



Town of Knox

P.O. Box 56 • Knox, New York • 12107 • Phone 518-872-2551 • www.knoxny.org

March 2nd, 2020

Via US Mail

Albany County Planning Board
449 New Salem Road
Voorheesville, New York 12186

*Re: PROJECT NARRATIVE
Referral to the Albany County Planning Board
Referring Agency: Town of Knox Town Board
Applicant: Town of Knox Town Board
Project Site: 11 Parcels located at Routes 156 and 157 in the Town of Knox
Existing Zoning: Residential and Agricultural
Existing Land Use: Residential, Some Business and Vacant Land
Proposed Zoning: Multi-Use Recreational District (MRD)*

Dear Albany County Planning Board Members,

The Town of Knox Town Board refers the above referenced rezoning application to the ACPB pursuant to GML 239-m because the project site is within 500' of a state or county road.

Prior Business District Rezoning Application Withdrawn

In April of 2018, the Town initially proposed to rezone 16 privately-owned tax parcels (approximately 190.59 acres) currently zoned as Residential (92.88 acres) and Agricultural (97.71 acres) to a Business District which permitted uses such as shopping centers, motels, laundry facilities, fuel stations, manufacturing and other similar intensive uses. After considering public comments received at multiple public hearings on the Business District rezoning and the ACPB's comments to the Town's April 2018 GML 239-m referral, the Town withdrew its application for the

From the desk of the Knox Town Supervisor
518-872-2551 ext. 8 / supervisor@knoxny.org

Business District rezoning because it determined that certain intensive uses permitted under a Business District use (e.g. laundry facilities, fuel stations, manufacturing, or shopping centers) would be inappropriate for the area. In an effort to balance the Town's desire to protect the Town's rural character, act as an environmental steward, but also promote certain types of appropriate commercial uses, the Town subsequently submitted a new application¹ to rezone 11 privately-owned tax parcels (approximately 79.72 acres) currently zoned as Residential (48.61 acres) and Agricultural (31.11 acres) parcels to a Multi-Use Recreational District (MRD).² This was a reduction of 110.87 acres or a 58.2% decrease and the Albany County Planning Board considered the new application at its Feb 25th, 2019 meeting.

New Multi-Use Recreational District Rezoning Application Proposed

To balance the Town's desire to protect the Town's rural character, act as environmental stewards, but also promote certain types of appropriate commercial uses, the Town resubmits a new application³ to rezone 11 privately-owned tax parcels (approximately 79.72 acres) currently zoned as Residential (48.61 acres) and Agricultural (31.11 acres) parcels to a Multi-Use Recreational District (MRD).⁴ This is a reduction of 110.87 acres or a 58.2% decrease from the prior application.

Under the Town's Zoning Code,⁵ an MRD is defined as:

8. Multi-Use Recreational District (MRD)

The objective of the Multi Use Recreational District is to permit the development of limited recreation-oriented businesses and residential uses. A secondary objective is to promote improved access to those areas of town where recreation and leisure activities should be encouraged because of reasons of location, topography, past history and proximity to natural resources. This district shall hereinafter be referred to as MRD.

As an MRD, the parcels may be used for the following uses that are not currently permitted under the existing zoning:

- (a). Multiple dwelling- 2 story or more, 4 units or more (requires SP⁶ approval)
- (b). Auctions, excluding livestock and auto (requires SUP⁷ approval)

1 See Exhibit 1 Draft Local Law.

2 See Exhibit 2 Parcel Map with identified parcels.

3 See Exhibit 1 Draft Local Law.

4 See Exhibit 2 Parcel Map with identified parcels.

5 See Exhibit 3 Knox Zoning Code Article III — Designation of Districts; see Exhibit 4 Knox Zoning Code Article IV — Use Regulations and Use Tabulations. A complete copy of the Town's Zoning Code is available at <https://www.knoxny.org/local-laws.html>

6 Site Plan

7 Special Use Permit

- (c). Auctions, including livestock (requires SUP approval)
- (d). Bowling alley (requires SUP approval)
- (e). Dance hall, skating rink, billiard hall (requires SUP approval)
- (f). Restaurant-bar (requires SUP approval)
- (g). Restaurant-food only (requires SUP approval)
- (h). Retail business or service, not specifically mentioned herein [Article IV of the Town of Knox Zoning Ordinance] (requires SUP approval)
- (i). Retail stores, shops (requires SUP approval)
- (j). Studios-dance, art, photo, music (requires SUP approval)
- (k). Theater (except drive-in), concert hall, public assembly (requires SUP approval)

While there are no pending or anticipated projects, the most likely uses that may be proposed for the new MRD District are either retail uses, or a restaurant use both of which will still be subject to special use permitting requirements. Unlike the original Business District application, an MRD District will not allow intensive and environmentally insensitive uses such as laundry facilities, fuel stations, manufacturing, or shopping centers.

Furthermore, upon rezoning, the new MRD parcels will no longer allow some of the more intensive uses listed below currently permitted under the existing zoning:

- (a). Trailer court (previously permitted in residential and agricultural districts)
- (b). Agricultural-swine or hog farm (previously permitted in agricultural districts)
- (c). Airport, personal (previously permitted in residential and agricultural districts)
- (d). Airport, private (previously permitted in residential and agricultural districts)
- (e). Hospital, nursing, or convalescent home, clinic (previously permitted in residential and agricultural districts)
- (f). Fire stations (previously permitted in residential and agricultural districts)
- (g). Private, public or parochial school (previously permitted in residential and agricultural districts)
- (h). University, college, seminary, convent (previously permitted in residential and agricultural districts)

Rezoning the parcels to an MRD would have a net environmental benefit because uses such as trailer courts, universities, public schools, commercial hog farms, medical facilities, or airports will no longer be permitted.

ACPB's Prior Disapproval

The Town provides responses to some of the ACPB's advisory comments in its February 25, 2019 initial disapproval of the MRD application.

