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MAY 24, 2019

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To: All Potentially Interested Agencies
Listed on Exhibit "A" Attached

Re: SEQR Lead Agency: Town of Skaneateles Planning Board
Project: Hidden Estates Lot 3 Re-Subdivision, Skaneateles, New York
Applicant and Owner: Donald G. Spear and Emerald Estates Properties, L.P.
Project Address: 2894 East Lake Road, Skaneateles, New York
Tax Map #: 036-01-37.1
SEQR Statement of Significance and Determination: February 19, 2019

SEQR Notice of Final Scoping Document

Ladies and Gentlemen:

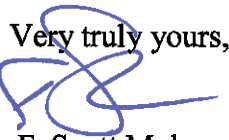
Recall from my letter to you dated March 20, 2018, the Town of Skaneateles Planning Board ("Planning Board"), advised that an application had been submitted by Donald G. Spear and Emerald Estates Properties, L.P. (collectively "Applicant") to the Planning Board for approval of a Conservation Subdivision which re-subdivides an 80.9 acre parcel into a Conservation Subdivision of 9 lots with an average of 6 acres per lot, and re-develops a private driveway to a Conservation Subdivision Private Road to serve a total of 12 residential lots, located in the Rural and Farming and Lake Watershed Overlay zoning districts ("Application").

Pursuant to and in accordance with the New York State Environmental Quality Review Act, 6 NYCRR 617 *et seq.* ("SEQR"), at a meeting duly held February 19, 2019, the Planning Board issued its **SEQR Statement of Significance and Determination**, which found that the Project may result in one or more significant adverse impacts on the environment which cannot be avoided or adequately mitigated by the Planning Board by imposition of one or more conditions within its jurisdictional control absent the submission of additional relevant information by the Applicant, and the Planning Board concluded that a **draft environmental impact statement**

(DEIS) must be prepared by the Applicant to further assess the potential impacts, possible mitigation measures, and to explore alternatives to avoid or reduce those impacts as required by SEQR.

Subsequently, pursuant to and in accordance with SEQR Section 617.8, the Applicant submitted a Draft Scoping Document (“Draft Scope”) containing the items required by Section 617.8 (e)(1) through (5), to focus and outline information which will be set forth in a DEIS concerning the Project, which the Planning Board circulated to interested parties for public review and input, inviting written or electronic comments on or before May 21, 2019. Having received public comment regarding the Draft Scope, but none which suggested the Draft Scope be amended or modified, on May 21, 2019 the Planning Board determined to circulate the Draft Scope as a Final Scoping Document, to be mailed and circulated to all potentially interested agencies and parties, as required by SEQR Section 617.8(e), a copy of which is enclosed herewith for your agency’s review.

Please note that additional copies are available for review by interested parties at the Town Offices mentioned above, online at the Town’s official website at townofskaneateles.com., and you are free to contact me at the address, email and phone number listed above if you have any questions or comments concerning the Project, or the attached Final Scoping Document.

Very truly yours,

F. Scott Molnar

FSM/hs
cc via e-mail:

Joseph Southern, Planning Board Chair
Karen Barkdull, Planning and Zoning Clerk; and
Hidden Estates Working Group

Exhibit "A"
List of Potentially Interested Agencies:

Janet L. Aaron, Town Supervisor
Town of Skaneateles
24 Jordan Street
Skaneateles, New York 13152

Denise Rhoads, Chair
Town of Skaneateles Zoning Board of Appeals
24 Jordan Street
Skaneateles, New York 13152

New York State Department of
Environmental Conservation
615 Erie Boulevard West
Syracuse, New York 13204-2400

New York State Department of
Environmental Conservation
625 Broadway
Albany, New York 12233-1750

NYS Office of Parks, Recreation and Historic Preservation
Attn: Ruth L. Pierpont, Director
P.O. Box 189
Waterford, New York 12188-0189

US Army Corps of Engineers
Attn: District Manager
7413 County House Road
Auburn, NY 13021

NYS Department of Transportation
Attn: John Richert, PPMG
333 East Washington Street
Syracuse, NY 13202

Onondaga County Department of Health
Attn: Jeffrey A. Till
421 Montgomery Street
Syracuse, New York 13202

Onondaga County Planning Board
Attn: Robin Coon
421 Montgomery Street
Syracuse, New York 13202

City of Syracuse
Department of Water
Attn: Deborah Somers, Commissioner
101 North Beach Street
Syracuse, New York 13210

City of Syracuse
Department of Water
Attn: Rich Abbott
20 W. Genesee Street
Skaneateles, New York 13152

US Fish and Wildlife Department Services
Attn: District Manager
3817 Luker Road
Cortland, NY 13045