

ENVIRONMENTAL REVIEW BOARD MEETING  
TUESDAY, DECEMBER 29, 2015  
11:00 A.M. - TOWN HALL - 1529 NY RT 12  
BINGHAMTON- NEW YORK - 13901

PRESENT: Michael Schnurbusch - ERB Chairman  
Victoria Kwartler & Donald Lockwood  
Messer: Kevin Worden, Alternate

ALSO, PRESENT: Alex Urda, P.E. - Town Engineer  
Donald Walls, Esq. - Town Attorney

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RE: Town of Chenango Comprehensive Plan Updates (2015)

The Environmental Review Board met on Tuesday, December 29, 2015 at 11:00 a.m. and the Environmental Assessment Review Part 1.

Mr. Urda stated basically this is a formality for any adoption of a Comprehensive Plan or updates the Long Environmental Assessment Form needs to be filed. These updates to the existing Comprehensive Plan will affect the entire Town. Such as the development of new zoning classification for low impact commercial development, energy development, overlay district and commercial logging in residential areas. Also try merging a few of the zoning classifications and increase a few of the allowed uses. All county, local and other agencies have received the plan updates for their input. We had to meet quickly prior to January, since Mr. Worden will be leaving the ERB Board to be a Planning Board as of January 2016. The Town Board public hearing will be held on Monday, January 25, 2016 at 6:00 p.m. Mr. Walls is here so he is aware on what transpired during our meeting for the future discussion at the public hearing in January. Also, to serve as legal counsel if necessary. Some sections have been left blank on Part one that are not applicable. Part D Project Details all of the questions are unanswered. They are not required to be filled since there is not a specific project. Coordinated review will be triggered by the submission of individual projects. Part E is also blank difficult to say what natural resources on or near the project site, until the Town receives an application. With that being said the Board moved onto Part II of the Environmental Assessment Form.

**1. Impact on Land**

Proposed action may involve construction on physical alteration of land surface of the proposed site – Answer No – there is the possibility of a small impact but, without a specific project it is difficult to say. Coordinated review will be done on each individual application to identify any potential impacts and will be mitigated by the applicant. A re-zone may result in projects which provide individual SEQR review.

**2. Impact on Geological Features** – Answer No – There are no unusual land forms cliffs, dunes or caves or registered National Landmarks in the Town of Chenango.

**3. Impacts on Surface Water** - Answer No – response the same as question#1.

4. **Impact on Groundwater** – This could be possible with the gas industry which may impact, but there are none at this time. Answer No - response is similar to question#1
5. **Impact on Flooding** – Answer No - response the same as question#1. Consider rezoning Broad Acres to promote commercial development. But would be regulated by the individual projects.
6. **Impact on Air** - Answer No - response the same as question#1.
7. **Impact on Plants and Animals** – Answer No - response the same as question#1.
8. **Impact on Agricultural Resources.** – Answer Yes – We recommended moving commercial further down NYS Rte 12 to Port Road as a new light commercial zone. There are many parcels over 10 acres in the Agricultural Zone, but this is not an Agricultural District which is different. These parcels are vacant and have not been used as farmland in decades. So the answers from a-g could have the possibility of a small impact to occur. Any changes will have no or small impact to occur. This will require a subsequent review by the appropriate Boards within the Town of Chenango ultimately indicating a potential small impact.
9. **Impact Resources** - Answer No - response the same as question#1.
10. **Impact on Historic and Archeological Resources**-Answer No- response the same as question#1.
11. **Impact on Open Space and Recreation** – Answer Yes the proposed action may result in a loss of recreational opportunities or reduction of an open space resource. As designated in any adopted municipal open space plan. This will require a subsequent review ultimately indicating a potential small impact. A-e may have no or small impact to the open space area.
12. **Impact on Critical Environmental Areas** – Answer No the Town does not have any critical environmental areas.
13. **Impact on Transportation** - Answer No – Any potential impacts will be controlled through the appropriate Town Board application and reviews and the applicant. Future proposed project reviews have the capability of enhancing existing or new pedestrian and bike path accommodations.
14. **Impact on Energy** - Answer No - response the same as question#1.
15. **Impact on Noise, Odor and Light** - Answer No - response the same as question#1.

**Minutes of the Meeting**

**ERB 12/29/15**

**Impact on Human Health** - Answer No - response the same as question#1.

**16. Consistency with Community Plans** - Answer No - response the same as question#1.

**17. Consistency with Community Character** – Answer Yes – the proposed projects could replace or eliminate existing facilities with no or small impact may occur –questions from a-g. This will require a subsequent review ultimately indicating a potential small impact.

Mr. Schnurbusch stated since there is not a specific location or project it is difficult to gage the potential impacts to the land, water and air. Usually this Board deals with a specific location and proposed project as to the type of business and their intent with new construction and water drainage being addressed along with potential mitigation. The Comprehensive Plan updates are very broad based to spark potential future growth within the Town. So why does it require a Full Environmental Assessment since there is no particular projector location to look at. We realize any new projects will require review by the appropriate Boards within the Town prior to any approval being granted.

Mr. Urda checked the SEQR requirements, it appears this is a Type II Action and is a formality under SEQR 617.4 (b) (1) for the adoption of a municipality land use plan or comprehensive plan. So a Full Environmental Assessment is required.

Based upon the completion of the Full EAF Part 2 the Board determined based on the scope of the Comprehensive Plan Updates, there would be several areas within the plan that will trigger impacts. However, it would be difficult to determine any major adverse impacts can cause significant damage to the environment without a specific project to review. It is impossible to surmise the potential impacts to water, air, animal life, traffic and historical areas. Until the Town Board adopts the plan and applications are made by private entities for specific projects newly allowed by right within any modified zoning areas.

Therefore a motion was made by Mr. Worden, seconded by Mr. Schnurbusch for the Environmental Review Board which unanimously elected to forward a “Negative Declaration” as it relates to this matter.

It should be noted, each individual project will be subject to review by the Towns appropriate Boards during their application review, and fulfill the SEQR requirements. Any potential impacts will be addressed at that time, and mitigated by the applicant.

Please note the attached “Determination of Significance”, a signature is required where indicated for the “Lead Agency” if the Town Board agrees with our evaluation.

There being no further discussion or business before the Board they unanimously agreed to adjourn the meeting at 12:00 p.m.

Respectfully submitted,

Diane Aurelio  
Ordinance Secretary