Consistency with Surrounding Land Uses and the Town's Comprehensive Plan

The eleven parcels proposed to be rezoned are located at the intersections of State Route 156 and 157, one of the Town's major transportation routes, one of which (157) acts as a direct access to recreational activities at New York State's Thatcher State Park and Thompson's Lake Campground both located in the Town of Knox. Of the proposed 11 parcels totaling 79.72 acres to be rezoned, five parcels totaling approximately 40.91 acres are the site of the former Highlands Restaurant, home to Armstrong Furniture, home to The Mountain Woodshop, a former commercial boat storage facility, and home to a retail Greenhouse/Nursery.

The Town's Comprehensive Plan⁸ promotes the "application of land use controls in the Town of Knox to encourage and simplify the process of residential and commercial development in the most appropriate parts of the Town" and that "Knox can and should become a town that is friendly to appropriate development."⁹

The KCP specifically contemplates that:

"Other areas that could be considered [for commercial uses] include the area accessed by State Route 156 in the vicinity of the Mountain Woodshop and Highland Farms Restaurant, the area accessed by State Route 146 in the vicinity of the Town garage and the Township Tavern, the area on Knox Cave Road near Route 7, the area near Thatcher Park in the vicinity of Thatcher Park Road and Ketcham Road and in the vicinity of the former Cater's Auction Barn on State Route 443."¹⁰

As such, not only does the KCP specifically contemplate and encourage appropriate commercial uses at the proposed rezoning area, the prior and existing commercial uses display evidence that proposed rezoning would be wholly consistent with the surrounding land uses, community character and the Town's comprehensive plan.

Furthermore, all uses permitted under the MRD that are not currently permitted under the existing zoning require site plan review or special use permits. The Town of Knox Zoning Board of Appeals will review applications for special use permits and the Planning Board will perform a site

⁸ Knox Comprehensive Plan ("KCP") available at <https://www.knoxny.org/comprehensive-plan.html>

⁹ KCP at 89

¹⁰ KCP at 96 (emphasis supplied)

plan review of any proposed future projects. The site plan and special use permit application will necessarily include further environmental review under SEQRA, state and county agencies, and the respective boards will have the opportunity to address community character concerns.

Additionally the Town's Comprehensive Plan conducted a survey in 1974 that prompted responses from residents concerning their interest in business development. Notably:

-“Residents opposed by a factor of 2 to 1 the idea of permitting businesses to develop on a town wide basis without establishing business zones.”

-“When asked whether existing groups of businesses should be designated as business districts to permit their improvement,57% were in favor of the area which includes Highland Farms Restaurant and the Mountain Woodshop.” The site of the proposed MRD application.

The KCP also suggests that “a supplemental resident survey would be desirable.” when considering the creation of business districts. Subsequently, in 2013/2014 a town wide visioning survey was sent to Knox households and one question (question 25) specifically requested feedback as to “Where would you accept mixed business/residential* development in Knox? (*businesses on lots adjacent to lots with residences)”. A majority of the respondents (55.9%) agreed with the a “New district (2) on Rt. 156 from Witter Rd. to Thompson's Lake Rd. intersection”, the area subject to this application.

Traffic Impacts

While Knox is a rural town, the 156/157 intersection is one of the Town's major transportation routes. The two most traveled routes are 146 and 156. Both routes extend to the east and north for commuters to Albany and Schenectady through Altamont. State Routes 156 and 157 are maintained by the State, patrolled by the County Sheriff's Office and are easily accessible to both the Knox Volunteer Fire Company and the Altamont Volunteer Fire Company. Through the Planning Board's site plan approval process or the Zoning Board of Appeals special use permit review, along with input from county and state agencies, any traffic impacts arising out of a future proposed project will be analyzed and addressed.

Infrastructure

While the ACPB's concerns about inadequate municipal infrastructure (water, sewer etc.) may have been valid for some of the more intensive uses permitted under the prior Business District rezoning (laundry facilities, fuel stations, manufacturing facilities, or shopping centers), these

concerns are substantially less applicable to the current rezoning effort which eliminates these (and other currently permitted uses) intensive uses. As stated above, the Town anticipates that the most likely uses permitted under the MRD would be "morn and pop" type retail stores or maybe a restaurant which would most likely be situated on the old Highlands Restaurant parcel. Unlike the uses that would have been permitted under the Business District, these MRD uses do not require municipal water or sewer. A private water source and septic would be sufficient for any of the likely uses. Any new private water source and septic system would of course be subject to the applicable State and local permitting requirements. Indeed, the century old businesses (wood, furniture, greenhouse, restaurant) that have or are currently operating in the proposed rezoning area have done so without incident and there is no reason to believe that continuing these types of low impacts uses under an MRD District would be any different.

In addition, the lack of infrastructure indicated in the ACPB denial acts as a safety net to preserve the Town's rural character and existing open spaces, concerns that are repeatedly emphasized throughout the KCP, by limiting any sizable commercial or residential development thereby restricting suburban or commercial sprawl.

Additionally, as discussed above, rezoning the parcels to MRD removes certain intensive uses currently permitted (hospital, universities, airports, etc.) that require extensive infrastructure requirements. The environmental benefits of removing these currently permitted uses outweighs any negligible and manageable impact from the proposed MRD uses resulting in an action that is overall more protective of the environment.

Environmental Impacts and Water Quality Impacts

Town Board considered all environmental impacts under the State Environmental Quality Review Act ("SEQRA"), including potential impact on surface and ground water.¹¹ Specifically, the Town Board considered whether the rezoning would have a significant adverse impact on water quality of any water bodies within or downstream of the site of the proposed action. These issues were discussed at multiple public hearings. The Town engaged a professional environmental engineer to provide the necessary subject matter expertise on this and other areas of environmental concern: In consultation with its engineer, the Town prepared Parts 1, 2 and 3 of the SEQRA EAF¹², resulting in a Negative Deceleration. The Town has also referred the proposed rezoning to the NYS Department of Agriculture and Markets for an advisory opinion on impacts to agricultural lands.

