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.

Part 1 - Project and Sponsor Information		
Name of Action or Project: Town of Dryden Comprehensive Plan amendments to address solar energy systems		
Project Location (describe, and attach a location map): Town of Dryden, NY		
Brief Description of Proposed Action: The Town of Dryden Comprehensive Plan is being amended to state the desire to provide more options for solar energy generation.		
Name of Applicant or Sponsor: Town of Dryden Planning Department	Telephone: 607-844-8888 x216 E-Mail: rburger@dryden.ny.us	
Address: 93 East Main Street		
City/PO: Dryden	State: NY	Zip Code: 13053

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? See Attachment 1 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.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☐	☐

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, adjoining and near the proposed action.

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☐	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☐
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: _____	☐	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☐	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☐
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: _____	☐	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☐	☐
16. Is the project site located in the 100 year flood plain?	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☐	☐
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: _____	☐	☐
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: _____	☐	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Ray Burger, Planning Director _____ Date: _____

Signature: _____

PRINT FORM

Attachment 1

to SEQR SEAF Part 1 for Comprehensive Plan amendments addressing solar energy systems

While there are no express prohibitions on developing solar energy facilities in the current Town of Dryden Comprehensive Plan there is a desire in the community to support renewable energy sources and expand opportunities. The amendments to the Town of Dryden Comprehensive Plan are intended to promote more options for solar energy generation. While there are impacts to the land and the community character there should be development guidelines to mitigate those impacts.

Agency Use Only [If applicable]

Project: Comp plan amendments re solar

Date: 2-17

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✔	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	✔
3. Will the proposed action impair the character or quality of the existing community?	☐	✔
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✔	☐
5. 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?	✔	☐
6. 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?	✔	☐
7. Will the proposed action impact existing: a. public / private water supplies?	✔	☐
b. public / private wastewater treatment utilities?	✔	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✔	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✔	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✔	☐
11. Will the proposed action create a hazard to environmental resources or human health?	✔	☐

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Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See Attachment A

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Dryden Town Board	
Name of Lead Agency	Date
Dan Lamb	Deputy Supervisor
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)

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Attachment A

to SEQR SEAF Part 3 for Comprehensive Plan amendments addressing solar energy systems

Part 2 Questions 2 and 3 – Moderate impacts may occur:

Allowing large-scale solar facilities to be built will change the use of the land and the community character, with the potential to have a moderate to large impact. However, the amendments call for "careful siting and adequate buffering …to mitigate adverse impacts." This can be accomplished with amendments to the Town Zoning Law to regulate the location and construction of solar projects. These zoning law amendments are already in the process of adoption and have an extensive set of provisions to accomplish this impact mitigation.

For these reasons the amendments to the comprehensive plan are not anticipated to have any significant adverse environmental impact.

RESOLUTION #__ (2017) – NEG SEQR DEC – Amending Comprehensive Plan to Address Solar Energy Systems

WHEREAS,

A. The proposed action involves amending the Town Comprehensive Plan to address solar energy systems, and

B. The Town Board of the Town of Dryden considers this an unlisted action pursuant to the New York State Environmental Quality Review Act ("SEQRA") and is the lead agency for the purposes of uncoordinated environmental review, and

C. The Town Board of the Town of Dryden, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of SEQRA, (i) thoroughly reviewed the Environmental Assessment Form ("EAF"), Parts I and 2, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), and (iii) completed the EAF, Part 3;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board of the Town of Dryden, based upon (i) its thorough review of the EAF, Parts I and 2, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), and (iii) its completion of the EAF, Part 3, including the reasons noted thereon (which reasons are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required, and

2. The Responsible Officer of the Town Board of the Town of Dryden is hereby authorized and directed to complete and sign as required the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed EAF and determination of significance shall be incorporated by reference in this Resolution.

TOWN OF DRYDEN
TOWN BOARD RESOLUTION NO. ____ OF 2017
Thursday, February 16, 2017

A Resolution Adopting Local Law No. of 2017 to Amend the Town of Dryden Comprehensive Plan to Address Solar Energy Systems

WHEREAS, the Town has the authority to adopt the local law referred to above (hereafter "the Local Law") pursuant to Article 9, §1 of the New York State Constitution and §10 of the New York State Municipal Home Rule Law and sections 261 and 263 of the Town Law of the State of New York; and

WHEREAS, the Local Law is enacted to protect and promote the health, safety and general welfare of present and future residents of the Town of Dryden by amending the Town of Dryden Comprehensive Plan (2005) to direct that more solar energy options be available in the town, and

WHEREAS, the Local Law was drafted by the Town Board, with input and advice of the Planning Department and Attorneys for the Town, and was reviewed by the Planning Board; and

WHEREAS, at its meeting on November 17, 2016, the Town Board introduced the local law and set a public hearing for December 15, 2016 at 7:15 p.m.to receive public comments on it; and

WHEREAS, notice of said public hearing was duly advertised in the Ithaca Journal, and

WHEREAS, said public hearing was duly held on said date and time at the Town Hall of the Town of Dryden and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed local law, or any part thereof, and

WHEREAS, the adoption of the proposed local law is an unlisted action pursuant to the New York State Environmental Quality Review Act ("SEQRA") and its implementing regulations at 6 NYCRR Part 617, for which the Town Board of the Town of Dryden, acting as lead agency in an environmental review with respect to the adoption of this local law, made a negative determination of environmental significance on February 16, 2017, after having reviewed and accepted as adequate a Short Environmental Assessment Form Parts 1, 2 and 3 prepared by the Town's Planning staff; and

WHEREAS, the Town Board finds that directing that more solar energy options be available in the town furthers the health, safety and welfare of the community and is in accordance with the Town of Dryden Comprehensive Plan; and

WHEREAS, the Tompkins County Department of Planning reviewed the proposed local law pursuant to sections 239-l and 239-m of the New York General Municipal Law and issued a letter determination dated December 15, 2016, determining that it has no negative inter-community, or county-wide impacts, and

Now, therefore, be it

RESOLVED, that the Town Board of the Town of Dryden hereby adopts Local Law ___ of 2017 entitled “A Local Law to Amend the Town of Dryden Comprehensive Plan to Address Solar Energy Systems”, and it is further

RESOLVED, that the Town Clerk is hereby authorized and directed to file said local law with the Secretary of State as required by law.

Moved:Seconded:

Vote: