

At a Regular Meeting of the  
Town Board of the Town of  
Saugerties held on  
July 13, 2022 at 7:00 p.m.

RESOLUTION OF THE  
TOWN BOARD OF THE  
TOWN OF SAUGERTIES \_\_\_\_\_

In the Matter of the Application of  
Saugerties Farms LLC for a  
Planned Development District:

State Environmental Quality Review Act  
Determination of Significance – Positive Declaration

**WHEREAS**, the Town of Saugerties has received an application from Saugerties Farms LLC (the “Applicant”) for a Planned Development District (“PDD”) on property generally known as SBL numbers 17.2-3-10; 17.2-3-15; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.15-3-8; 17.16-1-1-110 and 17.16-1-36 (a location map is attached the Full Environmental Assessment Form (“FEAF”) describing the location of the parcels); and

**WHEREAS**, the Action is a proposed zoning amendment to change the zoning classification of eleven properties, constituting approximately 840 acres of predominately vacant land known as the Winston Farm, from General Business (GB), Moderate Density Residential (MDR), and Residential Hamlet (RH) to a PDD. The Applicant claims that the development concept plan and PDD regulations will foster a diverse mix of residential and nonresidential development and redevelopment opportunities. The proposed potential uses include, but are not limited to, consumer service; office space; high-tech uses and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment, recreational and preservation opportunities. Subareas within the district may allow for a mix of related uses; and

**WHEREAS**, the application was submitted together with a “FEAF” and other supporting documentation (“Application Materials”); and

**WHEREAS**, the Town Board must comply with the New York State Environmental Quality Review Act (“SEQRA”);

**WHEREAS**, by motion made at its Town Board meeting of September 15, 2021, the Town Board announced its intent to serve as Lead Agency under SEQRA and duly routed notice to involved and interested agencies; and

**WHEREAS**, after more than 30 days elapsed since the notice was provided to the involved and interested agencies, no other agency has announced its intent or interest in serving as lead agency; and

**WHEREAS**, at the January 5, 2022 Town Board meeting, the Town Board adopted a resolution declaring itself to be the Lead Agency under SEQRA and thereafter promptly notified the involved and interested agencies;

WHEREAS, on June 24, 2022 Town Board re-distributed revised documents to all interested and involved agencies; and

WHEREAS, at the July 13, 2022 Town Board meeting, the Town Board reviewed the Full Environmental Assessment Form Part 2 and evaluated the considerations relevant to making a determination of significance.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF SAUGERTIES AS FOLLOWS:

1. The Town Board finds and determines that the Action may have a significant adverse impact on the environment as described in the FEAF Part 2 and Positive Declaration; and
2. The Town Board adopts the attached Positive Declaration;
3. The Town Board finds and determines that a Generic Environmental Impact Statement must be prepared; and
4. The Town Board directs the Applicant to prepare and submit a Draft Scope in accordance with 6 NYCRR 617.8; and
5. The Town Board directs the Applicant to prepare a Draft Generic Environmental Impact Statement upon completion of the Scoping process; and
6. The Town Board hereby authorizes and directs the Supervisor, with the assistance of the Town's consultants and counsel, to notify involved and interested agencies of the Town Board's determination and to file and publish this determination as is required by 6 NYCRR Part 617.

Town Board Member \_\_\_\_\_ so moved; Town Board Member

\_\_\_\_\_ Seconded, and the Town Board voted as follows:

AYE                      NAY                      ABSENT

Town Board Member Horton  
Town Board Member Ivino  
Town Board Member Nau  
Town Board Member Thornton  
Supervisor Costello

STATE OF NEW YORK            }  
COUNTY OF ULSTER         }  
TOWN OF SAUGERTIES        }

I, \_\_\_\_\_, the Town Clerk of the Town of Saugerties, New York, do hereby certify that I have compared the foregoing copy of the resolution with the original resolution on file in my office and that the same is a true and correct transcript of said original resolution and of the whole thereof as duly adopted by the Town Board of Saugerties at a meeting duly held at the Saugerties Town Hall on \_\_\_\_\_, 2022, by the required necessary vote of the members to approve the resolution.

Witness my hand and the seal of the Town of Saugerties, this \_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
TOWN OF SAUGERTIES, TOWN CLERK

*seal*



**STATE ENVIRONMENTAL QUALITY REVIEW ACT  
POSITIVE DECLARATION  
Notice of Intent to Prepare a Draft Generic Environmental Impact Statement  
Determination of Significance**

This notice is issued pursuant to Part 617 of the State regulations for Article 8 (the State Environmental Quality Review Act - SEQR) of the Environmental Conservation Law.

The Town of Saugerties Town Board, Ulster County, New York, as SEQR Lead Agency, has determined that the proposed action described below may have a significant adverse impact on the environment and that a Draft Generic Environmental Impact Statement shall be prepared after scoping.