¹¹ See Exhibit 5 Environmental Assessment Forms Part I, Part 2, and Part 3

¹² Attached as Exhibit 5. In its April 19, 2018 Advisory Opinion related to the prior Business District rezoning application, the ACPB noted that the Town's EAF Part I was incomplete because sections D and E were not filled out. The Town respectfully refers the ACPB to NYS DEC's SEQRA guidance (<https://www.dec.ny.gov/permits/91635.html>) which states "If the project involves an action of this type [rezoning] and nothing more, then check Yes under question C.1., and proceed to answer questions C.2, C.3, C.4, F, and G. You do not have to answer questions D.1.-D.2., nor questions E.1.-E.3." Notwithstanding this guidance, the Town completed EAF Part I sections D and E (to the extent applicable) for the current rezoning effort to avoid a dispute with the Board on the applicability of sections D and E

The Town Board continues to review the rezoning application and will make its SEQRA determination of significance at a future public meeting. The Town Board also considered that the rezoning would remove the egregious currently permitted uses previously described above.

Conclusion

We look forward to receiving the ACPB advisory opinion and recommendations. Please contact Supervisor Vasilios Lefkaditis if you have any questions. He can be reached at 518-872-2551 ext. 8 or supervisor@knoxny.org.

Exhibit 1

PROPOSED / DRAFT LOCAL LAW

TOWN OF KNOX

LOCAL LAW NO. ____ OF THE YEAR 2020

A Law Amending the Town of Knox Zoning Map

BE IT ENACTED by the Town Board of the Town of Knox as follows:

SECTION 1. The following properties situate in the Town Knox, County of Albany, State of New York, is to be reclassified from:

(1) Residential (R) to Multi-Use Recreational District (MRD):

- 1. 47.-1-15
- 2. 47.-1-16
- 3. 47.-1-17
- 4. 47.-1-30
- 5. 58.-1-2.11
- 6. 58.-2-2.11
- 7. 58.-2-2.3
- 8. 58.-2-2.41
- 9. 58.-2-2.2

(2) Agriculture (A) to Multi-Use Recreational District (MRD):

- 1. 58.-1-4.1
- 2. 58.-1-4.2

The Zoning Map is hereby amended to reflect the changes above. The Town Clerk and Town Attorney are hereby directed to have the Official Zoning Map updated and filed in the Town Clerk's Office to reflect the change.

SECTION 2. Authority. This local law is adopted by the Town of Knox Town Board pursuant to its authority under (i) Article IX of the New York State Constitution, (ii) Section 10 of the Municipal Home Rule Law to adopt and amend local laws not inconsistent with the provisions of the New York State Constitution or not inconsistent with any general law relating to its property, affairs, government, and (iii) pursuant to New York Town Law §§ 261, 264 and 265 , which authorizes the Town to adopt and amend local laws relating to zoning districts.

SECTION 3. Repeal. All local laws in conflict with provisions of this local law are hereby superseded.

SECTION 4. When effective; severability.

A. This article shall become effective upon filing with the Secretary of State of the State of New York.

PROPOSED / DRAFT LOCAL LAW

B. If any clause, sentence, paragraph, section or item of this article shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not impair nor invalidate the remainder hereof, but such adjudication shall be confined in its operation to the clause, sentence paragraph, section or item directly involved in the controversy in which such judgment shall have been rendered.

**BY ORDER OF THE KNOX TOWN BOARD
TRACI SCHANZ, TOWN CLERK**

I, TRACI SCHANZ, Town Clerk of the Town of Knox, Albany County, New York, **DO HEREBY CERTIFY** that the foregoing resolution was approved by the Town Board of the Town of Knox on _____, 2020 and that the foregoing is a true and correct transcript of the original resolution and of the whole thereof and that said original resolution is on file in the Town Clerk's office.

I DO FURTHER CERTIFY that each of the members of the Town Board had due notice of the said Town Board meeting:

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Knox this _____, 2020.

