

**Town Board Meeting  
February 17, 2021  
6:30 p.m.**

**Remote Meeting via [www.zoom.com](http://www.zoom.com) (id#: 875 6649 7337 password 152346)**

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

**Also, Present:** Bridgett Winkelman, Sue Murphy, Miranda Robinson, Allan Wellington, Paula Powell, Kim Benda, Jason Gabak (Skaneateles Press), Chris Buff, David Ketchum, Joanna Dobrovosky, Beth Battle.

**Highway, Water, Transfer Station:** Highway Superintendent Allan Wellington reported in the Highway Department the plows had been out 20 times since the last meeting and 90 times for the season, compared to 102 times at this time last year. He reported a truck had slid off Giles Road during a storm on February 3<sup>rd</sup>. Onondaga County DOT responded with a wrecker within an hour and retrieved the truck at no cost to the Town. Highway crews repaired mailboxes damaged by the plows and made multiple truck repairs. In the Water Department snow had been removed from all fire hydrants in the town water system and Superintendent Wellington gave special thanks to the volunteers of the Mottville Fire Department for removing snow from the fire hydrants in their district. He also reported they had conducted multiple interviews for the Water Department's Public Works position. At the Transfer Station a truckload of cardboard was shipped, the price of cardboard is now \$75/ton. He reported they are starting to see stickers coming into the Transfer Station on business trash and the guards at the gate are doing a great job checking the hangtags.

**Staff Engineer:** Staff Engineer, Miranda Robinson thanked the Town Board for the opportunity to attend the Association of Town's Annal Conference. Engineer Robinson reported her registration and licenses for her Professional Engineering License had arrived and a copy is on file with the Town Clerk. The Transfer Station camera project had the final review by herself, Highway Superintendent Wellington and Councilor Legg and they are prepared to move forward. Supervisor Aaron asked about the LED Street Lights and if Engineer Robinson had contacted the insurance company about adding them to the Town's insurance coverage. Engineer Robinson stated the Town's insurance company said most municipalities do not add them to their insurance policies. The Town does not own the poles and most poles and lights would be damaged by automobile accidents and this would be the responsibility of the driver and the driver's insurance company to repair. The Town could choose to add coverage under their policy, but most municipalities do not. Supervisor Aaron stated she does not recommend insuring them since there is not much exposure at this point. Attorney Smith stated the Board could go either way, but it is probably covered under the Town's general liability insurance coverage. He agreed in an accident the party that caused the damage would cover the damage.

**Budget:** Budget Officer Winkelman reported her office had been preparing for the 2020 audit. Bookkeeper Keri Fey had been working on a spreadsheet to keep track of the vehicles and refuse that enter the Transfer Station. Supervisor Aaron stated Keri had done a great job pulling up figures for the Transfer Station.

**Parks:** Parks Director Sue Murphy reported she is starting the search for summer employees. She had been working with the Onondaga County Health Department and was hopeful that we can have the Town's day camp program (Playday) this year. They are excited to be able to offer this program again. There will be COVID guidelines that will need to be followed as mandated by Onondaga County Health Department but, they think it will be manageable for summer 2021.

**Minutes of February 1, 2021:** On a motion of Councilor Tucker, seconded by Councilor Alexander, and with a (5-0) affirmation of the Town Board the minutes of January 4, 2021 were accepted as presented.

**Request – Cemetery Superintendent Eldredge to purchase Ferris Lawnmower:** Supervisor Aaron reported Cemetery Superintendent Richard Eldredge submitted a request for authorization to purchase one (1) Ferris 44" lawnmower Model 400SB2344 from Main and Pinckney, Auburn NY at the Town's purchase price of \$3,739.15. This lawnmower will replace the current mower at Shepard Settlement Cemetery. The current mower will remain as a back-up mower for Shepard Settlement and Mottville cemeteries.

Budget Officer Winkelman stated this is budgeted for 2021 but the funds for this purchase come from the maintenance of the cemeteries. When people purchase plots a portion of the cost goes to maintenance, the money is not raised in taxes.

Supervisor Aaron asked if this would be purchased under State Bid. Budget Officer Winkelman stated no but she shared the procurement policy with Mr. Eldredge, so he knows what has to be done. This is just a request to the Board to start the process at this time.

Supervisor Aaron asked if this required money is coming out of reserve funds. Budget Officer Winkelman stated, no it does not.

Supervisor Aaron stated this will be considered by the Board when Mr. Eldredge has the information required by the Town of Skaneateles Procurement Policy.

