

Village of Aurora Planning Board Final Scoping Document

Draft Generic Environmental Impact Statement (DGEIS)

Administrative & Maintenance Facility and Related Actions to IOA Properties

SEQR Context and Purpose

This Final Scoping Document is intended to define the scope of information to be included in the Draft Generic Environmental Impact Statement (Draft GEIS), required by the Village of Aurora Planning Board, as Lead Agency pursuant to the State Environmental Quality Review Act. The Applicant or “Project Sponsor” is the Inns of Aurora, LLC (IOA) which owns a number of properties and buildings within the Village of Aurora and has rights-of-first refusal over others. The proposed action or “Project” includes shorter-term activities involving development of an administrative & maintenance facility, development of a year-round wedding/events venue, and demolition of an existing property, as well as longer-term activities and development plans for other properties owned by the IOA.

The Village of Aurora Planning Board conducted a coordinated SEQRA review for this Project and identified potential significant adverse environmental impacts, including cumulative impacts, thereby determining that a Generic Environmental Impact Statement must be prepared. The purpose of the Draft GEIS is to identify and evaluate the potential environmental impacts resulting from the implementation of the IOA’s anticipated development plan.

According to guidance on GEIS preparation provided by the NYS Department of Environmental Conservation (NYSDEC), a GEIS is preferable to a site-specific Environmental Impact Statement for broad-based actions such as those proposed in this case. Specifically, a GEIS is appropriate for programs or plans that involve a sequence of activities having similar impacts on the same resources, including both the natural resource base and/or the features and character relating to human use of a geographic area. A GEIS is also preferable when significant cumulative impacts come into play, or when an action has the potential to result in secondary impacts such as changes in population growth, land use, traffic patterns, public services, etc. Based on the findings in the Part 3 EAF, the implementation of the IOA’s plans over both the short and long-term periods would result in significant cumulative and secondary impacts that would affect Village governance, growth and land use and planning regulations.

The Aurora Board of Trustees recently transmitted the following statement to the Village Planning Board, as both entities prepared for the resumption of the SEQR process and Draft GEIS review following a delay due to the Covid-19 Pandemic:

The Village anticipates that the Review will clarify the impact that development by the Inns of Aurora has had on the Village of Aurora and the possible impacts of the IOA future projects. Data and insights from the Review will give guidance to our proposed revision of the Comprehensive Plan and the subsequent changes to the Village Law to Regulate Land Use and Provide for Historic Preservation.

The IOA prepared a Draft Scoping Outline, and a public Scoping Session was held in March of 2020. This Final Scoping Document follows the same organization of the Draft Scoping Outline and uses the same broad topic headings. This Final Scoping Document also incorporates comments received at the Scoping Session and adds details requested by the Planning Board as Lead Agency, particularly with regard to cumulative and secondary impacts, so that the information received in the Draft GEIS meets the purpose and goals indicated above.

I. COVER SHEET

- A. This shall identify required information specified in SEQRA, Part 617.9(b)(3).

II. TABLE OF CONTENTS AND SUMMARY

- A. The Table of Contents shall identify main topics with reference to page numbers.

- B. The Summary section shall identify:

- A brief description of the IOA Shorter-term and Longer-term plans for properties owned;
- Significant beneficial and adverse impacts;
- Mitigation measures proposed;
- Alternatives considered;
- Cumulative and secondary impacts assessment;
- Thresholds for future project approvals and design guidelines;
- Regulatory requirements.

- C. Figures and Maps shall be included to illustrate locations, impacts or other features, as needed.

III. DESCRIPTION OF THE PROPOSED ACTION

A. Background and History

This section will summarize all current properties owned by the IOA and its related entities, as well as the current usage for each of the properties in the Village of Aurora and adjacent Town of Ledyard. An updated version of the Summary Chart and the Map of IOA Properties (originally attached as Exhibits A and B to Draft Scoping Outline) will be provided.