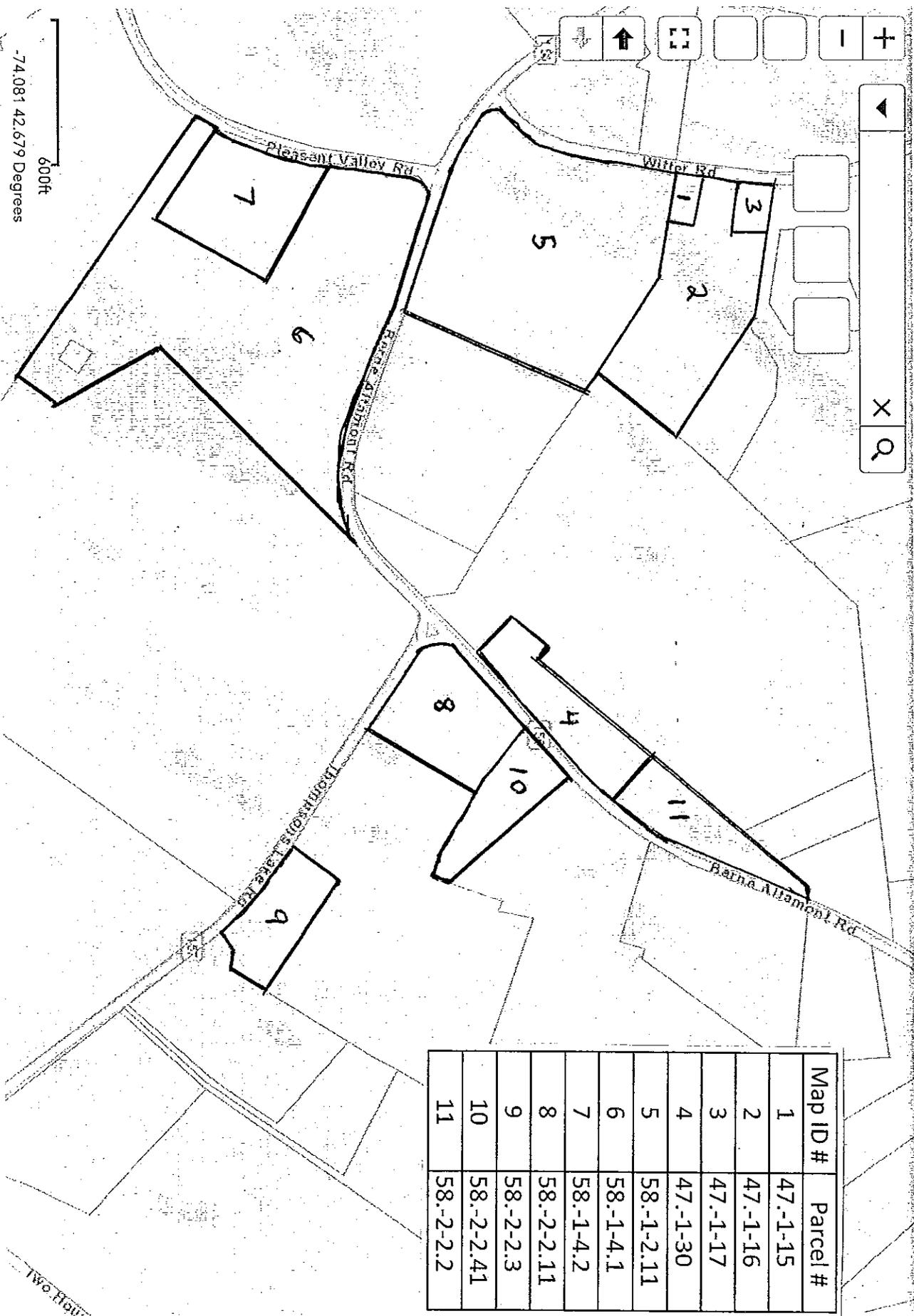
Traci Schanz, Town Clerk

Exhibit 2



Albany County Interactive Mapping

In Cooperation with CHA, Inc.



Map ID #	Parcel #
1	47.-1-15
2	47.-1-16
3	47.-1-17
4	47.-1-30
5	58.-1-2.11
6	58.-1-4.1
7	58.-1-4.2
8	58.-2-2.11
9	58.-2-2.3
10	58.-2-2.41
11	58.-2-2.2

Exhibit 3

ARTICLE III: Section 30

ARTICLE III - DESIGNATION OF DISTRICTS

Section 30 - District Names and Objectives

1. Land Conservation District #1 (LC1)

The primary purpose of the Land Conservation District #1 is to protect the BozenKill stream bed from potential pollution and flooding due to inappropriate use or development of the land adjoining it. It is also the primary purpose of the Land Conservation District #1 to preserve and protect those areas of the Town of Knox where, because of special and unusual conditions of topography, fauna and flora, drainage and/or other natural conditions, such as scenic beauty, geological formations, and natural waterways, it has been deemed desirable to maintain the natural state of the area. This district shall hereinafter be referred to as LC1.

2. Land Conservation District #2 (LC2)

The primary purpose of the Land Conservation District #2 is to prevent potential contamination of the ground water supply of the Town due to inappropriate use or development of the adjoining land. It is also the primary purpose of the Land Conservation District #2 to preserve and protect those areas of the Town of Knox where, because of special and unusual conditions of topography, fauna and flora, drainage and/or other natural conditions, such as scenic beauty, geological formations, and natural waterways, it has been deemed desirable to maintain the natural state of the area. This district shall hereinafter be referred to as LC2.

3. Business District (B)

It shall be the objective of Business Districts to maintain and establish areas within the Town of Knox to provide for existing and future commercial growth. These areas shall be characterized as being centrally located in the Town and hence areas suitable to potential commercial development. Such areas will provide adequate highway transportation and incorporate those areas which presently have been commercially developed. Such districts shall hereinafter be referred to as B.

4. Residential District (R)

It is the purpose of the Residential area to protect existing and encourage future residential development while allowing for continued existing agricultural uses. This district shall hereinafter be referred to as R.

5. Agricultural District

It is the purpose of the Agricultural area to protect existing and encourage future agricultural development and to provide for suburban-residential uses. This district shall hereinafter be referred to as A.

ARTICLE III: Section 30

6. Residential/Recreational District (RR)

The objective of the Recreational-Residential area is to preserve those areas of the Town of Knox, which for reasons of topography and proximity to natural recreational facilities are deemed to be best suited to recreational purposes.

The area is also designated residential in order to permit the building of seasonal dwellings on smaller lots than permitted in other residential areas of the town. This district shall hereinafter be referred to as RR.