**LED Street Lighting Maintenance Contract:** Town Engineer Robinson stated the Street Lighting project had been completed and that after the project was completed, NYPA offered the Town a maintenance contract which would provide annual maintenance and oversight of the new streetlight system. The Town would be maintaining the systems through the dashboard, the maintenance would only be necessary if the LED Streetlights needed repair or replacement.

Engineer Robinson stated the most cost-effective option, outside of working with the Village of Skaneateles would be to contract with NYPA. She stated it is her recommendation the Board authorize Supervisor Aaron to sign the Authorization to Proceed. This would enter the Town into a 1-year contract for Streetlight Maintenance with NYPA, rather than the original contract of 2 years. The contract would be for a cost of \$5,158.39 for this year. This will cover the routine maintenance and any outages will be covered by NYPA and their contractor. This is part of their bid for the original projects all over NY State.

Engineer Robinson stated it was her recommendation to sign this contract but for only one year

and they should continue to try and work with the Village of Skaneateles Electric Department.

Supervisor Aaron stated she agreed with Engineer Robinson. At this time, it is the most cost-effective option.

Councilor Tucker asked about the routine maintenance, would the Town supply the parts and NYPA supply the labor? Engineer Robinson stated yes that is correct.

On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board authorized Supervisor Aaron to sign the contract with the New York Power Authority (NYPA) to provide LED Street Lighting maintenance for the Town of Skaneateles at cost of \$5,158.39 for one year.

**Public Employee Health Emergency Plan for The Town of Skaneateles:** Supervisor Aaron stated municipalities had been mandated by the State of New York to develop operation plans in the event of certain declared public health emergencies. Engineer Robinson had worked with the Town Safety Committee and developed the proposed draft “Public Employer Health Emergency Plan for the Town of Skaneateles”. The proposed plan had been submitted to the Teamsters Union for comment and they responded with no comments on the plan.

Supervisor Aaron stated we are ahead of schedule adopting this plan. It is her recommendation to submit to all Departments once more for any additional comments or concerns before the Board adopts the “Public Employer Health Emergency Plan for the Town of Skaneateles”.

The Board agreed. This will be tabled until March 1, 2021.

**Introductory Local Law A-2021 – Article 11 Planned Unit Development:** Supervisor Aaron reviewed the proposed Introductory Local Law A of 2021 ‘Planned Unit Development’ (PUD). The purpose of this Planned Unit Development (PUD) Article is to set forth the procedures and requirements for establishing a PUD district in the Town. The PUD district is intended to provide land use and design flexibility to facilitate development of projects that would not otherwise be possible in the underlying zoning district or under standard zoning regulations. The PUD district is intended to balance the need for flexible land use planning with the need for appropriate land use variety and design, efficient use of public improvements, and protection of community interests. This Article is intended to ensure that PUDs contribute positively to the community by requiring sound land use planning consistent with the goals and intentions of the Comprehensive Plan. This addition to the zoning could allow for more affordable housing which is an intention of our Comprehensive Plan. This could bring job opportunities and repurpose existing buildings.

Attorney Smith reviewed the proposed law. He stated this is a Planned Unit Development Law and is considered a Floating Zone. This allows for a project that does not fit the zoning but is beneficial under a set of criteria that the Board defines. An applicant can come to the Town Board and a Floating Zone could be “landed” in a certain location. This is something the Town Board could do now in the form of an amendment to the Zoning Code if there was a project thought to be worthy. This law makes this more structured and provides criteria that would guide the Board.

This is also preferable to an amendment to the Zoning Code for projects in the Town. This provides the structure and process to differentiate from Spot Zoning, which is illegal.

Attorney Smith reviewed the section on the required criteria and stated the minimum area required to qualify for a PUD shall be two acres. He reviewed the specifics of submission of the PUD Application. Attorney Smith reviewed the specific criteria in section 148-11-8.

Councilor McCormack asked if this is under State Law. Attorney Smith stated yes, these laws are common especially in larger Towns.

Councilor Alexander asked when this would go to Public Hearing. Supervisor Aaron stated she did not want to rush. She wanted to give the Planning and Zoning Boards enough time to review the law thoroughly.

Supervisor Aaron stated she did not want to schedule the Public Hearing at this time. She would like the Boards and the public to take their time in reviewing this proposed Local Law.

Attorney Smith, Supervisor Aaron and the Town Board agreed the Board pass the resolution introducing Local Law A of 2021 “Planned Unit Development Law”, classify the Law as Type 1 under SEQRA, directed the Town Clerk to refer the Proposed Local Law to the Town Planning and Zoning Boards and Onondaga County Planning and ask for a review and report no later than ninety (90) days.

