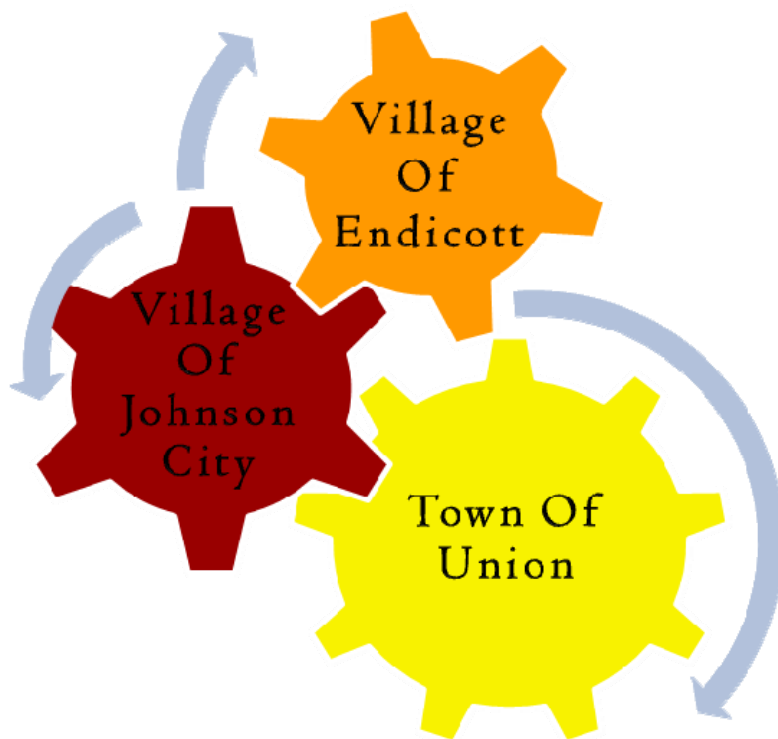


TOWN OF UNION, NEW YORK UNIFIED COMPREHENSIVE PLAN STATE ENVIRONMENTAL QUALITY REVIEW FULL ENVIRONMENTAL ASSESSMENT FORM



Prepared By:
Town of Union
Planning Department

January 21, 2009

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617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action

Location of Action (include Street Address, Municipality and County)

Name of Applicant/Sponsor

Address

City / PO

State

Zip Code

Business Telephone

Name of Owner (if different)

Address

City / PO

State

Zip Code

Business Telephone

Description of Action:

Please Complete Each Question--Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Other

2. Total acreage of project area: acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	acres	acres
Forested	acres	acres
Agricultural (Includes orchards, cropland, pasture, etc.)	acres	acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	acres	acres
Water Surface Area	acres	acres
Unvegetated (Rock, earth or fill)	acres	acres
Roads, buildings and other paved surfaces	acres	acres
Other (Indicate type)	acres	acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage: Well drained % of site Moderately well drained % of site.
- Poorly drained % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

- a. What is depth to bedrock (in feet)

5. Approximate percentage of proposed project site with slopes:

0-10% % 10- 15% % 15% or greater %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)?

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

b. Size (in acres):

17. Is the site served by existing public utilities? Yes No
- a. If **YES**, does sufficient capacity exist to allow connection? Yes No
- b. If **YES**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: acres.
- b. Project acreage to be developed: acres initially; acres ultimately.
- c. Project acreage to remain undeveloped: acres.
- d. Length of project, in miles: (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. %
- f. Number of off-street parking spaces existing ; proposed
- g. Maximum vehicular trips generated per hour: (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | | | | |
| Ultimately | | | | |
- i. Dimensions (in feet) of largest proposed structure: height; width; length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated (number)

b. Anticipated date of commencement phase 1: month year, (including demolition)

c. Approximate completion date of final phase: month year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction ; after project is complete

10. Number of jobs eliminated by this project .

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount

b. Name of water body into which effluent will be discharged

13. Is subsurface liquid waste disposal involved? Yes No Type

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name ; location

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? tons/month.

b. If yes, what is the anticipated site life? years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity gallons/minute.

23. Total anticipated water usage per day gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

Type

Submittal Date

City, Town, Village Board

Yes

No

City, Town, Village Planning Board

Yes

No

City, Town Zoning Board

Yes

No

City, County Health Department

Yes

No

Other Local Agencies

Yes

No

Other Regional Agencies

Yes

No

State Agencies

Yes

No

Federal Agencies

Yes

No

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision?

Yes

No

If Yes, indicate decision required:

Zoning amendment

Zoning variance

New/revision of master plan

Subdivision

Site plan

Special use permit

Resource management plan

Other

2. What is the zoning classification(s) of the site?

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

4. What is the proposed zoning of the site?

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed?

a. What is the minimum lot size proposed?

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name

Date

Signature

Title

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

C	Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	Yes	No
C	Construction on land where the depth to the water table is less than 3 feet.	Yes	No
C	Construction of paved parking area for 1,000 or more vehicles.	Yes	No
C	Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	Yes	No
C	Construction that will continue for more than 1 year or involve more than one phase or stage.	Yes	No
C	Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	Yes	No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
c Construction or expansion of a sanitary landfill.			Yes	No
c Construction in a designated floodway.			Yes	No
c Other impacts:			Yes	No
2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)				
NO YES				
c Specific land forms:			Yes	No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

c Developable area of site contains a protected water body.			Yes	No
c Dredging more than 100 cubic yards of material from channel of a protected stream.			Yes	No
c Extension of utility distribution facilities through a protected water body.			Yes	No
c Construction in a designated freshwater or tidal wetland.			Yes	No
c Other impacts:			Yes	No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

c A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.			Yes	No
c Construction of a body of water that exceeds 10 acres of surface area.			Yes	No
c Other impacts:			Yes	No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

C	Proposed Action will require a discharge permit.	Yes	No
C	Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	Yes	No
C	Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	Yes	No
C	Construction or operation causing any contamination of a water supply system.	Yes	No
C	Proposed Action will adversely affect groundwater.	Yes	No
C	Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	Yes	No
C	Proposed Action would use water in excess of 20,000 gallons per day.	Yes	No
C	Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	Yes	No
C	Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	Yes	No
C	Proposed Action will allow residential uses in areas without water and/or sewer services.	Yes	No
C	Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	Yes	No
C	Other impacts:	Yes	No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

<input type="checkbox"/> Proposed Action would change flood water flows	Yes	No
<input type="checkbox"/> Proposed Action may cause substantial erosion.	Yes	No
<input type="checkbox"/> Proposed Action is incompatible with existing drainage patterns.	Yes	No
<input type="checkbox"/> Proposed Action will allow development in a designated floodway.	Yes	No
<input type="checkbox"/> Other impacts:	Yes	No

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

<input type="checkbox"/> Proposed Action will induce 1,000 or more vehicle trips in any given hour.	Yes	No
<input type="checkbox"/> Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	Yes	No
<input type="checkbox"/> Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	Yes	No
<input type="checkbox"/> Proposed Action will allow an increase in the amount of land committed to industrial use.	Yes	No
<input type="checkbox"/> Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	Yes	No
<input type="checkbox"/> Other impacts:	Yes	No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

<input type="checkbox"/> Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	Yes	No
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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
c Removal of any portion of a critical or significant wildlife habitat.			Yes	No
c Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.			Yes	No
c Other impacts:			Yes	No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

c Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.			Yes	No
c Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.			Yes	No
c Other impacts:			Yes	No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

c The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)			Yes	No
c Construction activity would excavate or compact the soil profile of agricultural land.			Yes	No
c The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.			Yes	No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
C The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).			Yes	No
C Other impacts:			Yes	No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
 NO YES

Examples that would apply to column 2

C Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.			Yes	No
C Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.			Yes	No
C Project components that will result in the elimination or significant screening of scenic views known to be important to the area.			Yes	No
C Other impacts:			Yes	No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
 NO YES

Examples that would apply to column 2

C Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.			Yes	No
C Any impact to an archaeological site or fossil bed located within the project site.			Yes	No
C Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.			Yes	No

1
Small to
Moderate
Impact

2
Potential
Large
Impact

3
Can Impact Be
Mitigated by
Project Change

C Other impacts:

Yes No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

C The permanent foreclosure of a future recreational opportunity.

Yes No

C A major reduction of an open space important to the community.

Yes No

C Other impacts:

Yes No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

C Proposed Action to locate within the CEA?

Yes No

C Proposed Action will result in a reduction in the quantity of the resource?

Yes No

C Proposed Action will result in a reduction in the quality of the resource?

Yes No

C Proposed Action will impact the use, function or enjoyment of the resource?

Yes No

C Other impacts:

Yes No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?
NO YES

Examples that would apply to column 2

C Alteration of present patterns of movement of people and/or goods.	Yes	No
C Proposed Action will result in major traffic problems.	Yes	No
C Other impacts:	Yes	No

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?
NO YES

Examples that would apply to column 2

C Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.	Yes	No
C 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 major commercial or industrial use.	Yes	No
C Other impacts:	Yes	No

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?
NO YES

Examples that would apply to column 2

C Blasting within 1,500 feet of a hospital, school or other sensitive facility.	Yes	No
C Odors will occur routinely (more than one hour per day).	Yes	No
C Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	Yes	No
C Proposed Action will remove natural barriers that would act as a noise screen.	Yes	No
C Other impacts:	Yes	No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?
NO YES

C	Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	Yes	No
C	Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	Yes	No
C	Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	Yes	No
C	Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.	Yes	No
C	Other impacts:	Yes	No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?
NO YES

Examples that would apply to column 2

C	The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	Yes	No
C	The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	Yes	No
C	Proposed Action will conflict with officially adopted plans or goals.	Yes	No
C	Proposed Action will cause a change in the density of land use.	Yes	No
C	Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	Yes	No
C	Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	Yes	No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
C Proposed Action will set an important precedent for future projects.			Yes	No
C Proposed Action will create or eliminate employment.			Yes	No
C Other impacts:			Yes	No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO

YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

Part 1 Expanded Narrative

Description of Action

The proposed action is the adoption of a Unified Comprehensive Plan for the Town of Union including the incorporated villages of Endicott and Johnson City. The Unified Comprehensive Plan is proposed to promote and protect the public health, safety, general welfare, and historic integrity of the town and villages by establishing recommendations for regulations and standards to guide and control land development and land use. The plan does not change zoning or recommend or undertake specific development/construction projects.

In order to fulfill the requirements of the New York State Environmental Quality Review Act (SEQRA), a Full Environmental Assessment Form (EAF) was prepared in order to assess the general environmental impacts of the proposed Unified Comprehensive Plan. This Full EAF discusses only the generic impacts of the proposed Comprehensive Plan. As mentioned previously, these actions do not involve the approval of specific developments or land use changes.

Information on site-specific impacts of the Comprehensive Plan cannot be identified at this time. The Full EAF has been used to assess only the general environmental effects of the proposed joint Comprehensive Plan, not the site-specific impacts.

The Full EAF discusses the nature of the proposed action and describes the impacts, if any, that may result from its adoption.

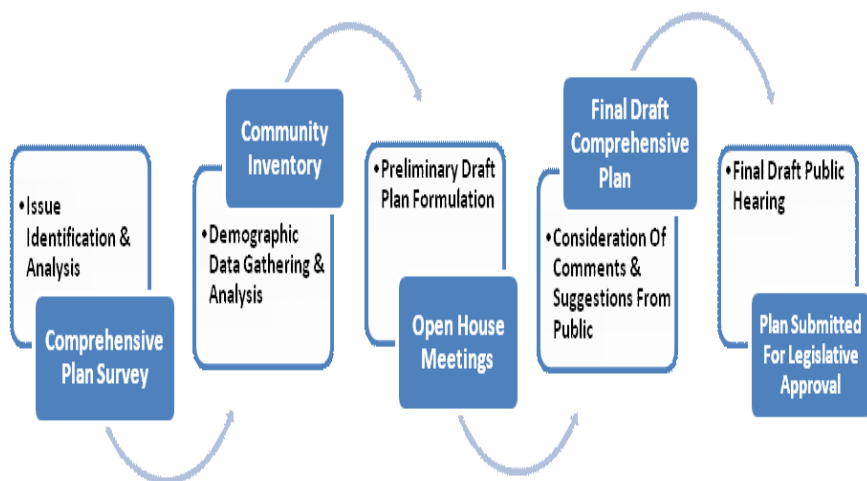
In preparing the Long EAF, it was determined that the proposed Unified Comprehensive Plan referred by the Town and Village Planning Boards, if adopted without modification by the respective town and village legislative bodies, will not have any significant effect on the environment. Accordingly, it is expected that a Negative Declaration will be prepared on the basis of the Full EAF. Any modifications to the proposed plan referred by the Town and Village Planning Boards made by the legislative bodies prior to formal adoption will require additional SEQRA reviews to

determine if the changes are significant and whether the Negative Declaration determination remains valid.