A description of each of these properties, including its size, location, current uses, functional connectivity to the Village, and overall anticipated timeline for development will be provided.

The following list of properties and groupings will be updated, as needed, and the information described above provided for each:

1. Properties owned by the Inns with guest rooms:
 - Aurora Inn
 - E.B. Morgan House
 - Rowland House
 - Wallcourt Hall
 - Zabriskie House
2. Properties owned by the IOA with commercial uses:
 - Taylor House Conference Center
 - Aurora Inn and Village Market
 - Fargo Bar & Grill
 - Schoolhouse # 6
 - Aurora Cooks
 - Gratitude
 - Jane Morgan's Little House / Odds & Ends
 - Parking Lot A; and
 - Parking Lot B.
 - Bush (South) – Town of Ledyard
3. Properties used for administrative and maintenance uses:
 - 441 Main Street
 - Webster Barn
 - Fargo Office Suite (2nd floor of Fargo Bar & Grill)
4. Residential Parcels:
 - Leffingwell House
 - Former Eldred property
 - Wallcourt Cottage
 - Former Van Duyne House
 - Chimney Corners
5. Vacant parcels:
 - Bush (North)
 - 457 Main Street
 - 459 Main Street
 - Vacant Land off Sherwood Road
 - Vacant Land off Cherry Avenue
 - Railroad Strip of Land
6. Undeveloped Parcels:
 - Old Stone Mill
 - Webster Land

B. Description of Contemplated Projects

Shorter-Term Potential Actions:

The proposed Shorter-term Potential Actions subject to SEQRA is the contemplated development of several properties owned by the Inns of Aurora located within the Village of Aurora and adjacent Town of Ledyard. The following Shorter-term Potential Actions, identified in the Draft Scope, will be assessed in conjunction with the properties currently developed and operated by the IOA:

- The IOA is considering the construction of an administrative and maintenance facility, potentially located at the Webster Barn property at 492 Main Street at the north end of the Village
- The IOA is considering the development of a year-round facility for weddings and larger events, potentially located at the north end of the Village
- The IOA is considering the demolition of the 441 Main Street if the administrative offices will be relocated.

The Draft GEIS will identify any changes to the listing above of contemplated Shorter-term Potential Actions and will define an estimated timeframe in which they would likely be undertaken following the completion of the GEIS.

Currently, the IOA's administrative, marketing, sales, facilities, grounds, housekeeping and food and beverage staff are housed between multiple locations. In order to improve the communication between the team members and provide adequate workspace, the IOA is contemplating a consolidation of those activities into a newly-constructed administrative office and maintenance facility on the north end of the Village on vacant land with an address of 492 Main Street, on property known as the Webster Land and College Barn. This location may provide the IOA with enough land to build an appropriate structure, as well as sufficient parking to properly support these functions, staff members and visitors, should it pursue the consolidation and the Village of Aurora Zoning Code is amended to allow such a use. If the IOA decides to consolidate its administrative and maintenance uses, the IOA is considering the demolition of 441 Main Street, which currently houses the administrative functions.

Over the years, the IOA has looked for an appropriate location for a year-round facility for weddings and other events, including property at the north end of the Village. As this use is not authorized by the current Zoning Code, the plans remain conceptual in nature, but such a use, potentially in this area, will be discussed in the Draft GEIS. Because the area under consideration for a future IOA year-round venue is in the vicinity of the Webster Land and College Barn, the Draft GEIS will examine the relationship between the two, especially regarding parking for these uses and for other Village uses.

A description of each of these properties, including its size, location, current and proposed uses, as well as the functional connectivity to the Village and other IOA uses and properties will be provided. An identification of the type and potential extent of development will be provided for those parcels that are proposed to be re-developed.

Longer-Term Potential Actions

The IOA is assessing the existing uses of the properties it currently owns and operates in the Village of Aurora and the Town of Ledyard. Because there is an expectation that the Village of Aurora's Zoning Code will be subject to amendment at some point in the future, the Draft GEIS will discuss the potential long-term development and uses for the properties listed above in Section III.A. As such, the Draft GEIS will identify the Longer-term Potential Actions and define an estimated timeframe in which they would likely be undertaken following the completion of the GEIS.