On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board resolved that the Town Board hereby declares its status and role as lead agency for purposes of a coordinated review under SEQRA of the Local Law. The Town Board hereby preliminarily classifies the Local Law as a Type 1 Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the EAF and the proposed Local Law to interested agencies to request their comments thereon; and that the Town Clerk shall refer the Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239; and that the Town Clerk shall refer the Local Law to the Town of Skaneateles Planning Board and Zoning Board of Appeals for its review and report pursuant to Section 148-46(B) of the Zoning Law, no later than ninety (90) days from the date of this resolution.

\*resolution attached.

**Introductory Local Law B-2021 – Zoning Amendments:** Attorney Smith reviewed Proposed Introductory Local Law B of 2021 “Proposed Amendments to the Code – Section 148-10-10 Appeals and Variance. In the area variance section of the ZBA chapter 148-10 there were some extra language. In Town Law Section 257 sets forth the criteria when deciding whether or not to issue an area variance. It was changed to Town Law in 1995 which stated all Towns need to use the same criteria. At some point the Town of Skaneateles decided to add some additional text to the criteria. This Local Law removes all the text that is not in the State statute and matches the NYS Town Law. This was brought to the Board’s attention when an applicant filed a lawsuit for a denial of an area variance and when this happened Attorney Smith stated he and Planning and Zoning Attorney Molnar reviewed the law and agreed it should be removed. This criteria is not

legally correct. Attorney Smith recommended to the Board to make these amendments to the Zoning Code to make the area variance section conform to State Law.

Supervisor Aaron and the Town Board agreed this needs to be done.

Councilor Tucker asked about Section E(2) where it states, “The Zoning Board of Appeals shall take into account of the fact that Skaneateles lake is a public water source.” He stated this is not in the State Law and should it also be removed. Attorney Smith stated this was not objectionable and was comfortable leaving it in.

On a motion of Councilor Tucker, seconded by Councilor McCormack and with unanimous (5-0) affirmation of the Town Board resolved, the Town Board will hold a public hearing on April 5, 2021 at 7:00 p.m.; and the Town Board hereby declares its status and role as lead agency for purposes of a coordinated review under SEQRA of the Local Law and the Town Board hereby preliminarily classifies the Local Law as a Type 1 Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the EAF and the proposed Local Law to interested agencies to request their comments thereon; the Town Clerk shall refer the Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239; the Town Clerk shall refer the Local Law to the Town of Skaneateles Planning Board and Zoning Board of Appeals for their review and report (the Planning Board must provide its report no later than thirty (30) days following this referral) pursuant to Section 148-46(B) of the Zoning Law; the Town Clerk shall cause notice of such public hearings to be published in the official Town newspaper in accordance with Town Law Section 264 and all legal requirements, no later than ten (10) days in advance of the public hearing.

\*resolution attached.

**Mott Ventures, LLC, and Town of Skaneateles “Land Swap”:** Supervisor Aaron stated in August of 2010 the Town Board approved a land swap by and between the Town of Skaneateles and Mott Ventures, LLC. The parcels referenced are located at the Hilltop restaurant and the Town’s Transportation Center. The swap would be the area where the Highway Employees park near the Highway building for the area where Sean Mott’s (Mott Ventures LLC) additional space for his restaurant parking. Since 2010 we have tried to formalize this agreement. In 2010 all approvals were met from the Planning Board, a survey map was done, all referrals, SEQR was completed and a negative declaration was declared, and a Public Hearing was held in August of 2010. Sean Mott needed to complete all the filings and acquire the releases from M&T Bank for a clean title. When all necessary documents were filed the Supervisor would have approval to sign the agreement. This is where it sat until now, 2021.

Attorney Smith stated there were title issues that needed to be resolved and he has now verified all these issues had been resolved and all the proper filings had been completed. Therefore, Attorney Smith recommended the 2010 resolution be ratified since such a long period of time had lapsed.

On a motion of Councilor McCormack, seconded by Supervisor Aaron and with unanimous (5-0) affirmation of the Town Board resolved:

**WHEREAS**, on August 19, 2010, the Town Board of the Town of Skaneateles (the "Town Board") passed a resolution (the "2010 Resolution") approving a certain land swap (the "Land Swap") by and between the Town of Skaneateles (the "Town") and Mott Ventures L.L.C. ("Mott Ventures") whereby a portion of the parcel of land owned by the Town having tax map parcel number 047.-01-32.2 (the "Town Property") was to be swapped for a portion of the parcel of land owned by Mott Ventures having tax map parcel number 047.-01-46.1 (the "Mott Ventures Property") as shown on the map attached hereto; and

**WHEREAS**, in addition to the Land Swap, the 2010 Resolution indicated that the Town would receive a sixty (60) foot wide easement and right of way to access the portion of the Mott Ventures Property to be acquired by the Town (the "Easement"); and

**WHEREAS**, the 2010 Resolution authorized the Town Supervisor to enter into any contract and execute any documentation, including deeds, necessary to effectuate the Land Swap and enter into an agreement for the Easement: and

**WHEREAS**, the Land Swap was to result in a lot line adjustment (the "Lot Line Adjustment") for the Mott Ventures Property and the Town Property.