The development process for the 2008 Unified Comprehensive Plan is outlined below.

Phase 1

- During the late



1990s the members of the town and village Planning Boards conducted public issue identification meetings as well as meetings with town and village department heads for the purposes of identifying land use and neighborhood concerns.

- A scientific survey was used to test a number of concerns raised during the preliminary public meetings and gather information on a wide range of community development topics. More than 500 town and village residents participated in the survey.

Phase 2

- Development of a draft 2008 Unified Comprehensive Plan.
- Draft Plan made available to the public at Town and Village Halls and the Endicott and Johnson City public libraries. The draft plan was also made available in electronic format and posted on the Town of Union web page. Since the draft plan was posted, traffic on the Planning Department section of the web page nearly doubled. Since April of 2008 more than 2,200 unique hits were registered on the Planning Department and various Comprehensive Plan sections. The two most frequently visited of the twenty-five Neighborhood Plans were North Endwell/Union Center and West Corners.
- Planning Boards conducted five public open house meetings on the draft plan. Residents were able to view more than one-hundred large scale maps and exhibits relating to the plan including aerial photographs, existing land use maps, and proposed future land use maps for each of the twenty-five neighborhoods.

Phase 3

- Refinement of the Comprehensive Plan based upon public input and preparation of the final proposed plan that was referred to the Town and Village Boards for consideration.
- Development of a Full Environmental Assessment Form to comply with SEQRA.
- Town and Village Planning Boards conducted a joint Public Hearing on the proposed plan prior to formal transmittal to the Town and Village Boards.
- Town and Village Boards adopt final plan after required Public Hearing.
- Town and Village Boards begin process of implementing the approved plan.

Public Participation

The public has been provided with ample opportunity to contribute to the development of the final Comprehensive Plan. Public meetings and Public Hearings on the draft and final versions of the proposed Comprehensive Plan allowed the concerns and comments of the residents to be analyzed and considered for incorporation into the final plan.

Legal Authority

While Planning Boards are authorized to prepare Comprehensive Plans, only the Town Board and Village boards are authorized under state law to formally adopt Comprehensive Plans.

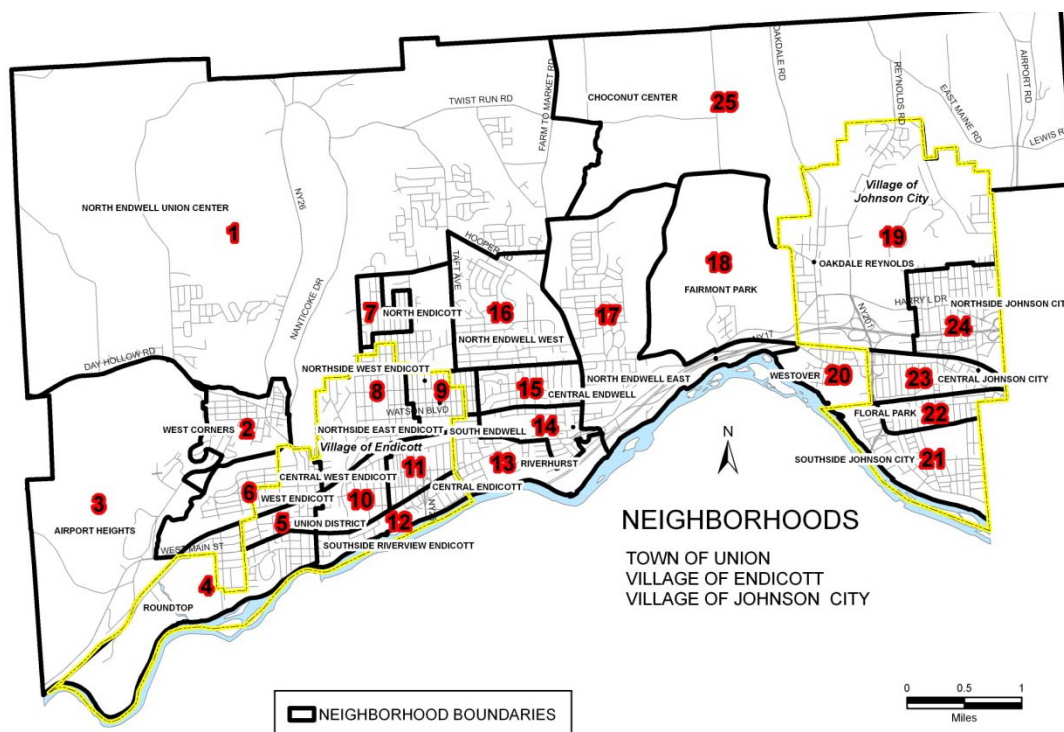
For analysis purposes the town and villages were divided into twenty-five neighborhoods as identified in the table. It should be noted that the following neighborhoods contain sections that are in the Part-Town as well as the Village of Endicott:

- Roundtop (#4)
- West Endicott (#6)
- Northside West Endicott (#8)
- Northside East Endicott (#9)

Table 1 – Neighborhoods

Part-Town
North Endwell/Union Center
West Corners
Airport Heights
West Endicott (part)
North Endicott
Riverhurst
South Endwell
Central Endwell
North Endwell West
North Endwell East
Fairmont Park
Choconut Center
Westover
Village Of Endicott
Roundtop (part)
Union District
Northside West Endicott (part)
Northside East Endicott (part)
Central Endicott
Central Endicott West
Southside/Riverview
Village Of Johnson City
Oakdale/Reynolds
Southside Johnson City
Floral Park
Central Johnson City
Northside Johnson City

Map 1 – Comprehensive Plan Neighborhood Map



A. Site Description

Question 1

Version 2007B Total Town of Union Land Parcels from 2001 Land Cover Dataset from the USGS, and 2007 Town of Union Zoning Map indicates all types of land use listed are present in the area.

Question 2

Acreage determined from Town of Union boundary shapefile.

Acreage for each land use determined by using 2001 Land Cover Dataset from the USGS and categorizing each land cover type as follows:

USGS Land Cover Class	EAF Q2 Class
Barren Land	Unvegetated
Cultivated Crops	Agricultural
Deciduous Forest	Forested
Developed, High intensity	Roads, buildings, and other paved
Developed, Medium Intensity	Roads, buildings, and other paved
Developed, Low Intensity	Roads, buildings, and other paved
Developed, open Space	Meadow or Brushland
Emergent Herbaceous Wetlands	Wetland
Evergreen Forest	Forested
Hay/Pasture	Agricultural
Herbaceous	Meadow or Brushland
Mixed Forest	Forested
Open Water	Water Surface Area
Perennial Snow/Ice	Unvegetated
Shrub/Scrub	Meadow or Brushland
Woody Wetlands	Wetlands

Question 3

Soil types determined from Soil Service Database from the U.S. Department of Agriculture, Natural Resources Conservation Service digitized from the original 1971 Soil Survey of Broome County and updated.

- 3a: Soil drainage determined by rating each soil type as Well Drained, Moderately Well Drained, or Poorly Drained according to analysis in the 1971 Soil Survey of Broome County. When multiple drainage categories may apply for each soil type, Moderately Well Drained was used. For instances where no data was given such as on certain types of fill land, bedrock, open water, etc, the category was set as Poorly Drained to address issues of non-absorption of water (runoff).
- 3b: Classification based on comparison of Soil Types to the relevant Soil Group as listed by the 2008 NY Agricultural Land Classification for Broome County from the NY State Department of Agriculture. Certain

soils could have a range of Soil Groups based on various localized differences. These soils were not included in the final acreage for 3b.

Question 4

According to the 1971 Soil Survey of Broome County “There are some exposed outcrops of bedrock.” (Page 50)

- 4a: Till thickness is based on page 92 of the Soil Survey. It should be noted that this is an average and the same paragraph notes that the range for depth can be between 0 (exposed bedrock) and 248 feet.

Question 5

Slope percentage determined by calculating the area of categorized slopes according to the Digital Elevation Model provided.

Question 6

According to the NY State Historic Preservation Office website the following are listed as state historical places.

Endicott:

- US Post Office--Endicott
- George W. Johnson Park Carousel
- Endicott Square Deal Arch
- Riverside Cemetery

Johnson City:

- US Post Office--Johnson City
- C. Fred Johnson Park Carousel
- Goodwill Theatre
- Johnson City Square Deal Arch
- Your Home Library

Part-Town:

- Highland Park Carousel
- Washington Hall
- West Endicott Park Carousel

According to the National Register of Historic Places Official Website, all Historic Places within Broome County are either in Binghamton or Conklin.

Question 7

According to the National Park Service website, the closest National Natural Landmark is McLean Bogs in Tompkins County.

Question 8

According to the 1971 Soil Survey of Broome County, water tables can exceed “more than 100 feet” with an average of “about 40 feet” (page 92). However, water tables can

fluctuate throughout the year. According to the 1976 Broome County Environmental Resources Inventory, Volume One, over 61% of the county has a high water table between 1.5 and 2.5 feet. For most soils, higher drainage rates indicate lower water tables.

Question 9

According to the October 23, 1990 Technical and Operational Guidance Series (TOGS) 2.1.3 from the NY State Department of Environmental Conservation to various agencies, the Primary Aquifer utilized by the Town of Union is one of the most productive aquifers in the state.

Question 10

Owing to the presence of forested land as well as the proximity of the Susquehanna River it is likely that hunting and fishing do occur within the Town. Town of Union Code 148-15 prohibits hunting and fishing within parks.

Question 11

According to the New York Natural Heritage Program website, the following species with a potential range that includes Broome County are listed as Endangered:

- Hooker's Orchid (*Platanthera hookeri*)
- Michaux's Blue-eyed-grass (*Sisyrinchium mucronatum*)
- Peregrine falcon (*Falco peregrinus*)
- Puttyroot (*Aplectrum hyemale*)
- Wild Hydrangea (*Hydrangea arborescens*)
- Wild Sweet-William (*Phlox maculata ssp. maculatea*).

A cursory review of the NHP range data indicates that known populations of the following Endangered Species exist within or near the town:

- Blunt-lobed Grape Fern (*Botrychium oneidense*)
- Downy Wood-mint (*Blephilia ciliata*)

The following species with a potential range that includes Broome County are listed as Threatened:

- Bald Eagle (*Haliaeetus leucocephalus*)
- Brook Floater (*Alasmidonta varicose*)
- Cork Elm (*Ulmus thomasi*)
- Fairy Wand (*Chamaelirium luteum*)
- Northern Harrier (*Circus cyaneus*)
- Pied-billed Grebe (*Podilymbus podiceps*)
- Timber Rattlesnake (*Crotalus horridus*)
- Upland Sandpiper (*Bartramia longicauda*)
- Golden Club (*Orontium aquaticum*).