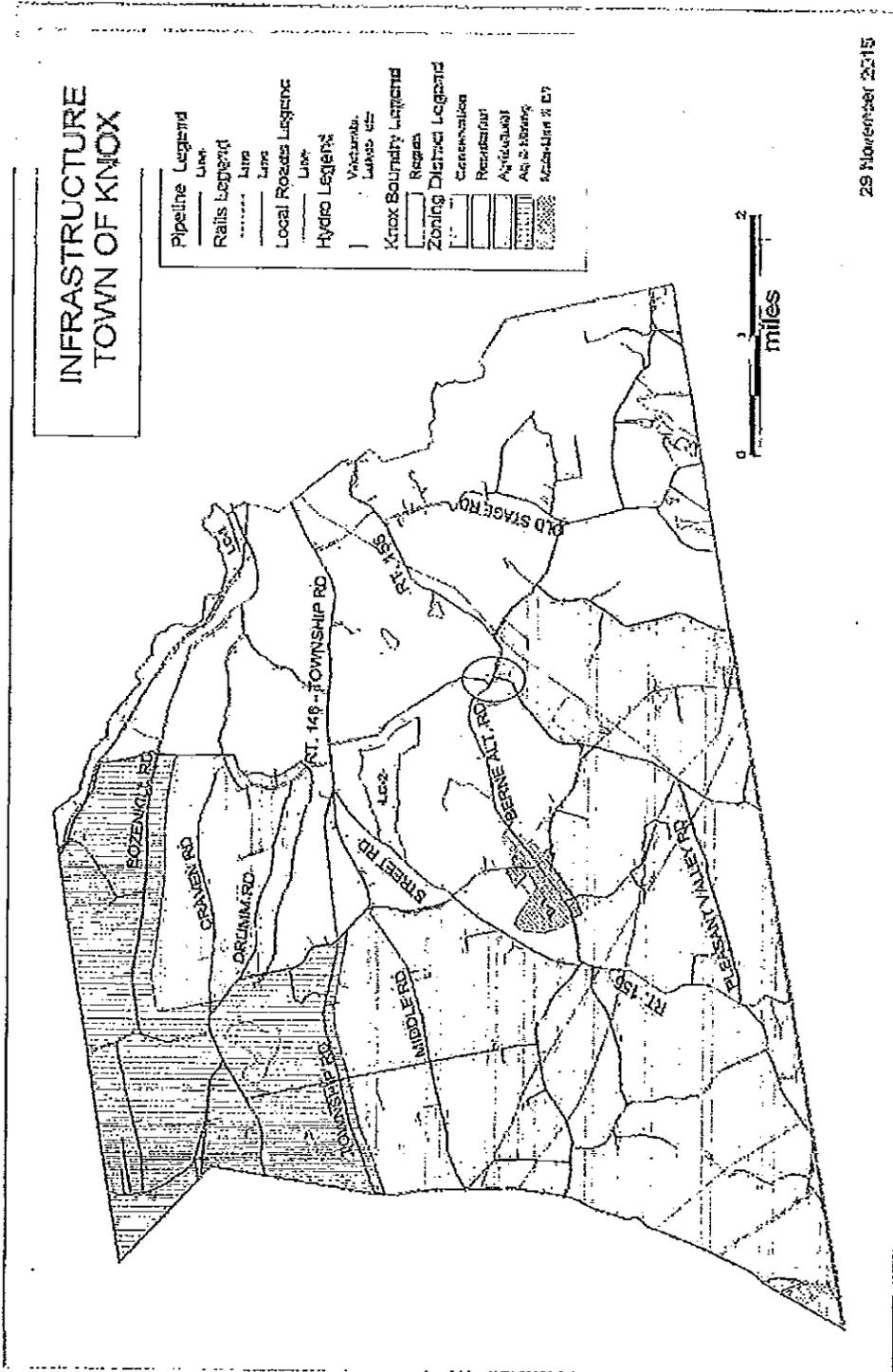
7. Agricultural/Mining District (AM)

It is the purpose of this Agricultural Mining District to protect existing and encourage future agricultural development, to provide for suburban residential uses and to promote the orderly development of mineable resources compatible with sound environmental management practices. This district shall hereinafter be referred to as AM.

8. Multi-Use Recreational District (MRD)

The objective of the Multi Use Recreational District is to permit the development of limited recreation oriented businesses and residential uses. A secondary objective is to promote improved access to those areas of town where recreation and leisure activities should be encouraged because of reasons of location, topography, past history and proximity to natural resources. This district shall hereinafter be referred to as MRD.

ARTICLE III: Section 31



ARTICLE IV: Section 40, 41

ARTICLE IV - USE REGULATIONS and USE TABULATION

Section 40 - Permitted Uses

No land, building, or premises or part thereof, shall be erected, moved, altered, or used except for one or more of the uses designated for:

- Symbols: P ... designates a use permitted by right.
 C ... designates a temporary and/or conditional use contingent on securing a Special Use Permit in each case from the Zoning Board of Appeals (See Article V, Section 50D)
 A ... designates a permitted use subject to site plan approval by the Planning Board in accordance with Article VI, Section 61F. Nothing herein shall prevent or preclude the Zoning Board by regulation from referring permitted and conditional uses to the Planning Board for Approval.
 N ... not permitted.

Section 41 - Residential Uses

	R	A	B	LC 1	LC 2	AM	MRD
Detached one-family dwellings	P	P	P	N	N	P	P
Two-family dwellings	P	P	P	N	N	P	P
Multiple Dwelling - 2 story or less, 3 units or less	C	C	C	N	N	C	C
Multiple Dwelling - 2 story or more, 4 units or more	N	N	A	N	N	N	A
Seasonal dwellings and camps	C	C	N	N	N	C	C
Senior Housing	A	A	A	N	N	A	A
Trailer Court	C	C	N	N	N	C	N

ARTICLE IV: Section 42

Section 42 - General Uses

	R	A	B	LC 1	LC 2	AM	MRD
Agricultural not including the keeping of fowl or farm animals (<u>Article V, Section 50A10</u>)	P	P	P	N	N	P	P
Agricultural including the keeping of more than 15 fowl and more than 2 farm animals (<u>Article V, Section 50A 9</u>)	A	P	P	N	N	P	P
Agricultural - swine or hog farm	N	C	N	N	N	C	N
Airport, Personal	C	C	C	N	N	C	N
Airport, Private	C	C	C	N	N	C	N
Cemetery (<u>Article V, Section 50M</u>)	A	A	N	N	N	A	A
Church, other places of worship or religious instruction, parish house, rectory, convent in connection with school	A	A	P	N	N	A	P
Crematory (<u>Article V, Section 50M</u>)	N	N	A	N	N	N	N
Cultural Facility (art gallery, museum community building) (<u>Article V, Section 50I</u>)	P	P	P	N	N	P	C
Golf Course, country club	C	C	C	N	N	C	C
Hospital, nursing or convalescent home, clinic (<u>Article V, Section 50I</u>)	C	C	C	N	N	C	N
Meteorological Tower	A	A	A	N	N	N	A
Municipal Buildings, public libraries	C	C	P	N	N	C	C
Fire Stations	A	A	C	N	N	A	N
Private and membership clubs (<u>Article V, Section 50I</u>)	C	C	C	N	N	C	C
Private, public or parochial school	A	A	P	N	N	A	N