**WHEREAS**, a copy of the 2010 Resolution is attached hereto: and

**WHEREAS**, the Land Swap never occurred due to there being numerous mortgages affecting the portion of the Mott Ventures Property to be acquired by the Town; and

**WHEREAS**, the mortgages no longer encumber the portion of the Mott Ventures Property to be acquired by the Town; and

**WHEREAS**, the Town no longer needs the rights that would have been granted in the Easement; and

**WHEREAS**, due to the passage of time, the Town Board wishes to ratify the 2010 Resolution with minor modifications thereto;

**NOW, THEREFORE, BE IT RESOLVED** that the 2010 Resolution is hereby ratified, approved and confirmed, with the modification that the Town will not receive a sixty (60) foot wide easement and right of way.

**BE IT FURTHER RESOLVED** the Town Supervisor is hereby authorized to act in accordance with and pursuant to the 2010 Resolution.

**BE IT FURTHER RESOLVED** that the Town Supervisor may take such actions to effectuate the Land Swap and finalize the Lot Line Adjustment, including, but not limited to (i) executing and delivering the transfer documents associated with the portion of the Town's Property to be granted to Mott Ventures and executing and accepting the transfer documents associated with the portion of the Mott Ventures Property to be acquired by the Town; (ii) ordering an update to the survey, such updated map to be in acceptable form for recording with the County Clerk; (iii)

expending any funds as necessary to finalize the Land Swap and Lot Line Adjustment, including, but not limited to, updating the survey and recording the deed associated with the portion of the Mott Ventures Property to be acquired by the Town; and (iii) filing all requisite documents with the County Clerk.

**BE IT FURTHER RESOLVED** that the Town Board directs the Town Clerk to maintain a copy of this resolution in the Office of the Town Clerk in files that are readily accessible to the public and made available upon request, subject only to the limitations established by the Freedom of Information Law.

\*resolution attached.

**Public Works Maintenance Position Appointment:** Supervisor Aaron stated this position had been advertised and posted in all departments, and there were a lot of qualified applicants that Highway Superintendent Wellington, Engineer Robinson, and Water Department Foreman Joe Dwyer interviewed and with a unanimous decision they are recommending the appointment of Brandon Mercado.

Highway Superintendent Wellington stated over the last few weeks the Water Department and Highway Department had conducted 18 interviews for the Public Works Maintenance Worker position, with intent to take over the Water Foreman position upon the Retirement of Joseph Dwyer. After narrowing the field to 5, it was requested that Town Councilors Mark Tucker (liaison to the water and highway departments) and Courtney Alexander be in attendance for the second round of reviews.

During the second round of interviews each candidate was required to provide a list of 2-3 references. Upon review of the references and careful consideration, the team decided to choose candidate Brandon Mercado from Auburn, New York to present to the Town Board this evening. Brandon comes to the Town with local roots as he was a graduate of Skaneateles High School in the mid-2000s. He has an aptitude for problem solving, is very organized, and enjoys working with the public in his previous roles.

We recommend Brandon for the appointment of Public Works Maintenance Worker to the Town Board.

Councilor Tucker stated it was a tough decision, but Brandon stood out and he is excited to have him start.

Councilor Alexander agreed. There were many qualified candidates for this position and Brandon stood above the rest and we are thrilled to have him accept the Town's offer.

Engineer Robinson thanked Joe Dwyer and Highway Superintendent Wellington on their work in interviewing all the applicants and she welcomed Brandon to the Town.

Supervisor Aaron stated Brandon is currently not a resident of the Town, but he grew up here and graduated from Skaneateles Highschool in 2008. His family is still here in the community and he is looking to move into the Town.

On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) Brandon Mercado was appointed to the Public Works Maintenance Union Position at a starting salary of \$17 per hour starting on or before February 22, 2021 and to waive the residency requirement at this time.

Brandon Mercado thanked the Board for this opportunity and is excited to start this position with the Town of Skaneateles.