A cursory review of the NHP range data indicates that known populations of the following Threatened species exist within or near the town:

- Henslow's Sparrow (*Ammodramus henslowii*)

Question 13

The following parks are located within the Town of Union (does not include passive recreational areas or linear parks):

- Argonne Park
- Baker Street Park
- Boland Park
- Boswell Hill Park
- Brixius Creek Sports Facility
- CFJ Park
- Choconut Center Park
- Floral Avenue Park
- George W. Johnson Park
- Glendale Park
- Grippen Park
- Highland Park
- Mersereau Park
- Northside Park
- Overbrook Recreation Facility
- Roundtop Park
- Route 17C Sports Facility
- Struble Sports Facility
- Taft Heights Park
- Virginia Avenue Park
- West Endicott Park
- William Hill Park

Question 15

The following streams of note flow within the Town and all are tributaries of the Susquehanna River:

- Bradley Creek
- Brixius Creek
- Dead Creek
- Finch Hollow Creek
- Gray Creek
- Little Choconut Creek
- Nanticoke Creek
- Patterson Creek
- West Creek

Question 16

16a: The only officially named lake in the Town is Bosket Lake.

16b: According to the NY State DEC, four areas within the Town are listed as wetlands covering an area of 63.1 acres. According to the US Fish and Wildlife Service, 477.1 acres of palustrine (wetlands) area exists within the town. According to the US Fish and Wildlife Service “Manual 660 FW 2 Wetlands Classification System” part 2 there is “not universal acceptance” amongst “Federal, State, and local regulatory agencies” in regards to wetlands classification. However, by measuring areas of overlap to prevent double counting, a total of 495.3 acres of both State and Federally listed “wetlands” exist within the Town.

Question 17

The entire Village of Endicott is served by the Endicott Sewer Treatment Plant located on Anson Road. The current facility was built in 1970. The village also provides sewage treatment for portions of the part-town area. The Village of Johnson City treats its waste through a joint sewage treatment facility with the City of Binghamton. This facility also provides service to portions of the part-town area.

Municipal garbage and recycling pick-up is provided by the Town of Union and the villages of Endicott and Johnson City. Pick-up policies (i.e. residential, multi-family, commercial) vary by municipality. The materials are then transported to the Broome County Landfill and recycling facility.

Electric and gas service are supplied by New York State Electric and Gas. There is a portion of the western third of the Village of Endicott (within original boundaries of Village of Union, west of E-J Workers Arch) that has electric service provided by the Endicott Municipal Light Department. Oil and propane gas suppliers are selected by the property owner on a private basis.

Question 18

According to the NY State Agricultural Districts Mapping Program, several parcels in the north of the Town belong to Agricultural District 4.

Question 19

According to the NY State Department of Environmental Conservation, there are no Critical Environmental Areas (CEA) within the Town. However, it should be noted that the Well Field 4-2, 4-3, and 4-4 Recharge Areas are adjacent to the Town. This combined CEA is southeast of Endwell and southwest of Johnson City across the Susquehanna River in the Town of Vestal.

Question 20

According to data provided by the EPA, NYSDEC, and the Broome County Division of Environmental Health thirty-two (32) separate Brownfield sites exist in the Town. Although all of these are not specified as being either solid or hazardous waste disposal sites, the nature of being declared a Brownfield indicates possible ground contamination.

In addition, the 2007b tax parcel data for the Town of Union includes one (1) parcel listed as property class code 851 (Solid Waste Disposal). Portions of the Village of Endicott have also been impacted by Trichloroethylene (TCE) to the point where hundreds of slab ventilation systems have been installed in buildings to prevent harmful vapors from building up. According to the Agency for Toxic Substances & Disease Registry (part of the United States Department of Health and Human Services), TCE is used mainly as a solvent to remove grease from metal parts, but it is also an ingredient in adhesives, paint removers, typewriter correction fluids, and is used in the dry cleaning industry as a spot remover. Portions of the Endwell area have also been tested for the presence of this chemical. During the 1990s it was discovered that the Village of Johnson City Camden Street well was impacted by a chemical known as Trichloroethane (TCA). This discovery resulted in the installation of an air stripper at this facility. TCA is a widely used industrial solvent. One of its most common uses is as a degreaser and cleaner for metals and plastics. There are also a number of sites throughout the Part-Town area that already have been tested or are being tested for contamination.

B. Project Description

Question 15

According to the 2008 Preliminary Floodplain Map, the entire southern edge of the Town that lies along the Susquehanna River falls within the 100-Year Flood Zone. The 100-year Flood Zone also extends northward along Nanticoke Creek.

Question 22

The Villages of Johnson City and Endicott operate public water distribution systems that provide drinking water and fire suppression to their respective residents as well as to many residents of the Part-Town area. Johnson City operates a system of six wells, although not all of them operate at the same time depending on demand. The smallest pump motor is capable of pumping 1,200 gallons per minute (GPM). The Village of Endicott system currently consists of three wells with the smallest pump motor capable of pumping 1,200 GPM.

C. Zoning and Planning Information

Question 6

In 1967 Comprehensive Development Plans were prepared for the Town of Union and Villages of Endicott and Johnson City. Funding for the plans was provided by the United States Department of Housing and Urban Development and New York State Office of Planning Coordination. The plans were prepared by the Planners Collaborative out of Syracuse, NY. None of the three plans were ever formally adopted by the respective governing boards.

It appears that the Town's first zoning map was adopted in 1948 with subsequent substantial revisions in 1957 and 1984. The Town of Union Planning Board adopted a Future Land Use and Transportation Plan in 1979. The Villages of Endicott and Johnson

City have never adopted formal Comprehensive Plans. The Village of Johnson City had a Building Zone Map as far back as 1952 and adopted zoning in 1972.

For the Part-Town area, the proposed Comprehensive Plan represents an update of the 1979 study and retains many of the future land use concepts. If adopted, the proposed plan will become the first official long range planning document for both villages.

Question 8

Land Use Within One-Quarter Mile of Adjacent Municipalities

Adjacent land use to the west in the Town of Owego is predominantly rural residential and vacant or open land.

The Town of Maine to the north is similarly utilized as rural residential and vacant land. There are also a small amount of commercial and religious/institutional uses, in addition to utilities such as NYSEG and the Columbia Gas line on the border of the two towns.

The Town of Chenango is situated along the northeast corner of town and the land use is primarily vacant and agricultural. A few smaller residential parcels lie along the roads that extend from the Town of Union.

Land use within the first quarter of a mile into the Town of Dickinson is composed of suburban residential and vacant lots. Several lots north of State Route 17 are multi-family or commercial. South of State Route 17 there is a more mixed-use community, including a number of community services/churches along Prospect Street.

The City of Binghamton borders the east perimeter of the Village of Johnson City, and is similarly composed of primarily suburban single-family residential uses, although with a greater number of multifamily uses as compared to the north in the Town of Dickinson. Most notable is the concentration of commercial and industrial uses along the State Route 17C corridor, particularly in the first quarter mile into the city. At the south corner of the perimeter of Johnson City, there are several large multifamily complexes and the West End Armory.

The Town of Vestal lies on the south side of the Susquehanna River, bordering the entire southern border of the Town of Union, and land use within the first quarter mile is significantly different than the previously-described municipalities. Large expanses are dominated by industrial, commercial, and public service uses, with small stretches of single-family residential uses intermingled. To the east lies the Binghamton-Johnson City Joint Sewage Treatment plant, several properties owned by NYSEG, Barney & Dickinson mining and quarry operation, and Moore Park, a recreational facility that provides a buffer to the Vestal Road residential neighborhood on the east and west sides of State Route 26. Route 26 provides one of the direct routes over the Susquehanna River and State Route 17 between the Towns of Vestal and Union. Further west of State Route 26 are fewer small-size parcels of commercial and public service uses along State

Route 434 and Main St. North, mixed with single-family uses and mobile home parks extending west toward the Town of Owego.