ARTICLE IV: Section 42

	R	A	B	LC 1	LC 2	AM	MRD
Public ¹ recreation buildings, including swimming pools and athletic fields	A	A	A	N	C	A	A
Public utility buildings servicing neighborhood excluding offices and storage	C	C	A	N	N	C	C
Public utility buildings, including offices and storage	N	N	A	N	N	N	N
University, college, seminary, convent	A	A	A	N	N	A	N
Windmill	A	A	A	N	N	A	A

1 Municipally owned

ARTICLE IV: Section 43

Section 43 - Accessory Uses

	R	A	B	LC 1	LC 2	AM	MRD
Home Occupation (<u>Article V Section 50A1a</u>)	P	P	P	N	N	P	P
Home Occupation (in compliance with <u>Article V, Section 50A1b</u>)	C	C	C	N	N	C	C
Accessory use customarily incidental to any of the uses mentioned herein and on the same lot	C	C	C	N	N	C	C
Small scale solar arrays	P	P	P	N	N	P	P
Stables for horses for non-commercial purposes	C	P	N	N	N	P	C
Swimming pool for non-commercial purposes (<u>Article V, Section 50P</u>)	P	P	P	N	N	P	P

ARTICLE IV: Section 44

Section 44 - Business Uses

	R	A	B	LC 1	LC 2	AM	MRD
Airport (Commercial and General Aviation)	N	N	N	N	N	N	N
Auctions, excluding livestock and autos	N	N	C	N	N	N	C
Auctions, including livestock	N	C	C	N	N	C	C
Banks and General Business Offices	N	N	C	N	N	N	N
Bar	N	N	N	N	N	N	N
Bowling Alley	N	N	C	N	N	N	C
Car washing station	N	N	C	N	N	N	N
Commercial parking lot	N	N	N	N	N	N	N
Dance hall, skating rink, billiard hall	N	N	N	N	N	N	C
Designed shopping center	N	N	C	N	N	N	N
Drive-in movie theater	N	N	N	N	N	N	N
Equipment, sales and rental and service	N	N	C	N	N	N	N
Funeral home	N	N	C	N	N	N	N
Gasoline filling station (Article V, Section 50F)	N	N	C	N	N	N	N
Greenhouse, nursery	A	A	A	N	N	A	P
Heliport	N	N	C	N	N	N	N
Large scale solar arrays	A	A	A	N	N	A	A
Junk motor vehicles	N	N	N	N	N	N	N
Junk yard	N	N	N	N	N	N	N
Kennel	C	C	N	N	N	C	C
Motel (Article V, Section 50H)	N	N	C	N	N	N	N
Motorcycle or trail bike racetrack	N	N	N	N	N	N	N
Motor vehicle sales and service (Article V, Section 50S)	N	N	C	N	N	N	N

ARTICLE IV: Section 44

	R	A	B	LC 1	LC 2	AM	MRD
Newspaper office, printing shop	N	N	C	N	N	N	N
Office building, high-rise	N	N	N	N	N	N	N
Personal service (barber, beauty shop, shoe repair)	N	N	C	N	N	N	N
Public garage	N	N	C	N	N	N	N
Radio, television and other electrical transmission stations and towers	N	N	N	N	N	N	N
Recreational facility	C	C	N	C	C	C	C
Restaurant - bar	N	N	C	N	N	N	C
Restaurant - food only	N	N	C	N	N	N	C
Retail business or service, not specifically mentioned herein	N	N	C	N	N	N	C
Retail stores, shops	N	N	C	N	N	N	C
School conducted for profit, trade school	N	N	C	N	N	N	N
Self-service laundry	N	N	C	N	N	N	N
Studios-dance, art, photo, music	N	N	C	N	N	N	C
Theater (except drive-in), concert hall, public assembly	N	N	C	N	N	N	C
Used automobile sales (Article V, Section 50S)	N	N	N	N	N	N	N
Veterinarian office, animal hospital	A	A	A	N	N	A	C
Wholesale business or service not specifically mentioned herein	N	N	C	N	N	N	N

ARTICLE IV: Section 45

Section 45 - Industrial Uses

	R	A	B	LC 1	LC 2	AM	MRD
Mining (<u>Article V, Section 50A2</u>)	N	N	N	N	N	C	N
Fuel, gasoline, oil storage	N	N	A	N	N	N	N
Laundry, dry cleaning plant	N	N	A	N	N	N	N
Manufacturing (light industry), fabrication, extraction, assembly, warehousing and other handling of materials (<u>Article V, Section 50A3 and Article V, Section 50E1b</u>) and excluding prohibited uses in <u>Article IV Section 46</u>	N	N	A	N	N	N	N
Office/Research facilities, development or engineering laboratories	N	N	A	N	N	N	N

Exhibit 5

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Rezoning of parcels located at Rts. 156 and 157		
Project Location (describe, and attach a general location map): In the area of State Rt. 156 and State Rt. 157 in the Town of Knox (see parcel list below)		
Brief Description of Proposed Action (include purpose or need): The proposed action is to rezone the following parcels to Multi-Use Recreational District (MRD): 47.1.15, 47.1.16, 47.1.17, 47.1.30, 58.1.2.11, 58.1.4.1, 58.1.4.2, 58.1.2.11, 58.2.2.3, 58.2.2.41, 58.2.2.2		
Name of Applicant/Sponsor: Town of Knox	Telephone: 518-872-2551 (Ext. 8)	E-Mail: supervisor@knoxny.org
Address: PO Box 56		
City/PO: Knox	State: NY	Zip Code: 12107
Project Contact (if not same as sponsor; give name and title/role): Vasilios Lefkaditis (Town Supervisor)	Telephone: 518-872-2551 (Ext. 8)	E-Mail: supervisor@knoxny.org
Address: PO Box 56		
City/PO: Knox	State: NY	Zip Code: 12107
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Knox	July 11, 2018
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
NYS Heritage Areas: Mohawk Valley Heritage Corridor	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. What is the proposed new zoning for the site? <u>Multi-Use Recreational District</u>	
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Borne Knox Western CSD and Guiderland CSD</u>
b. What police or other public protection forces serve the project site?	<u>Albany County Sheriff's Office and New York State Troopers</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Knox Volunteer Fire District</u>
d. What parks serve the project site?	<u>Thacher Park; Margaret Burke Wildlife Management Area</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	

b. 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
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	

ii. Is a cluster/conservation layout proposed?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: TBD based on nature of use gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
 Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
 - Will line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ TBD Square feet or _____ acres (impervious surface)

_____ TBD Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. TBD _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facilities as applicable per NYSDEC.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ TBD

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

Grid/local utility

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ TBD
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ TBD
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 It is anticipated ambient noise levels will be increased during construction. _____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 TBD _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
 If Yes:
i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes - Spills Incidents database Provide DEC ID number(s): _____
 Yes - Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures:

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 6 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 12 %

c. Predominant soil type(s) present on project site: Various Silt Loam _____ 88 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ > 6 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 80 % of site
 10-15%: _____ 12 % of site
 15% or greater: _____ 8 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 863-680, 863-679, 863-681 _____ Classification C, A
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ Rural Typical Wildlife _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____</p>	
<p>ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Northern Long-eared Bat</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ It is not anticipated the proposed action will affect the above use.</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: ALBA001</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: i. Identify resource: <u>John Boyd Thacher State Park</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Highway overlook, State Park, Historic Trail</u> iii. Distance between project and resource: _____ <u>4.7 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

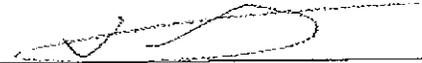
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

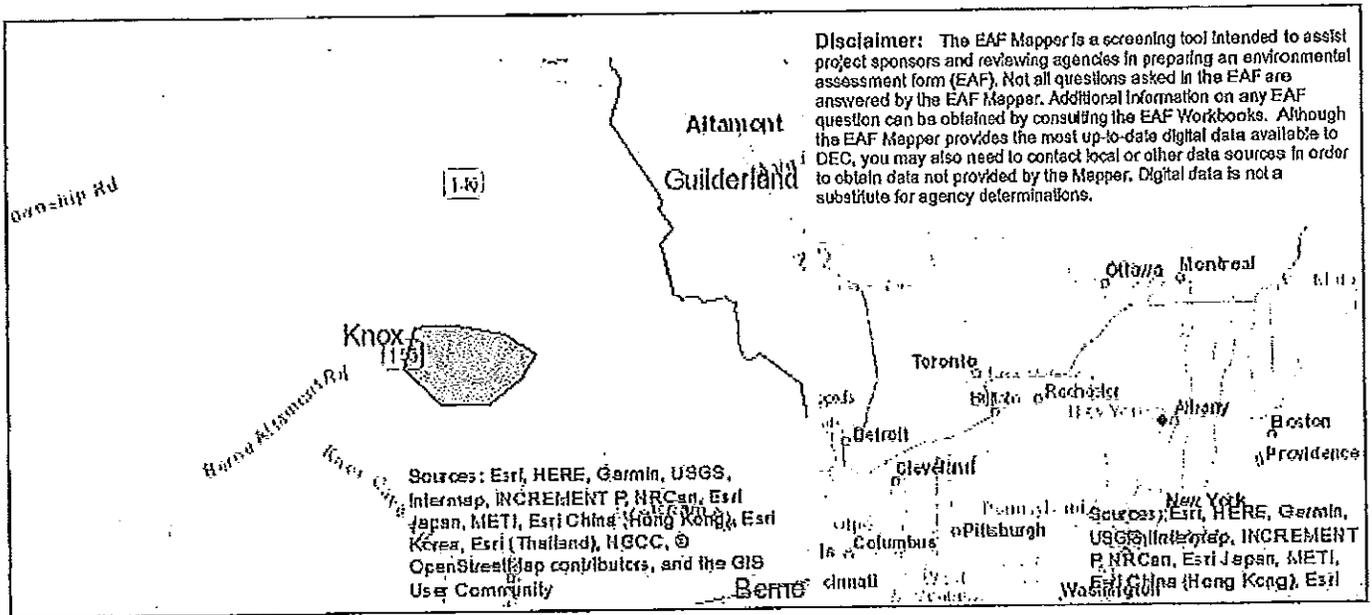
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town of Knox Date 2/5/19

Signature  Title Supervisor

EAF Mapper Summary Report

Friday, September 28, 2018 12:44 PM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-680, 863-679, 863-681
E.2.h.iv [Surface Water Features - Stream Classification]	C, A
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ALBA001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.l. [Designated River Corridor]	No



Insite Northeast
Civil Engineering Design

Insite Northeast
Mark Jacobson, P.E.
President
2390 Western Avenue
Guilderland, NY 12084

December 7th, 2018

Attention: Town of Knox
c/o Vasilios Lefkaditis
PO Box 56
Knox, NY 12107

**Re: Rezone of Parcels at Rts. 156 and 157
Town of Knox
INE Project #18040**

Supervisor Lefkaditis,

Per your request, we have reviewed the Full Environmental Assessment Form (Full EAF) Part 2 as prepared by your office, and have provided a draft of the Full EAF Part 3 based on the findings outlined in Part 2. Based on information in Part 2, it is our recommendation that the lead agency issue a Negative Declaration for the proposed rezone of the parcels located at Rts. 156 and 157.

The documents attached herein is the supporting narrative, which further expands on the line items that were have been identified within the Full EAF Part 2 as potentially having an environmental impact. Please refer to the attached document where each section in Full EAF Part 2 has been referenced with information addressing the specific section.