**Title of Action:** Winston Farm Planned Development District

**Location:** Town of Saugerties, Ulster County, New York  
Near the northwest corner of New York State (NYS) Route 32 and  
NYS 212 (Saugerties-Woodstock Road) near Exit 20 of NYS I-87.

**Description of Action:**

The proposal is to rezone and redevelop the project site, known locally as Winston Farm, consisting of eleven contiguous predominantly vacant land parcels totaling 840 +/- acres as a Planned Development District (PDD). The project site is currently zoned General Business (GB), Moderate Density Residential (MDR), and Hamlet Residential (HR) and within the Gateway Overlay (GO), Aquifer Protection Overlay (APO) and Sensitive Area Overlay (SAO). The project sponsor proposes a range of potential uses as including, but not limited to consumer service; office space; high-tech and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment and recreational opportunities as well as a mix of related uses.

The property is currently comprised of 500 acres heavily wooded acres in the west and 300 acres of open fields and agriculture in the east. The project site ranges in elevation from approximately 150 feet to 450 feet above mean sea level (amsl) and drains to the Beaver Kill, and its unnamed tributaries.

Structures on the site include a caretaker's residence, a seasonal residence, an abandoned mansion, the remains of a former barn, and a small family cemetery.

**SEQR Status:** Type I

**Scoping:**

Upon receipt of a draft scope by the project sponsor, the Town Board shall forward the same to all involved and/or interested agencies, and to any individual that has expressed an interest in

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writing to the lead agency, along with the time period within which written comments on the draft scope will be accepted and along with the date, time and location of a public scoping meeting to be held for the purpose of collecting oral comment on the draft scope. The timeframes for comment and issuance of a final scope will be in accordance with 6 NYCRR § 617.8.

**Reasons Supporting this Determination:**

The Town of Saugerties Town Board, having reviewed and analyzed part 1 of the Full Environmental Assessment Form (EAF), having completed Part 2 of the Full EAF, has identified the following potential significant impacts on the environment.

- (1) **Impact on Land.** The redevelopment of 815 acres may result in a substantial impact to land. The project may remove large quantities of excavated materials, and has the potential to cause erosion, water quality issues, and dust during construction. The construction activities will continue for more than one year or in multiple phases, and requires a construction phasing plan, including a schedule of construction milestones, construction practices, truck access routes, and a description and quantity of import/export of natural material.
- (2) **Impacts on Flooding, Surface and Ground Water.** The Project anticipates the creation of new stormwater retention facilities, the introduction of significant new impervious surfaces, the need for new or expanded wastewater treatment facilities, and the Project site contains freshwater wetlands.
- (3) **Impacts on Plants and Animals.** The Project has the potential to remove or destroy endangered, rare or threatened plant and animal habitats, and migratory fish and wildlife species.
- (4) **Impact on Agricultural Resources.** The Project is located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304, and consists of highly productive soils in Group 1-4.
- (5) **Impact on Aesthetic, Historic and Archeological Resources.** The Project has the potential to cause impairment to the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.
- (6) **Impact on Open Space and Recreation.** The Project site was the site of Woodstock '94, an American music festival of nation-wide significance held in 1994 to



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commemorate the 25<sup>th</sup> anniversary of the original Woodstock festival held in 1969. The site may be used informally for passive recreation.

- (7) **Impact on Transportation.** There is the potential for a substantial increase in traffic, including truck traffic, that may exceed the capacity of the existing road network and significantly increase congestion.
  
- (8) **Impact on Energy.** The Project has the potential for an increased demand for, or a major change in the quantity or type of energy currently available to serve the Project (water, sewer, gas, electric, etc.).
  
- (9) **Impact on Human Health**
  
- (10) **Impact on Noise, Odor, Air, Light.** Significant adverse impacts may occur related to noise, odor, and light, both during construction and with full operation of the Project, particularly affecting the nearby residential areas.
  
- (11) **Impacts on Solid Waste.** The Project has the potential to generate large amounts of solid waste, such as recyclable materials and municipal solid waste.
  
- (12) **Consistency with Community Character and Community Plans.** The Project may cause a change in density and/or population that may not be supported by existing infrastructure, may not be consistent with the community plans, or which may have an increased demand on community and emergency services, such as, but not limited to schools, emergency response, the Comprehensive Plan, farmland protection plans, aquifer and watershed plans, or other plans of town, county and regional significance.

In accordance with 6 NYCRR 617.10 a Generic Environmental Impact Statement will be prepared given the conceptual nature of the Action and given that pursuant to 6 NYCRR 617.10(a) the Action constitutes or could constitute:

- (1) a number of separate actions in a given geographic area which, if considered singly, may have minor impacts, but if considered together may have significant impacts;
  
- (2) a sequence of actions, contemplated by a single agency or individual; and

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- (4) an entire program or plan having wide application or restricting the range of future alternative policies or projects, including new or significant changes to existing land use plans, development plans, zoning regulations or agency comprehensive resource management plans.