EXHIBIT 1 – Existing Land Use Map

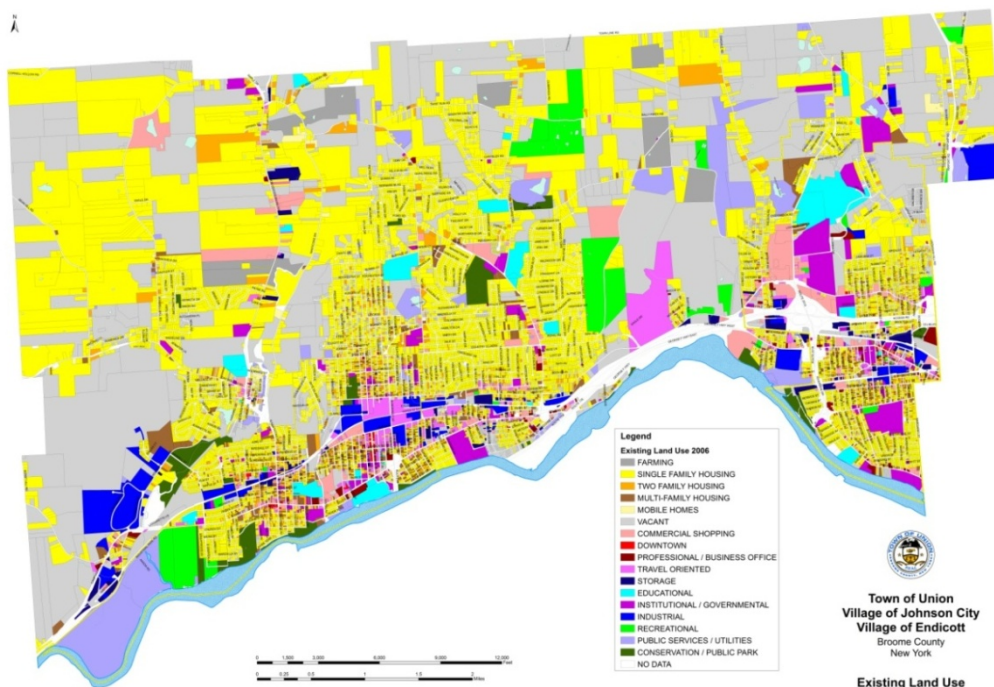


EXHIBIT 2 – Land Cover Map

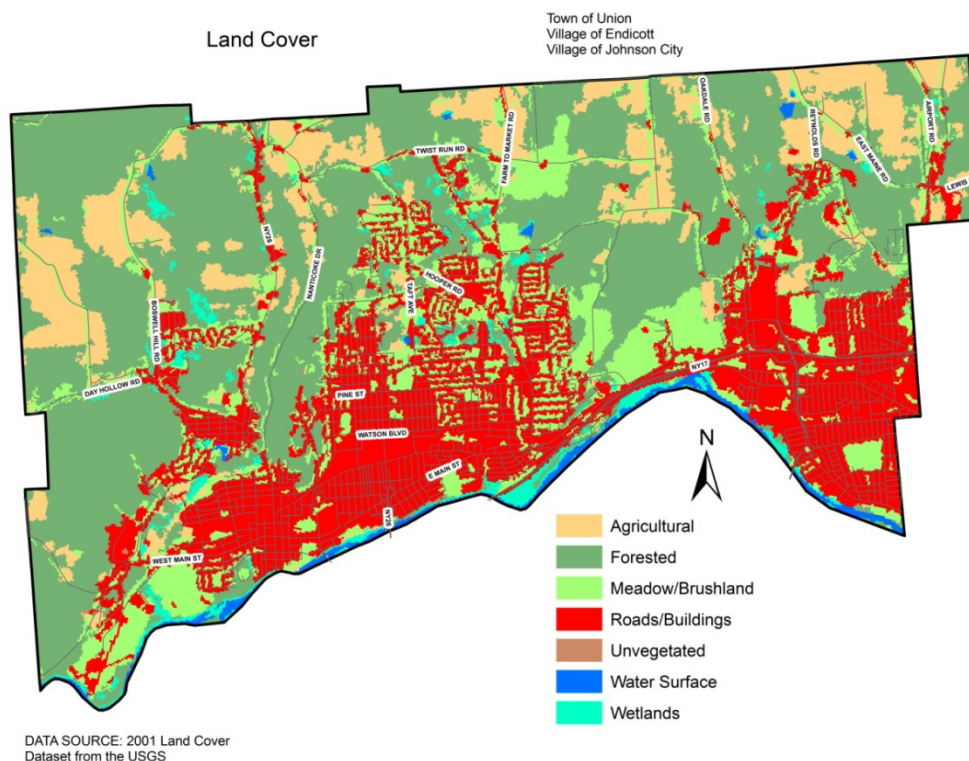


EXHIBIT 3 – Soil Associations Map

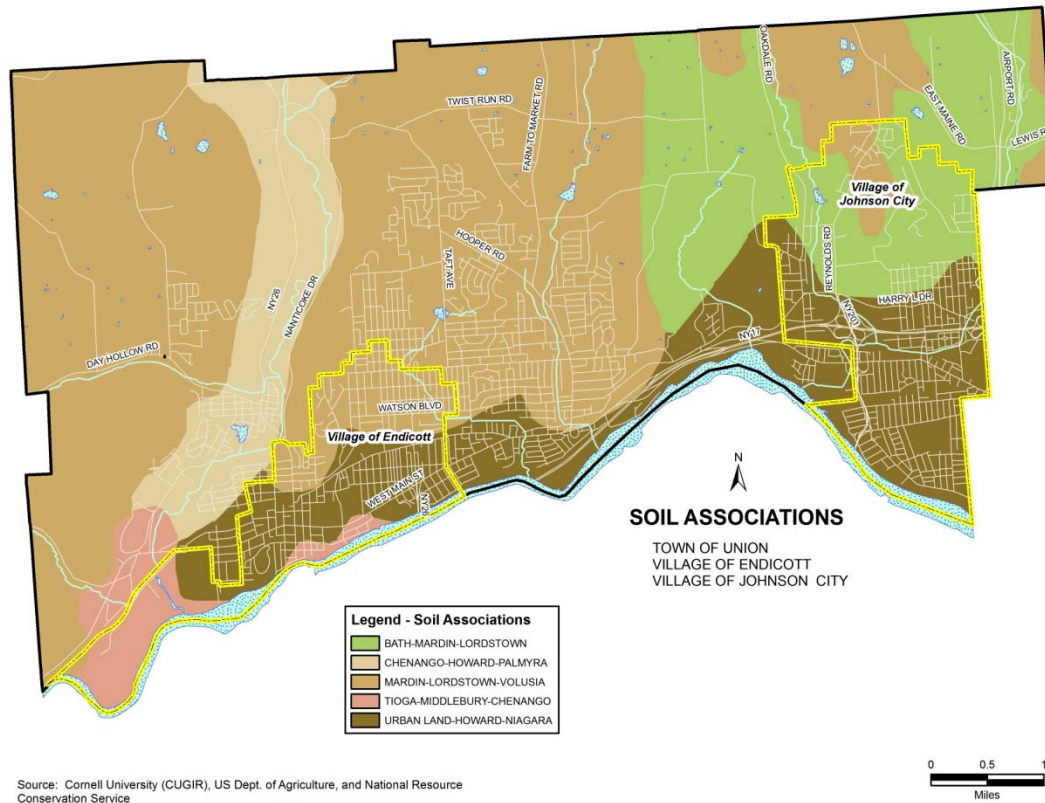


EXHIBIT 4 – Geology Map

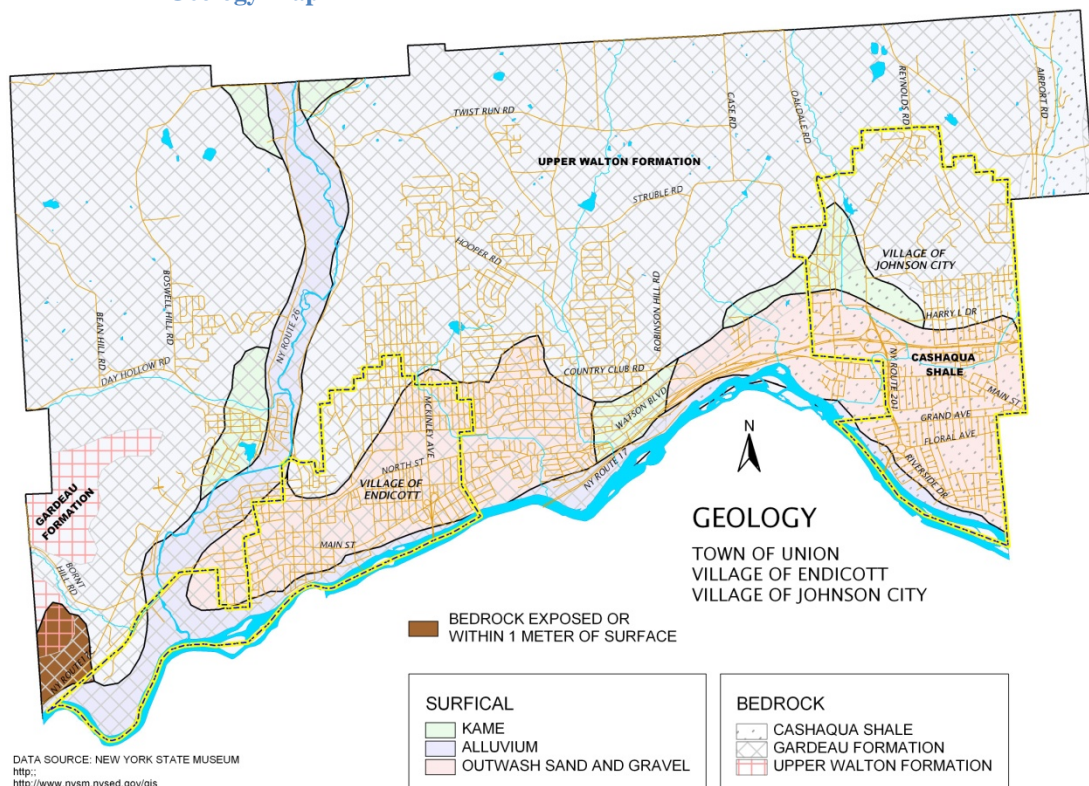


EXHIBIT 5 – Steep Slopes Map

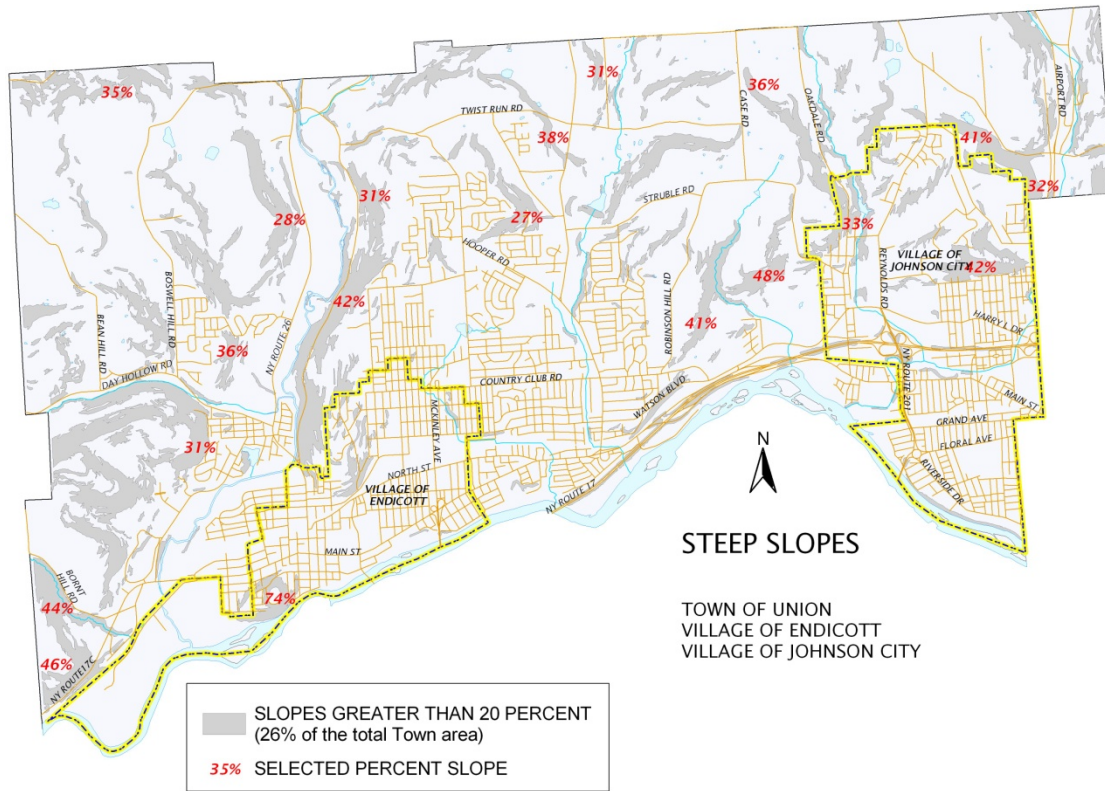
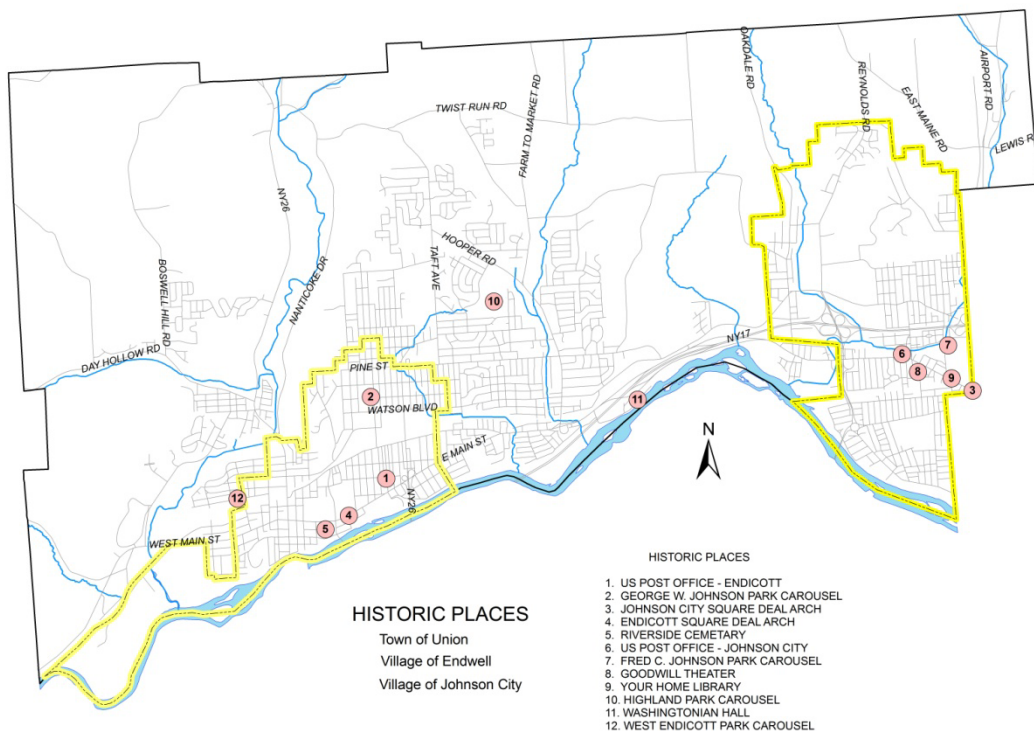
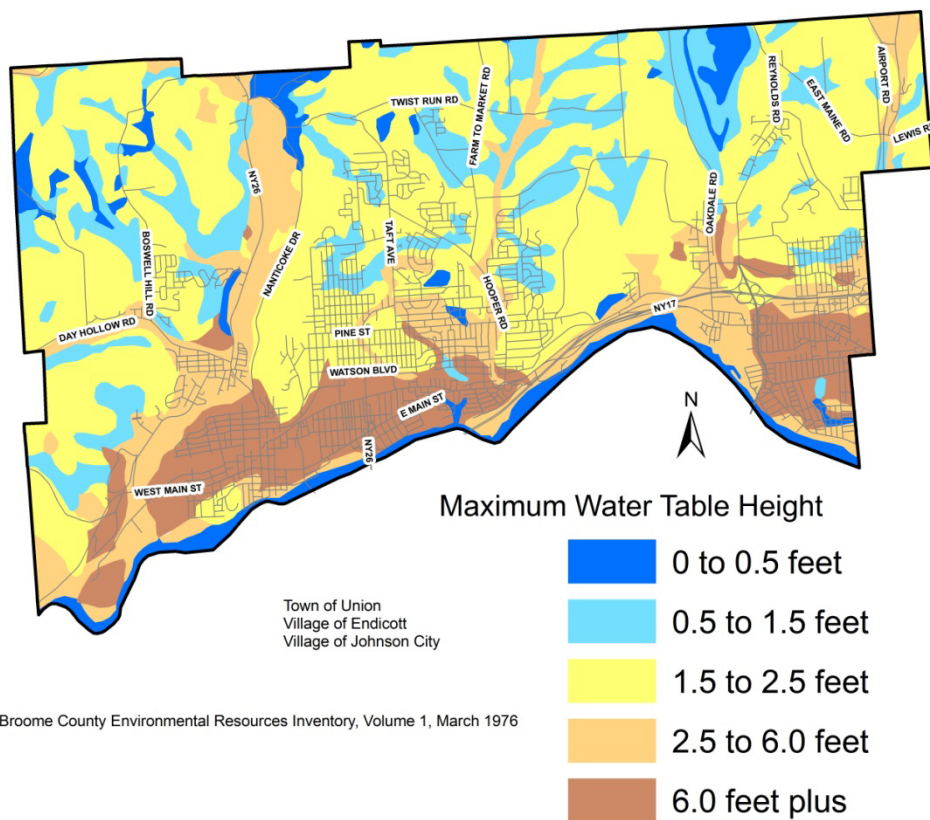