**Board of Assessment Review Appointment:** Supervisor Aaron stated there is an opening on the Board of Assessment Review. After advertising for the position Supervisor Aaron and Councilor McCormack interviewed Mike Card. Mike Card has lived in Skaneateles since 1980 and had been a member of the School Board for 18 years. He would make an excellent addition to the Board.

Supervisor Aaron and Councilor McCormack recommended Mike Card be appointed to the Town of Skaneateles Board of Assessment Review.

On a motion of Councilor McCormack, seconded by Councilor Tucker and with unanimous (5-0) Mike Card was appointed to the Board of Assessment Review for a 5-year term.

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

▪ *Letter from New York State Parks, Recreation and Historic Preservation – Mottville Cemetery:* Supervisor Aaron announced a letter was received from the NYS Parks, Recreation and Historic Preservation stating the Mottville Cemetery will be considered at its next meeting on March 11, 2021 for nomination to the National and State Register of Historic Places.

Town Historian Beth Batlle had applied for this designation. Town Historian Batlle stated this means we are moving forward. This will make Mottville a very historic place. The Earls settled there in the late 1700's and some of them are buried in the Mottville Cemetery. This is good news.

Supervisor Aaron thanked Beth Batlle for all her hard work.

▪ *Dog Control Officer Annual Inspection Report:* Supervisor Aaron announced the annual inspection of the Town's Dog Control Officer by the NYS Agriculture and Markets was received and everything was satisfactory.

▪ *Skaneateles Lake Legislation:* Supervisor Aaron stated both the Village and the Town had reached out to Assembly Lemondes's office and Senator Mannion's office regarding the special legislation that was introduced and sponsored by Senator Antonacci with the support of Assemblyman Finch for the Town and Village of Skaneateles to allow for both municipalities to have zoning authority to regulate boat houses and docks on Skaneateles Lake. Correspondence was received that this is an important issue, and they plan to work together and have this adopted this year.

▪ *Tax Exemptions Deadline March 1, 2021:* Supervisor Aaron announced the deadline for tax exemptions is March 1, 2021. Councilor Alexander had posted this on Facebook and all the needed



information is available at the Town Hall. Residents can talk to the Assessor Mike Maxwell or Clerk to the Assessor Kim Benda.

**Public Comment:** No one commented.

**Budget Amendments** – No budget amendments.

**Abstract #21-04:** On a motion of Councilor McCormack, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board vouchers #21-0090 - #21-0180 were authorized from the following funds:


General Fund:	\$ 61,184.93	Highway:	\$ 17,282.15
Water:	\$ 16,238.88	Part Town:	\$ 4,715.61
Sewer	\$ 1,736.84	HWY Part Town	\$ 6,723.85
T&A	\$ 1,114.11	Street Lgt	\$ 987.74
<b>TOTAL:</b>	<b>\$109,984.11</b>		

**Executive Session:** On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 7:45 p.m. for Attorney Advice and Litigation and Personnel.

On a motion of Councilor Alexander, seconded by Councilor McCormack the meeting was returned to open session at 9:15 p.m.

On a motion of Councilor Alexander, seconded by Councilor McCormack and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

  
Julie A. Stenger  
Town Clerk

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

**Proposed Planned Unit Development Law**

**WHEREAS**, Pursuant to Municipal Home Rule Law Section 20(4), Board Member Alexander has introduced for consideration Local Law No. A of 2021 entitled "A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles." (the "Proposed Local Law").

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

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

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Town Board hereby declares its status and role as lead agency for purposes of a coordinated review under SEQRA of the Local Law. The Town Board hereby preliminarily classifies the Local Law as a Type 1 Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the EAF and the proposed Local Law to interested agencies to request their comments thereon;

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the Local Law to the Town of Skaneateles Planning Board and Zoning Board of Appeals for its review and report pursuant to Section 148-46(B) of the Zoning Law, no later than ninety (90) days from the date of this resolution; and

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

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

The resolution was thereupon declared duly adopted.

Dated: February 17, 2021

**CERTIFICATION**

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on February 17, 2021 the adoption of the foregoing Resolution was moved Councilor Alexander, seconded by Councilor Tucker, and duly put to vote, which resulted as follows:

Supervisor Aaron	Yes	
Councilor McCormack	Yes	
Councilor Legg	Yes	
Councilor Alexander	Yes	
Councilor Legg	Yes	Carried 5-0



Julie A. Stenger  
Skaneateles Town Clerk

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

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**Section 1. Authority**

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

**Section 2. Proposed Amendments to Code**

**Article 11 Planned Unit Development (PUD)**

**148-11-1 Statement of Purpose and Authority**

The purpose of this Planned Unit Development (PUD) Article is to set forth the procedures and requirements for establishing a PUD district in the Town. The PUD district is intended to provide land use and design flexibility to facilitate development of projects that would not otherwise be possible in the underlying zoning district or under standard zoning regulations. The PUD district is intended to balance the need for flexible land use planning with the need for appropriate land use variety and design, efficient use of public improvements, and protection of community interests. This Article is intended to ensure that PUDs contribute positively to the community by requiring sound land use planning consistent with the goals and intentions of the Comprehensive Plan.

