

**SEQRA Short Environmental Assessment Form
Part 2 Narrative**

TOWN OF ULYSSES

**Adoption of a local law rezoning a portion of Development District 3 as Residential,
considered an 'Unlisted Action' under SEQR, for which the Ulysses Town Board is acting
as Lead Agency.**

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Table of Contents

1. Short Environmental Assessment Form (SEAF) Part 1
2. FEAF Part 2
3. FEAF Part 2 – Impact Assessment
4. FEAF Part 3

Insert Short Environmental Assessment Form Part 1

Insert Short Environmental Assessment Form Part 2

SEAF Part 2 – Narrative Evaluation of Impact Assessments

The proposed action consists of a rezoning of a portion of Development District 3 (DD3) as Residential. The proposed area to be rezoned is less than 25 acres and is not adjacent to any locations that would require review of this action as a Type I.

This narrative provides the impact assessments for potential issues of concern identified in the Short Environmental Assessment Form (SEAF) Parts 1 and 2 for this action, as reviewed by the Ulysses Town Board. The following information supplements and supports the answers in the SEAF Parts 1 and 2 by describing how the action is anticipated to affect and/or interact with the existing local environment.

No potentially large or significant adverse impacts to the environment have been identified as resulting from the proposed action.

Following are specific responses to each of the SEAF Part 2 questions. The Part 2 questions are included in this narrative in whole

Question One: Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

Answer: No or small impact.

The proposed action is the rezoning of a significant portion of the western side of DD3 as Residential, as set forth within the draft local law. DD3 was established prior to zoning being adopted within the Town of Ulysses but incorporated into the zoning code upon its adoption. The allowable uses within it are limited to a bar and restaurant, maintenance of a mobile home adjacent to the existing bar and restaurant, and maintenance of a second mobile home for so long as it was occupied by Howard and Anna Brown, or the survivor of them.

The present comprehensive plan, adopted in 2009, does not explicitly identify goals for the continuation of the Town's development districts, other than to state it supports and recognizes the value of existing development districts, located in areas where they might not be recommended or identified on the future land use map, and that the Town should review existing development districts in the context of the future land use plan keeping in mind the benefits those commercial enterprises provide to the Town.

The future land use plan included in the 2009 comprehensive plan shows the current DD3 district as an agricultural priority area

The eastern portion of DD3 will remain zoned as DD3, thereby continuing the potential commercial uses allowable in DD3, while otherwise opening vacant portions of this district to further uses allowed under the Residential zone. Farm operations are an expressly permitted use in the Residential zone.

As such, this action is in harmony with the Town's adopted land use plan and zoning regulations, as it furthers the purposes of both.

Question Two: Will the proposed action result in a change in the use or intensity of use of land?

Answer: Small impact.

The proposed action will allow further development of the subject property in accordance with the Residential zoning district regulations. Those regulations, while allowing more intensive development than the DD3 regulations due to the severe restriction on uses within DD3, require a minimum of one acre per lot when water or sewer service is not available, and 32,000 square feet when such service is available. The area being rezoned is approximately 7.5 acres and does not have water or sewer service, resulting in a maximum of seven new lots if the area is subdivided in the future.

Of the potential uses allowed within the Residential zone that would be a potential significant increase in the use or intensity of use, e.g., farm operations, adult care centers, child-care centers, churches, community centers, fraternal organizations, libraries/museums, life care facilities, solar farms, nursing homes, residential care/assisted living/rehabilitation facilities, golf courses, and schools, the likelihood of any such development is minimal due to the availability of other larger properties within the Town of a more suitable nature for that type of development and located along water and/or sewer service. Other allowed uses are residential in nature like mobile homes, which would not increase use or intensity of use in any significant manner.

The most likely development to occur is the construction of single family homes with accessory structures on separate parcels of land.

As such, this action may result in a small impact regarding a potential increase in use or intensity of use of land.

Question Three: Will the proposed action impair the character or quality of the existing community?

Answer: No.

The adjacent properties are characterized by scattered residential housing interspersed amongst agricultural fields.

As such, the proposed action will not impair the character or quality of the existing community.

Question Four: Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area?

Answer: No.

There are no Critical Environmental Areas established within the Town.

Question Five: Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

Answer: No.

The proposed action, as discussed above, may result in a small increase in the use or intensity of use of land. As also discussed, it is unlikely that any significant commercial operations will occur. The most likely development is the construction of up to seven single family residential homes with accessory structures. The addition of seven single family homes will not result in an adverse change to traffic or existing infrastructure for mass transit, biking or walkways.

Question Six: Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?

Answer: Small impact.

As noted above, there is a likelihood that future development will occur as a result of this action. Said future development is likely to be the construction of up to seven single family homes. While the addition of such housing will cause an increase in the use of energy, such increase will be insignificant in comparison to overall energy use within the Town.

Question Seven: Will the proposed action impact existing public/private water supplies, or public/private wastewater treatment utilities?

Answer: No.

As noted above, there is a likelihood that future development will occur as a result of this action. Said future development is likely to be the construction of up to seven single family homes. While the addition of such housing will require water and disposal of wastewater, the Residential zoning regulations require adequately sized lots such that wells and septic systems can be placed without affecting neighboring parcels.

Question Eight: Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?

Answer: No.

There are no identified historic, archaeological, architectural or aesthetic resources identified in, on or adjacent to the property which is the subject of this action.

Question Nine: Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

Answer: No.

As noted above, there is a likelihood that future development will occur as a result of this action. Said future development is likely to be the construction of up to seven single family homes. The construction of single family homes and related accessory structures that otherwise comply with rules and regulations concerning setbacks from wetlands and waterbodies will not have an adverse impact on those wetlands or waterbodies. It is also not likely that harm to air quality, groundwater, flora, or fauna will result from the likely development, because that development is not the type to cause significant air emissions or issues affecting groundwater, or otherwise disturb existing flora or fauna.

Question Ten: Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

Answer: No or small.

As noted above, there is a likelihood that future development will occur as a result of this action. Said future development is likely to be the construction of up to seven single family homes. The normal and customary construction of single family homes within the Residential district could potentially lead to an increase in the potential for erosion, flooding or drainage problems because any alteration of land could do the same. However, such potential is small because the area likely to be disturbed is physically small and the area surrounding the property in question is either vacant, farmland, or single family residential sited on large parcels set well back from the property.

Question Eleven: Will the proposed action create a hazard to environmental resources or human health?

Answer: No.

No hazards to environmental resources or human health are identified as likely to occur because of this action.