The discussion will include the IOA's overall vision for its holdings within the Village of Aurora and Town of Ledyard and how the uses and venues will interact and function in a mutually dependent manner, or independently, as the case may be. The discussion will include other properties potentially planned for acquisition in the area.

C. Project Purpose, Need and Public Benefit

This section shall identify the purpose, need and public benefits of the proposed action, both to the IOA and the Village of Aurora. The discussion will include potential social, economic, and other benefits related to the proposed project. Specific elements of the discussion will address:

- Job creation and employment opportunities for residents of the local area
- Increases or changes in the property tax base of the Village
- Opportunities for cooperation to improve and maintain overall Village function and welfare

D. Approvals

This section will include a discussion of how the contemplated projects comply or deviate from the current applicable permit and approval standards. The discussion will address compliance of the Shorter- and Longer-term Potential Actions with provisions of the Village of Aurora Zoning Law; the Village of Aurora Master Plan 2008; New York State Department of Transportation's requirements; NYSDEC's wetland, stream and SWPPP requirements; Federal Emergency Management Agency regulations; and any other required approvals and/or permits. It is acknowledged that components of the proposed action are not allowed by the current Zoning Code and this process may be utilized for consideration of amendments to the current Zoning Code.

IV. ENVIRONMENTAL SETTING

The purpose of this chapter is to identify and present existing environmental and human conditions in the project area.

A. Land Use and Zoning

This section will present existing land use and zoning information for each of the IOA properties listed in Section III.A of this Scoping Document, along with the other properties that are immediately adjacent. Information from existing reports, including the “Village of Aurora Zoning Law” and “Master Plan for the Village of Aurora, 2008” will be referenced and incorporated.

A description of applicable plans pertaining to the Village of Aurora will also be presented in this section, along with a description of the Village’s stated goals to maintain its historic “Village” community character.

A description of the relative intensity of land uses in the Village, including residential, commercial, agricultural, open space and recreational resources will be provided. The relative locations and balance between existing commercial and residential uses will be characterized. Remaining open space areas in the Village will be characterized by use (agricultural, vacant etc.) and by location.

A description of the proportion of land and buildings under IOA ownership within the Village (not including Wells College) will be provided. IOA ownership of land within the Village will be characterized by number of acres and number of parcels and the percentages these represent compared to overall Village acreage and the overall number of parcels in the Village. IOA ownership of buildings within the Village will be characterized by number of buildings and their total square footage. The percentage of the buildings owned by the IOA compared to overall number of buildings in the Village will be indicated.

This section will include the following mapping, meant to illustrate any significant transition over time (for example from residential to commercial use). Three maps on an aerial photo background, with the parcels owned by the IOA (those listed in Section III.A) shown in hatching, will be prepared as follows:

1. Parcels owned by IOA, color coded by existing use: commercial vs. residential vs. institutional
2. Parcels owned by IOA likely to be proposed for development next 0-5 years, color coded by proposed use: commercial vs. residential vs. institutional vs. demolished. Those not proposed for development would remain color coded by existing use.
3. Parcels owned by IOA likely to be proposed for development next 6-10 years, color coded by proposed use: commercial vs. residential vs.

institutional vs. demolished. Those not proposed for development would remain color coded by existing use.

B. Vehicular and Pedestrian Transportation

This section shall contain a description of the roadway and pedestrian access network within the vicinity of each parcel in terms of existing peak traffic volumes and associated Level of Service (LOS). Available traffic studies completed in the Village will also be reviewed and incorporated, and updated information provided where relevant. Pedestrian safety concerns associated with the vehicular and pedestrian network will be identified.