EXHIBIT 6 – Historic Places Map



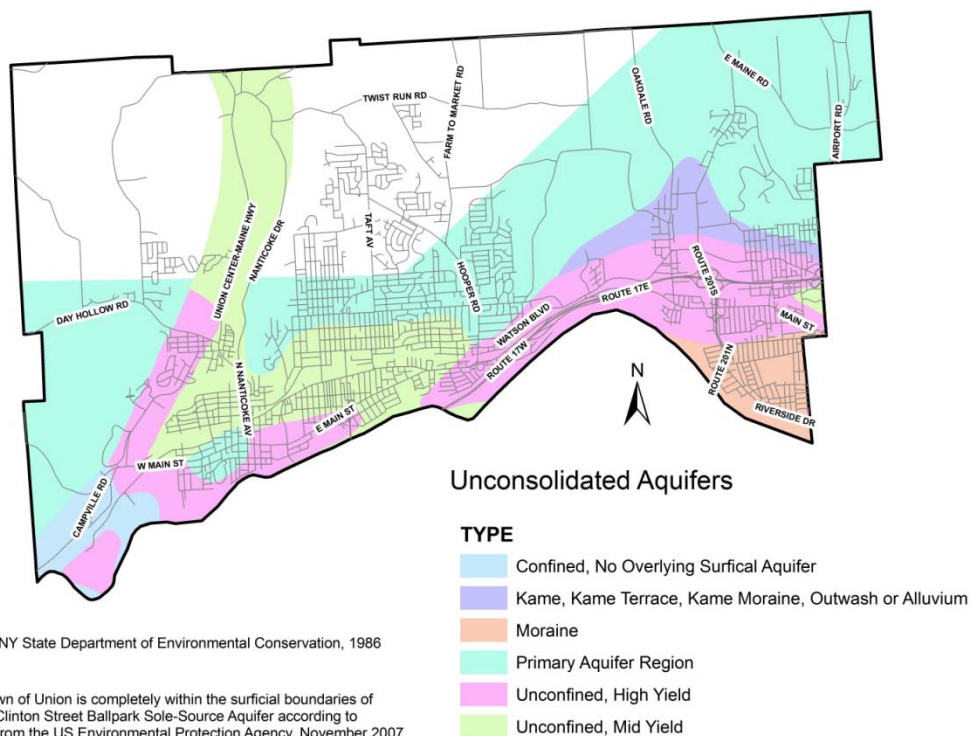
Source: NYS Office of Historic Preservation, 2008

EXHIBIT 7 – Water Table Height Map



Source: Broome County Environmental Resources Inventory, Volume 1, March 1976

EXHIBIT 8 – Aquifer Map



Source: NY State Department of Environmental Conservation, 1986

The Town of Union is completely within the surficial boundaries of the Clinton Street Ballpark Sole-Source Aquifer according to documents from the US Environmental Protection Agency, November 2007

