with the area, density or dimensional requirements of this chapter at the time it was created but no longer complies, shall be deemed to comply with such requirements, and no variance shall be required for its development, provided that:
- 1.** The following dimensional requirements are satisfied (unless the district dimensional requirements are less restrictive):
 - a.** Minimum lot area: 5,000 square feet, except within the Lake Watershed Overlay District, where the minimum lot area shall be

20,000 square feet, unless the zoning district allows a smaller lot area, in which case the minimum lot area for the district shall apply.

- b.** Minimum lot width and lake frontage: 50 feet minimum lot width; 75 feet minimum lake frontage.
- c.** Minimum front yard: Front yard requirements may be reduced by the Code Enforcement Officer to be consistent with the prevailing setbacks of buildings on the same side of the same road. If there is no prevailing front yard setback, the minimum front yard setback shall be 25 feet.
- d.** Minimum side yard, each: 20% of lot width but not less than eight feet. This reduction of required yard is not available for lots over two acres.
- e.** Minimum rear yard: 25 feet.
- f.** Minimum lake yard: 60 feet for structures built prior to December 7, 2005, and 100 feet for the construction of any new structures thereafter.
- g.** Building limitations:
 - i).** The following limitations shall apply, separately or together, to new buildings and to the enlargement of the footprint of preexisting buildings on nonconforming lots of less than 40,000 square feet on which any portion lies within 1000 feet of the Lake Line. These limitations apply whether or not the preexisting buildings are conforming or nonconforming structures. For expansion of preexisting nonconforming structures on conforming lots, see § 148-8-4.
 - a).** The total footprint of all principal and accessory buildings shall not exceed 6% of the lot area.
 - b).** The total floor space of all principal and accessory buildings shall not exceed 10% of the lot area.
 - ii).** The Codes Enforcement Officer shall use the most recent floor plans approved and on file to determine preexisting conditions and compliance. When no floor plans are on file with the Town or otherwise not available, the floor space calculation shall be based on measurements certified by a qualified design professional at the time of a new application for a building and/or zoning permit.
 - iii).** For purposes of this section, 80% of potentially habitable floor space in basements shall be included in the floor space calculation.

- h. In the Lake Watershed Overlay District, maximum impermeable surface coverage shall be 10%, except as provided in § 148-8-9.F) below.
 - i. Outside the Lake Watershed Overlay District, for lots of less than two acres, the maximum impermeable surface coverage shall be 15%, except as provided in § 148-8-9.F below.
 - 2. All Health Department regulations are satisfied.
 - 3. Any residential use of a nonconforming lot shall be limited to one single-family dwelling, unless a special permit for an accessory apartment has been granted pursuant to § 148-5-5.A.2.b.
 - 4. Site plan review, if otherwise required, is obtained. For lots of less than 40,000 square feet, site plan review shall also be required for any building or expansion of an existing building exceeding 500 square feet in footprint area and located within 1,000 feet of the Lake Line.
 - 5. Site plan approval shall not be granted for any structure on a nonconforming lot unless the Planning Board makes a written finding that in its judgment the applicant has mitigated any impacts of the proposed development and that the result of such development will be to reduce the quantity and improve the quality of surface and ground water leaving the site. The Planning Board shall require improvements in on-site stormwater and landscape management and septic waste management in order to make such a finding. Such improvements may include, without limitation, infiltration trenches and other drainage improvements and vegetated stream and lake buffers.
 - 6. In the Lake Watershed Overlay District, all requirements of §§ 148-7-1, 148-5-4.D, 148-5-4.H and 148-5-4.I must also be satisfied.
- B.** Notwithstanding the foregoing provisions, no variance shall be required for the following:
- 1. On nonconforming lots of less than 20,000 square feet or with less than 75 feet of lake frontage, the construction of a permanent deck or patio, not to exceed 175 square feet, provided that the construction does not increase the nonconformity of the structure it adjoins. If the increased nonconformity relates only to the lot coverage requirements, then such construction shall still be permitted.
 - 2. Construction of a fence, berm, or wall complying with § 148-5-2.H and I.
 - 3. Any renovation or ordinary repairs to an existing building or structure which is not intended to and does not provide for a new or extended use

or size of the building, structure or premises, provided that such alteration or repair does not increase the nonconformity of the building or structure.

4. On nonconforming lots of less than 20,000 square feet, outside the required lake yard, there may be one detached storage shed, provided all of the following conditions are met:
 - a. The storage shed is not larger than 80 square feet.
 - b. The storage shed is no more than 10 feet in height.
 - c. The storage shed is not used for human habitation.
 - d. The storage shed is not used for housing animals or storing manure, nonresidential fertilizers or chemicals.
 - e. The storage shed does not occupy more than 10% of a required rear yard.
 - f. The storage shed is set back at least 10 feet from the side or rear lot lines.
 - g. The storage shed is not located closer to the street than the front yard setback required for a principal structure.
 5. The construction of a sea wall or retaining wall along or parallel to the Lake Line where the Planning Board determines, through the special permit review process, that the wall will provide erosion control benefits.
 6. Demolition of a structure, provided that any replacement structure fully complies with all dimensional requirements of the Zoning Law.
- C.** A special permit is required for conversion of a seasonal use residential structure located within 100 feet of Skaneateles Lake on a nonconforming lot to year-round use to assure protection of lake water quality.
- D.** Notwithstanding the foregoing provisions, any undeveloped lot in a subdivision which was not properly approved by the Planning Board or Town Board or not filed in the office of the County Clerk, and whose area or dimensions do not comply with the requirements of this chapter, shall be considered a violation of this chapter and shall not be protected under §148-8-9.A above.
- E.** In accordance with Town Law § 265-a, any lot proposed for residential use in a subdivision whose plat delineates one or more new roads or highways, which is shown in a subdivision plat that has been properly approved by the Planning Board and filed in the office of the County Clerk prior to the effective date of this chapter, and which violates the minimum area and dimensional