This section will include the following details:

- Describe timing and frequency of existing traffic congestion in the Village, on a seasonal basis.
- Discuss street network and connections vs. dead ends and what effect that has on traffic flow, the availability of alternate routes to using Main St/ Route 90, and traffic delays.
- Discuss level of pedestrian and bicycle use of sidewalks and streets. The discussion should include the Village status as a walkable community and current efforts to increase walkability.

C. Noise

This section will address existing conditions regarding noise in the Village of Aurora when functioning at a normal level (i.e. assuming no Covid-19 restrictions are in place). An estimate of ambient noise levels during day-time and night-time periods will be included.

This section will discuss the provisions of, and protection provided, by the Village's current Noise Ordinance and how it relates to ambient noise levels.

This section will identify the current IOA properties in the Village of Aurora and the Town of Ledyard that currently sponsor outdoor events or contain other activities that potentially create noise to neighboring properties. The land use surrounding these properties will be characterized.

D. Visual/Aesthetic Resources

This section will provide a general discussion of Cayuga Lake as scenic resource in the Finger Lakes regional area. The discussion will include a description of the Cayuga Lake Scenic Byway.

This section will identify key vistas of Cayuga Lake within the Village. A specific viewpoint to be included will be looking at Cayuga Lake from a point between the

Aurora Inn and Cayuga Lake National Bank. Photographs of the identified views will be presented with a key map will be provided.

This section will also discuss the historic character of the Village as a component of aesthetic resources. The discussion will identify other important views within the Village, such views of historic buildings along the lakeshore from the Cayuga Lake Scenic Byway, and views between existing buildings along the shoreline west of Route 90, particularly when one of the buildings is a property owned by the IOA.

E. Drainage/Water Resources

This section will identify watercourses within the Village that discharge to Cayuga Lake. This section will characterize the existing conditions of Cayuga Lake and describe the incidence and frequency of harmful algal blooms that have occurred in the past decade, including the 2018 State of Emergency, and suspected causes and sources.

This section will provide a general description of the age, physical status, and capacity of the existing storm sewer system. The discussion will include any bottlenecks or other inadequacies in the system, particularly in relation to the sites of Shorter-term Potential Actions on IOA properties. The discussion will address the tasks and schedule of work planned by NYSDOT in the Village.

Flooding issues within the Village will be generally described, and a distinction made between that resulting from inadequate stormwater facilities versus that resulting from other causes. Seasonal timing and locations of flooding will be characterized.

F. Cultural, Historic and Archeological Resources

The Village of Aurora is identified on the NY State Register as it has been identified as a historically sensitive area. This section will identify the key historical features, landmarks, and archeological resources in the Village. Buildings and/or features of local, state or national cultural historical significance will be identified. Buildings on the Wells College campus can be left out of the discussion unless they are planned for acquisition by the IOA. Confirmation regarding the accuracy of historic and archeological listing and records will be sought from the Village Historian and the Community Preservation Panel. The following details will be provided:

- General description of designated Aurora Village-Wells College Historic District. The historic register listing status of all buildings owned by the IOA (those identified in Section III.A of this Scope document) should be indicated. Discuss the proportion of the listed buildings owned by the IOA versus those owned by others.
- General description of Village's Local Historic Landmarks listing, as designated by Local Law #2 of 1998, Local Law #4 of 2017, and any others. Indicate the number of listed buildings owned by the IOA and the proportion compared to those owned by others.

- General description of archeologically sensitive areas and their location within Village relative to IOA properties.

G. Public Services/Utilities

This section will identify and describe the various public services and utility services, including sewer, potable water, school and fire districts, County Sheriff and ambulance coverage etc, within the Village of Aurora and Town of Ledyard, including any known limitations or challenges that they currently face in meeting their respective demands.

Particular focus will be given to recent issues with the public water system in the Village, including the location of the water intake pipe. The discussion will include a general description of the current Village plans for resolving the issue.