EXHIBIT 9 – Parks Map

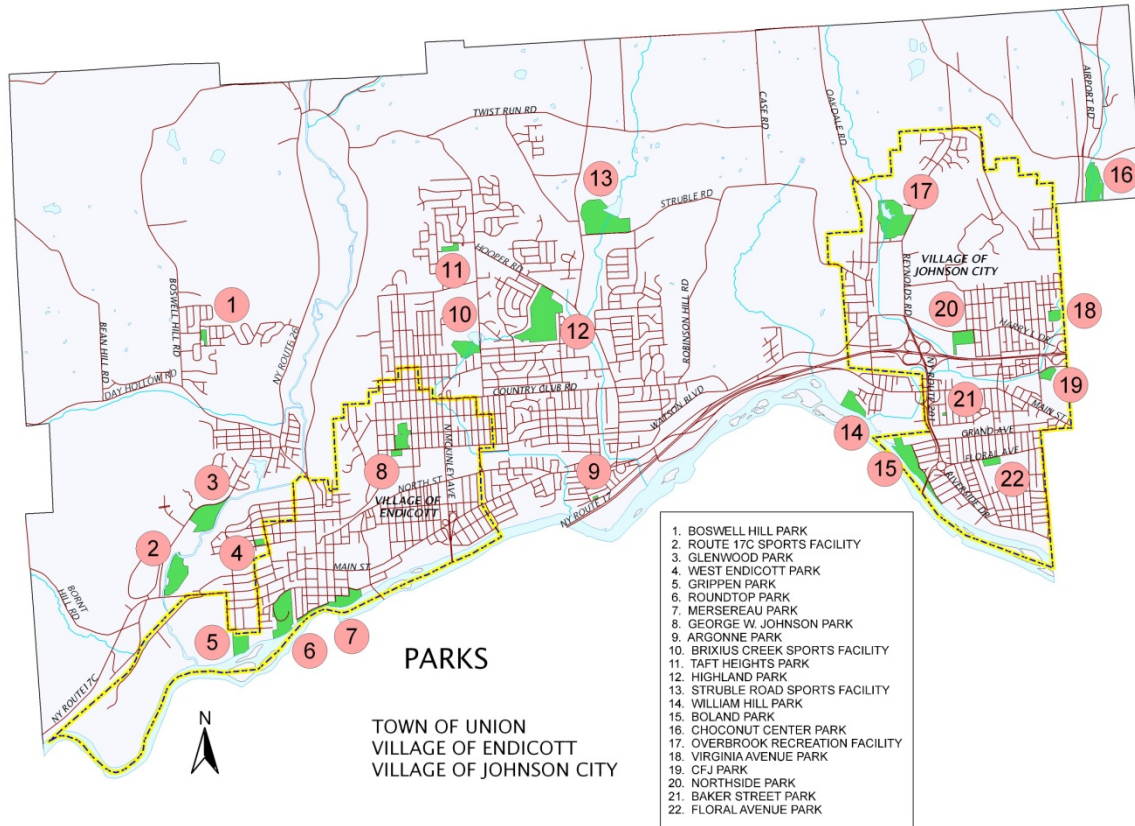


EXHIBIT 10 – Waterways Map

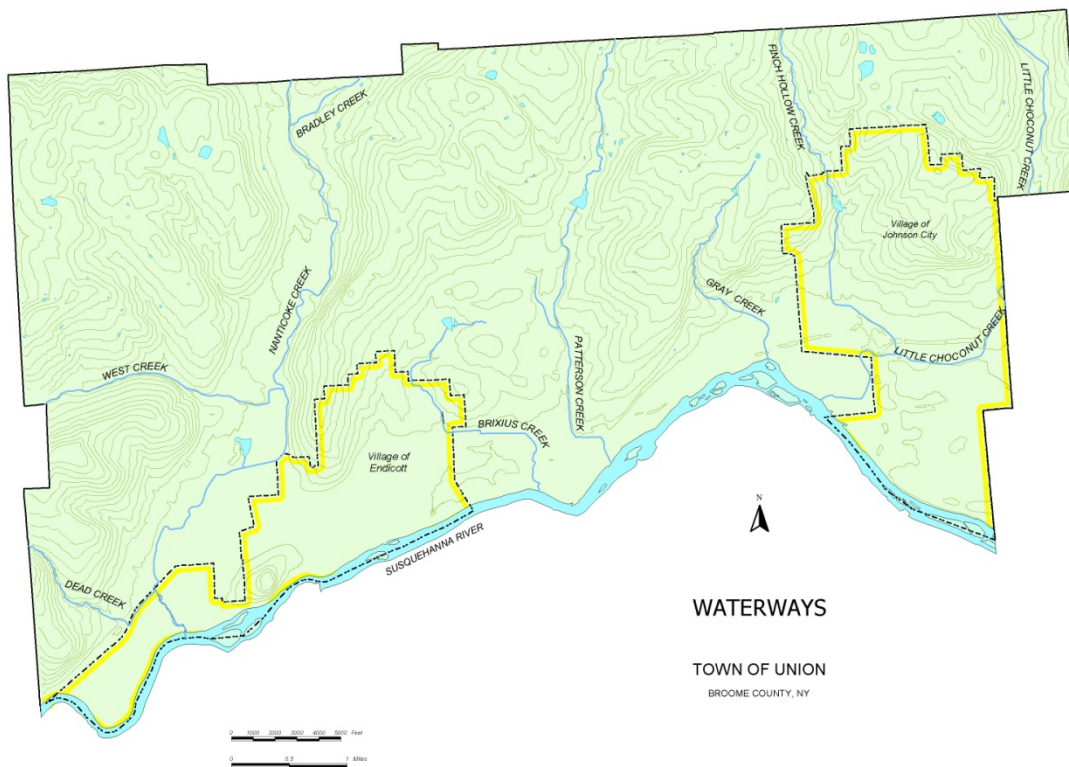


EXHIBIT 11 – Wetlands Map

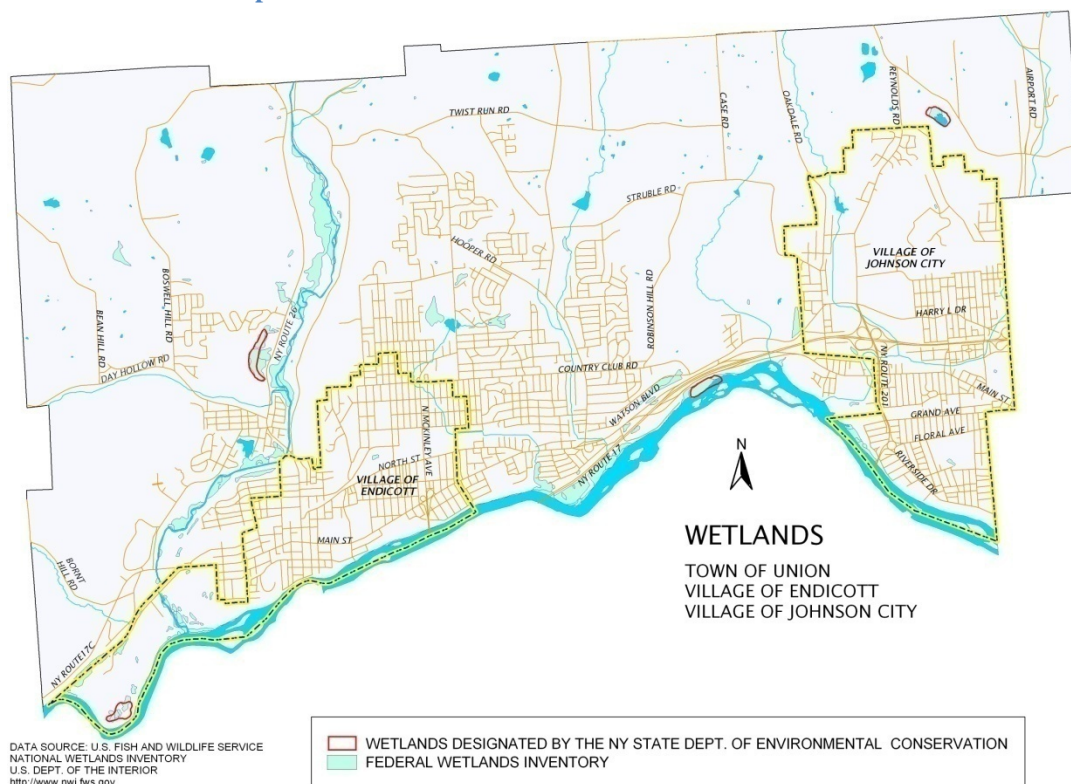


EXHIBIT 12 – Water Line Map

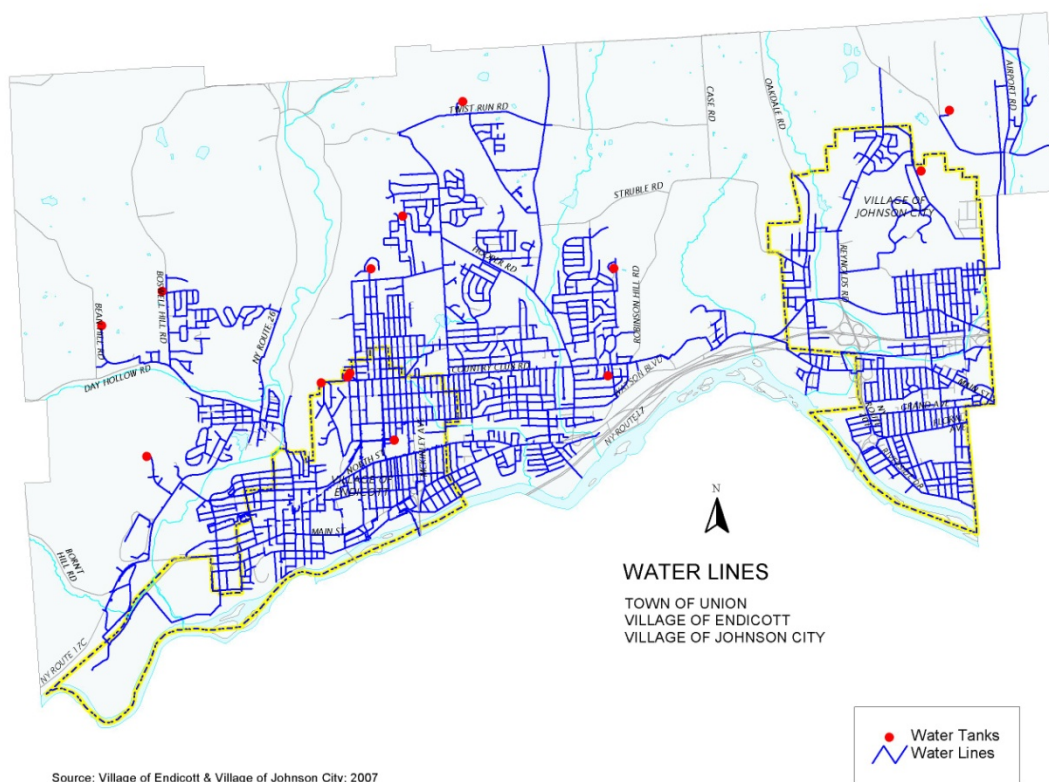


EXHIBIT 13 – Sewer Line Map

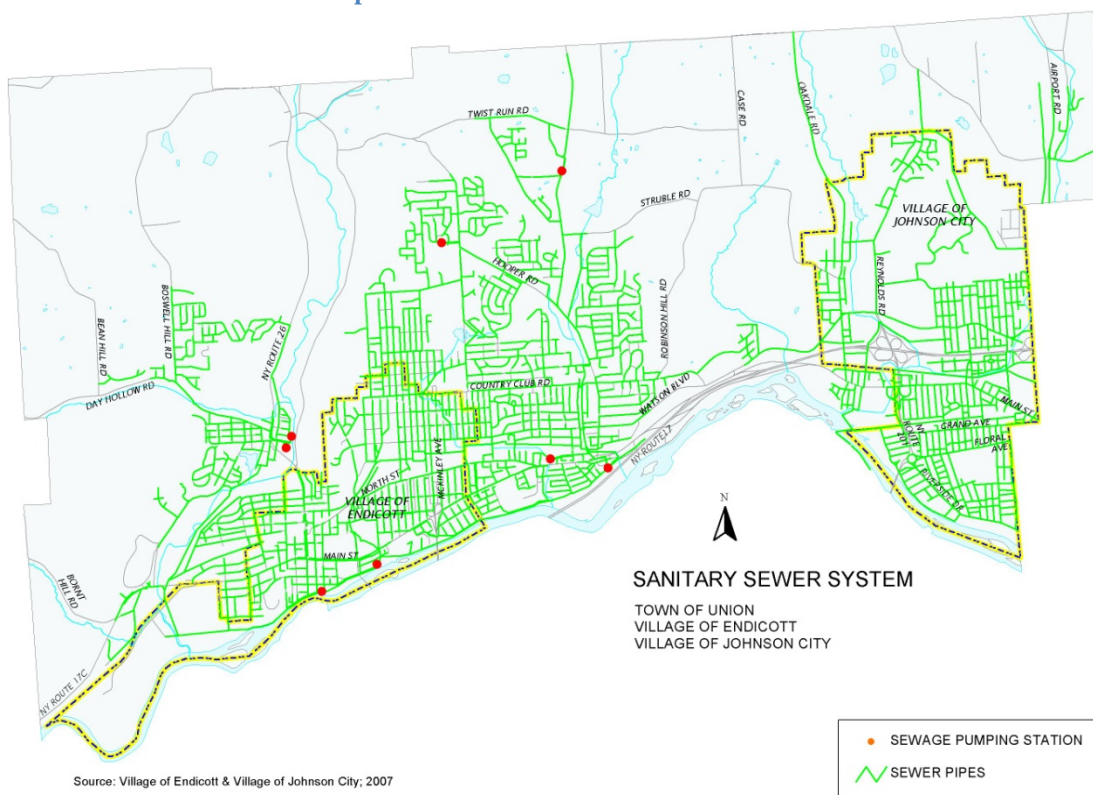