**148-11-2 General Requirements for Planned Unit Development Districts.**

- A. A person that seeks to establish a PUD district in the Town must submit a PUD District Application to the Town Board. Only persons who can demonstrate legal control over the parcel(s) covered by the proposed PUD district, or their authorized representative(s), may file a PUD District Application. A contract-vendee for a parcel or parcels of land may be considered to have sufficient legal control for purposes of submitting a PUD District Application.
- B. The establishment of a PUD district shall require two steps: (i) approval of the PUD District Application, which contains the conceptual Development Plan for the project; and (ii) enactment of a local law to establish the legal boundaries and authorized parameters of the PUD district and to amend the Town Zoning Map.
- C. After a PUD district is established, the applicant must obtain approval of the Site Plan for the project.

- D. No permit for the erection of a building or structure may be granted until after all necessary approvals under this Article have been issued.
- E. The applicant for a PUD district shall pay and the Town shall be entitled to receive reimbursement for expenses associated with the review of any application submitted pursuant to this Article.

**148-11-3 Location, Use, and Minimum Dimensional Requirements.**

- A. The minimum area required to qualify for a PUD district shall be two acres of land.
- B. In a PUD district, buildings and land may be used for any lawful purpose which the Town Board may authorize.
- C. Because land is used more efficiently in a PUD district, improved environmental quality can often be produced with greater density or intensity (e.g. amount of floor space per building) than is usually permitted in traditionally-zoned districts. The Town Board has authority to determine in each case the appropriate land use intensity and/or density for individual projects, including but not limited to, the total land area, if any, devoted to open space.

**148-11-4 Submission of the PUD District Application.**

A person seeking to create a PUD district in the Town must submit a PUD District Application to the Town Board for approval, together with payment in full for the application fee required by the fee schedule set by the Town Board. The Town Engineer will advise the Town Board on whether a PUD District Application is complete for purposes of compliance with this Section and further review under this Article. The Town Board thereafter may determine whether to proceed with reviewing the PUD District Application. Each PUD District Application shall include the following:

- A. Evidence that the applicant is the owner, or otherwise has legal control, over the parcel(s) covered by the PUD District Application such that the applicant will be capable of implementing the proposed development.
- B. A conceptual Development Plan, at an appropriate scale, illustrating the type, uses and design of the proposed development, which shall also include the following information:
  - 1. Description of the parcels involved by the tax map numbers, legal descriptions, addresses, and ownership;
  - 2. An area map prepared by a licensed engineer showing applicant's entire holding, that portion of the applicant's property under consideration for the PUD district, and all properties, streets, and easements within 500 feet of the applicant's property;

3. A location map showing existing and proposed uses and proposed lot lines, and ownership and use of abutting lands;
  4. Topography, soil conditions, utilities, and drainage;
  5. Land uses, building locations and sizes (including height, footprint, and total square footage), and signage;
  6. Roads, parking, and walks;
  7. Open space areas;
  8. Landscaping, screening and buffering; and
  9. Principal ties to the community at large with respect to transportation, water supply, and stormwater, sanitary and solid waste disposal.
- C. Evidence that the proposal is compatible with the goals of the Town Comprehensive Plan.
- D. An explanation of how the proposed development creates a long-term community benefit for the Town and why a PUD is desirable for the proposed development rather than the existing zoning.
- E. If the development is to be staged, a general indication of how the staging will proceed, together with evidence that the applicant has the technical and financial competence to carry out the plan.
- F. A completed Part 1 Full Environmental Assessment Form (FEAF), together with any necessary photographs, maps, reports, or other exhibits for purposes of reviewing the application under the State Environmental Quality Review Act (SEQRA). The completed FEAF shall consider the full scope of the proposed development set forth in the PUD District Application.

#### **148-11-5 Compliance with SEQRA.**

In its review and determination on the PUD District Application, the Town Board will comply with the provisions of SEQRA set forth under Article 8 of the New York State Environmental Conservation Law and its implementing regulations set forth at 6 NYCRR Part 617. During the SEQRA review, the Town Board shall make a determination of significance for each PUD District Application, and if the Town Board issues a positive declaration of significance, then an Environmental Impact Statement shall be prepared for the proposed conceptual Development Plan and the rezoning.