requirements of this chapter, shall be deemed to comply with such minimum requirements for three years after the filing of the subdivision plat.

- F. A lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit granted by the Planning Board, provided that all other applicable requirements of this § 148- 8 are satisfied, that the impermeable surface coverage on the lot is reduced to the maximum extent feasible, and that all practicable measures are taken to minimize the impact of such impermeable surface coverage on streams, lakes and groundwater. Such measures may include, without limitation, infiltration trenches and other drainage improvements, and vegetated stream and lake buffers. If the proposed redevelopment reduces impermeable surface coverage to bring it into compliance with impermeable surface coverage requirements for conforming lots, no special permit pursuant to this section shall be required. For the purpose of this §148-8-9F, redevelopment of a lot specifically excludes alteration of paved surfaces and driveways which reduces impermeable surface coverage. If an applicant is unable to reduce such coverage sufficiently to bring the lot into compliance with applicable requirements, the Planning Board shall condition any approval of such a special permit on either, at the applicant's option:
1. The use of mitigation measures that result in the permanent protection by conservation easement of 10 square feet of land in the same general area for each square foot of impervious surface coverage greater than the area required to bring the lot into compliance with applicable coverage limitations for conforming lots sufficient to offset any drainage or environmental impact that might occur as a result of the lot exceeding the applicable coverage limitations. The determination as to the appropriate location of such protected land shall be made by the Planning Board in consultation with the Planning Board Engineer. If the lot is within the Skaneateles Lake Watershed, the Planning Board Engineer shall also consult with the City of Syracuse Department of Water in making this determination. The applicant shall bear the expenses associated with establishing the conservation easement. The conservation easement shall satisfy the requirements of § 148-10-13 and shall be recorded in the County Clerk's office; or
 2. A monetary contribution, equal to the cost to protect 10 square feet of land with a conservation easement for each square foot of impermeable surface coverage greater than the area permitted to bring the lot into compliance with applicable coverage limitations for conforming lots, to the Town's Land and Development Rights Acquisition (DRA) Fund established to acquire development rights or conservation easements on undeveloped land to promote permanent

protection of the lake and other natural resources, which monetary contribution shall be determined by resolution or local law adopted from time to time by the Town Board in an amount equal to the fair market cost to protect one acre of undeveloped land in the Skaneateles Lake Watershed.

By way of illustration only of subsection F.2 above, if an applicant's property is located in the Lake Watershed Overlay District (LWOD) with a total lot area of 10,000 square feet, 10% or 1,000 square feet of impermeable surface coverage would be permitted. If the property already had 1,300 square feet of impermeable surface coverage (300 square feet in excess of the applicable coverage limitation for nonconforming lots) which the applicant desired to retain while redeveloping the property, the granting of a special permit would be conditioned upon the applicant obtaining a conservation easement on at least 3,000 square feet of land (300 square feet times 10) in the LWOD to offset any drainage or environmental impact that might occur as a result of exceeding the applicable coverage limitation, or making a monetary contribution to the DRA Fund in the amount of 3,000 square feet multiplied by the monetary contribution equal to the cost to protect 10 square feet of land, set pursuant to Subsection F.2 above. Where a monetary contribution has previously been made pursuant to §148-8-9-F (2) above concerning a redeveloped lot, if the applicant or a successor in interest seeks subsequent redevelopment of the lot, credit for the prior contributions will be applied toward the total monetary contribution required for future development.

- G.** In no case shall the applicant be permitted to increase nonconforming impermeable surface coverage on a lot, unless the Planning Board finds that such increase is necessary for public health or safety or the safety of the occupants of the property.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Town of Skaneateles - Proposed Amendments to Section 148-8-9 of the Town Code			
Name of Action or Project: Proposed Amendments to Section 148-8-9 of the Town Code			
Project Location (describe, and attach a location map): Town of Skaneateles			
Brief Description of Proposed Action: See Attached			
Name of Applicant or Sponsor: Town of Skaneateles		Telephone: 315-685-3473	
		E-Mail: jstenger@townofskaneateles.com	
Address: 24 Jordan Street			
City/PO: Skaneateles		State: NY	Zip Code: 13152
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <input type="checkbox"/> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/> <input type="checkbox"/>	<p>N/A</p> <input type="checkbox"/> <input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <input type="checkbox"/>		<p>YES</p> <input type="checkbox"/>
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <input type="checkbox"/>		<p>YES</p> <input type="checkbox"/>
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<p>YES</p> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <input type="checkbox"/>		<p>YES</p> <input type="checkbox"/>
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <input type="checkbox"/>		<p>YES</p> <input type="checkbox"/>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <input type="checkbox"/>		<p>YES</p> <input type="checkbox"/>
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic 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?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <input type="checkbox"/> <input type="checkbox"/>		<p>YES</p> <input type="checkbox"/> <input type="checkbox"/>
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <input type="checkbox"/> <input type="checkbox"/>		<p>YES</p> <input type="checkbox"/> <input type="checkbox"/>