EXHIBIT 14 – New York State Agricultural District Map

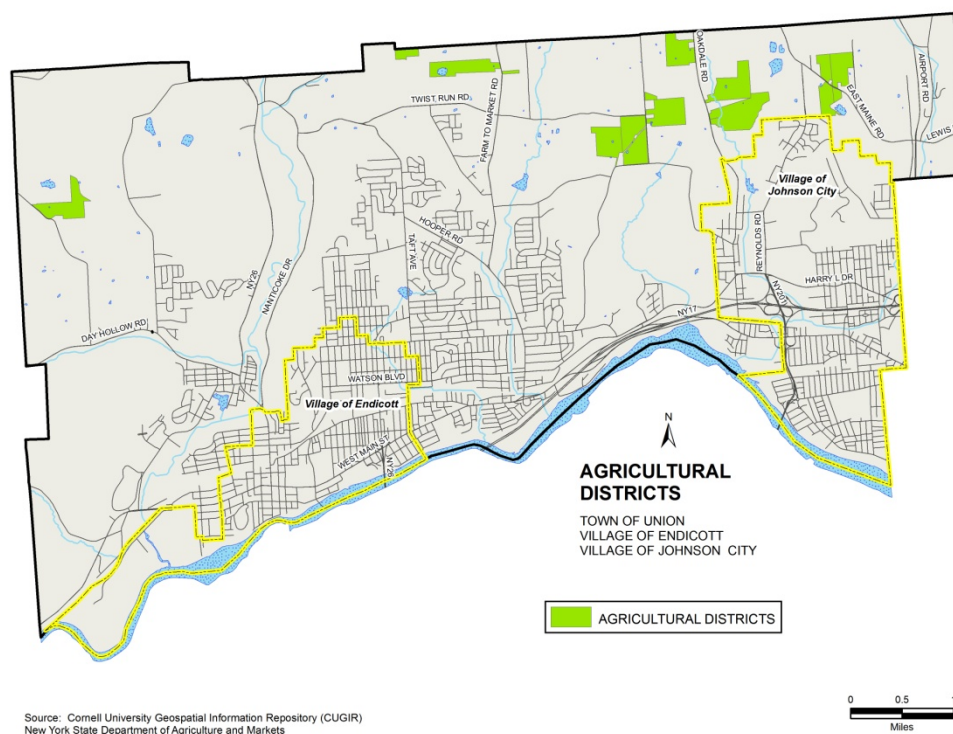


EXHIBIT 15 – Brownfield Site Map

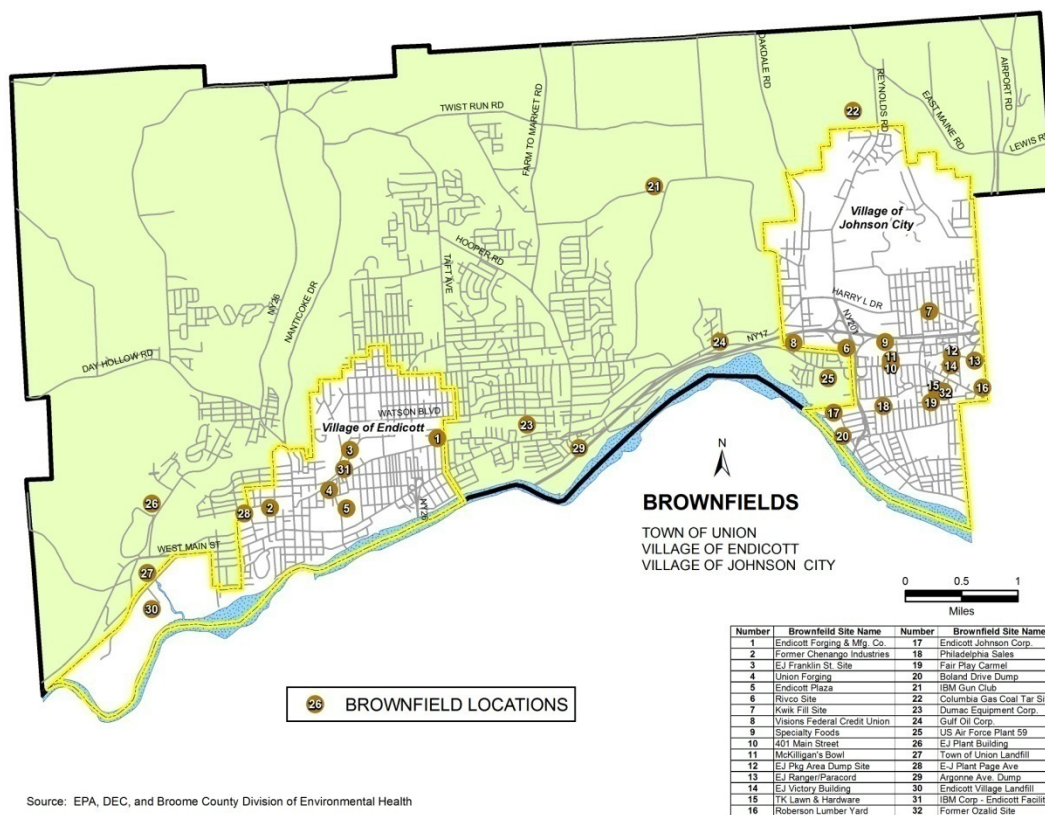


EXHIBIT 16 – Village of Endicott Limits of Ventilation Map

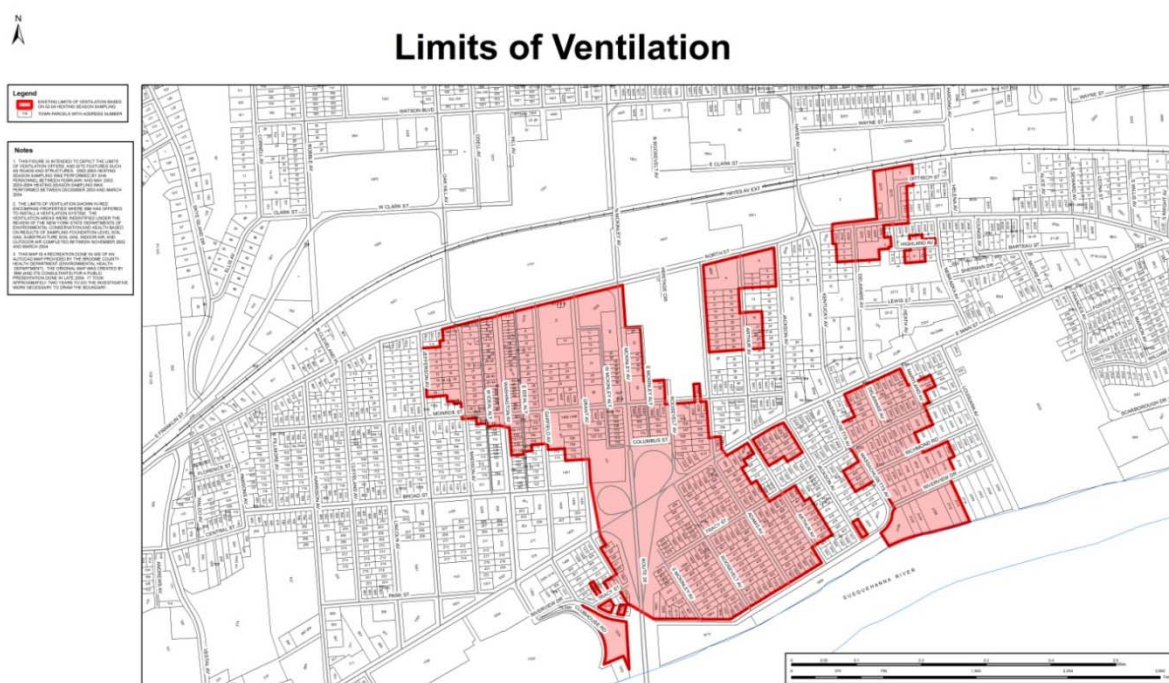


EXHIBIT 17 – Floodplain Map

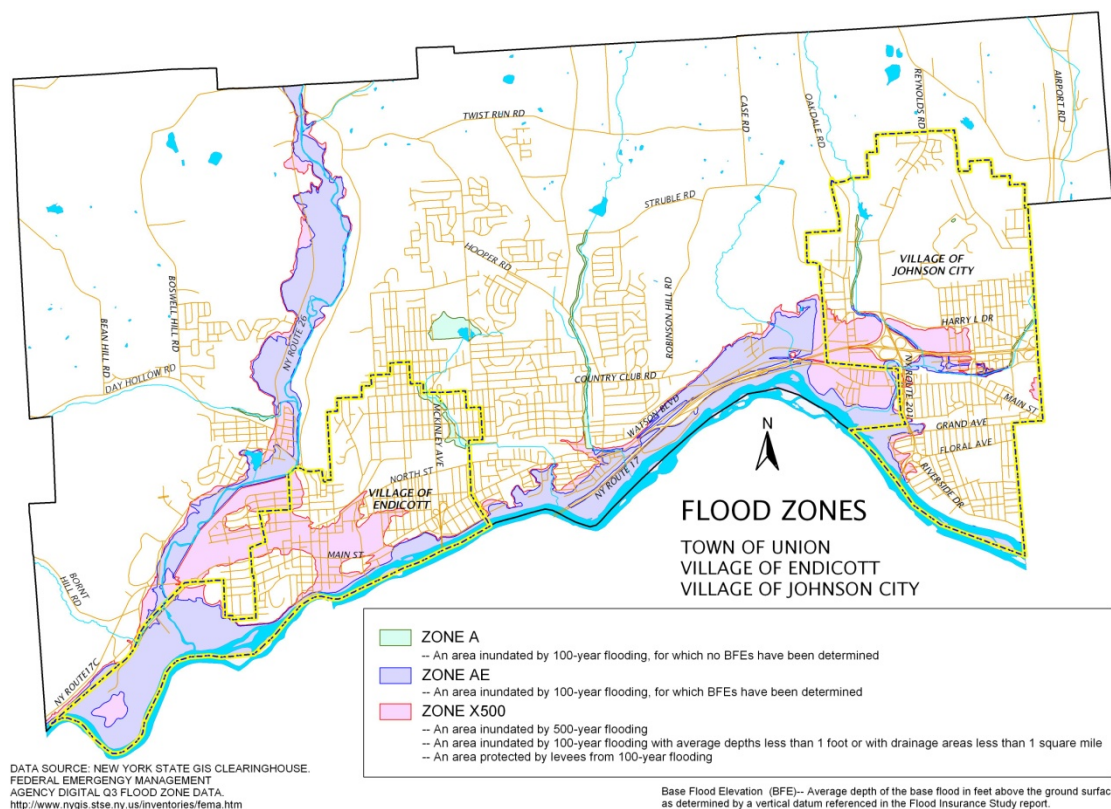
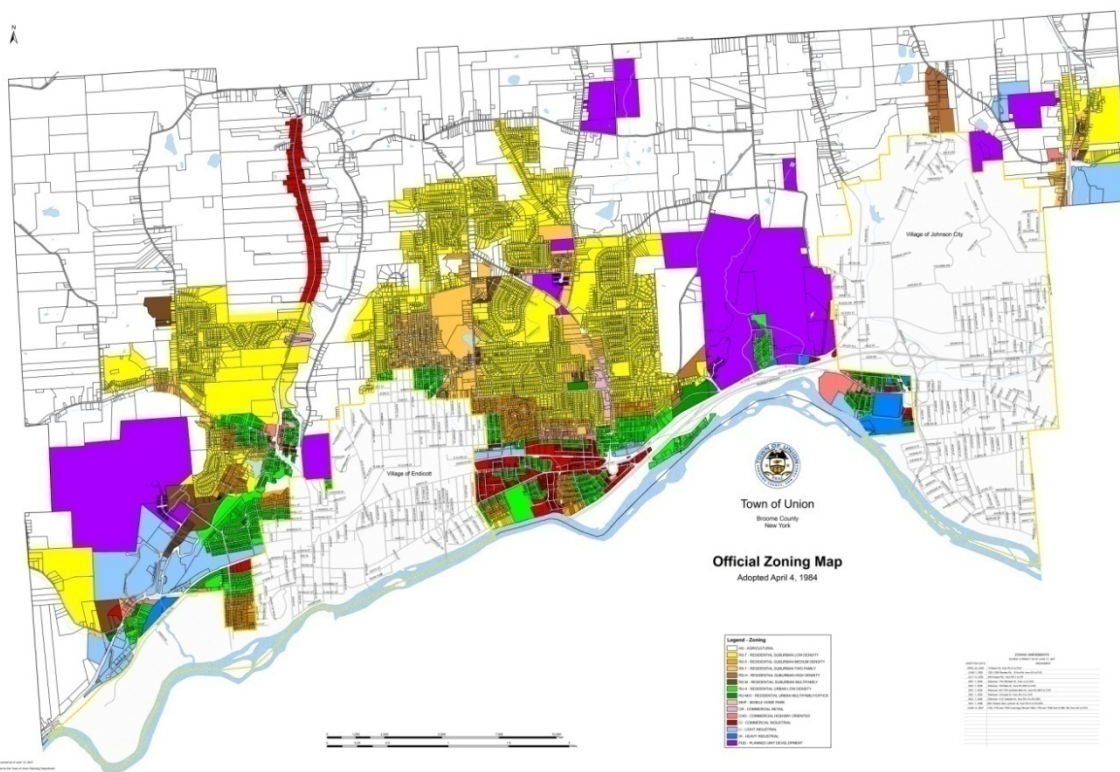