**148-11-6 Local Agency Referrals.**

If the Town Board accepts the PUD District Application for review, the Town Board shall refer the PUD District Application, which includes the Development Plan, to the Town Planning Board and County Planning for their review and recommendation.

- A. Referral to the Town Planning Board. The Town Board shall refer the PUD District Application to the Planning Board for review. The Planning Board shall review the Application and render its recommendation on the proposed PUD district to the Town Board in writing. The Planning Board may recommend approval or disapproval of the PUD District Application, or make other recommendations. The Planning Board shall review the Application at its next regularly scheduled meeting after receiving the referral. The Planning Board shall thereafter promptly report its recommendation(s) on the proposed PUD district to the Town Board. In evaluating the Application and formulating its recommendations to the Town Board, the Planning Board shall consider the following factors:
  - 1. Whether the proposal meets the Town zoning and planning goals;
  - 2. Whether the proposal meets the intent and objectives of this Article;
  - 3. Whether the proposal is conceptually sound and conforms to accepted design principles for any proposed functional roadway, wastewater treatment and disposal, pedestrian system, land use and configuration, open space system, and drainage system; and
  - 4. Whether there are adequate services and utilities available and/or proposed to be made available for the planned development.
  
- B. Referral to County Planning. The Town Board shall refer a full statement of the PUD District Application to County Planning in accordance with New York State General Municipal Law § 239-m.

**148-11-7 Public Hearing**

- A. The Town Board shall conduct a public hearing on the PUD District Application after proper notice is given.
  
- B. Notice of the public hearing must be published in a newspaper of general circulation at least five (5) calendar days prior to the date of the scheduled public hearing. Such notice shall contain the date, time, and place of the hearing as well as sufficient information necessary to identify the property(s) involved and the nature of the proposed action.

**148-11-8 Determination.**

Within sixty-two (62) days of the close of the public hearing, provided the Town Board has received the recommendations of the Town Planning Board and County Planning, the Town

Board shall consider those recommendations and render its decision to either approve or disapprove the PUD District Application (which includes the Development Plan). The Town Board must issue its final decision by written resolution. The Town Board must take into consideration the following factors in reaching its determination:

- A. Whether the proposed use is consistent with the Town's Comprehensive Plan.
- B. Whether the proposed use will result in an undesirable change to the character of the neighborhood, damage to property values, a nuisance condition and any undue interference with the use and enjoyment of nearby properties, including but not limited to, interference due to light, noise, dust, odor and traffic.
- C. Whether the proposed use is likely to increase job opportunities for Town residents, particularly, high paying and skilled positions.
- D. Whether the proposed use will result insignificant adverse environmental impacts, particularly when located in the Skaneateles Lake watershed. Industry that does not result in damage to the environment will be heavily favored under this Article, such as, office uses and professional services. The Town Board shall weigh whether a proposed use negatively impacts surface water features, wetlands, groundwater, stormwater and steep slopes.
- E. Whether the proposed use required the construction of new buildings and infrastructure. The adaptive re-use of existing buildings and infrastructure (existing access to roads, utilities and public water) shall be favored over new construction.
- F. Whether the proposed use shall promote affordable housing in the community, particularly for senior citizens.
- G. Whether the proposed use is in proportion to surrounding structures and uses.
- H. Whether the proposed use includes improvements, to be constructed at the Applicant's expense, to pedestrian safety, sidewalks and bicycle lanes.

**148-11-9 Conditions Relating to Financing.**

The Town Board may condition approval of the PUD District Application upon submission by the applicant of a letter of credit, performance bond, and/or other financial documentation demonstrating the adequacy of the applicant's financial resources to complete the proposed development.

**148-11-10 Architectural Requirements.**

The Town Board may require the exterior design of all structures be made by, or under the direction of, a registered architect whose seal shall be affixed to the plans. The Town Board may



impose architectural style requirements so that the buildings and improvements within the project are internally harmonious and appropriate to the community as a whole.

**148-11-11 Development Plan Modification.**

Any modification or amendment to an approved Development Plan must conform to the procedures set forth in this Section, including submission of an application for approval of a Modified Development Plan and subsequent review by the Town Board to reach a determination on the application.