**Lead Agency Address:** Town of Saugerties Town Board  
4 High Street  
Saugerties, NY 12477

**Lead Agency Contact:** Fred Costello, Supervisor  
C/O Terri Wood, Supervisor's Secretary  
4 High Street  
Saugerties, NY 12477  
(845) 246-2800

In accordance with 6 NYCRR 617.12, this notice will be distributed the following involved and interested agencies:

Saugerties Town Board- Lead Agency  
C/O Terri Wood, Supervisor's Secretary  
4 High Street  
Saugerties, NY 12477

Saugerties Farms LLC  
C/O Jess Sudol, P.E.-for the Applicant  
242 W. Main Street, Suite 100  
Rochester, NY 14614

Town of Saugerties Planning Board  
Becky Bertorelli, Planning Board Secretary  
Town Hall  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Zoning Board of Appeals  
Mr. Kevin Freeman, Secretary  
Town Hall  
4 High Street  
Saugerties, New York 12477

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Town of Saugerties Building Inspector  
Mr. Alvah Weeks, Jr.  
Town Hall  
4 High Street  
Saugerties, New York 12477

New York State Department of Environmental Conservation  
Ms. Kelly Turturro, Region 3 Director  
21 South Putt Corners Road  
New Paltz, New York 12561

New York State Department of Transportation  
David Corrigan, PE  
11 Quarry Street  
Kingston, New York 12401

New York State Department of Health  
Corning Tower  
Empire State Plaza,  
Albany, NY 12237

Ulster County Health Department  
Carol M. Smith, MD, MPH, Commissioner  
Golden Hill Office Building  
239 Golden Hill Lane  
Kingston, NY 12402

Town of Saugerties Highway Department  
Raymond Mayone, Superintendent  
4 High Street  
Saugerties, New York 12477

United States Army Corps of Engineers  
New York District  
Attn: Regulatory Branch, Room 1937  
26 Federal Plaza  
New York, New York 10278-0090



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Ulster County Planning Board  
Mr. Dennis Doyle, Director  
County Office Building  
PO Box 1800  
Kingston, New York 12402

New York State Office of Parks, Recreation, and Historic Preservation  
Mr. Daniel Mackay  
625 Broadway  
Albany, New York 12207

United States Fish and Wildlife Service  
Ms. Robyn Niver  
3817 Luker Road  
Cortland, New York 13045

Centerville Fire Company  
c/o Fire Chief  
PO Box 84  
Saugerties, New York, 12477

New York State Police Department  
1220 Washington Avenue  
Building 22  
Albany, New York 12226-2252

Town of Saugerties Police Department  
Joseph A. Sinagra, Chief of Police  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Water/Sewer Department  
Mark Resso, Superintendent  
4 High Street  
Saugerties, New York 12477

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Village of Saugerties Water Department  
Mr. Mike Hopf  
Village Hall  
43 Partition Street  
Saugerties, New York 12477

Village of Saugerties Wastewater Department  
Mr Joe Myers, Superintendent  
Village Hall  
43 Partition Street  
Saugerties, New York 12477

Diaz Memorial Ambulance Service  
1 Main Street  
Saugerties, New York, 12477

Saugerties Central School District  
Kirk Reinhardt, Superintendent  
Call Box A  
Saugerties, New York 12477

NYS Thruway Authority  
Albany Division  
200 Southern Blvd.  
P.O. Box 189  
Albany, NY 12201

Town of Saugerties Historic Preservation Commission  
c/o Stefan Yarabek, Chair  
Town Hall  
4 High Street  
Saugerties, New York 12477

Town of Saugerties Conservation Advisory Commission  
c/o Mary O'Donnell, Chair  
Town Hall  
4 High Street  
Saugerties, New York 12477

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Central Hudson Corporation  
284 South Avenue  
Poughkeepsie, New York 12602

Woodstock Land Conservancy  
Andy Mossey, Executive Director  
P.O. Box 864  
Woodstock, New York 12498

Catskill Mountainkeeper  
Ramsay Adams, Executive Director  
P.O. Box 268  
Hurleyville, New York 12747

In accordance with 6 NYCRR 617.12 this notice will be published in the Environmental Notice Bulletin.



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

Agency Use Only [If applicable]  
 Project : Winston Farm PDD  
 Date : July 13, 2022

**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.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<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 may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>



I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**  NO  YES  
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**  NO  YES  
 The proposed action may result in development on lands subject to flooding.  
 (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 checked="" type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input checked="" 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 checked="" 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 <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Potential air impacts from increased traffic including industrial truck traffic</u> _____		<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" 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.)  
*If "Yes", answer questions a - g. If "No", go to Section 10.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input checked="" 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.)  
*If "Yes", answer questions a - e. If "No", go to Section 11.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>

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

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

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

 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 checked="" 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 checked="" type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**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 checked="" 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 checked="" type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO  YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

NO

YES

*If "Yes", answer questions a - h. If "No", go to Section 18.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

NO

YES

*If "Yes", answer questions a - g. If "No", proceed to Part 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>