H. Threatened/Endangered Species and Ecological Resources

This section will identify species within the Village of Aurora and surrounding areas in the Town of Ledyard that are included on State or Federal lists of endangered, threatened, or species of special concern, based on communication with NYSDEC and USFWS. The discussion will characterize predominant habitat types found in the Village, including agricultural land and aquatic shoreline habitat. Specific focus will be given to:

- Grassland birds and/or ground-nesting species
- Bald Eagle and other raptors potentially using lakeshore habitat
- Fish/aquatic species in Cayuga Lake

V. ENVIRONMENTAL IMPACTS AND MITIGATION

This chapter will project future conditions resulting from both the Shorter-term and Longer-term Potential Actions and re-development of the various parcels identified in Section III.A of this Scoping Document. From this, potential impacts resulting from the implementation of the Shorter-term and Longer-term contemplated projects will be identified and presented. Mitigation measures will be identified and discussed.

A. Land Use and Zoning

This section will identify the potential adverse and positive land-use related impacts resulting from the proposed action, including an assessment of potential impacts on adjoining parcels. In addition, the types of approvals that may be needed and/or changes to the current zoning will be identified.

This section will also include a discussion of the proposed project's consistency with the stated community plans and community character. Design features that promote the project's consistency, along with mitigation measures will also be discussed.

Details addressed in this section will include the following:

- Discussion of the need for accommodation of IOA guests versus the capacity to accommodate them within IOA properties. This should include a comparison of the maximum size of parties accommodated by the contemplated event venues versus the number of beds in IOA properties.
- Discussion of the transition from the largely residential use of IOA properties to commercial uses. Discussion of the project's impact on loss of housing stock and on decreasing the overall number of residential properties and opportunities Village-wide.
- Discussion of impacts associated with the introduction of an increasing number of commercial uses into historically residential areas, including nuisance impacts such as noise, visual effects, vehicular and pedestrian traffic, hours of operation, etc.
- Impacts on Village land use and the balance of land uses necessary to maintain a functional Village population and Village infrastructure, with reference to the analysis of the proportion of Village land and structures under IOA ownership from Section IV.A of this Scoping Document. Specifically, how will the Shorter-term and Longer-term Potential Actions affect the Village's ability to remain an independent and functioning population center with an appropriate mix of residential, commercial, institutional, and municipal uses, including a balance of owner-occupied and rental properties?
- Impacts on the intensity of land use and the effect on the capacity of the Village to support existing (and future) uses. This discussion will include effects of spacing of buildings/development along Cayuga Lake shoreline, as well as loss of other open space in the Village, such as at the Webster Barn property.
- Consistency with current zoning regulations and comprehensive planning and objectives. The need for zoning changes, approvals, and permits will be characterized for both Shorter-term and Longer-term Potential Actions and how that will impact on Village zoning districts over time.
- How the anticipated zoning changes (particularly from residential to commercial) will affect residential character and residential quality of life.
- Impacts to recreational and public access paths as a result of the Shorter-term and Longer-term Potential Actions.
- Changes in agricultural land and uses, particularly on Webster Land and Barn property including loss of productive agricultural soil, loss of farmland/farming use in Village and how that relates to community character or agriculturally-related goals in comprehensive plans (if any).

- Description of proposed land use changes in Town of Ledyard, particularly along Village borders, associated with IOA Shorter-term and Longer-term Potential Actions.
- Description of the potential for expanded employment opportunities based on Shorter-term and Longer-term Potential Actions at IOA properties.
- Discussion of measures to mitigate increasingly commercial nature of uses in Village in order to protect residential character, quality of life and Village municipal function.
- Proposed mitigation measures for other identified impacts.

B. Vehicular and Pedestrian Transportation

An assessment of potential impacts on vehicular and pedestrian operations and patterns in the area based on both the Shorter-term Potential Actions and the Longer-term Potential actions will be provided. Potential impacts to the roadway network, walkways, pedestrian safety, and existing private and public easements will be identified along with commensurate mitigation measures.