**148-11-12 Abandonment**

A person or entity whose PUD District Application is approved shall have one (1) year, measured from the date the Town Board enacts a local law establishing the PUD district for the project, to apply for Site Plan approval. Upon written request, the Town Board may extend the one-year period for submitting a Site Plan application, taking into consideration any reasonable facts and circumstances that led to the request for an extension. A person or entity who fails to either apply for Site Plan approval or request an extension of time within the allotted one-year period is deemed to have abandoned its planned PUD and the Town Board may adopt a resolution revoking the approval of the PUD District Application for the project, after which the Town Board may adopt a new local law to remove the PUD district and revert the property to the zoning designation in effect immediately before the PUD District Application was approved.

**Section 3. Effective Date**

This Local Law shall take effect when filed with the Secretary of State.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Town of Skaneateles			
Name of Action or Project: Introductory Local Law 2021			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: See Attached Proposed Local Law 2021 A			
Name of Applicant or Sponsor: Town of Skaneateles Town Board		Telephone: 315-685-3473	
		E-Mail: jstenger@townofskaneateles.com	
Address: 24 Jordan Street			
City/PO: Skaneateles		State: NY	Zip Code: 13152
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Town of Skaneatele Town Board</u> Date: <u>2/17/2021</u>  Signature: _____ Title: _____		

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

**Amendments to Area Variance Standards**

**WHEREAS**, Pursuant to Municipal Home Rule Law Section 20(4), Board Member Councilor McCormack has introduced for consideration Local Law No. B of 2021 entitled “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles.” (the “Proposed Local Law”).

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

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

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board will hold a public hearing on April 5, 2021 at 7:00 p.m. to hear all persons interested in the above-referenced Local Law and to consider the adoption of the Proposed Local Law;

**BE IT FURTHER RESOLVED** that the Town Board hereby declares its status and role as lead agency for purposes of a coordinated review under SEQRA of the Local Law. The Town Board hereby preliminarily classifies the Local Law as a Type 1 Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the EAF and the proposed Local Law to interested agencies to request their comments thereon;

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the Local Law to the Town of Skaneateles Planning Board and Zoning Board of Appeals for their review and report (the Planning Board must provide its report no later than thirty (30) days following this referral) pursuant to Section 148-46(B) of the Zoning Law; and

**BE IT FURTHER RESOLVED** that the Town Clerk shall cause notice of such public hearings to be published in the official Town newspaper in accordance with Town Law Section 264 and all legal requirements, no later than ten (10) days in advance of the public hearing.

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

Janet Aaron	Voting	Aye
Courtney Alexander	Voting	Aye
Chris Legg	Voting	Aye

Kevin McCormack  
Mark Tucker

Voting  
Voting

Aye  
Aye

The resolution was thereupon declared duly adopted.

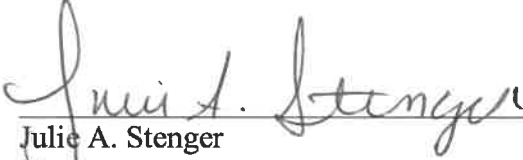
Dated: February 17, 2021

### CERTIFICATION

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on February 17, 2021 the adoption of the foregoing Resolution was moved Councilor McCormack, seconded by Councilor Legg, and duly put to vote, which resulted as follows:

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

Carried 5-0

  
Julie A. Stenger  
Skaneateles Town Clerk

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

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**Section 1. Authority**

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

**Section 2. Proposed Amendments to Code**

§ 148-10-10. Appeals and Variances

...

E. Area variances.

1. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the Codes Enforcement Officer, to grant area variances from the area or dimensional requirements.
2. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community of such grant. The Zoning Board of Appeals shall take account of the fact that Skaneateles Lake is a public water supply. In making its determination, the Board shall also consider:
  - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
  - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
  - c. Whether the requested area variance is substantial.

- d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
  - e. Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.
3. The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it deems necessary and adequate, while preserving and protecting the character of the neighborhood and the health, safety and welfare of the community.

**Section 3. Effective Date**

This Local Law shall take effect when filed with the Secretary of State.



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Town of Skaneateles			
Name of Action or Project: Introductory Local Law A of 2021 - "Planned Unit Development"			
Project Location (describe, and attach a location map): See Attached			
Brief Description of Proposed Action: See Attached Local Law A of 2021			
Name of Applicant or Sponsor: Town of Skaneateles Town Board		Telephone: 315-685-3473 E-Mail: jstenger@townofskaneateles.com	
Address: 24 Jordan Street			
City/PO: Skaneateles		State: NY	Zip Code: 13152
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Town of Skaneateles</u> Date: <u>2/24/2021</u> Signature: <u>[Handwritten Signature]</u> Title: <u>Town Clerk</u>		