EXHIBIT 18 – Part-Town Area Zoning Map



ENDICOTT
BROOME COUNTY NEW YORK



EXHIBIT 20 – Village of Johnson City Zoning Map



EXHIBIT 21 – Part-Town Area Existing Land Use By Broad Category

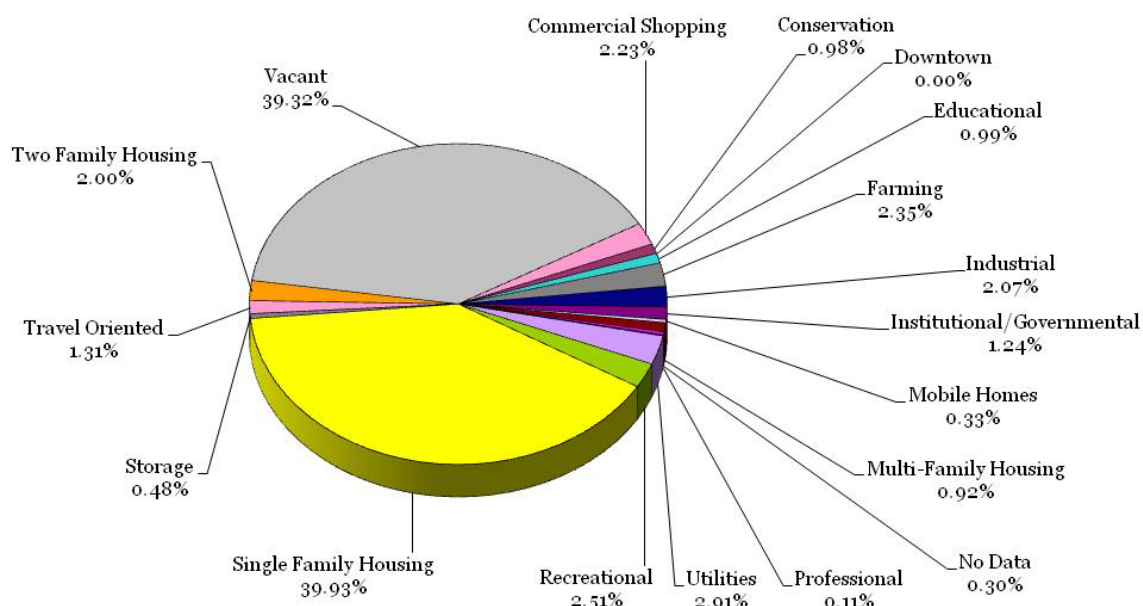


EXHIBIT 22 – Village of Endicott Existing Land Use By Broad Category

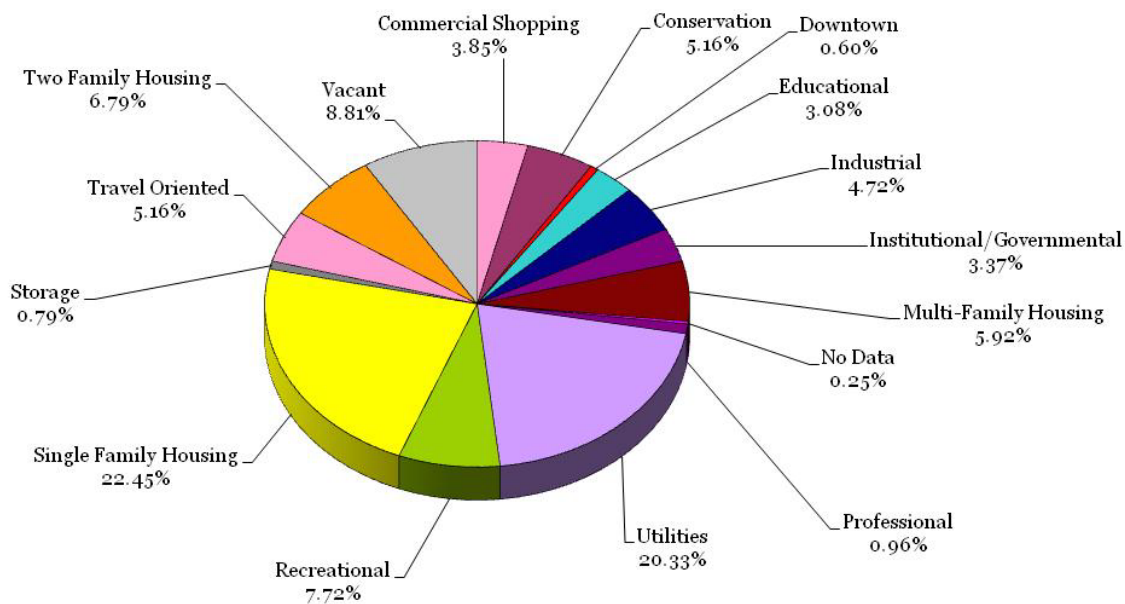


EXHIBIT 23 – Village of Johnson City Existing Land Use By Broad Category

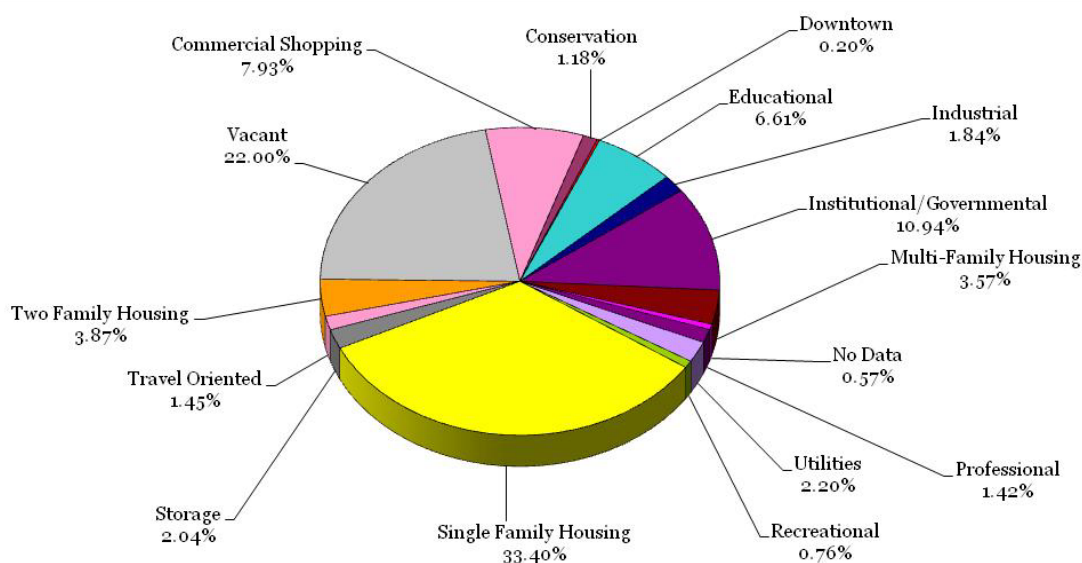


EXHIBIT 24 – Part-Town Area, Percentage Of Land By Current Zoning District

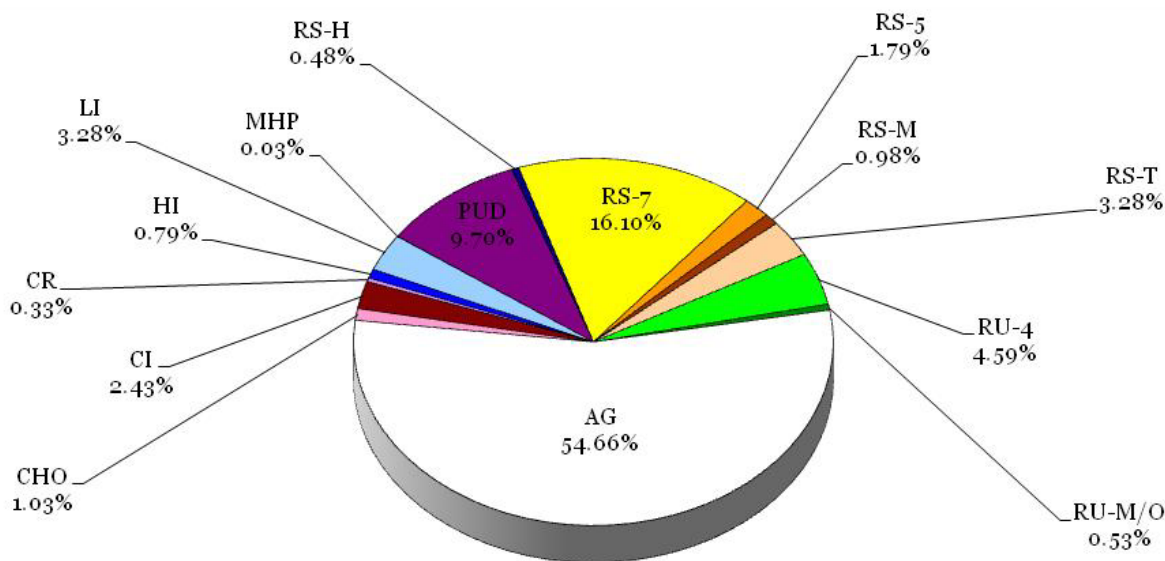


EXHIBIT 25 – Village of Endicott, Percentage Of Land By Current Zoning District

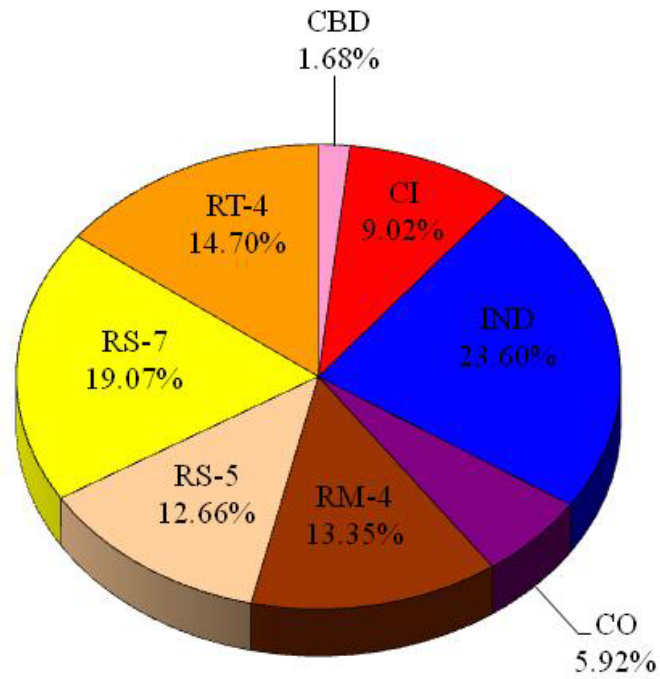


EXHIBIT 26 – Village of Johnson City, Percentage Of Land By Current Zoning District

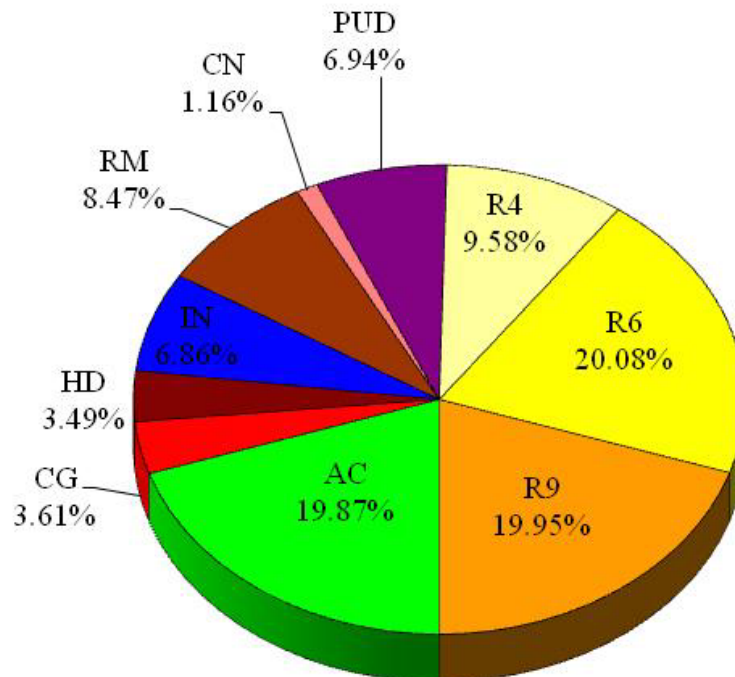
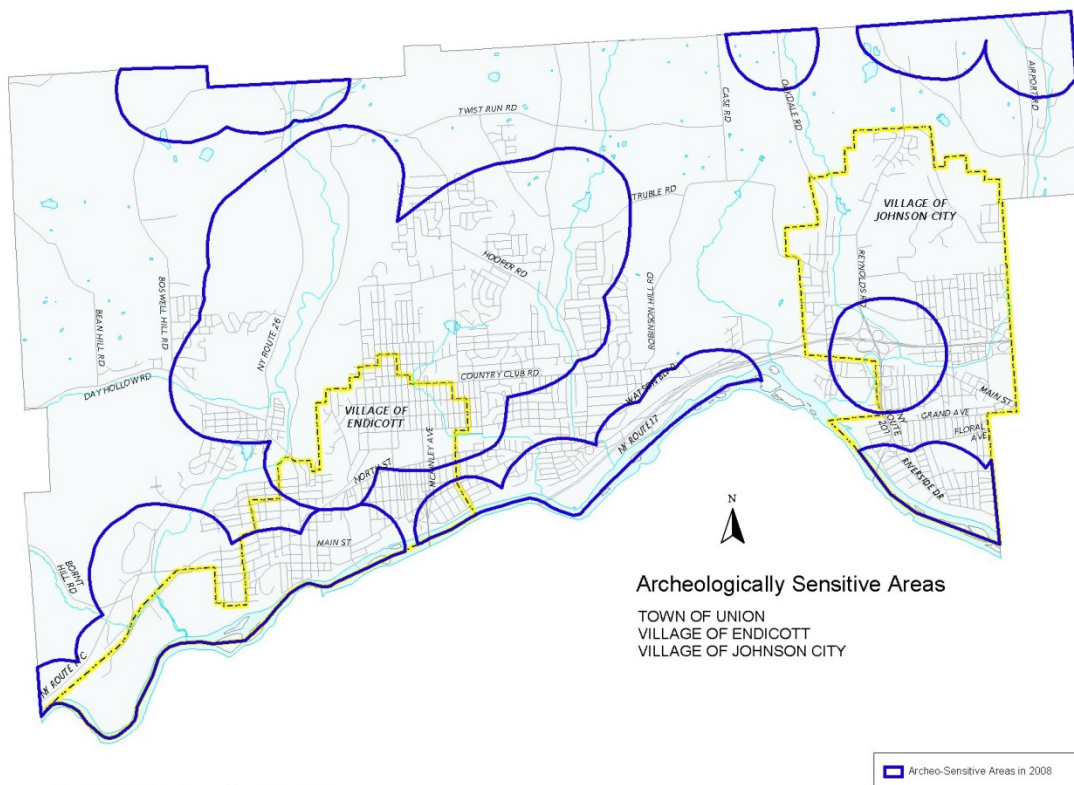


EXHIBIT 27- Archeologically Sensitive Areas (approximate)



Source: NYS Historic Preservation Office; 2008