Details addressed in this section will include the following:

- Location, size and impact of new parking areas proposed over time to support IOA potential actions and uses.
- Likely traffic patterns and timing between IOA uses (i.e. characterize daily or frequent supply or support trips between uses and locations), with particular focus on trips along Route 90 or along alternate routes, if available.
- Likely changes to traffic as a result of weddings, large conferences or other functions at IOA proposed venues. Discussion of timing and distribution of traffic before and after weddings, conferences or other events. Discussion of impacts to delays and turning movements at key intersections. Discussion of relationship to existing traffic congestion including seasonally.
- Potential for use of IOA golf carts and/or IOA bicycles on sidewalks/streets, and impacts related to these uses or other maintenance vehicles travelling back and forth on Village sidewalks/streets. Address impacts to current levels of pedestrian and bicycle activity and the overall walkability of the Village.
- Description of the IOA vision for pedestrian (or bicycle) travel between IOA uses, as well as to/from Village center. Describe if new pedestrian facilities are envisioned and when they might added. Describe if shuttles are contemplated, what size shuttle vehicles might be used, and frequency of trips between mutually dependent uses.
- Discussion of construction truck/equipment traffic and mitigation measures to avoid impacts of noise, dust, and other disruptions.

- Mitigation measures to minimize vehicular and pedestrian congestion in the small Village setting.
- Mitigation to encourage pedestrian travel between uses.

C. Noise

The section will review any impacts that the noise created from construction and/or operation of the Shorter-term and Longer-term Potential Actions may have on the Village. Assuming significant impacts, mitigation measures and their potential effectiveness will also be addressed.

The following details will be addressed:

- Description of the timing (start and end hours) and the frequency of anticipated outdoor events or indoor events, with or without amplified sound, at each IOA facility where they might occur. Description of the seasonal nature of such events.
- Description of the proximity of residential uses to IOA facilities where outdoor events may be held, and the maximum or typical number of people in attendance at such events at IOA facilities.
- Impacts on residential quality of life and noise resulting from vehicles or persons arriving or leaving event venues.
- Description of mitigation of event noise by limiting hours, limiting time of use of outdoor facilities, limiting use of amplified sound, prohibiting fireworks, etc.
- Construction noise impacts and mitigation measures planned.

D. Visual/Aesthetic Resources

This section will identify potential visual impacts that may result from the implementation of the contemplated projects, including whether the various property developments could adversely impact the views of Cayuga Lake from adjoining private and public properties. Design criteria and guidelines will be provided that are intended to preclude adverse impacts of views of Cayuga Lake.

The following details will be included:

- Description of visual changes to IOA properties west of Route 90 along lakeshore, including replacement with new construction, new building additions or expansions, change from residential to commercial use, etc. The description will include adverse impacts on views as a result, both views of the lake as well as views between IOA buildings and other private or public buildings in this area.
- Description of potential impacts to views of Cayuga Lake and of historic buildings along the lakeshore for travelers along Cayuga Lake Scenic Byway. Discussion should include specific views identified in Section IV.D.

- Description of impacts to historic development pattern and Village aesthetic. This discussion will include impacts as a result of building demolition such as open gaps between buildings or inconsistent spacing between buildings, replacement with new/modern construction, or similar impacts.
- Impacts to Webster Barn property as a result of the replacement of agricultural land with buildings, parking and the development of other facilities.
- Mitigation measures to preserve views and historic character of Village.