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.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may 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"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air
 The proposed action may include a state regulated air emission source. NO YES
 (See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals
 The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) NO YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a.	Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	<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.	<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	<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	<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.	<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	<input type="checkbox"/>	<input type="checkbox"/>
g.	Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a.	The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	<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.	<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: _____	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency: Town of Skaneateles Town Board.

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

Title of Responsible Officer: Town Supervisor.

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

Date: 10/18/21

Signature of Preparer (if different from Responsible Officer)

Date: 10/

For Further Information:

Contact Person: Julie A. Stenger
Address: 24 Jordan St., Skaneateles NY 13152
Telephone Number: 315-685-3473
E-mail: jstenger@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>

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.

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

AFFIDAVIT OF POSTING

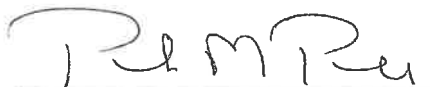
STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss.:
TOWN OF SKANEATELES)

Julie A. Stenger, being duly sworn, deposes and says that she resides at 4479 Jordan Road, Skaneateles, New York and that on October 4, 2021 she posted on the sign board, maintained by the Town Clerk of the Town of Skaneateles at the Town Office Building, 24 Jordan Street, Skaneateles, New York, a notice the Town of Skaneateles will hold a public hearing on Town of Skaneateles, Introductory Local Law E of the Year 2021, "A Local Law To Override The Tax Levy Limit Established By Section 3-C of the New York General Municipal Law", will be held before the Town Board of the Town of Skaneateles of New York, at Town Hall, via zoom at **Said Hearing** will be held on **Monday October 18, 2021 at 7:15 pm** via Zoom at www.zoom.us, Meeting ID: 838 8865 4500, Passcode: 523981, as required by local and/or Executive Orders applicable to COVID-19.

Dated: October 4, 2021


Julie A. Stenger
Town Clerk
Town of Skaneateles

Subscribed and Sworn to before
me this 4th day of October 2020.


Paula M. Powell
Notary Public

PAULAM. POWELL
Notary Public, State of New York
Reg. No. 01P06409084
Qualified in Onondaga County
Commission Expires Sep 14, 2024

**TOWN OF SKANEATELES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing shall be held by the Town Board of the Town of Skaneateles at 7:15 p.m. on October 18, 2021 regarding Proposed Local Law 2021-E “A Local Law To Override The Tax Levy Limit Established By Section 3-C of the New York General Municipal Law”.

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

An opportunity to be heard in regard to such local law will be given at the hearing to those favoring or opposing the same, as well as any comments on the environmental significance of such local law. Communication in writing in relation thereto may be filed with the Town Board or at such hearing. **Said Hearing** will be held on *Monday October 18, 2021 at 7:15 pm* via Zoom at www.zoom.us, Meeting ID: 838 8865 4500, Passcode: 523981, as required by local and/or Executive Orders applicable to COVID-19.

At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this Proposed Local law and draft Plans.

Dated: Skaneateles, New York
October 4, 2021

Julie A. Stenger, Town Clerk
Town of Skaneateles

Town of Skaneateles
Introductory Local Law E of the Year 2021
A Local Law To Override The Tax Levy Limit Established By Section 3-C of the New
York General Municipal Law

On the motion of Councilor Alexander and seconded by Councilor Tucker, the following local law is put forward:

Section 1. Legislative Intent

It is the intent of the Town Board (the "Board") of the Town of Skaneateles (the "Town") through this local law to allow the Town to adopt a budget for the fiscal year commencing January 1, 2022 that requires a real property tax levy in excess of the "tax levy limit" as defined by New York General Municipal Law § 3-C.

Section 2. Authority

This local law is adopted by the Board pursuant to General Municipal Law § 3-C, Subdivision 5, which expressly authorizes a local government to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of not less than 60% of the governing body of such local government.

Section 3. Tax Levy Limit Override

The Town is hereby authorized to adopt a budget for the fiscal year commencing January 1, 2022 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal law § 3-c.

Section 4. 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 have been rendered.

Section 5. Effective Date


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

This local law was declared duly adopted by not less than 60% of the Board.

I hereby certify that the above local law, designated as Introductory Local Law No. E of Year 2021 of the Town of Skaneateles was duly passed by the Town Board on October 4, 2021, in accordance with the applicable provisions of law.

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

Dated October 4, 2021


Julie Stenger
Town of Skaneateles Clerk