In summary, it is recommended that a Negative Declaration be issued for the project known as "Rezone of Parcels located at Rts. 156 and 157". Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Insite Northeast

Mark Jacobson, P.E.
President
(518) 867-3323
MarkJacobson@InsiteNortheast.com

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project:
 Date:

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. B.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D,2,h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1, E.3.a. and b.)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2e, C3, D2e, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Acsthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f, and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans. NO YES
 (See Part 1. C.1, C.2, and C.3.)
 If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character. NO YES
 (See Part 1. C.2, C.3, D.2, E.3)
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached document.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Knox _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

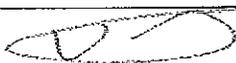
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Rezone of parcels located at Rts. 156 and 157

Name of Lead Agency: Town of Knox

Name of Responsible Officer in Lead Agency: Vasillos Lefkadlts

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: 

Date: 2/5/19

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Vasillos Lefkadlts

Address: PO Box 56 Knox, NY 12107

Telephone Number: 518-872-2551 (Ext. 8)

E-mail: supervisor@knoxny.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

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1. Impact on Land

c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.

The Town of Knox Zoning Board of Appeals and/or Planning Board, accordingly, will perform a site specific review of any proposed future plans and/or use changes, should disturbances or proposed projects occur. During the site plan review process, the environmental impacts will be reviewed by the lead agency as well as the Albany County Health Department for the vertical and horizontal separation distance and proximity of bedrock outcroppings.

f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).

The Town of Knox Zoning Board of Appeals and/or Planning Board, accordingly, will perform a site specific review of any proposed future plans and/or use changes, should disturbances or proposed projects occur. During the site plan review process, the environmental impacts will be reviewed by the lead agency as well as the New York State Department of Environmental Conservation (NYSDEC) to ensure the water quality of water bodies and downstream waters are preserved per the regulatory agency's design code.

2. Impact on Geological Features

Per Part 2, the proposed action **will not** result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site.

3. Impacts on Surface Water

l. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.

The Town of Knox Zoning Board of Appeals and/or Planning Board, accordingly, will perform a site specific review of any proposed future plans and/or use changes, should disturbances or proposed projects occur. During the site plan review process, the environmental impacts will be reviewed by the lead agency as well as the New York State Department of Environmental Conservation (NYSDEC) to ensure the water quality of water bodies and downstream waters are preserved per the regulatory agency's design code. Furthermore, the addition of onsite wastewater treatment systems shall be reviewed and approved by the Albany County Department of Health and the New York State Department of Conservation, pursuant to their guidelines and regulations (refer to New York State Department of Health Design Handbook for Residential Onsite Wastewater Treatment Systems (2012), Appendix 75-A effective March 16, 2016, and New York Design Standards for Intermediate Sized Wastewater Treatment Systems March 5, 2014).

4. Impact on Groundwater

a. The proposed action may require new water supply wells or create additional demand on supplies from existing water supply wells.

The Town of Knox Zoning Board of Appeals and/or Planning Board, accordingly, will perform a site specific review of any proposed future plans and/or use changes, should disturbances or proposed projects occur. During the site plan review process, the environmental impacts will be reviewed by the lead agency as well as the Albany County Department of Health to ensure the onsite water supply is designed per the regulatory agency's design code and does not impact existing water supply wells.

c. The proposed action may allow or result in residential uses in areas without water and sewer services.

The Town of Knox Zoning Board of Appeals and/or Planning Board, accordingly, will perform a site specific review of any proposed future plans and/or use changes, should disturbances or proposed projects occur. During the site plan review process, the environmental impacts will be reviewed by the lead agency as well as the Albany County Department of Health to ensure the onsite water and wastewater facilities are designed per the regulatory agency's design code and does not introduce contaminants into the groundwater or aquifer pursuant to their guidelines and regulations (refer to New York State Department of Health Design Handbook for Residential Onsite Wastewater Treatment Systems (2012) and Appendix 75-A effective March 16, 2016).

5. Impact on Flooding

The proposed action will not result in development on lands subject to flooding.

6. Impacts on Air

The proposed action will not include a state regulated air emission source.

7. Impact on Plants and Animals

The proposed action will not result in a loss of flora or fauna.

8. Impact on Agricultural Resources.

The proposed action will not impact agricultural resources.

9. Impact on Aesthetic Resources.

The land use of the proposed action are not different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic aesthetic resource.

10. Impact on Historical and Archeological Resources.

The proposed action will not occur in or adjacent to a historic or archaeological resource.

11. Impact on Open Space and Recreation.

The proposed action will not result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

12. Impact on Critical Environmental Areas.

The proposed action is not be located within or adjacent to a critical environmental area (CEA).

13. Impact on Transportation.

The proposed action will not result in a change to existing transportation systems.

14. Impact on Energy.

The proposed action will not cause an increase in the use of any form of energy.

15. Impact on Noise, Odor, and Light

c. The proposed action may result in routine odors for more than one hour per day.

The Town of Knox Zoning Board of Appeals and/or Planning Board, accordingly, will perform a site specific review of any proposed future plans and/or use changes, should disturbances or

proposed projects occur. During the site plan review process, the environmental impacts will be reviewed by the lead agency, as well as the New York State Department of Environmental Conservation (NYSDEC) to ensure the noise, odor, and light generated by the proposed project are preserved and in compliance per the regulatory agency's design code.

16. Impact on Human Health.

The proposed action **will not** have an impact on human health from exposure to new or existing sources of contaminants.

17. Consistency with Community Plans

a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).

The Town of Knox Zoning Board of Appeals and/or Planning Board, accordingly, will perform a site specific review of any proposed future plans and/or use changes, should disturbances or proposed projects occur. During the site plan review process, the environmental impacts will be reviewed by the Town of Knox and verified that the proposed action conforms to the Zoning Ordinance.

18. Consistency with Community Character.

The proposed project **is** consistent with the existing community character.

The extent of significant environmental changes will be evaluated during the SEQRA process upon each applicant's site plan approval request. Each potential environmental impact will be assessed by the Town of Knox and the jurisdictional regulatory agency. During the site plan approval process, the lead agency shall determine whether or not a site specific use will have an environmental impact and to what extent or significance the impact will be. Based on the nature of the proposed action, the proposed zone change does not propose significant environmental impacts, and as such it is recommended that a Negative Declaration should be issued.