E. Drainage/Water Resources

This section will identify any potential impact that the Shorter-term and Longer-term Potential Actions may have on on-site and downstream water resources. Potential mitigation measures and actions needed for the project components to remain in compliance with New York State and Cayuga County water resource programs/initiatives will also be presented. This section will also discuss the potential impacts of contemplated projects on harmful algal blooms in Cayuga Lake. Additional details to be addressed include:

- Impacts of Shorter-term and Longer-term Potential Actions with regard to increased stormwater runoff at IOA properties due to nature of development and additional impervious surfaces.
- A discussion of stormwater system inadequacies or bottlenecks in relation to the location of IOA properties where impervious surfaces will increase.
- Potential impacts on flooding incidents, seasonal timing, locations.
- A description of the anticipated use of pesticides, herbicides and fertilizers on IOA properties, particularly those adjacent to Cayuga Lake.
- Use of best management practices for stormwater drainage on IOA properties, particularly those adjacent to Lake as mitigation of drainage impacts.
- Use of green infrastructure practices to offset any increased stormwater flows, including porous pavement, grassed swales, rain gardens, etc.
- Avoidance of chemical lawn products, pesticides and fertilizers on IOA properties to mitigate water quality impacts.
- Proposed mitigation measures for identified impacts.

F. Cultural, Historic and Archeological Resources

A determination of potential effects on cultural, historic, archeological, and aesthetic resources will be made. Conditions or restrictions that would hinder future development will be identified. Any need for further analysis may be required, including SHPO coordination, will be identified.

Details to be addressed in this section include:

- Impacts of the Shorter and Longer-term Potential Actions to the historic properties owned by the IOA, with particular emphasis on:
 - Webster Barn at 492 Main Street
 - Former Eldred property at 491 Main Street
 - Zabriskie Cottage at 441 Main Street
 - Chimney Corners at 348 Main Street
 - Taylor House at 396 Main Street

This section should include a discussion of the National, State, or local historic register listing of these structures and natural landmarks and any related requirements regarding changes to the façade or interior of the structures.

- Impacts resulting from demolition of structures or other landmarks, including their replacement with new construction, landscaping or other materials, on historic character of Village and the integrity of the Aurora Village-Wells College Historic District.
- Impacts of the proposed action on vacated historic buildings and plans for leaving buildings empty or under-utilized for more than several months. Discussion should include the impacts of empty structures on Village function and vibrancy. Mitigation should include a plan for preservation of historic buildings while left vacant, and for resolution of associated maintenance or structural issues that could lead to need for demolition.
- Description of impacts to archeologically sensitive areas within the Village due to construction and development, and measures to protect archeologically sensitive areas and resources.
- Consistency of the IOA actions with formally-designated plans and goals of the Village Historian office and Community Preservation Panel.
- Planned coordination with SHPO and compliance with historic building regulations and archeological survey requirements, as site-specific project development is proposed.
- Proposed mitigation measures for identified impacts.

G. Impacts on Public Services/Utilities

This section will provide an analysis of what impacts the Shorter-term and Longer-term Potential Actions will have on public services and utilities, such as sewer, potable water, school and fire districts, County Sheriff) and ambulance coverage, etc., as well as outline any appropriate mitigation programs.

Details will be addressed as follows:

- Anticipated increase in “temporary” Village population on a year-round basis as a result of a year-round events venue and effect on increased demand for services, particularly public water.
- Ability and capacity of existing water and sewer system to handle year-round increased demand.
- Impacts of Shorter-term and Longer-term Actions on increasing demand for fire, Sheriff and ambulance services. Similarly, the impact of any transition from residential to commercial uses on school populations will be addressed.
- Potential need or trigger for new capital improvements or increased service levels due to increased demand.
- Proposed mitigation measures for identified impacts.

H. Threatened/Endangered Species and Ecological Resources

Impacts to ecological resources will be evaluated as a result of the Shorter-term and Longer-term Potential Actions and the associated removal or destruction of vegetated or habitat areas. Specifically, this section will address potential impacts from the anticipated development to species recognized as endangered, threatened, or species of special concern.

Details to be addressed include:

- Loss of habitat, particularly for grassland birds and ground-nesting birds, due to development of agricultural land or other habitat.
- Description of cutting or removal of mature trees as a result of proposed development, particularly along the shoreline of Cayuga Lake or affecting any designated Historic Trees.
- Potential for impacts to aquatic species or habitats associated with development proposed in the waters or along the shoreline of Cayuga Lake, if any.
- Description of how the proposed action would be undertaken in compliance with the State and Federal Endangered Species Acts.
- Proposed mitigation measures for identified ecological impacts or impacts to threatened/endangered species.

VI. ALTERNATIVES

The following alternative development scenarios will be analyzed and presented:

- A.** No Action
- B.** Alternative Development Scenarios
An identification of various development scenarios and intensity of development for each property will be presented.

VII. UNAVOIDABLE ENVIRONMENTAL IMPACTS

This section will identify and provide a brief evaluation of those adverse impacts considered to be unavoidable and can reasonably be expected to occur.

VIII. CUMULATIVE IMPACTS

This section will assess the potential secondary and cumulative impacts, along with growth inducing impacts, that may reasonably be expected from the implementation of the Shorter-term and Longer-term Potential Actions.

Secondary or cumulative impacts are possible with regard to the following resources:

- Transportation/parking facilities
- Lack of pedestrian facilities
- Village zoning
- Village planning
- Public water & sewer utilities
- Drainage facilities
- Stormwater management
- Sedimentation & erosion control
- Land use & intensity of land use
- Village capacity to support existing uses
- Scenic/aesthetic resources
- Community character
- Historic & architectural resources
- Archeological resources
- Cayuga Lake & waterfront
- Noise
- Lighting
- Endangered/threatened & special concern species

In making its determination of significance, the Planning Board gave considerable weight to potential cumulative, long-term, and indirect impacts associated with the proposed action. Cumulative impacts will be assessed for IOA actions that are proposed, or can be foreseen as likely, to take place simultaneously or sequentially in such a way that the combined impacts may be significant. The IOA actions which may result in significant cumulative impacts will be identified. In the evaluation of potentially significant cumulative impacts, emphasis will be given to the unique setting and social fabric of the Village, as well as its current land use patterns and ownership of properties.

The Shorter-term and Longer-term Potential Actions to the IOA properties and their Village-wide geographic scope will be discussed in terms of Village infrastructure, planning and land use regulation. Furthermore, this section will identify any potential that the future proposed

actions may have for triggering further development, in terms of increasing the demand for support facilities and/or infrastructure improvements.

IX. ASSUMED THRESHOLDS AND GUIDELINES FOR FUTURE ENVIRONMENTAL REVIEW AND/OR APPROVALS

This section will set forth the various thresholds, criteria and guidelines under which future IOA projects (including the Shorter-term and Longer-term Potential Actions) would be undertaken. The discussion will include thresholds or requirements which would trigger a requirement of additional SEQRA review and compliance. It is acknowledged that the determination relative to further review would ultimately be made in the future when a site-specific action is proposed. The assumed thresholds listed below would be available to serve as guidelines for future decision-making by a Village Board or other entity acting as the SEQR lead agency.

The description of applicable thresholds shall include, at a minimum, the following:

- Thresholds for parking area - # spaces or size
- Thresholds for traffic by amount of trip generation
- Thresholds for square footage of building for new or converted uses
- Thresholds for new impervious surfaces
- Thresholds on development west of Route 90
- Thresholds for projects involving demolition
- Thresholds for projects involving conversion from residential to commercial use
- Design standards for development west of Route 90 or in other areas
- Design standards for projects involving historic building alterations/additions.

APPENDICES

A. Drainage/Water Resources

This section will identify watercourses that discharge to Cayuga Lake, as well as existing storm sewer system information and existing stormwater management systems available from the Village.

B. Cultural/Historic Resources

This section will identify the key historical features and landmarks in the Village. Buildings and/or features of local, state or national cultural historical significance will be identified.

C. Recreational and Community Areas

An inventory of existing recreational areas and public access paths in the vicinity of the affected properties will be provided. Current recreational reports will be reviewed and incorporated into the DGEIS.

D. Public Services/Utilities

This section will identify private and public services and utilities in the Village, including any known limitations or challenges that they currently face in meeting their respective demands.

Other Appendices will be included as needed.